

FOR SALE



RARELY AVAILABLE SEVEN FREEHOLD
WAREHOUSING WITH FULL VACANT POSSESSION
ON ESTABLISHED INDUSTRIAL ESTATE
7,438 - 88,781 SQ FT (691 - 8,248 SQ M)

UNITS 1-5

UNITS 8-9

Masterlord Industrial Estate, Leiston, IP16 4JD



Located in Leiston, a town powered by the Sizewell C project – a transformative development creating 70,000 UK jobs, engaging 2,000 suppliers, and driving significant economic and infrastructural investment, with completion expected within 9–12 years.

Key Features

- Close to Sizewell C site
- Office space
- Well maintained
- Eaves height approx 9 metres

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.

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.

Energy Efficiency

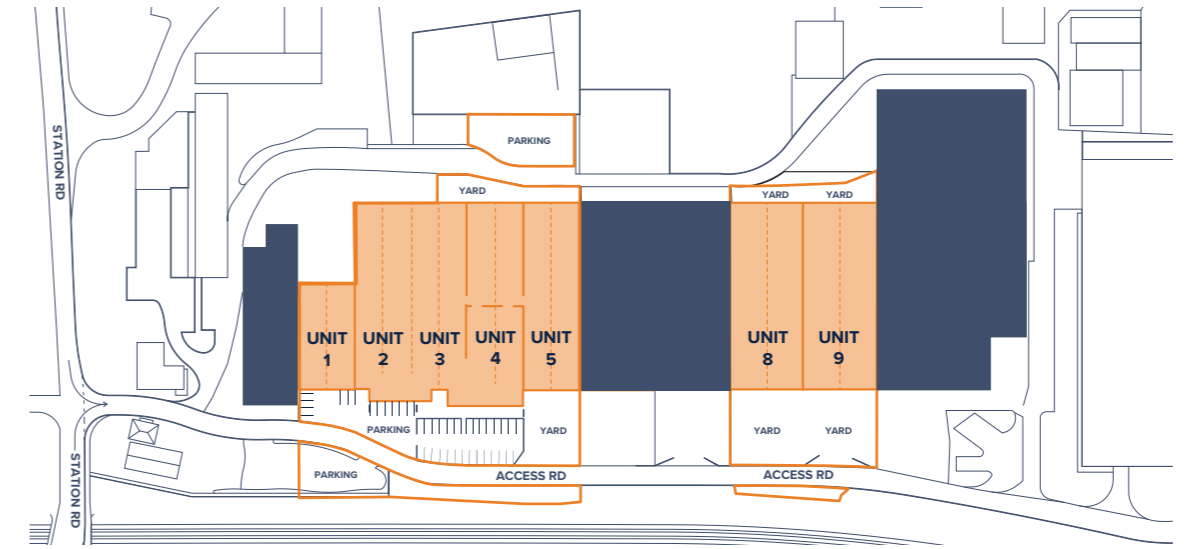
	EPC
Units 1 - 5*	C
Units 8 - 9**	B

*Valid until 31st August 2034 ** Valid until 30th August 2034

Freehold Accommodation

	Sq m	Sq ft
Unit 1	691.0	7,437.9
Units 2 & 3 + Canteen	2,291.6	24,666.6
Unit 4 + Office	1,238.9	13,335.4
Unit 5	1,123.0	12,087.9
Unit 8	1,458.0	15,693.8
Unit 9	1,445.5	15,559.2
Total	8,248.0	88,780.6

All dimensions approximate



Legal

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.

Planning

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

Price

Price on application

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the joint sole agents:

Penn Commercial

Contact:

07721 922946

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JLL

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