

Unit 7 Gamma Terrace, Masterlord Estate, Ipswich, IP3 9FF



To Let

- Located on a popular business park close to the A14
- Modern office specification including air-conditioning
- Car parking
- 139.32 sq m (1,500 sq ft)

Modern
Office
Premises with
Car Parking



Winning Suffolk Dealmaker
for the 2nd year running
Estates Gazette (February 2015)

Details

Location

Masterlord Office Village is modern development located on Ransomes Europark to the south east of Ipswich adjoining the A14. The A14 provides excellent road links with Felixstowe, London and the national motorway network.

The premises are situated within Gamma Terrace, off West Road (behind B&Q).

Description

The premises comprise two storey office accommodation within a terrace of similar units. The unit is of brick/blockwork construction under a pitched roof with aluminium cladding to the elevations, incorporating large full height windows at both ground and first floor.

The ground floor provides offices, a store cupboard and shared disabled WC. The first floor comprises an open plan office area with private office, a tea point and male and female WCs. The property is fitted to a good specification throughout, including suspended ceiling incorporating recessed lighting and air conditioning, perimeter trunking incorporating electrical and data points and carpet floor covering.

The rear of the ground floor is occupied by a separate tenant and the disabled WC on the ground floor would be shared.

Five car parking spaces are provided.

Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor

Office	29.78 sq m	(321 sq ft)
Store	2.44 sq m	(26 sq ft)

First Floor

Office	84.47 sq m	(909 sq ft)
Private office	22.63 sq m	(244 sq ft)
WCs	-	-
Total area	<u>139.32 sq m</u>	<u>(1,500 sq ft)</u>

Business Rates

The property is assessed as follows:

Rateable Value:	£16,000
Rates Payable (2015/16):	£7,888 per annum

The rates are based on a UBR for the current year of 49.3 pence in the pound.

Local Authority

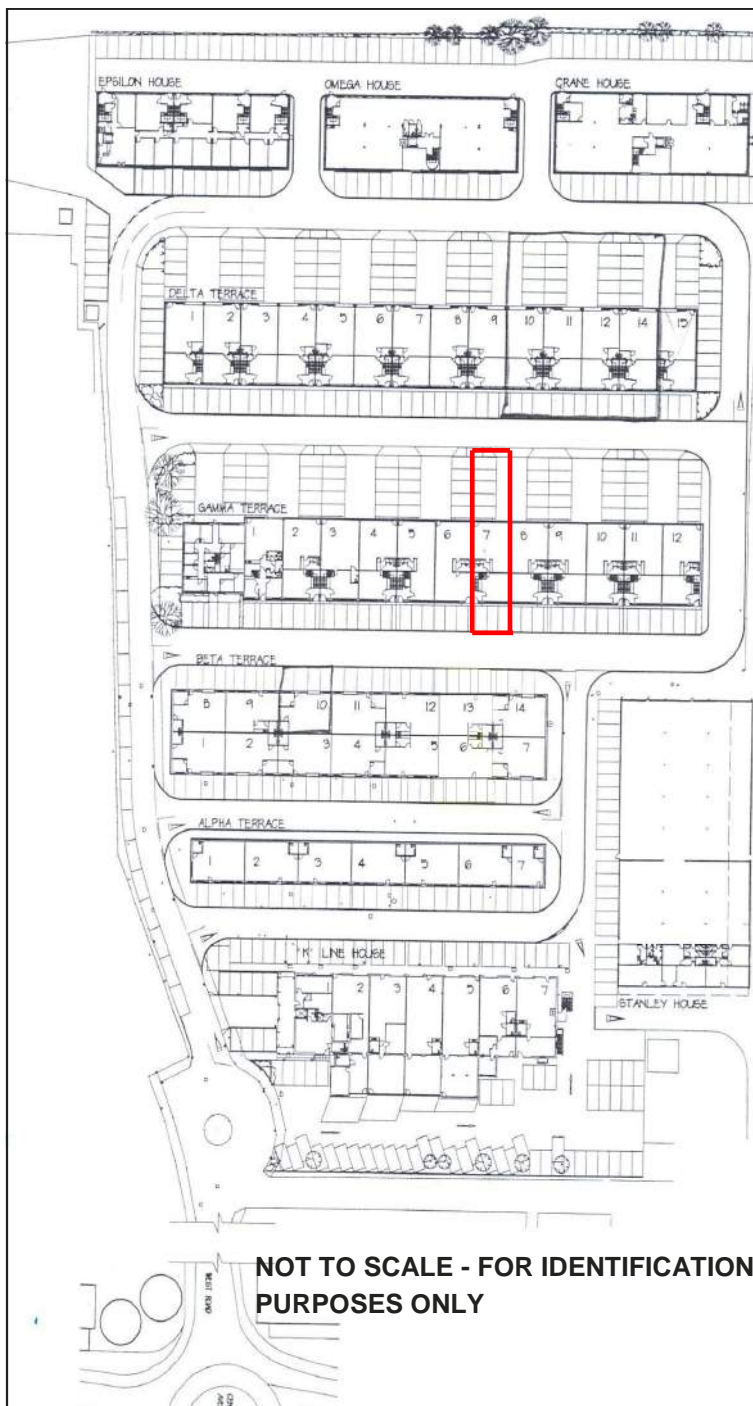
Ipswich Borough Council
Grafton House
15/17 Russell Road
Ipswich
Suffolk, IP1 2DE
Tel: 01473 432000

Terms

The unit is available on a new business lease at an initial rent of £14,000 per annum exclusive. The rent will be subject to VAT.

