

DELTA
TERRACE



Bries soleil will not be a feature on the final units

Phase IV

MASTERLORD OFFICE VILLAGE

RANSOMES EUROPARK, IPSWICH IP3 9SX

14 BUSINESS UNITS | 2500 SQ FT | FOR SALE & TO LET

www.masterlord.co.uk

Another exclusive development by



Tel: 01473 724995



Masterlord

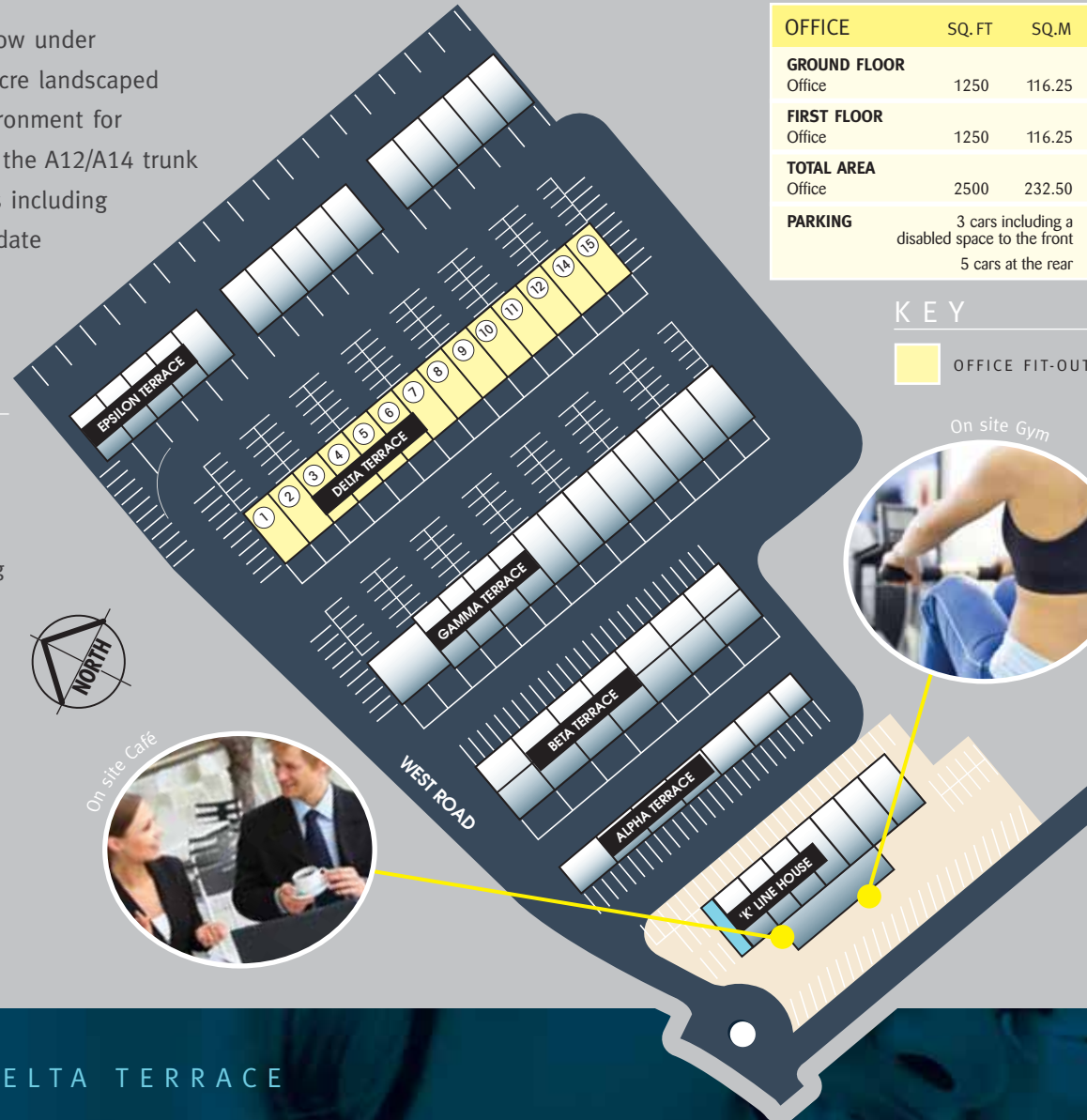
The penultimate phase of this exceptional Office Village is now under construction, situated within the Ransomes Europark a 6.5 acre landscaped site has been developed to provide a fantastic working environment for today's modern businesses. Benefiting from direct access to the A12/A14 trunk road system, 24 hour security and extensive on site facilities including café and gym. The site has attracted over 45 businesses to date including: finance brokers, shipping offices, web designers, internet Insurance companies and many others.

DESCRIPTION

Imposing modern high profile office/business units designed to meet the demanding standards of today's business occupiers. A carefully chosen combination of materials have been used to create striking buildings which will stand the test of time, improve with age and comply with the enhanced requirements from building regulations for insulation and energy efficiency.

EXTERNALLY

- Stone coloured brick elevations incorporating full height dark grey anodised aluminium feature windows with opening lights, clear glass and matching entrance doors to front and rear. Intermittent Kingspan silver and grey composite panels to high level front and rear.
- Glazed canopy over front door.
- Imposing aerofoil style mono pitch roof in white with integral guttering.



