



Offices at RBR House, 6 Hawksworth Road Central Park, Telford, Shropshire, TF2 9TU

- Modern ground floor office suites from 234 square feet to 339 square feet
- Communal kitchen and WC facilities within the building
- 2 allocated car parking spaces per suite within shared on-site car park
- Popular office park location close to Telford Town Centre

Offices at 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, together with Telford Central railway station.

DESCRIPTION

The property comprises three ground floor office suites within a modern two-story office building. The suites can be taken individually or combined and are accessed via a communal entrance to the front of RBR House. Shared WC facilities and a small kitchen are available within the communal ground floor area of the building.

Suite 1-2 is positioned to the front of building and Suites 5 and 6 are both positioned to the rear.

All suites are open plan and benefit from suspended ceilings incorporating either fluorescent or LED lighting units, gas central heating with wall mounted radiators and carpeted floors throughout.

If required, desks and chairs can be provided to the suites.

Guest WiFi is available on site, although any telephone lines need to be arranged by the occupier.

Externally, each suite has 2 car parking spaces allocated in the shared car park to the front of the building.

ACCOMMODATION

Suite 1-2	234 sq ft	21.78 sq m	LET
Suite 5	284 sq ft	26.42 sq m	Available
Suite 6	339 sq ft	31.50 sq m	LET

SERVICES

We understand that all mains services are available and/or connected to the suites and the cost is included within the rent. It should be noted that we have not checked or tested these services.



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PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).

TENURE

Leasehold: The suites are available to let by way of standard tenancy agreements. Please contact the agent for further details

RENT

An all inclusive rent is charged for each suite as detailed below. We understand the rent includes service charge, insurance and utilities but is exclusive of business rates and VAT.

Suite 1-2	£650 per month	£7,800 per annum	LET
Suite 5	£540 per month	£6,480 per annum	
Suite 6	£650 per month	£7,800 per annum	LET

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire - Tel: 01952 380000.

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

The building has an Energy Rating of D(89).

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: Nicholas Dixon MRICS

Direct Line: 01952 521006 Mobile: 07957 828 563

Email: nicholas@andrew-dixon.co.uk Ref: JND/3614



Printcode: 2020730

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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& COMPANY

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