



# 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

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**7,438 to 88,781 sq ft**

691.01 to 8,248.02 sq m

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**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 Accommodation - 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)