



Suite 1, RBR House, 6 Hawksworth Road Central Park, Telford, Shropshire, TF2 9TU

- Modern, self-contained ground floor office suite 236 sq ft (21.92 sq m)
- Communal kitchen and WC facilities within the building
- 2 x allocated car parking spaces within shared on-site car park
- Popular office park location close to Telford Town Centre
- AVAILABLE FROM JANUARY 2026

Suite 1, Ground Floor

RBR House, 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' main north/south distributor road. Telford Town Centre and Junction 5 of the M54 motorway are approximately 2 miles to the south.

DESCRIPTION

The property comprises a self-contained, ground floor office suite within a modern two-storey office building. It is accessed via a communal entrance to the front of RBR House.

Suite 1 is open plan and benefits from suspended ceilings incorporating LED lighting units, gas central heating with wall mounted radiators and carpeted floors throughout. If required, desks and chairs can be provided to the suite.

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

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

Externally, Suite 1 has 2 car parking space allocated in the shared car park to the front of the building.

ACCOMMODATION

Suite 1	236 sq ft	21.92 sq m
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SERVICES

We understand that all mains services are available or connected to the property. 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 that the property has planning permission for uses within Class E of the Town and Country (uses Classes) Order 1987 (as amended).



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.



TENURE

Leasehold: Suite 1 is available to lease by way of a standard tenancy agreement from January 2026. Please contact the agent for further details.

RENT

An all inclusive rent of £600 per calendar month (£7,200 per annum) is charged for Suite 1. We understand the rent includes service charge, insurance and utilities, but is exclusive of business rates and VAT.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford
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 property being the tenant's only place of business.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for further 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: 202537

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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