



# Masterlord House

Masterlord Office Village, Ipswich

This high profile landmark building overlooks the entrance to the Masterlord Office Village and will provide a mixture of flexible multi-purpose business units from 600 to 12,500 sq. ft. It has direct access to the A12 / A14 trunk road system with close proximity to the town. This exclusive estate has 24 hr security and extensive facilities including banks, leisure centre, retail park, car dealerships, restaurants and numerous other useful businesses.

**9 new office/production units and café/restaurant unit to let.**

Another development by



**01473 724995**

[www.masterlord.co.uk](http://www.masterlord.co.uk)

# Masterlord House

Masterlord Office Village, Ipswich



## Description

A high profile landmark building overlooking the entrance to the Masterlord Office Village which will provide a mixture of flexible multi-purpose business units from 600 to 12,500 sq. ft.

Eight individual ground floor units will each have a double frontage to provide a modern glazed office front entrance and an insulated full sized glazed roller door to the rear production area.

The open plan first floor space will have exclusive access from the full height glazed atrium enclosing the feature staircase and high speed lift.

There is a 2477 sq. ft. extensive roof garden.

## Specification

The individual office and production areas are separated by lightweight divisional walls which can be adjusted to suit individual occupiers requirements.

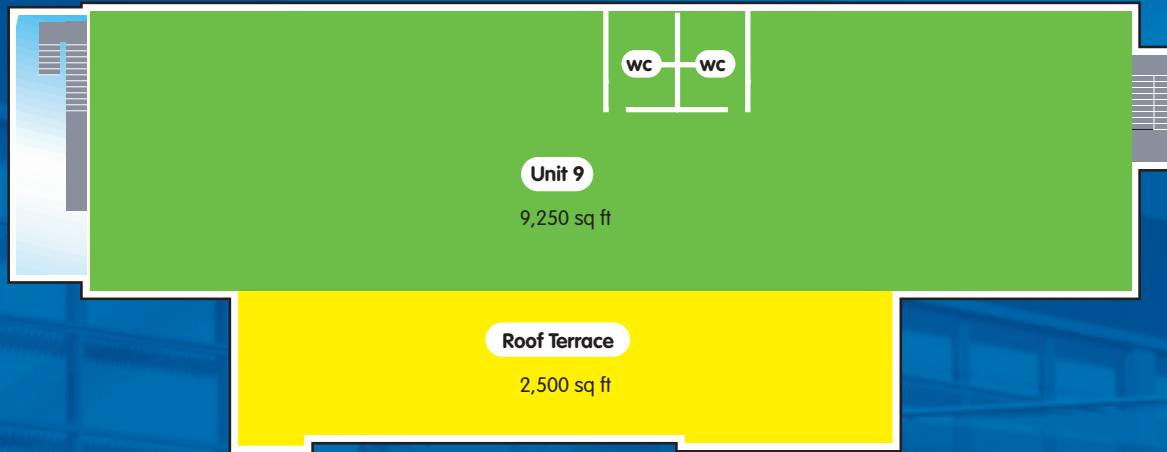
GROUND FLOOR	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
OFFICE sq. ft.	-	-	600	600	600	600	600	325
PRODUCTION sq. ft.	600	-	930	1,250	1,250	1,250	925	975
CAFE/RESTAURANT sq. ft.	-	855	-	-	-	-	-	-
TOTAL sq. ft.	600	855	1,530	1,850	1,850	1,850	1,525	1,300

FIRST FLOOR	UNIT 9
OFFICE sq. ft.	9,250
ROOF TERRACE sq. ft.	2,500
TOTAL sq. ft.	11,750

KEY	
<span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> Cafe/Restaurant	<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Production Units
<span style="display: inline-block; width: 20px; height: 10px; background-color: green; border: 1px solid black;"></span> Office Units	<span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Roof Terrace



