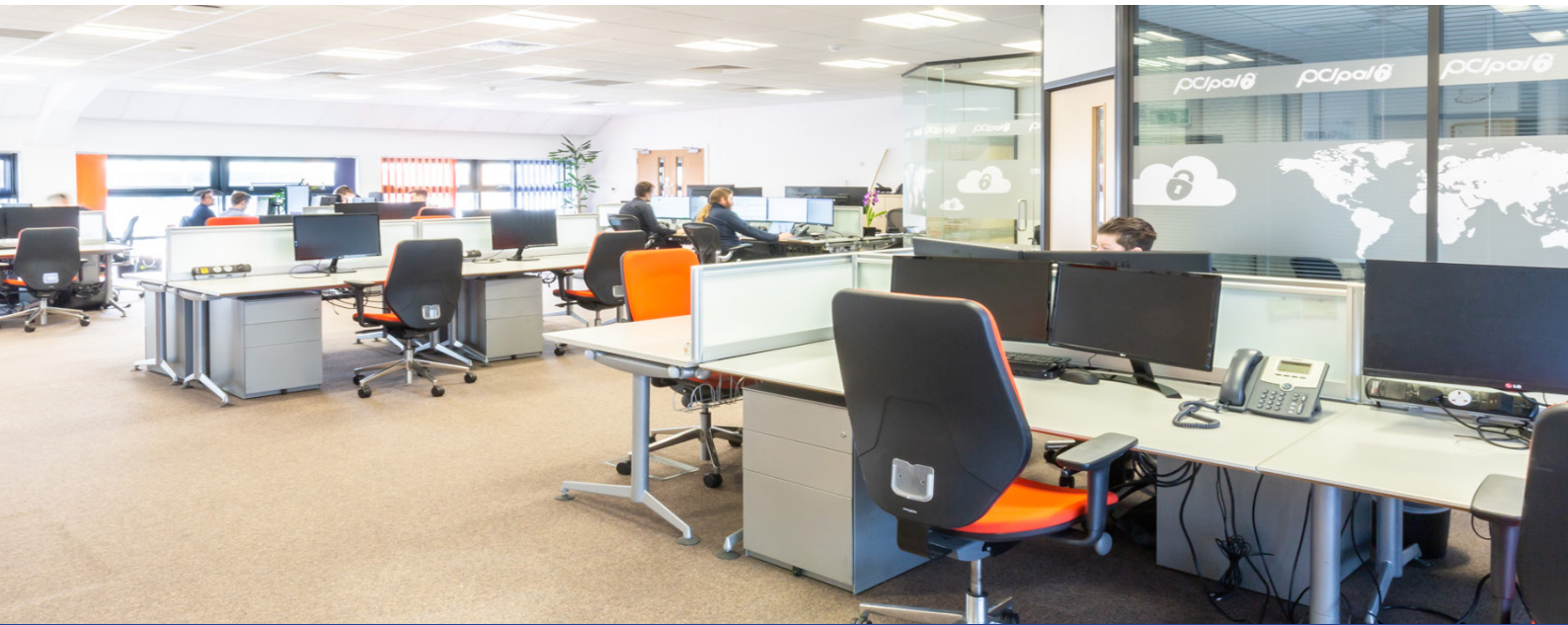


Gamma 5/6

Masterlord Office Village, West Road, Ipswich, IP3 9FH



DEDICATED PARKING
8 Spaces

SPACE AVAILABLE
2500 Sq Ft

SUITABLE FOR
Up to 30 people

LOCATION
Gamma Terrace

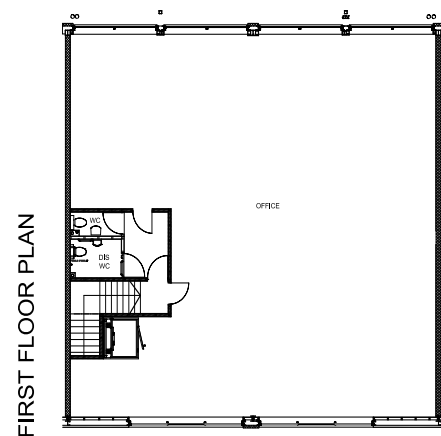
Features

-  24/7 access
-  Close to the A12 & A14
-  Partitioned areas
-  Open plan
-  Floor to ceiling windows



Floorplan Dimensions

Gamma 5/6



Rates

Rateable value is split into two parts

Gamma 5&6 = £31,750

Any questions, please contact Ipswich Borough Council -
business.rates@ipswich.gov.uk

To view please contact



Abi Dawson-Smith
Estate Management & Operations



Jade Jeffs
Office Administrator



01473 276100
info@masterlord.co.uk

Office Village Unit Gamma 5/6/7

- Light and airy one floor office
 - 8 Dedicated parking spaces
 - Open plan
 - Kitchen area
 - Communal onsite parking
 - Air conditioning & heating
-

Masterlord Office Village - making the difference

- Good rail links to London (70mins), Norwich and the Midlands
- Close to Holiday Inn Orwell and David Lloyd gym and swimming pool
- Everything you need on the doorstep: John Lewis, Waitrose, Sainsbury's, B&Q and a choice of restaurants.
- Car valeting services
- 24 hour security, patrols & CCTV
- Electric car charging points
- Additional free parking available
- Onsite Little Leaders day care nursery, rated good by OFSTED
- Onsite estate management for anything you need
- Onsite Kings Cafe offering delicious food and drink 7.30am-2.30pm Mon-Fri



Utilities

- You pay water, service charges, electricity and property insurance.
-

Epsilon House Business Centre - you're close to a full-service business centre, offering:

- Video conference suite
 - Meeting room hire
 - Discounts on meeting rooms as a Masterlord tenant
 - Royal Mail parcel and letter collection service
 - Beauty therapist services
-

IT & Communications

To connect you to the outside world, Masterlord provides state of the art network and IT services so you can concentrate on growing your business. These include:

High Speed Network

- Cat 5 network ports
- FTTP options available

Flexible Phone System

- Local or national phone numbers
- Phone answering service
- Remote extensions for homeworkers
- Call packages from £18.50 pcm

