



AVAILABLE TO LET

Modern Self-Contained First Floor Office Suite

**Unit 2 Delta Terrace, Masterlord Office Village,
West Road, Ransomes, Ipswich, IP3 9FH**

RENT

£17,250
per annum exclusive

FLOOR AREAS

1,039 sq ft
[96.46 sq m]

IN BRIEF

- » Available for immediate occupation
- » Flexible office accommodation
- » Forecourt parking spaces

LOCATION

Masterlord Office Village is a modern development located on Ransomes Europark to the south east of Ipswich adjoining the A14. The A14 provides excellent road links with Felixstowe, London and the national motorway network.

The premises are located within the Delta Terrace.

DESCRIPTION

The premises comprise a first floor office within a mid terrace, modern two storey office complex of similar units. The office is brick/blockwork construction under a pitched roof with aluminium cladding to the front elevations, incorporating large full height windows.

The office is partitioned to provide a main open plan office area together with a partitioned board room and meeting room. Ancillary accommodation includes a kitchen and WCs. The property is accessed via an internal stairwell off the ground floor front elevation.

The specification includes suspended ceilings incorporating fluorescent lighting, air-conditioning , perimeter trunking with power & data points and wood effect laminate floor coverings.

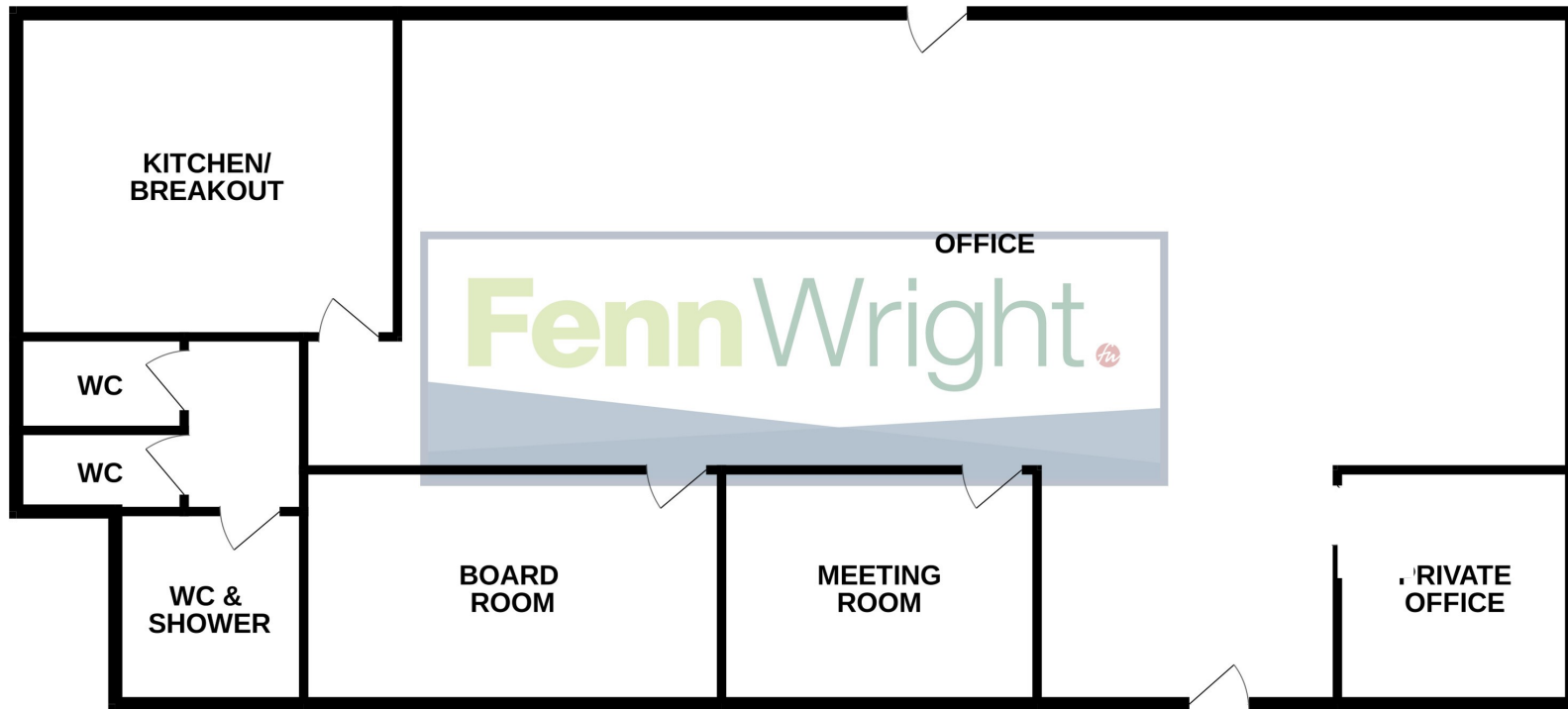
3 forecourt parking spaces are allocated to the unit.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Main Office:	709 sq ft	[65.87 sq m]
» Board Room:	141 sq ft	[13.41 sq m]
» Private Office:	122 sq ft	[11.32 sq m]
» Kitchen:	66 sq ft	[6.14 sq m]
» WCs:	--		--
» Total Net Internal Floor Area:	1,039 sq ft	[96.46 sq m]





Indicative Floor Plan - Not To Be Relied Upon

BUSINESS RATES

The offices are currently assessed as follows:

Rateable Value: £14,000

Rates Payable: £6,986 per annum

The rates payable are based on the current UBR of £0.499 for 2024/25. All interested parties should make their own enquiries to verify their rates liability.

PLANNING

The units have planning permission for offices within Class E (g) (i) of the Town & County Planning (Use Classes) Order 1987 (as amended). Class E allows for a variety of uses including sports & recreation, medical & health services, research & development, financial & professional, all of which may suit the premises.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

SERVICES

It is understood the premises is connected to mains water, electricity and private drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House
15-17 Russell Road
Ipswich
Suffolk
IP1 2DE

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

D Rating (ref 8498-0266-2584-1600-2040)

TERMS

The office is available to let on a new effective full repairing and insuring business lease, upon terms to be agreed and at an initial rent of £17,250 per annum exclusive.

A service charge is payable in relation to the upkeep of the estate, exterior and structure of the building's.

The rent and service charge are plus VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

IP1 1BA

Contact:

Hamish Stone

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Agents Note - under S.21 of the Estate Agents Act 1979, we would like to notify all interested parties that the landlord of this property is a relation to an employee of Fenn Wright LLP.

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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Particulars created December 2024

