ANDREW DIXON & COMPANY

Chartered Surveyors & Commercial Property Consultants

TO LET

OFFICE PREMISES



Suite 7, RBR House, 6 Hawksworth Road Central Park, Telford, Shropshire, TF2 9TU

- Modern, self-contained ground floor office suite 738 sq ft (68.57 sq m)
- Currently fully furnished wih 14 workstations, but can be cleared and layout adapted/split to suit tenant requirements
- Communal kitchen and WC facilities within the building
- 4 allocated car parking spaces in shared on-site car park
- Popular office park location close to local railway station and bus links

Tel: 01952 521000 www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford, Shropshire TF2 9TW Telephone : 01952 521000 Fax : 01952 521014 Email: enquiries@andrew-dixon.co.uk

Suite 7 RBR House Central Park, Telford

LOCATION

The property is located within RBR House on Central Park. The latter is a popular and established business location in central Telford providing some 250,000 square feet of high quality office accommodation on a site of circa 32 acres. There is a children's nursery and cafe/diner on site.

Central Park is accessed from the B5061 Holyhead Road and lies in close proximity to the Greyhound Roundabout and the A442 Queensway - Telford's main north/south distributor road. Telford Town Centre and Junction 5 of the M54 motorway are approximately 2 miles to the south.

DESCRIPTION

Suite 7 comprises a well-presented, ground floor office suite within a modern twostorey office building known as RBR House. The property is self-contained and accessed via a communal entrance to the front of RBR and Preston House. Shared WC facilities and a small kitchen are available within the communal ground floor area of the building.

Suite 7 offers an open plan suite, which is currently fully furnished with desks, chairs and computers for 14 workstations.* The suite benefits from carpeted floors throughout, gas central heating with wall-mounted radiators and fluorescent or LED lighting.

Shared WC facilities and a small kitchen are available within the communal ground floor area of the building.

Guest WiFi is available on site, however any telephone lines, internet supply and computer servers need to be arranged by the occupier.

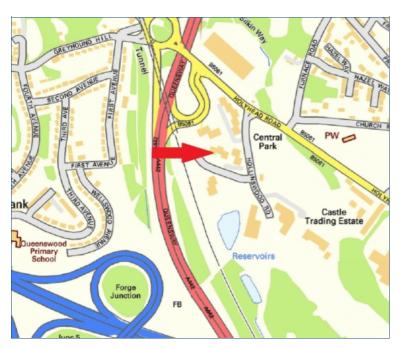
Externally, Suite 7 has 4 car parking space allocated in the shared car park to the front of the building.

ACCOMMODATION

Suite 7 738 sq ft 68.57 sq ft	Suite 7	738 sq ft	68.57 sq m
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SERVICES

We understand that all mains services are available or connected to the property. The electricity will be sub-metered off the landlord's supply and recharged to the tenant on a usage basis. However, it should be noted that we have not checked or tested these services and interested parties should make their own enquiries.





PLANNING

We understand the property has planning permission for uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Leasehold: Suite 7 is available to let on a new tenant's internal repairing only lease for a term to be agreed.

*The suite can be cleared of the workstations if required and the existing layout can also be adapted/split to suit individual tenant size requirements.

RENT

Rent upon application.

SERVICE CHARGE

There will be a service charge levied for the heating supply to the office suite, as well as a small charge for the cleaning of the communal areas and WC's within the building.

BUSINESS RATES

Business rates are payable in addition to the rent and interested parties should make their own enquiries in this regard. However prospective tenants should receive 100% business rates relief subject to the suite being the tenant's only place of business.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for details.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office: Contact: Nathan Fern Direct Line: 01952 521004 Mobile: 07957 828 569 Email: nathan@andrew-dixon.co.uk

Ref: BNF/3614



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 20231114

Consumer Protection From Unfair Trading Regulations 2008: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

