



For Sale

**Rarely Available Freehold Warehousing With Full Vacant Possession
On An Established Industrial Estate
Available whole or individual units**

- Close to Sizewell C site
- Eaves height approx 9m
- Includes office space
- Well maintained
- 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 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.

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