Service Charge

A service charge is payable in relation to maintenance of the estate.



Particulars

Prepared in May 2015.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

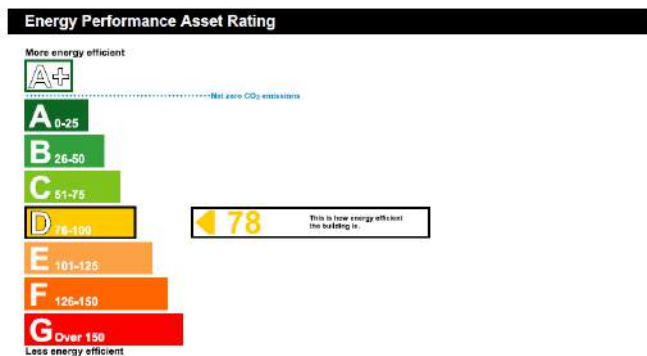
1 Buttermarket, Ipswich, IP1 1BA

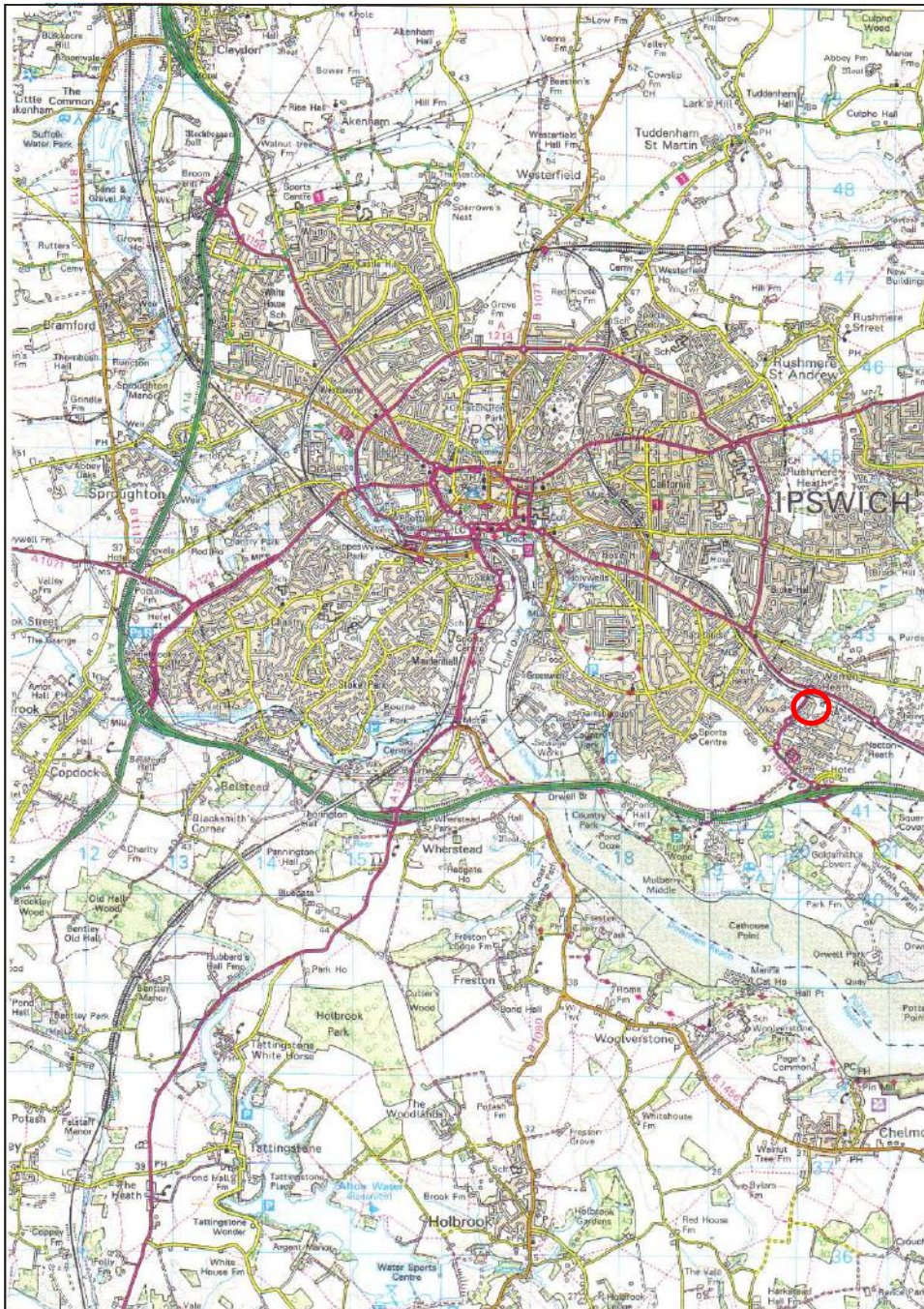
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Contact Mark Drummond

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For further information

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fennwright.co.uk

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