



**AVAILABLE TO LET**

Modern First-Floor Self-Contained Office Suite

7 Pegasus, Orion Court, Great Blakenham,  
Ipswich, IP6 0LW

**RENT**

**£7,000**

per annum exclusive

**AVAILABLE AREA**

**495 sq ft**

[45.99 sq m]

## IN BRIEF

- » Located within modern office village
- » Good access to A14 and within 7 miles of Ipswich town centre
- » Available for immediate occupation

## LOCATION

The property is located on the established Orion Business Park at Great Blakenham and accessed off Addison Way. The A14 is within a short distance of the business park and Ipswich town centre is within 7 miles.

The units are within the Pegasus terrace of units.

## DESCRIPTION

The property comprises a modern, mid-terraced first floor office accessed via a shared ground floor entrance. The office is arranged to provide an open plan office incorporating a tea-point with ancillary accommodation including a WC.

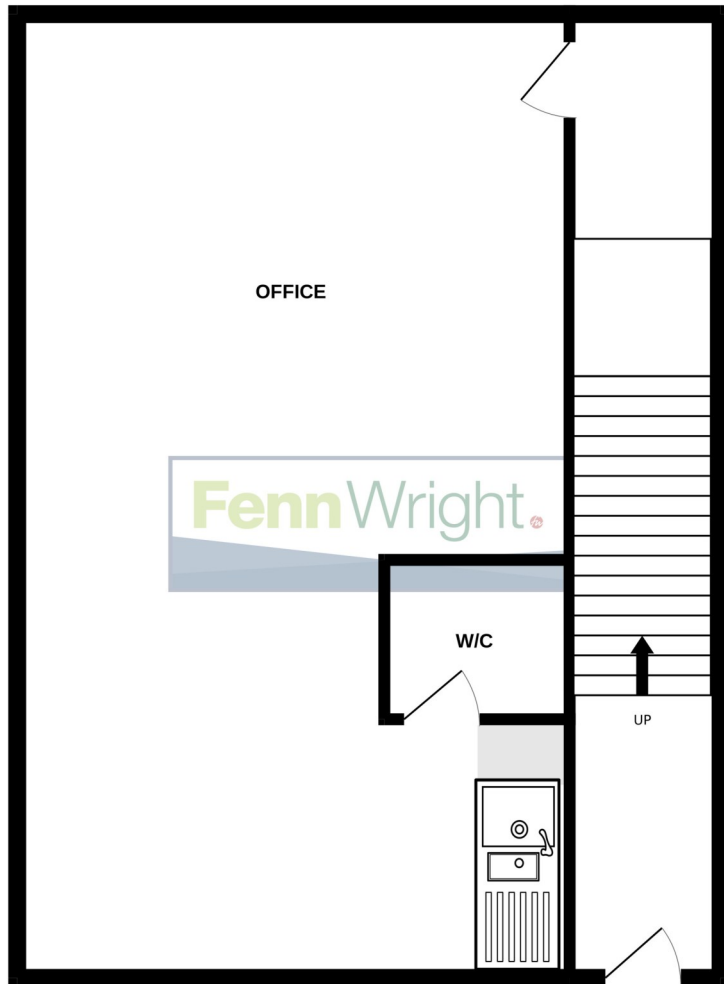
The specification includes a suspended ceiling with recessed fluorescent lighting, perimeter trunking incorporating power & data points and wood effect vinyl flooring.

Externally a block paved forecourt provides two car parking spaces.

## ACCOMMODATION [Approx. Net Internal Floor Areas]

- » Office 485 sq ft [ 45.09 sq m]
- » WC's 9.74 sq ft [ 0.90 sq m]
- » Total NIA 495 sq ft [ 45.99 sq m]





### BUSINESS RATES

According to the Valuation Office Agency website, the property has the following rating assessment:

Rateable Value: £5,300

Rates Payable (2026/27): £2,289.60

The rates payable are based on the current UBR of £0.43. Small business rates relief may be available to eligible occupiers providing up to 100% relief.

All interested parties should speak to the local authority to verify their liability.

### PLANNING

We understand the premises have permission for Class E office uses as defined in the Town and County Planning (Use Classes) Order 2020.

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

### LOCAL AUTHORITY

Babergh & Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 01473 432000

### ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating: TBC

### TERMS

The premises are available on a new business lease upon terms to be agreed at an initial rent of £7,000 per annum exclusive.

A service charge is payable in relation to the upkeep of the common areas of the estate. Further details available upon request.

The property is VAT elected.

### LEGAL COSTS

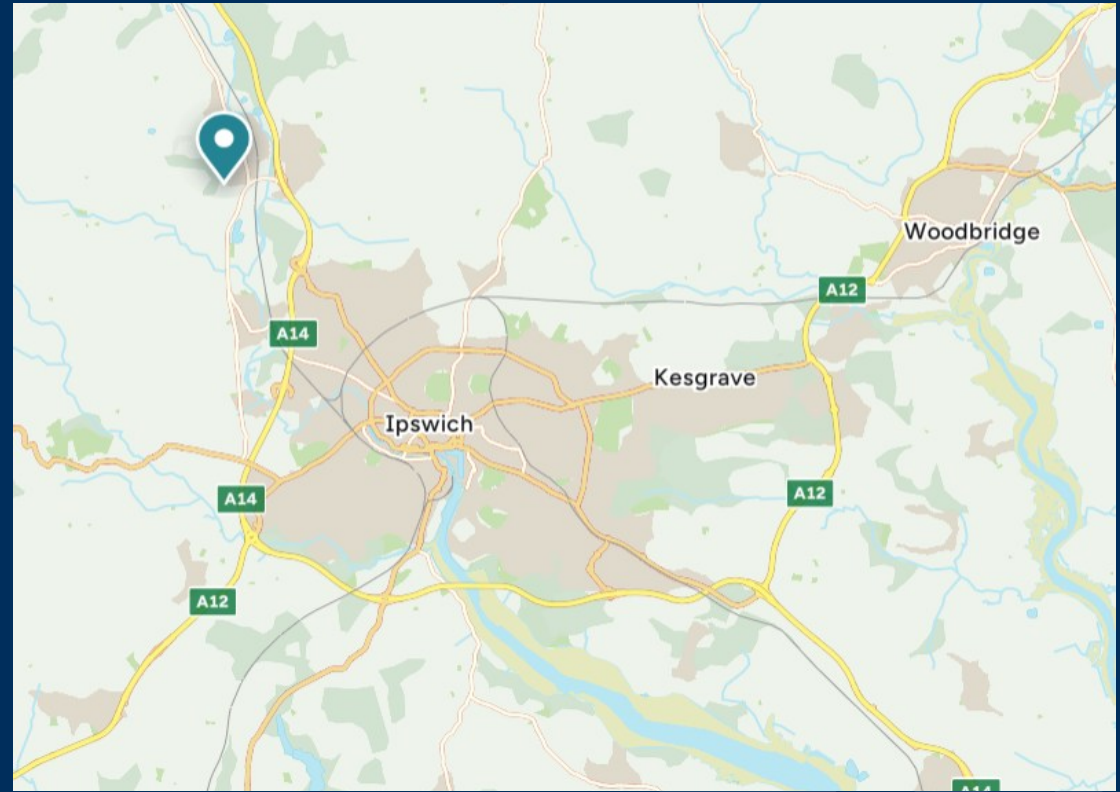
Each party to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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1 Buttermarket  
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Particulars created February 2026.

