



AVAILABLE TO LET

Prominent Office Building with 60 Parking Spaces and Balcony

K-Line House, Masterlord Office Village, Ransomes Europark, Ipswich, IP3 9FG

RENT

£145,000
per annum

AVAILABLE AREA

9,295 sq ft
[863.49 sq m]

[VIEW 3D TOUR](#)

IN BRIEF

- » Located on an established business park with easy access to the A14 and good links to Sizewell C.
- » Well presented office space with extensive first floor balcony.
- » 60 allocated parking spaces available.

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 office is also situated in close proximity to the Sizewell C development. The available office occupies a prominent position, immediately as you enter the estate.

DESCRIPTION

The office suite forms part of a two-storey building and occupies part of the ground floor, which incorporates a full-height vaulted entrance lobby together with separate server and store rooms. A stairwell and lift are accessed directly from the main entrance and provide access to the first-floor accommodation.

The main first floor office accommodation is predominantly open plan, together with a row of predominantly glazed partitioned meeting rooms, private offices, a kitchen and WC facilities along the left-hand side. The suite also benefits from a large, south-facing balcony.

The specification includes suspended ceilings with integrated fluorescent lighting, air-conditioning with fresh air ventilation, raised access flooring, and carpeted floor coverings. The majority of the internal partitioning is glazed with integral blinds.

Externally, we understand that parking is available for up to 60 cars.

Take a virtual tour

[VIEW 3D TOUR](#)

ACCOMMODATION [Approximate Net Internal Floor Areas]

Ground Floor

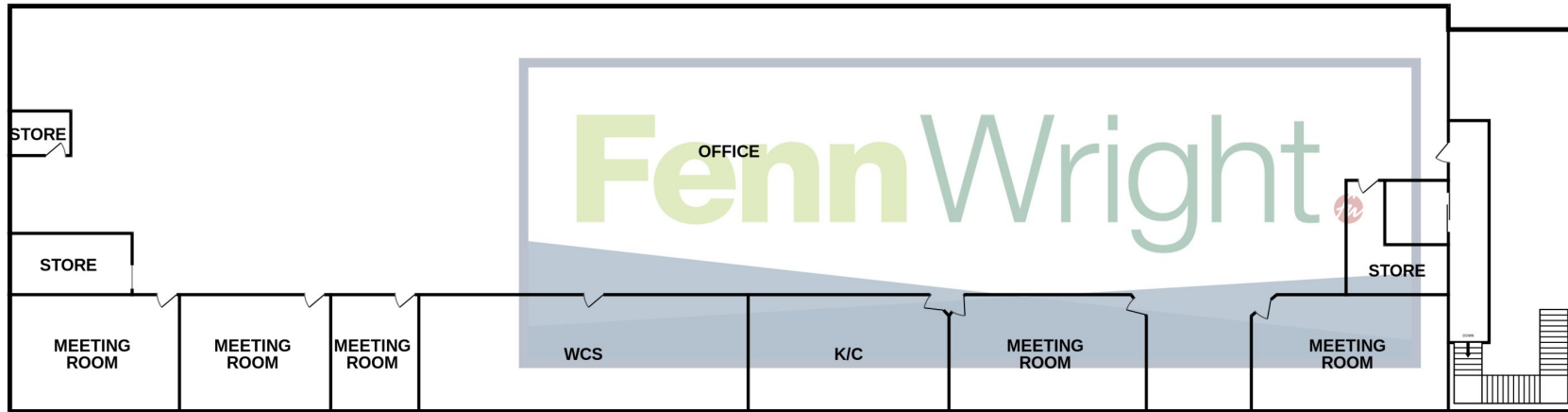
- » Reception 396 sq ft [36.82 sq m]
- » Server Room 207 sq ft [19.22 sq m]
- » Store 257 sq ft [23.89 sq m]

First Floor

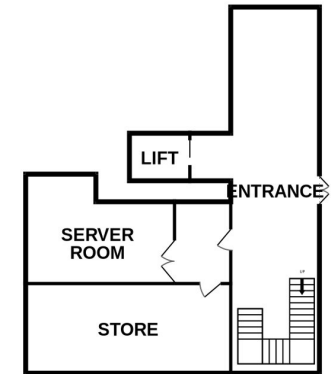
- » Office inc. Ancillary Accom 8,434 sq ft [783.55 sq m]
- » Total Net Internal Floor Area 9,295 sq ft [863.49 sq m]



FIRST FLOOR



GROUND FLOOR



SERVICES

We understand that the property is connected to mains water, electricity and drainage. These supplies are sub-metered and billed directly by the landlord.

