



AVAILABLE TO LET

Modern Two Storey Office with Ample Car Parking

**Unit 14 Delta Terrace, Masterlord Office
Village, West Road, Ransomes, Ipswich, IP3 9FJ**

RENT

£35,000
per annum exclusive

AVAILABLE AREA

2,117 sq ft
[197.72 sq m]

IN BRIEF

- » Available for immediate occupation
- » Flexible office accommodation
- » 8 car parking spaces

LOCATION

Masterlord Office Village is a 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 Delta Terrace.

DESCRIPTION

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

The ground floor is currently partitioned to provide a reception and two offices incorporating a tea point to the front office. The first floor comprises a board room, breakout area incorporating kitchen and further office. WC facilities are available on each floor.

The specification includes suspended ceilings incorporating recessed fluorescent/LED lighting & air-conditioning, perimeter trunking with power & data points and carpet floor coverings.

The office benefits from 3 car parking spaces at the front and a further 5 car parking spaces at the rear.

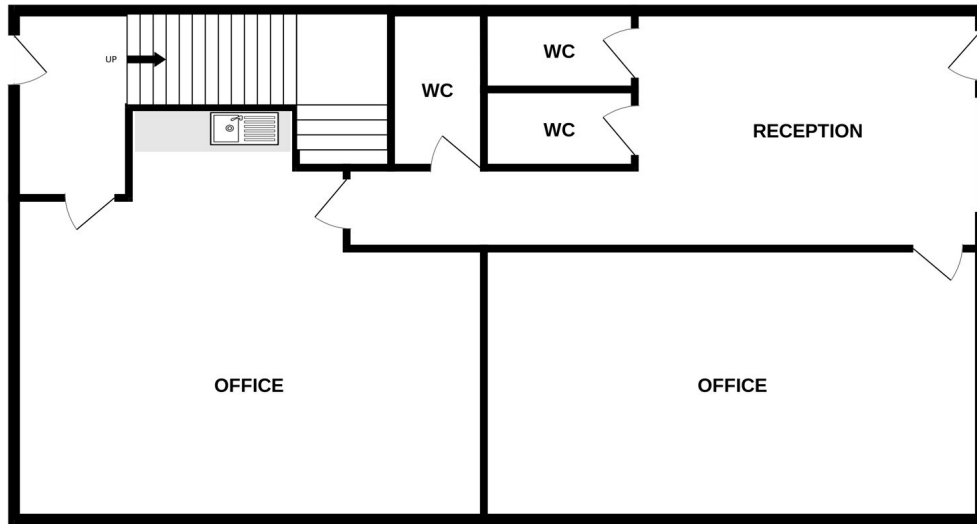
ACCOMMODATION

[Approximate Net Internal Floor Areas]

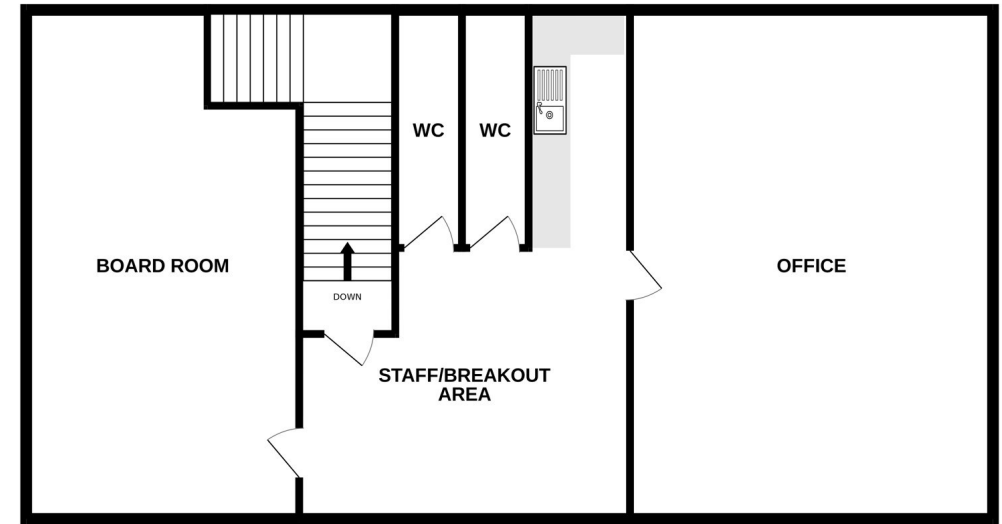
- » Ground Floor (exc. WCs & lobby): 1,039 sq ft [96.50 sq m]
- » First Floor (exc. WCs): 1,079 sq ft [100.20 sq m]
- » Total Net Internal Floor Area: 2,117 sq ft [196.72 sq m]



GROUND FLOOR



FIRST FLOOR



Floor Plan - Not To Be Relied Upon

BUSINESS RATES

The premises are to be reassessed for business rates.

