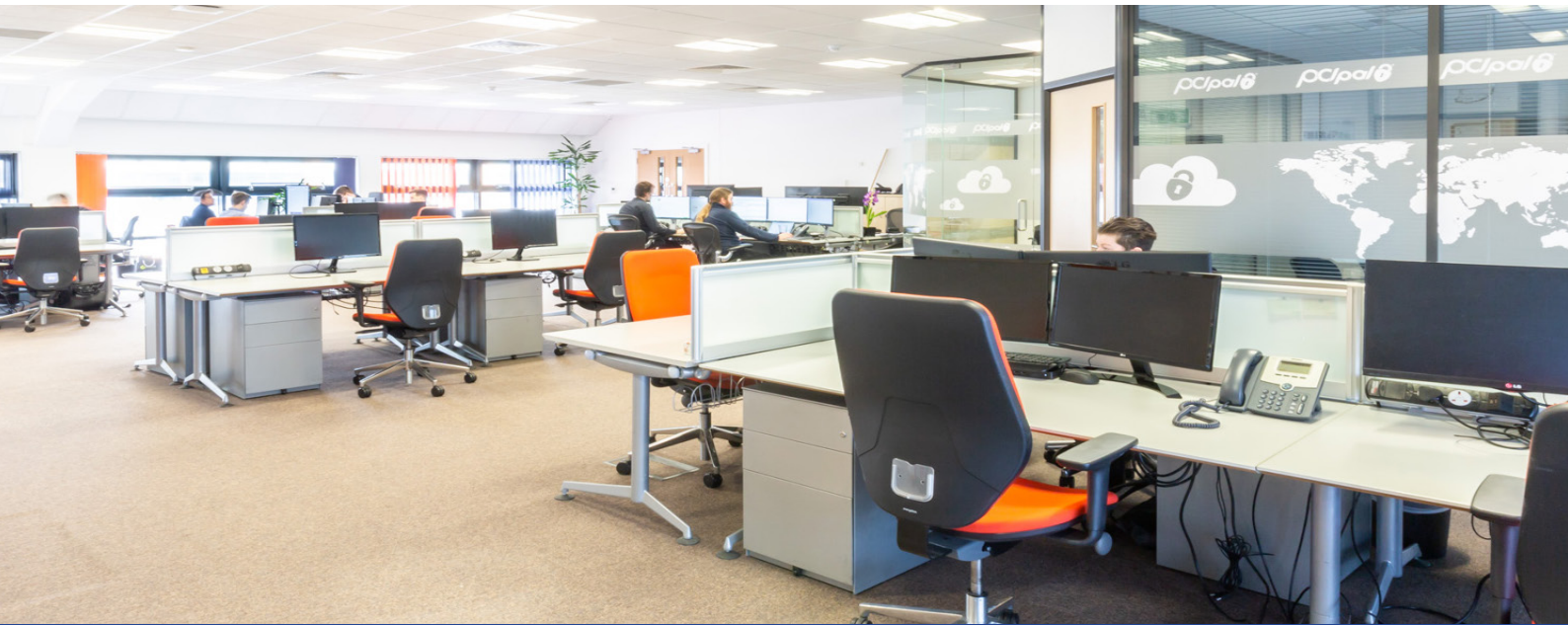


# Gamma 5/6/7

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








**DEDICATED PARKING**  
12 Spaces

**SPACE AVAILABLE**  
4250 Sq Ft

**SUITABLE FOR**  
Up to 50 people

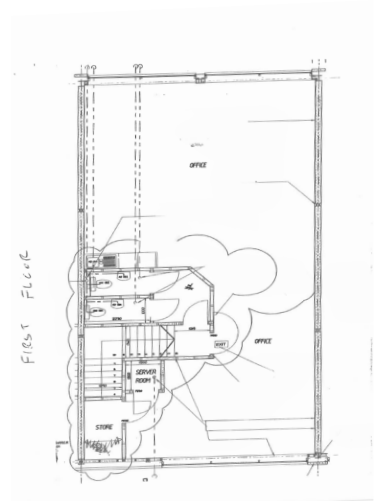
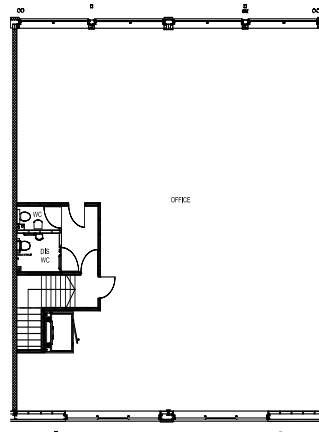
**LOCATION**  
Gamma Terrace

## Features

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

## Floorplan Dimensions

Gamma 5/6/7



## Rates

Rateable value is split into two parts

Gamma 5&6 = £31,750 / Gamma 7 = £20,750

Any questions, please contact Ipswich Borough Council - [business.rates@ipswich.gov.uk](mailto: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](mailto:info@masterlord.co.uk)

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## Office Village Unit Gamma 5/6/7

- Light and airy one floor office
- 12 Dedicated parking spaces
- Open plan
- 2 Kitchen areas and 4 toilets
- Communal onsite parking
- Air conditioning & heating

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## 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



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## Utilities

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

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## 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

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## 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

