



**AVAILABLE TO LET**

Modern Self-Contained Class E Premises

Unit 14 Beta Terrace, Masterlord Office Village,  
West Road, Ransomes, Ipswich, IP3 9FE

**RENT**

**£12,500**  
per annum exclusive

**FLOOR AREAS**

**814 sq ft**  
[75.62 sq m]

## IN BRIEF

- » Self-contained office on established office park
- » Open plan office accommodation with 5 parking spaces
- » Rent £12,500 per annum exclusive

## 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 Gamma Terrace.

## DESCRIPTION

The property comprises a modern end of terrace, self-contained office suite. The suite is arranged to provide open plan office accommodation with a glazed partition meeting, together with a kitchen and WC.

The specification includes suspended ceilings incorporating fluorescent lighting, air-conditioning, perimeter power & data points and carpet floor coverings.

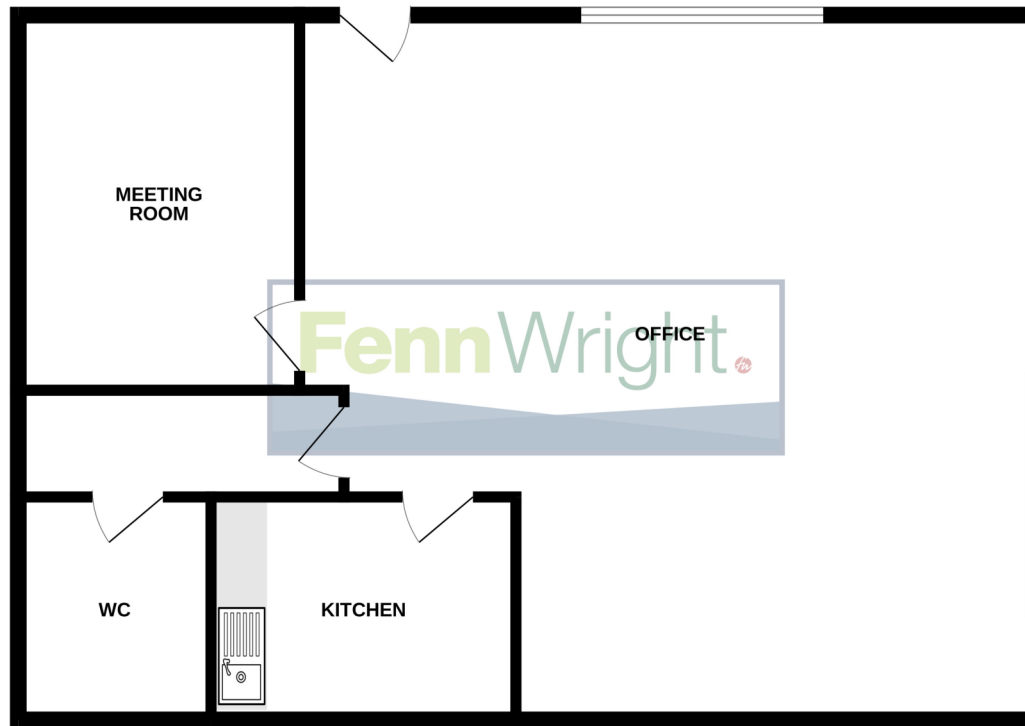
The suite benefits from 5 parking spaces situated to the front and side of the property.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Office inc. Meeting Room:	736 sq ft	[	68.35 sq m]
» Kitchen:	78 sq ft	[	7.27 sq m]
» WCs:	--		--
» Total Net Internal Floor Area:	1,076 sq ft	[	99.94 sq m]





Indicative Floor Plan - Not To Be Relied Upon

### BUSINESS RATES

The offices are currently assessed as follows:

Rateable Value: £12,500

Rates Payable: £5,400 per annum

The rates payable are based on the current UBR of £0.432 for 2025/26. Small Business Rates Relief may be available, subject to occupier's eligibility. 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 0415-7839-8290-3107-4135)

### 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 £12,500 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.*

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- 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 March 2026

