

## SERVICED OFFICES

### TO LET: Serviced Offices in an Attractive Rural Location

**\*\*\* No Business Rates, Service Charge or Deposit \*\*\***

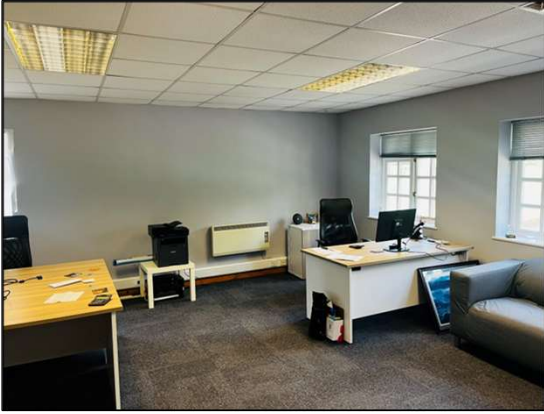


### Mallard House Business Centre, The Street, Little Bealings, Suffolk IP13 6LT

**Available on flexible lease terms, from 1 desk to 6 desks, rents from £250 per calendar month.**

- Modern, well-appointed offices in an attractive rural location
- Suitable for start-ups to well-established businesses
- No Business Rates or Service Charge
- No deposit required
- Complimentary use of communal areas and staff amenities
- The rent includes: Water and sewerage rates / Car parking / Insurance / Signage / Communal kitchens / Waiting room (shared use)
- Rent per calendar month, available upon application
- VAT: Not applicable to Mallard House, applicable to The Junction





## Location

Mallard House Business Centre was born in 1984, when the Little Bealings site was purchased and underwent extensive renovation.

The Victorian-era property nestles in the Fynn Valley, in the village of Little Bealings.

Mallard House Business Centre enjoys a tranquil rural setting, and yet is only a nine-minute drive east of Ipswich, and is 2.9 miles from the Ipswich ring road.

The Centre, which has ample free parking directly outside the entrance, enjoys excellent access to the nearby A12/A14 trunk roads.

## Description

The extensive refurbishment of Mallard House Business Centre has resulted in a unique building that reflects a sympathetic traditional style, where many period features have been retained.

As part of an organic programmed development, further accommodation was built in The Junction, and the mixture of old and modern offices makes for an extremely attractive thirty-one office Business Centre.

The availability of ample free car parking outside the entrance and its attractive, tranquil rural setting have proved to be popular assets to the Centre.

This friendly, family-run business offers an alternative opportunity to those not wishing to run their business from an impersonal industrial estate or from a town centre.

## Planning

We believe that the property currently has Class E office use consent.

All interested parties should contact East Suffolk Council 01394 444832.

## Legal costs

Lease arranged via a simple Law Society Lease form.

## Business rates

There are no Business Rates applicable.

## Accommodation (all areas are approximate)

Building / Room	No. of Desks	Floor	Rent per Month
<b>Mallard House Business Centre</b>			
Room No. 3	3-4 desks	Ground Floor	£425
Room No. 4&5	6 desks	Ground Floor	£770
Room No. 8	3 desks	First Floor	£425
Room No. 9	1-2 desks	Ground Floor	£320
Room No. 12	1 desk	Ground Floor	£250
Room No. 13	2 desks	First Floor	£375
<b>The Junction</b>			
Room No. 25	4-5 desks	Ground Floor	£600
Room No. 26	4-5 desks	Ground Floor	£600





## Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition, including IT and telecommunications links.

Water and sewerage rates are included in the rent. There is a no Service Charge.

## Energy Performance Certificate

Rating 62C, Certificate Number 9223-3042-0610-0600-6305, valid until 10<sup>th</sup> February 2029.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ

**01473 211933**

[rachael@penncommercial.co.uk](mailto:rachael@penncommercial.co.uk)  
[penncommercial.co.uk](http://penncommercial.co.uk)

## Terms & Tenure

Available on flexible lease terms, from 1 desk to 7/8 desks. Rents from £250 per calendar month.

Lease length tailored to meet individual requirements, no deposit required.

## VAT

VAT: Not applicable to Mallard House, applicable to The Junction.



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