

Phase III



Masterlord Business Park

Ransomes Europark, Ipswich

Location, location, location - move to the right side of town.

A brand new 6.5 acre business park is under construction for the businesses of tomorrow. Located within Ipswich's premier Ransomes Europark, having direct access off the A12 / A14 trunk road system and close proximity to the town. This exclusive estate has 24 hr security and extensive facilities including banks, leisure centre, retail park, garages, restaurants and numerous other useful businesses.

An opportunity not to be missed for owner occupiers or investors.

12 new office, production and warehouse units for sale or to let.



Another development by



01473 724995

www.masterlord.co.uk



<p>STROUD ASSOCIATES Consulting Civil & Structural Engineers</p>	<p>BARCLAYS</p>	<p>Masterlord Estates Limited</p>	<p>Pennington</p>
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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, garages, restaurants and numerous other useful businesses.

Description

The latest phase of this successful development will provide state of the art modern office and business premises suitable for a variety of different users. The flexible design on two floors enables units to be combined and divided in a revolutionary way to maximise the efficiency of the space and facilitate sub letting of excess space when not required.

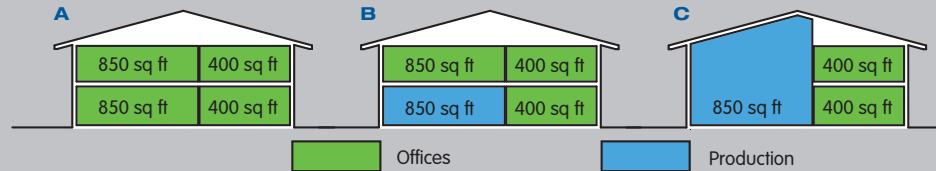
Accommodation

A terrace of individual units on two floors. Predominantly fully glazed elevations to front and rear incorporating a ground floor glazed entrance door to the front and both glazed personnel door and insulated roller door to the rear. The layout allows internal subdivision as required on ground and first floor to provide self contained units if required.

The units will be fitted out ready to occupy.

The three basic options we are offering are as follows (*other layouts are possible by negotiation*):

Available Options



Office Space

- Glazed aluminium framed entrance door to fully decorated offices with full height glazed elevation, suspended ceilings including diffused Cat 3 lighting, wood effect floor coverings, triple ducted skirting (BT, computers, 13 Amp ring main), reverse cycle air conditioning, fire alarm, toilet to disabled specification with vinyl floor covering, kitchenette with instantaneous hot water. Stairs to first floors.

Production Space

- Glazed personnel door and separate insulated roller door to production area. Power floated sealed floor, painted fair-faced blockwork walls, mains supplies for gas, water, 20kVA 3 phase electricity, sodium lighting.

Comprehensive plans and detailed specifications are available on request.

Terms

The units are available freehold including parking areas to front and rear, prices on request.

A non refundable deposit of £500 is required to reserve a unit, contracts to be exchanged within 28 days with a deposit of 5%. The balance of the purchase price is payable on practical completion.

Viewing

This is an active development with contractors on site and all viewings must be arranged by prior appointment with the office, **01473 724995** or through the agents.

