



Telford Plaza

IRONMASTERS WAY, TELFORD



PRIME LANDMARK TOWN CENTRE
OFFICES TO LET

4,195 – 112,312 SQFT
(390 SQM – 10,434 SQM)

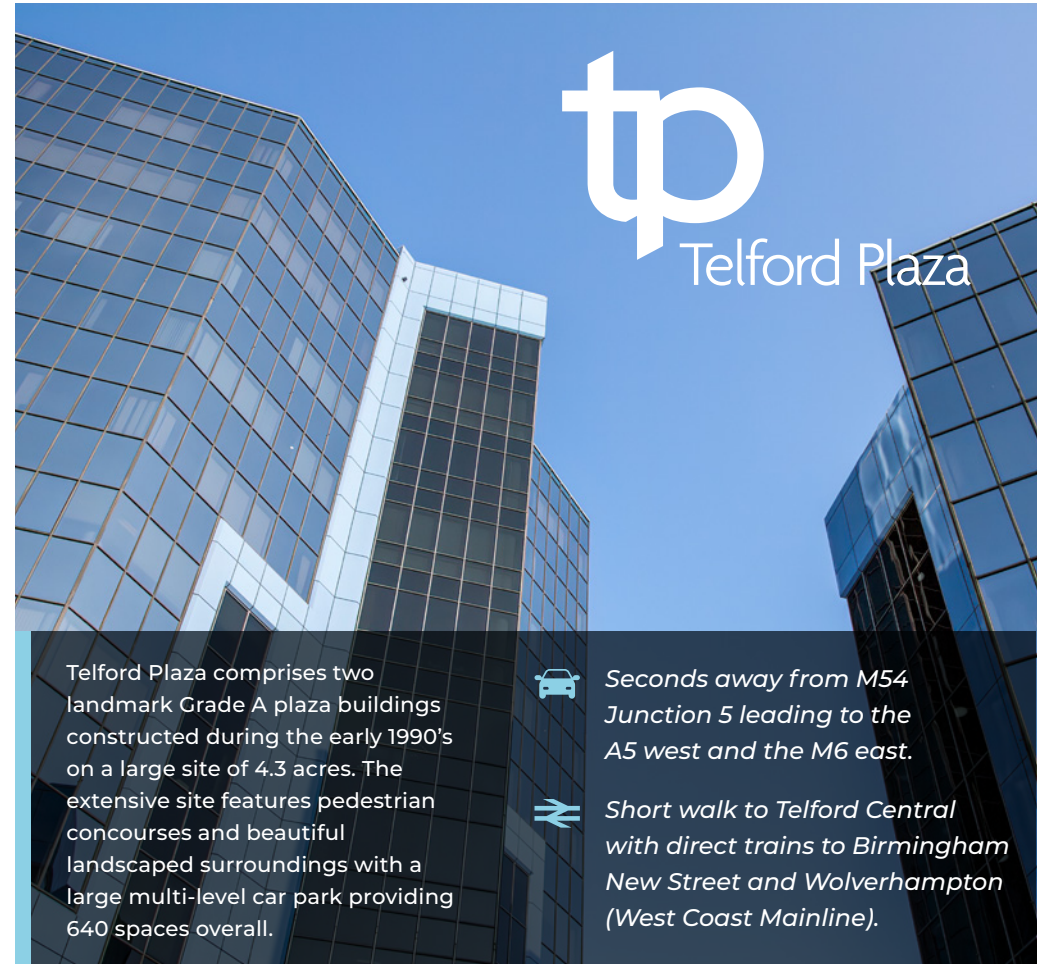
PRIME LOCATION

Telford Plaza occupies a central town centre location adjacent Telford Shopping Centre and close to Telford train station.

Telford Plaza adjoins the £220m Station Quarter development site which will provide new homes, University facility and enterprise hub and a new 142 room Hampton by Hilton Hotel.

Telford enjoys excellent communication links via M54/M6 and a wider network of roads, with Birmingham being only 35 miles to the South East and only 37 minutes by train.

The town is home to 5,000 businesses including a number of major corporations such as ReAssure, Epsom, Denso and NEC who have been established in the town for in excess of 20 years. The Town has access to a workforce of 300,000 people located within a 30-minute radius of the Town Centre.





NO 1 TELFORD PLAZA



A landmark office development in the heart of Telford Town Centre providing superb panoramic views.

