



**GAMMA 4  
WEST ROAD  
RANSOMES EUROPARK  
IPSWICH  
IP3 9SX**

**Location**

Centrally situated on the established premier Ransomes Europark Estate with direct access to the A12/14 trunk roads . The location benefits from close proximity to to numerous facilities including : hotel , pubs , banks , shops , leisure centre , garages , take aways etc.

**Description**

A modern mid terraced office unit on 2 floors fully fitted and ready for occupation . Full height feature glazing to front and rear . Internally open plan accommodation with air conditioning , wooden floors , suspended ceilings , diffused lighting , 3 compartment trunking .

**Accommodation**

1250 sq ft ground floor  
1250 sq ft first floor

3 dedicated parking spaces to front and 5 to the rear plus 100 communal spaces on site

The unit could be split into self contained ground and first floors

**Features**

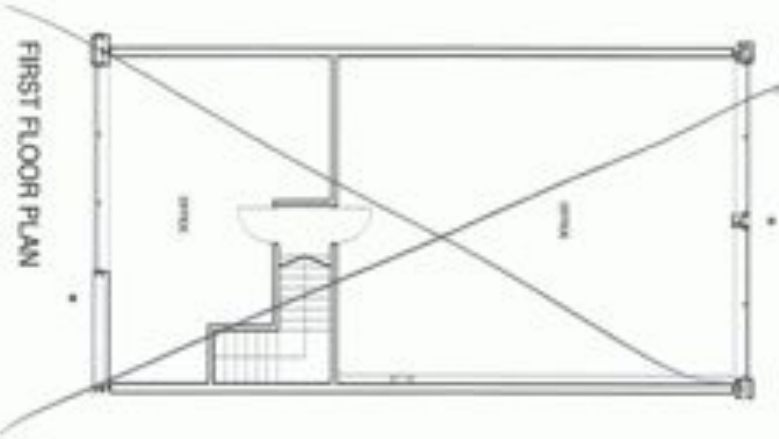
Burglar alarm  
Fire alarm  
Air-conditioning  
cat5 wiring to sockets throughout  
Wood effect flooring  
Telephone and broadband enabled  
2 wc's and kitchen on gf 1 wc first floor

**Terms**

3 year internal repairing and decorating flexi lease, subject to a three month break clause after the first 12months. No legal fees . Rent is payable monthly at £2500 pm +vat . Rates payable £890 per month



IF ALARM SYSTEM IS RECONFIGURED TO EMERGENCY DOWN FLOOR AS AN ALARM MENTION TERMINALISM IS THE CASED WHEN FOR ALARM IS ACTUATED IN DOWN UNITS-



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