MALLARD COURT BY M

NEW SERVICED OFFICE SPACE AVAILABLE

Flexible office suites from 450 sq.ft to 1,000 sq.ft





CGI images

Express Park, Bristol Road, Bridgwater, Somerset TA6 4RN

MALLARD COURT

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Introducing our new office accommodation at Mallard Court, offering a range of flexible office suites to suit businesses of all sizes.

With suites ranging from 450 sq.ft to 1,000 sq.ft, there is a space to suit your individual requirements.

Designed around your business, our flexible office provision offers:

- A choice of office suites to suit your needs.
- Flexible terms to accommodate your business.
- Adaptable office layouts to suit your preferred desk arrangements and working style.
- The flexibility to configure your space to suit your team, whether you need a small private office or a larger working environment.

Whether you're a start-up, an established business looking to expand, or simply seeking a more flexible workspace, Mallard Court could be the ideal solution.



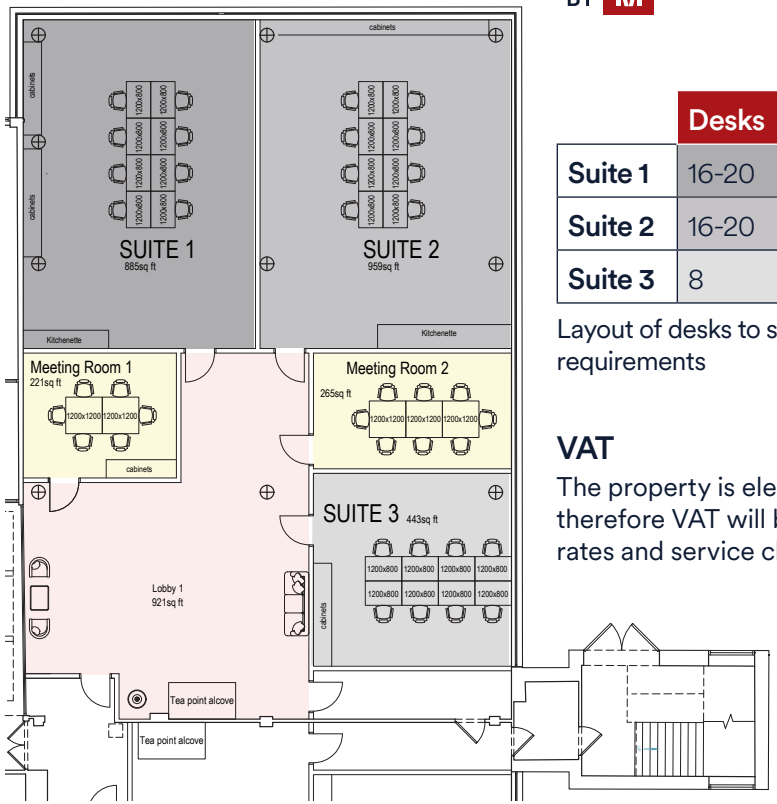


Included as standard

- Fully furnished private office space
- Flexible terms with a simple agreement
- Business rates, service charge and utilities included
- Enterprise-grade connectivity
- Daily cleaning
- Tea points
- Bookable meeting rooms
- Coworking and breakout spaces
- Showers at selected locations
- Bike storage

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	Desks	sq.ft	Rent
Suite 1	16-20	885	£48,750
Suite 2	16-20	959	£52,750
Suite 3	8	443	£24,500

Layout of desks to suit personal requirements

VAT

The property is elected for VAT and therefore VAT will be payable on rent rates and service charge.







By Train	Travel Time
Exeter	40 mins
Bristol	48 mins
Cardiff	1hr 39 mins
Plymouth	1hr 50 mins
London	2hr 30 mins

By Car	Distance	Travel Time
Exeter	41 miles	54 mins
Bristol	41 mies	58 mins
Cardiff	70 miles	1hr 22 mins
Plymouth	80 miles	1hr 26 mins
London	84 miles	1hr 22 mins

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