



UNIT 4, GAMMA TERRACE

Masterlord Office Village, West Road, Ransomes Europark, Ipswich, IP3 9SX



The Gamma Terrace at Masterlord Office Village houses twelve two story offices of approximately 2,160 sq ft.

Gamma 4 is currently available for immediate occupation.

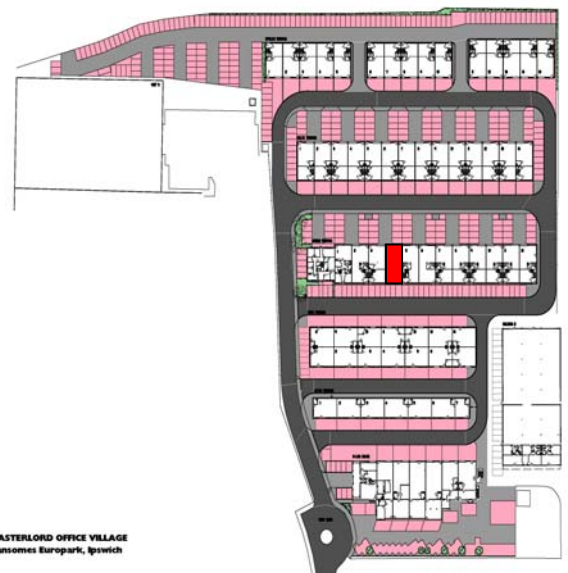
Facilities and services include:

- Prime location – A12/A14 & town centre
- Modern, purpose- built office
- 4 separate offices (see below)
- 2 WCs with handbasins (1 disabled WC)
- iro 9 allocated parking spaces
- Further non-allocated parking onsite
- Feature height windows in all offices
- Reverse-cycle air conditioning
- Wood effect flooring
- Recessed lighting



LOCATION

Situated on the popular Masterlord Office Village at Ransomes Europark on the outskirts of Ipswich, Gamma 4 is within easy reach of the A14 and A12 with good road and rail links to London, Cambridge, Felixstowe and the Midlands.



MASTERLORD OFFICE VILLAGE
Ransomes Europark, Ipswich

ACCOMMODATION

Internal accommodation comprises:

Ground floor			
Lobby			Carpeted. Wall heater and alarm.
Room 1 (front)	348 sq ft	32.5 sq m	Wood effect flooring, under stairs storage and cream blinds fitted to full height windows. Reverse-cycle air conditioning unit – not tested. Recessed lighting.
<i>Services area:</i>			
Kitchen			Stainless steel sink with drainer. Worktop with space under for fridge and/or dishwasher. 1 double socket
WC – disabled			2 handbasins and wall heater
WC			1 handbasin and wall heater
Room 2(rear)	663 sq ft	61.5 sq m	Wood effect flooring. Air conditioning unit – not tested. Recessed lighting.
Total area	1,011 sq ft	93.9 sq m	
First floor			
Room 3 (front)	353 sq ft	32.8 sq m	Laminate floor, cream window blinds. Air conditioning unit (not tested). Recessed lighting.
Room 4 (rear)	796 sq ft	74.0 sq m	Wood effect floor. Recessed lighting. Air conditioning unit (not tested)
Total area	1,149 sq ft	106.8 sq m	
Net internal area	2,160 sq ft	200.7 sq m	

Interested parties should check all measurements prior to signing legal documentation.

RENT

Please contact us for prices.

LEGAL FEES

Each party to bear their own legal costs.

SERVICE CHARGE

As per the lease provisions.

TERMS

A new Full Repairing and Insuring lease. Length of term to be agreed.

BUSINESS RATES

Rateable value	£22,250.00	Interested parties should make their own enquiries with Ipswich Borough Council if they are interested in this property to confirm the prices verbally quoted (as left).
Rates payable	£11,040.00	

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