

*A well appointed, first floor office of  
74.5sqm located at the popular  
Deben Mill Business Centre in  
Woodbridge.  
Available Immediately*

TO LET  
£12,250 PAX + VAT  
Ref: B216/RB

10A Deben Mill Business  
Centre  
Woodbridge  
Suffolk  
IP12 1BL



A modern first-floor office suite of 74.5sqm (801sq.ft) providing light and professional office space located within a popular commercial business centre located a short walk from Woodbridge Town Centre.

Air-conditioning and on-site parking are provided.

Subject to surrender

Contact Us



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## Location

Woodbridge is a thriving regional focus for business, situated close to the county town of Ipswich and the coastal port of Felixstowe. The business centre is situated on a private estate road off Melton Hill, within 6 minutes walking distance to Woodbridge town centre. Deben Mill has convenient access across East Anglia via the A12 and rail links to London.

Woodbridge Town Centre - 0.5 miles

Ipswich - 9 miles

London - 86 miles

## Description

Deben Mill Business Centre provides modern office spaces in a well maintained complex within the market town of Woodbridge.. The high quality offices have a riverside parkland setting and are situated on a private estate road off Melton Hill, within 6 minutes walking distance to Woodbridge town centre.

The office comprises a smart first floor office of 74.5sqm (801sq.ft) with one large open-plan office and two smaller private offices/meeting rooms. The space also benefits from a small kitchen and wc.

The office has large windows, air-conditioning and also benefits from a small shared balcony to the front of the property. Externally the unit benefits from 2 allocated parking spaces, with further visitor parking available within the adjoining car park to the rear of the unit, by arrangement. Access to the building centre is restricted via a keycode security system with barrier on vehicle entry.

The accommodation comprises:-

Open Plan Office	49.8	536.3
Office 1	13.2	142.3
Office 2	8.0	87.0
WC	3.3	35.9
	<b>74.5</b>	<b>801.7</b>

## Terms

The property is available to let on a new full repairing and insuring lease at £12,250 + VAT per annum for a minimum term of 3 years. A rent deposit will also be required.

## Service Charge

A service charge is payable covering window cleaning, gardening, car park maintenance etc. This is approximately £700 per annum + VAT, payable half yearly.

## Insurance

The Landlord will insure the building and recharge the annual premium to the Tenant.

## Services

Electricity and mains water are connected to the property.

## Rateable Value

£10,250. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

## Legal Costs

Each party to be responsible for their own legal costs.

## Local Authority

East Suffolk Council.

## EPC

C(67)

## Viewing

By appointment with Clarke and Simpson.



## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

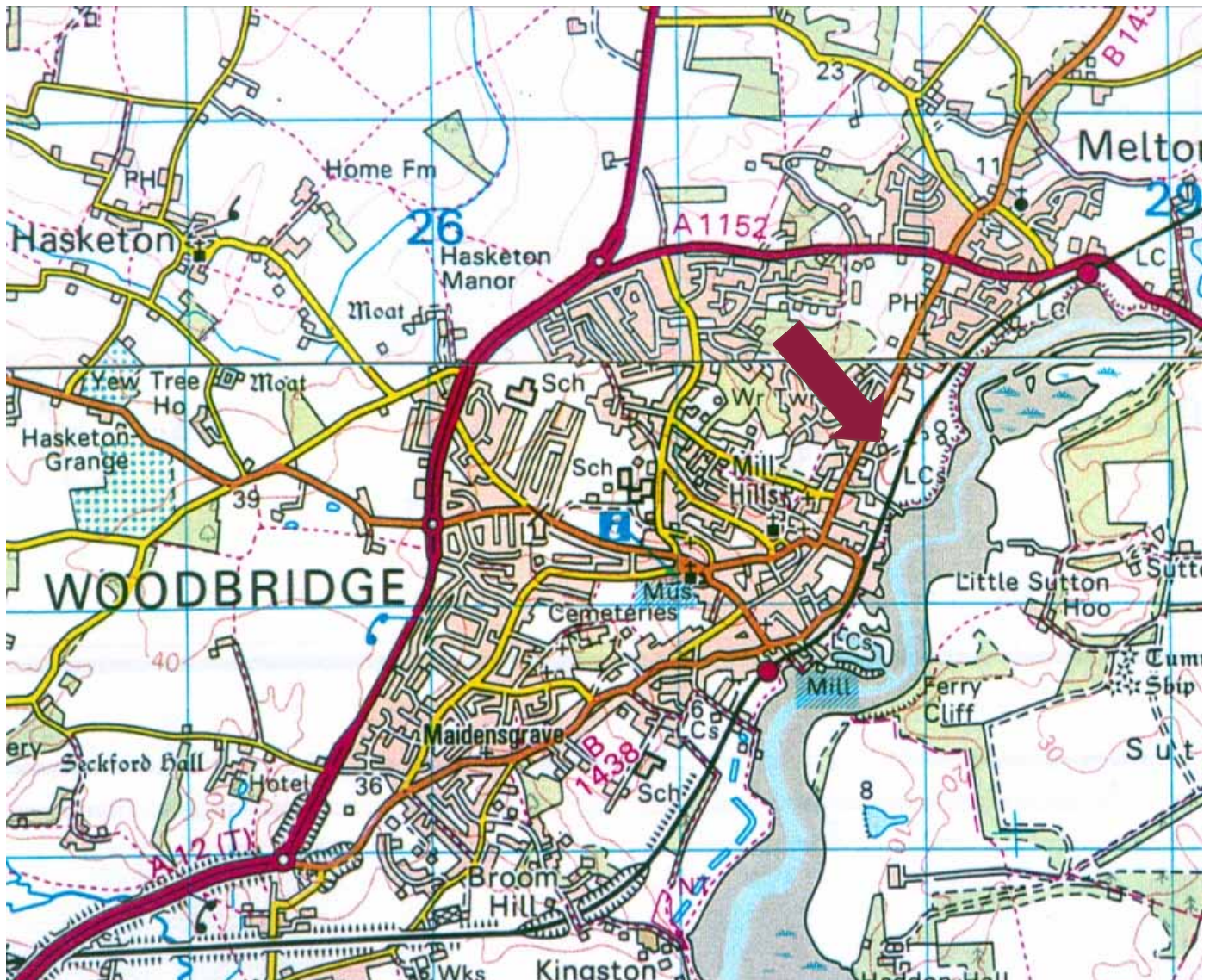
*June 2025*



## Directions

Proceeding north out of Woodbridge on Melton Hill turning right onto Old Maltings Approach. This road leads around to Deben Mill Business Centre, where the office will be found to the right hand side of the office complex.

For those using the What3Words app: [///upward.tissue.invisible](https://www.what3words.com/upward.tissue.invisible)



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