

EPSILON
TERRACE



Phase V

MASTERLORD OFFICE VILLAGE

RANSOMES EUROPARK, IPSWICH IP3 9SX

15 BUSINESS UNITS | 3750 SQ FT | TO LET

www.masterlord.co.uk

Another exclusive development by



Tel: 01473 724995



Masterlord

The last 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.
- Glazed insulated roller door to rear elevation of production units in lieu of ground floor window.



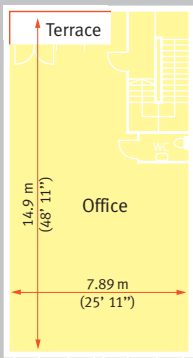
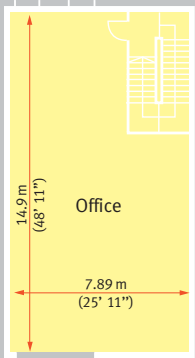
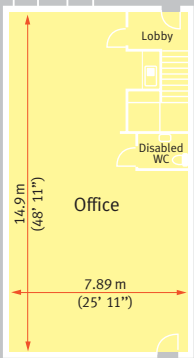
Rear elevation showing full height access door



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



OPTION A

GIA 3750 sq ft
348 sq m²

GROUND FLOOR	SQ FT
Office	1250
FIRST FLOOR	SQ FT
Office	1250
SECOND FLOOR	SQ FT
Office	1250

INTERNALLY

The units are to be completed to full office or part production/business specification. Ready to occupy, the basic specification is:

OFFICE AREAS

- 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.

- Integral fire alarms with smoke detectors and emergency lighting.

PRODUCTION AREAS

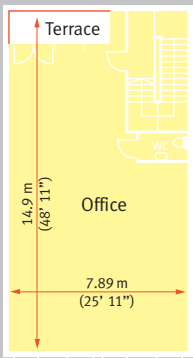
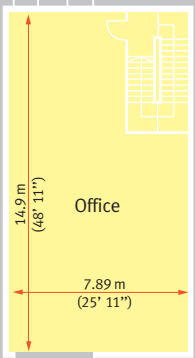
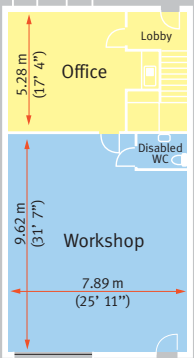
- Glazed, insulated up and over full height access door in lieu of office window to rear elevation.
- Power floated concrete floors.
- Plastered and decorated walls.
- High level commercial lighting.
- Single phase 13amp ring main with 3 phase distribution board.

FORECOURTS

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

SIGNAGE

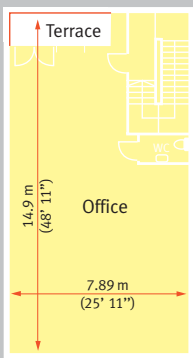
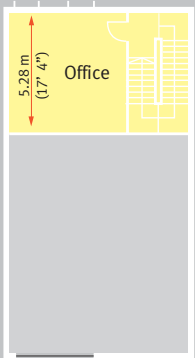
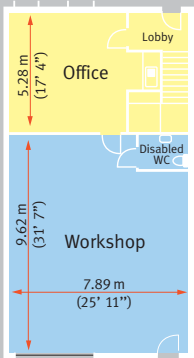
- Complimentary individual unit sign with number and occupiers logo to each unit.
- Stainless steel feature signs with tenants names on each terrace.



OPTION B

GIA 3750 sq ft
348 sq m²

GROUND FLOOR	SQ FT
Office	450
Production	800
FIRST FLOOR	SQ FT
Office	1250
SECOND FLOOR	SQ FT
Office	1250



OPTION C

GIA 2950 sq ft
275 sq m²

GROUND FLOOR	SQ FT
Office	450
Production	800
FIRST FLOOR	SQ FT
Office	450
SECOND FLOOR	SQ FT
Office	1250





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

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.

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