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

SERVICES

It is understood the premises is connected to mains water, electricity and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

PLANNING

The property has previously been used as offices within Class E (g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended).

Class E allows for a variety of uses including medical & health services, research & development, professional & financial, all of which may suit the premises.

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

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE.

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

D (78) Rating - 0265-9378-5356-7636-9970

TERMS

The property is available to let on a new full repairing & insuring business lease on terms to be agreed at an initial rent of £35,000 per annum exclusive.

A service charge is payable in relation to the common parts of the estates.

The rent and service charge are subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

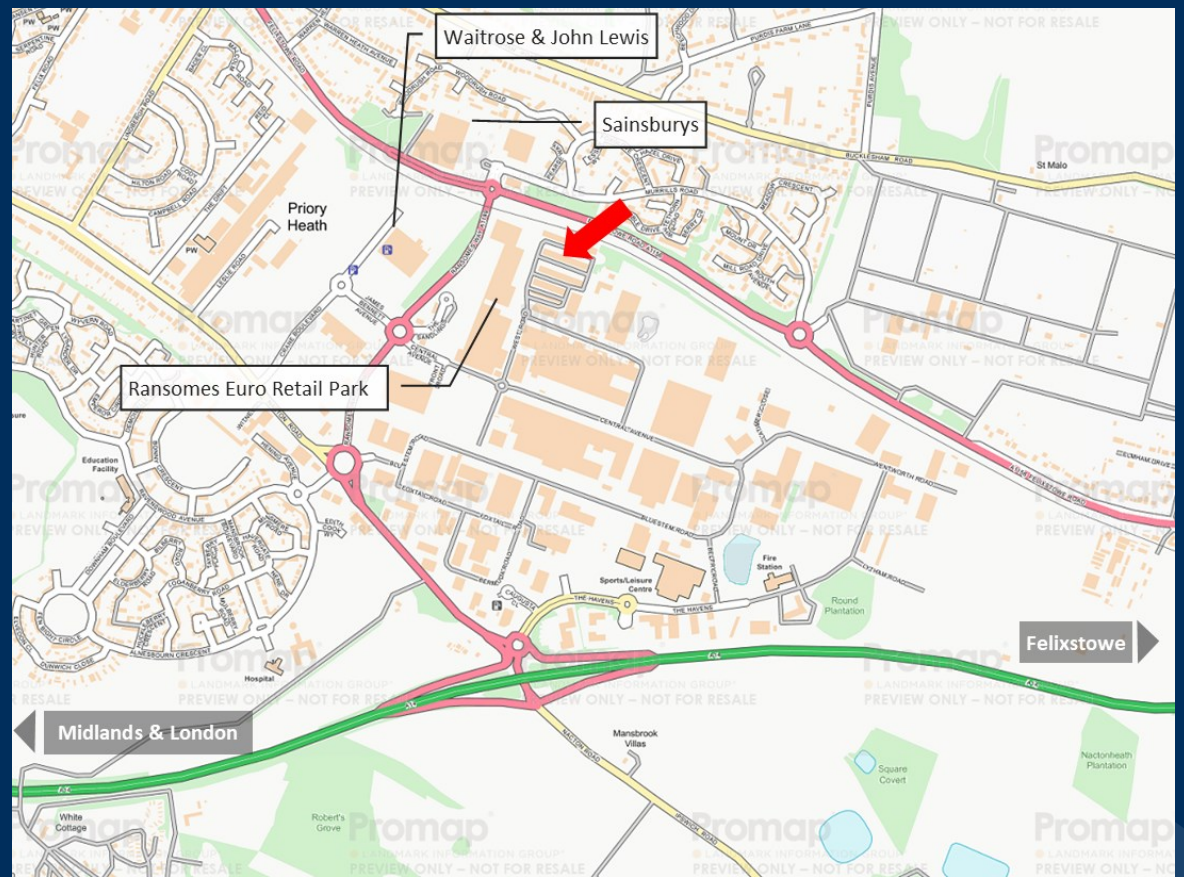
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Particulars created April 2024

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