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 of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

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

Telephone: 01473 432000.

BUSINESS RATES

According to the VOA, the premises has a Rateable Value (RV) of £101,000 with Rates Payable of £56,055 pa (2025/26), based on a UBR of 0.55. From April 2026, the RV is expected to increase to £127,000, while the UBR will reduce to 0.49, resulting in Rates Payable of £63,373 pa.

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

PLANNING

The property has previously been used as 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 medical & health services, research & development, professional & financial, 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.

ENERGY PERFORMANCE CERTIFICATE [EPC]

C (65) Rating - 5567-5124-9250-9400-0875

TERMS

The premises is available on a new business lease for a term to be agreed and at an initial rent of £145,000 per annum exclusive.

A service charge is payable in relation to the upkeep of the common areas, estate and estate roads.

VAT is payable on the rent and service charge.

LEGAL COSTS

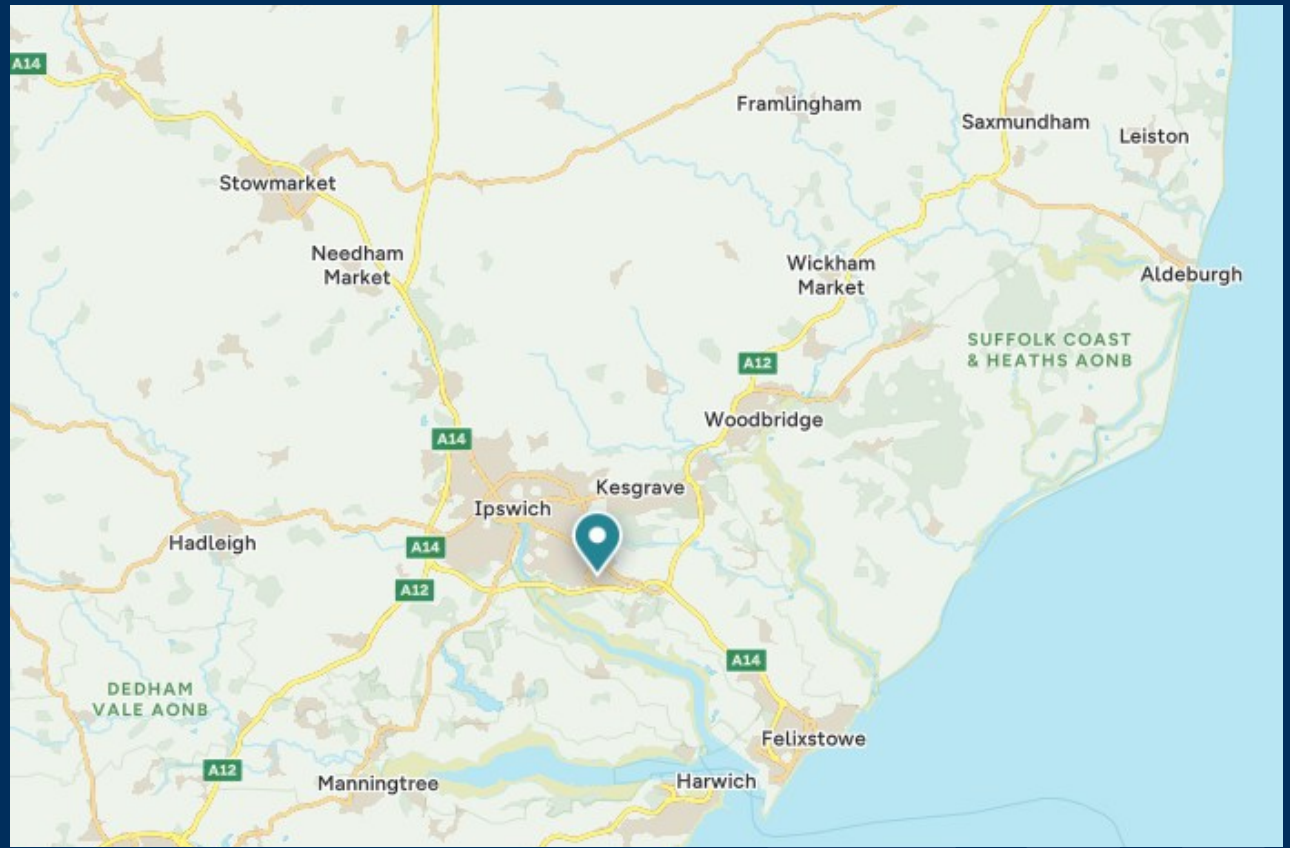
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created January 2026.

