



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 with 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

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 two-storey 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 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.



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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



Printcode: 20231114

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.

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