

# For Sale

# Rarely Available Freehold Warehousing With Full Vacant Possession On An Established Industrial Estate

- · Close to Sizewell C site
- Includes office space
- · Well maintained
- Eaves height approx 9m
- Units available individually or combined

# **Masterlord Industrial Estate**

Leiston, IP16 4JD

7,438 to 88,781 sq ft

691.01 to 8,248.02 sq m

Reference: #273136



# **Masterlord Industrial Estate**

Leiston, IP16 4JD







#### Summary

Available Size	7,438 to 88,781 sq ft / 691.01 to 8,248.02 sq m
EPC	Property graded as B-C (1-5)

# Description

There are 7 units on the site, comprising warehouse units and offices. The units are traditional in style with asbestos roofs and have been well maintained. Eaves height is approx. 9 metres to the haunch.

#### Location

Leiston is in the East Suffolk district of Suffolk, close to Saxmundham and Aldeburgh. It sits 25.7 miles north-east of Ipswich and 90 miles north-east of London. Woodbridge is 29 minutes distant and close to the main A12 dual carriageway to Lowestoft and Ipswich. The Sizewell C project, to construct a 3,200 MWe EPR nuclear power station just outside Leiston. It will create some 70,000 jobs across the UK, and will rely on over 2,000

UK-based suppliers. The project has commenced, with construction taking place over the next 9 to 12 years.

#### Rates

We understand that Units 1-6A currently have a combined assessment of £161,000. Units 8-9 have a combined assessment of £70,500. Interested parties are advised to make their own enquiries with the local authority.

#### Planning

All enquiries should be directed to East Suffolk Council, East Suffolk House, Melton, Woodbridge, IP12 1RT.

# Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Freehold Accommadation - Unit 1	7,437.90	691
Freehold Accommodation - Unit 2 & 3 + Canteen	24,666.60	2,291.60
Freehold Accommodation - Unit 4 + Office	13,355.40	1,240.76
Freehold Accommodation - Unit 5	12,087.90	1,123
Freehold Accommodation - Unit 8	15,693.80	1,458
Freehold Accommodation - Unit 9	15,559.20	1,445.50
Freehold Accommodation - TOTAL	88,780.60	8,247.99

#### Price

Price upon application

#### **Legal Costs**

Each party to bear their own legal costs.

### James Saxby

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# Penn Commercial Ltd (Joint Agent)

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