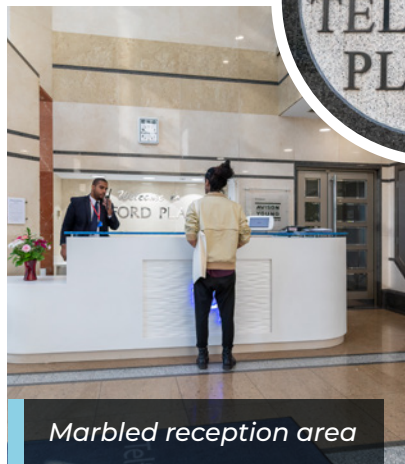
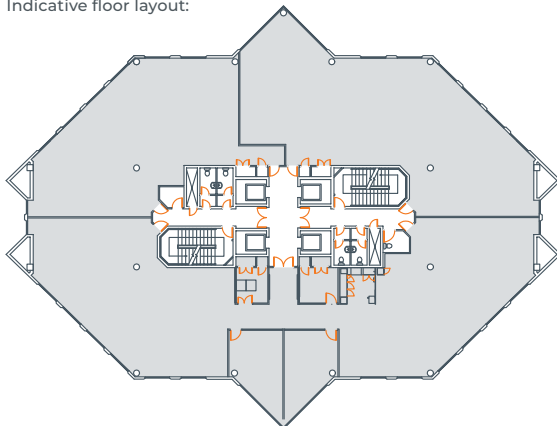
No 1 Telford Plaza is arranged over ground and 10 upper floors with additional ancillary storage space located at basement level. Accessed via a revolving door, visitors are welcomed to a triple height atrium reception area, with marble tiled walling, LED recessed spot lighting, communal reception desk and seating area.

Beyond the reception is a single height central lobby area with four 13-person passenger lifts. The upper floors are arranged around a central core comprising passenger lifts and a mixture of men's, women's and disabled WC's. Both the central cores and WC's have been recently refurbished to a high standard.

Conductive working environment:

- > **Large divisible suites.**
- > **Carpeted tiled flooring with raised access.**
- > **Suspended ceilings with integral lighting.**
- > **2.7m floor to ceiling height.**
- > **A mixture of both LED and Cat II lighting.**
- > **Tinted double glazing.**
- > **Comfort cooling throughout.**
- > **On-site café/restaurant.**
- > **High speed passenger lifts.**
- > **24 hour access and security.**

Indicative floor layout:



Marbled reception area

Triple height atrium

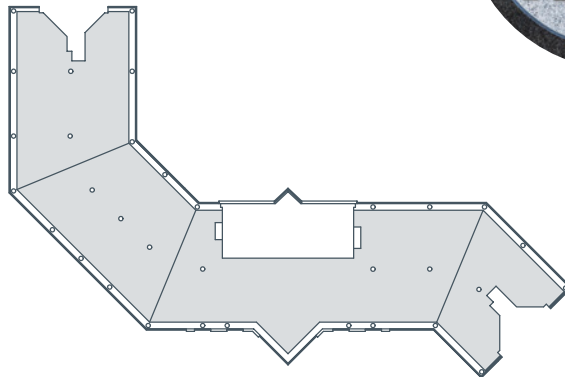
On-site café/restaurant

Spectacular views

NO 2 TELFORD PLAZA



Indicative floor layout:



Plaza 2 is arranged over ground and 5 upper floors with additional ancillary storage space located at basement level.

Plaza 2 has been fitted to same specification as Plaza 1 with a double height atrium and three 10-person, 800kg passenger lifts.

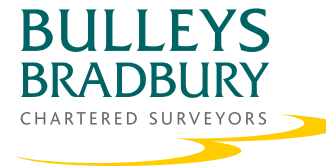
CURRENT AVAILABILITY

		AREA (SQ.FT.)	AREA (SQ.M)	CAR PARKING	AVAILABILITY
NO 1 TELFORD PLAZA	Ground Floor	7,480	695	22 spaces	Let
	First Floor	7,671	713	23 spaces	Let
	Second Floor	7,671	713	23 spaces	Let
	Third Floor	8,390	779	24 spaces	Let
	Fourth Floor	8,390	779	25 spaces	Let
	Fifth Floor	8,390	779	25 spaces	August 2026
	Sixth Floor	8,350	776	25 spaces	Available Now
	Seventh Floor	8,390	779	25 spaces	Let
	Part Eighth Floor	4,195	390	12 spaces	Available Now
	Part Eighth Floor	4,195	390	12 spaces	Available Now
NO 2 TELFORD PLAZA	Ground Floor	11,115	1,033	34 spaces	August 2026
	Part First Floor	6,727	625	21 spaces	August 2026
	Part First Floor	4,388	408	13 spaces	August 2026
	Second Floor	12,053	1,120	36 spaces	August 2026
	Third Floor	12,053	1,120	36 spaces	August 2026
	Fourth Floor	12,053	1,120	36 spaces	August 2026
	Fifth Floor	12,053	1,120	36 spaces	August 2026



CONTACT

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Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract April 2026.

Design by Diablo: diablodesign.co.uk - BB03 APRIL 2026

FURTHER INFO

TENURE

Available on effective new full repairing and insuring leases for term to be agreed.

SERVICE CHARGE

Tenants' are liable for a service charge towards maintenance, repair of common areas.

EPC RATING

No 1 Telford Plaza: D78
No 2 Telford Plaza: D79