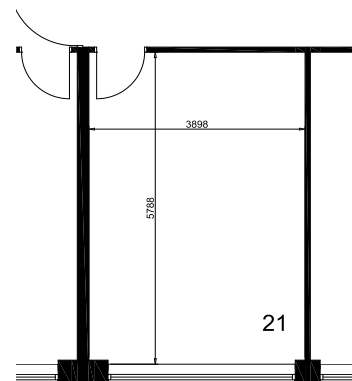


**PARKING****Free Parking****SPACE AVAILABLE****236 sq ft****SUITABLE FOR****Up to 5 people****LOCATION****First floor****Features**

-  24/7 access
-  Close to the A12 & A14
-  Floor boxes
-  Dedicated reception service
-  Floor to ceiling windows

**Floorplan Dimensions**

Office 21: 5.7m x 3.8m

**Rates**

Rateable value £4,050. If this is your only business premises, the office benefits from 100% rate relief. Please contact Ipswich Borough Council - business.rates@ipswich.gov.uk

To view please contact

Abi Dawson-Shaw
Estate Management & Operations



Jade Jeffs
Office Administrator



01473 276100
info@masterlord.co.uk

Everything you need

This fully serviced office is available on flexible terms and benefits from a professional reception service and on-site management. Office 21 is located on the first floor within Epsilon House Business Centre on our popular Masterlord Office Village.

Outside there are over 200 communal parking spaces available free of charge which are located close to the reception entrance. The car park has LED lighting and CCTV and is barrier controlled. Ransomes Europark also provides a security patrol service.

We have an on-site cafe and childcare nursery and are within walking distance of a range of local amenities including banks, supermarkets and restaurants.

Location

Masterlord Office Village is a 7 acre estate situated close to the centre of Ipswich on Ransomes Europark.

- Good rail links to London (70mins), Norwich and the Midlands
- Dedicated courier delivery and executive car service
- 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, Natwest and a choice of restaurants.



Utilities

- Water, service charges and maintenance are included in the rent.
- Air conditioning and heating.

Postal Services

- We have a Royal Mail postal service in our Business Centre that operates Monday-Friday
- Sending stamped, franked and recorded delivery.

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
- WiFi services throughout the building
- 300 Mb/s fibre connection to the internet
- Internet from £39.00 pcm

Flexible Phone System

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

IT Support

- On Site IT Support
- 24/7 Helpdesk
- 1 hour FREE IT Support when you move in



When taking out a lease on an office you will get discounts on hiring the meeting room, mini-meet and video conferencing suite.