OFFICE	SQ. FT	SQ. M
GROUND FLOOR		
Office	1250	116.25
FIRST FLOOR		
Office	1250	116.25
TOTAL AREA		
Office	2500	232.50
PARKING	3 cars including a disabled space to the front 5 cars at the rear	

KEY
 OFFICE FIT-OUT

On site Gym

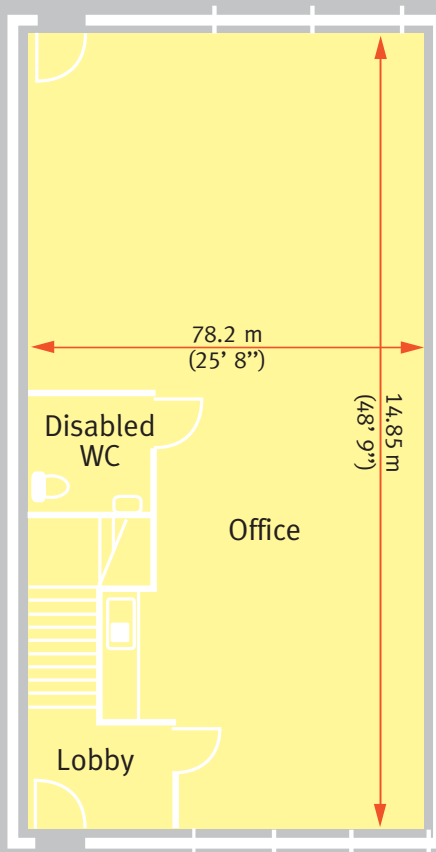


On site Cafe



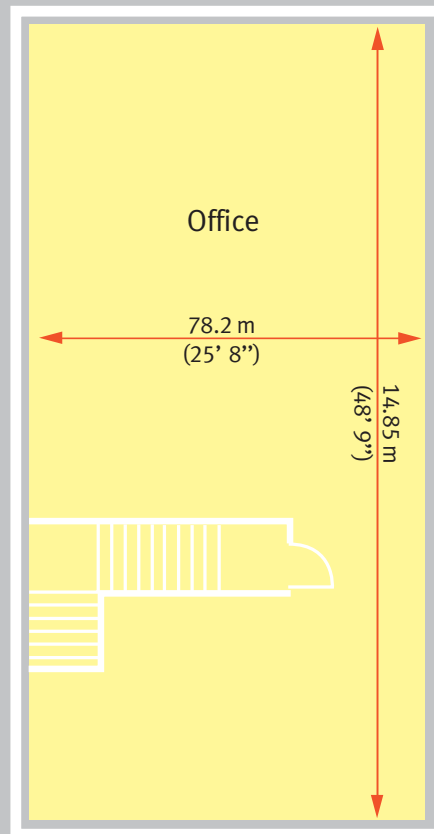


GROUND FLOOR



GIA 1250 SQ FT / 116.25 SQ M²

FIRST FLOOR



GIA 1250 SQ FT / 116.25 SQ M²

INTERNALLY

OFFICE AREAS

The units are to be completed to full office specification. Ready to occupy, the basic specification is:

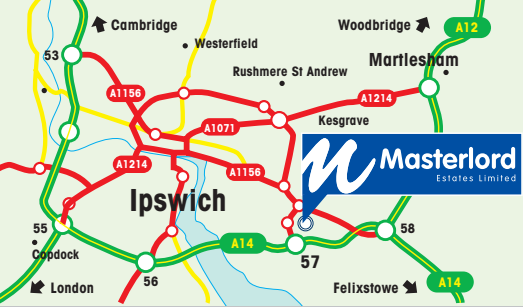
- Glazed entrance doors with letter boxes to front and rear. Internal entrance lobby to front.
- Oak plank style wood effect laminate flooring with vinyl to WC's and carpet to stairs.
- Plastered and decorated walls throughout.
- Light oak laminated internal doors with glazed vision panels and polished handles throughout.
- Suspended ceilings with tegular tiles and integral LG3 compliant diffused lighting.
- Stainless steel handrails.
- Next generation climate control providing cooling and heating throughout. Panel heaters to WC and stairs.
- 3 compartment dado height perimeter trunking with 13amp ring main and double power points at 3 metre intervals.
- Fitted DDA compliant WC facility to ground floor.
- Kitchen area with stainless steel sink and drainer, cupboard under and hot and cold water.
- Integral fire alarms with smoke detectors and emergency lighting.

FORECOURTS

- Parking areas to front and rear in either red or grey herringbone style blockpaving.

SIGNAGE

- Complimentary individual unit sign with number and occupiers logo to each unit.
- Stainless steel feature signs with tenants names on each terrace.



SERVICES

- Mains Drainage • Mains water with separate meter • Mains electricity - single or 3 phase with meter • BT lines ducted into the building ready for occupiers connections (12no) • Broadband enabled

Note - the services can be sub divided and separately metered between the first and second floors if required price on application.

TERMS

FREEHOLD The units are available at Freehold prices on application. £500 non-refundable reservation fee, 5% on exchange of contracts within 28 days, balance of purchase price on completion of construction as certified by RIBA Architect.

LEASEHOLD To Let on new FRI leases length and terms to be agreed subject to negotiation commencing rents on application.

VIEWING

Detailed plans and specifications are available at the offices of Masterlord Estates on site or can be downloaded from our website. This is an active site and site viewings need to be accompanied.

Contact: Chris Dawson - 07860 308020, chris@masterlord.co.uk
Jonathan Bloomfield - 07855 786507, jonathan@masterlord.co.uk



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Unit 1, Alpha Terrace,
Masterlord Office Village, West Road,
Ransomes Europark, Ipswich,
Suffolk IP3 9SX. Tel: 01473 724995