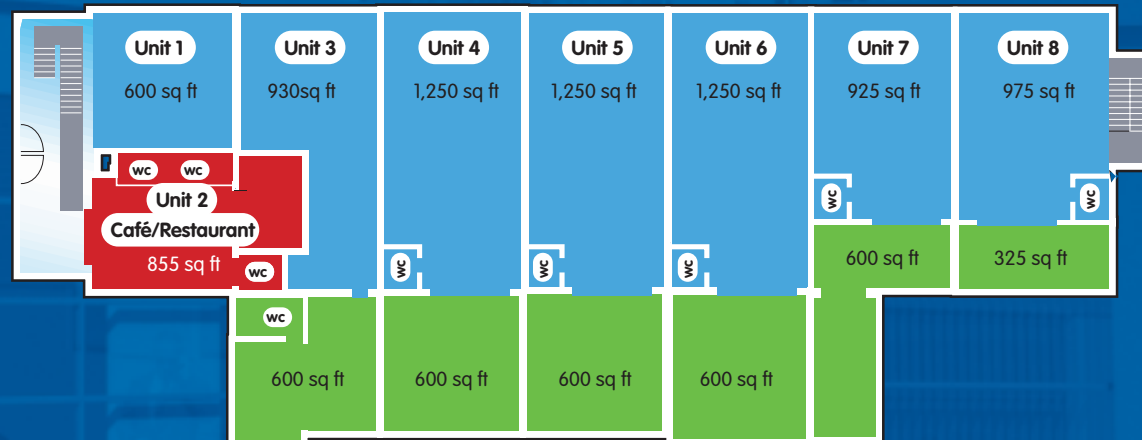
### FIRST FLOOR



### Office Areas

- Modern double glazed feature windows with separate office entrance door
- Coloured rendered external panels
- External lighting
- Wood effect flooring
- Painted walls
- Suspended ceilings incorporating diffused Cat 3 lighting
- Reverse cycle air conditioning
- Triple compartment perimeter trunking with 13 amp ring main
- Fire alarm

### GROUND FLOOR



### Production Areas

- Insulated, electrically operated, glazed commercial access door
- Separate personnel access door (in some units)
- External lighting
- Fire alarm
- Concrete floor - resin coated
- Painted walls and ceilings
- Fluorescent lighting
- WC including disabled facilities
- Kitchenette

### Services

Mains water, drainage and electrics including 15KVA 3 phase, 6 telephone lines/unit - broadband enabled.



## Location

Masterlord Business Park is situated within the premier Ransomes Europark, just outside the town centre on the East side of Ipswich with direct access onto the A12 & A14 trunk road system. This exclusive estate has 24 hr security and extensive facilities including, banks, leisure centre, retail park, car dealerships, restaurants and numerous other useful businesses.

## Terms

The units will be on a 'flexi lease'. The rent is fixed for 3 years and the tenant is responsible for internal repairs and decoration and can break out of the lease any time, on 3 months notice, after the first 12 months. Rents are paid monthly pax plus VAT. There is a one month's rent deposit required, specific rents on application.

## Viewing

This is an active site - full plans are available in the offices of Masterlord Estates and viewing can be arranged by appointment with **Chris Dawson** on **07860 308020** / [chris@masterlord.co.uk](mailto:chris@masterlord.co.uk) or **Jonathan Bloomfield** on **07855 786507** / [jonathan@masterlord.co.uk](mailto:jonathan@masterlord.co.uk)

## Legal Fees

No legal fees.

## Reservation

Units can be reserved with a non-refundable deposit of £500 and the signing of a 'flexi lease'. Rent is not payable until completion of the unit when the balance of the deposit will be required.



**AGENTS NOTE:** These particulars do not constitute any offer, contract, or part thereof. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details contained herein are for general guidance only and prospective purchasers, or tenants, should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Pennington Surveyors Limited nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents and prices quoted in these particulars may be subject to VAT at the prevailing rate from time to time. The reference to any mechanical or electrical equipment or facilities of the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Any plans incorporated with these particulars are for guidance purposes only and are not to scale. The developers reserve the right to amend the specification without prior notice.



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This project is supported by  
the East of England Development Agency  
and the Suffolk Development Agency



East of England Development Agency

