



**K Line Unit 6  
WEST ROAD  
RANSOMES EUROPARK  
IPSWICH , IP3 9SX**

**Location**

Centrally situated on the established Masterlord Office Village within the premier Ransomes Europark Estate with direct access to the A12/14 trunk roads .

**Description**

The property comprises a self contained ground floor unit having double glazed elevations . The front elevation provides access to the office area with wooden floors , suspended ceilings , air-conditioning . The rear elevation incorporates a full height glazed roller shutter door giving access to the open plan production area currently fitted out as a gym but easily transformed into production , office or alternative use space

**Accommodation**

office	3.5m x 3.8m	13.3 sqm	924 sqft
office	7.6m x 3.6m	27.36 sqm	294 sqft
production	7.6m x 11.3m	85.88 sqm	143 sqft

Total 126.54 sqm 1361.5 sqft  
Dedicated parking front and rear for 6 cars with additional communal parking on site

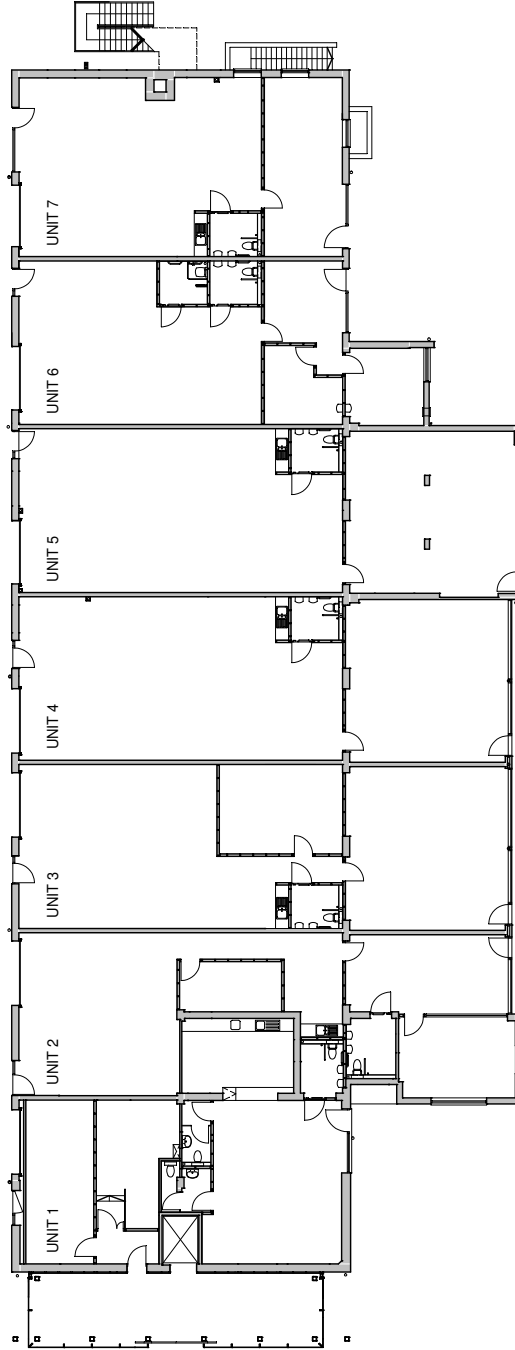
**Features**

- Fully glazed elevations
- Fire alarm
- Air-conditioning
- Patch panel and cat5 wiring
- Wood effect flooring
- Telephone and broadband enabled

**Terms**

Available December 2010 on a flexi lease at £1054 per month plus vat a £75 per month service charge to cover building maintenance , insurance , servicing air-conditioning . no legal fees . Rates £509 per month ( note small business rate relief might be available )





**K-LINE HOUSE  
 MASTERLORD OFFICE VILLAGE  
 GROUND FLOOR PLAN**

