

EWS

CHARTERED SURVEYORS



TO LET

11 GAMMA TERRACE, MASTERLORD OFFICE VILLAGE,
RANSOMES EUROPARK, IPSWICH, IP3 9FF

TWO STOREY OFFICES WITH INTEGRAL WAREHOUSE / STORE
8 CAR PARKING SPACES
202.13 SQ M (2,176 SQ FT)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

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LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, London and Midlands via the A12 and A14 dual carriageways. London Liverpool Street is just over an hour away from Ipswich by train.

Gamma Terrace forms part of the Masterlord Office Village, a modern development at Ransomes Europark on the south eastern outskirts of the town, with easy access onto the A14. It is situated off West Road, behind the large B&Q store.

DESCRIPTION

The premises comprise modern 2 storey offices within a terrace of similar style units. The ground floor accommodation also incorporates a storage / warehouse area with electrically powered loading door from the rear. On the ground floor there are 2 toilets and space for a tea point / kitchenette if required.

The offices are finished to a high standard with carpeted floors, perimeter trunking incorporating electrical and data points and suspended ceilings with recessed lighting and air conditioning. The first floor currently includes lightweight partitioning to create 3 private offices in addition to an open plan area. The office areas are enhanced by full height windows to the front and rear elevations.

There are 3 parking spaces at the front of the property and 5 further spaces to the rear in addition to a hardstanding area serving the rear loading door.

ACCOMMODATION

The property provides the following approximate floor areas:-

Ground Floor

Offices	31.82 sq m (343 sq ft)
Warehouse / Store	63.55 sq m (684 sq ft)
Two Toilets	

First Floor

Offices	106.76 sq m (1,149 sq ft)
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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is being obtained and will be available shortly.

BUSINESS RATES

The property is currently assessed for business rates as part of a larger assessment which includes the neighbouring property. This will be split to create a new assessment for this property in isolation.

TERMS

The premises are available To Let on a new business lease for a term of years to be agreed.

Rent on Application. In addition, a service charge is payable in relation to maintenance of the estate.

VIEWING

Please contact Paul Edwards or George Woodward. EWS Limited, Tel: 01473 216200 or email Paul.edwards@ews.co.uk or George.woodward@ews.co.uk



LOCATION PLAN

