

Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Property Information

Freehold Office Investment

- Modern two storey office building with car parking
- Potential for future residential conversion (subject to consents)
- 2 miles west of Sizewell B and C Nuclear Power Stations
- Approx. floor area of 401.83 sq m (4,325 sq ft)
- Entirely let with all longstanding tenants
- 30 demised car parking spaces with additional parking nearby
- Located within the well-established Master Lord Industrial Park

Lot

20

Auction

17th September 2026

Rent

£62,631 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

21 miles north-east of Ipswich, 20 miles south of Lowestoft

Roads

A12, A1094, B1122, B1069

Rail

Saxmundham Railway Station

Air

Norwich International Airport, London Stansted Airport

Situation

Leiston is an affluent Suffolk town 20 miles north east of Ipswich benefitting from being 2 miles west of Sizewell B Nuclear Power Station and the new Sizewell C Project. The Sizewell C Project is the construction of a 3.2 gigawatt nuclear power station, expecting to complete in the next 9-12 years at a cost of £38 billion and expecting to create 10,000 jobs during construction and expected to be in operation for at least 60 years. The project will further benefit the local economy by way of The Sizewell C Memorandum of Understanding and The Neighbourhood Fund. Under the Memorandum of Understanding, the Sizewell C Consortium has committed to spending £4.4 billion with businesses across the East of England, supporting regional employment, skills and supply-chain opportunities (<https://www.sizewellc.com/news-views/final-investment-decision-reached-for-sizewell-c-the-biggest-british-clean-energy-project-in-a-generation/>).

The property is prominently situated within the well established Master Lord Industrial Estate, the primary industrial/business park in Leiston.

Tenure

Freehold.

EPC

Band D.

Description

The property comprises a modern and attractive two-storey office building providing well-configured and flexible office accommodation, currently divided into 9 smaller office suites, and extending to approximately 401.83 sq m (4,325 sq ft). The accommodation is predominantly open plan and benefits from a passenger lift serving both floors. The property also benefits from 30 demised parking spaces, 3 of which are bus parking spaces and 4 of which are visitors' spaces.

The property forms part of a larger building, approximately 50% of which has already been converted to provide 10 residential apartments. The configuration and layout of the building lends itself well to residential conversion and, accordingly, the subject property may offer potential for full residential conversion, subject to obtaining all necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)

Tenancy & Accommodation

Unit	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x	Reviews (Reversion)
Suite 1	First	Office/Ancillary x 10 Car parking spaces	171.93	(1,851)	DAYES LIMITED (CRN 03765504) (1)	5 years from 01/02/2025 (1)	£27,750	(31/01/2030)
Suite 4	First	Office/Ancillary x 3 Car parking spaces	36.30	(391)	QDEX LIMITED (CRN 04438483) (5)	5 years from 24/12/2024	£6,150	(23/12/2029)
Suite 7	Ground	Office	18.80	(202)	DAYES LIMITED (CRN 03765504) (1)	5 years from 01/02/2025	£3,150	(31/01/2030)
Suite 8-9	Ground	Office x 2 Car parking spaces	37.90	(408)	BEES BUZZ PUBLIC RELATIONS LIMITED (CRN 09640859) (2)	6 years from 24/12/2024	£6,105	(23/12/2030)
Suite 10	Ground	Office	9.70	(104)	CITIZENS ADVICE EAST SUFFOLK LTD (CRN 05866861) (3)	5 years from 01/02/2025	£1,248	(31/01/2030)
Suite 11-12	Ground	Office x3 Bus parking spaces x 2 Car parking spaces	34.20	(368)	COASTAL ACCESSIBLE TRANSPORT SERVICES LIMITED (CRN IP28439R) (4)	6 years from 24/12/2024	£6,900	(23/12/2030)
Suite 14	Ground	Office/Ancillary x 8 Car parking spaces	93.00	(1,001)	CITIZENS ADVICE EAST SUFFOLK LTD (CRN 05866861) (3)	5 years from 01/02/2025	£11,280	(31/01/2030)
Total Approximate Area			401.83 (6)	(4,325) (6)			£62,583	

- (1) As to Suites 1 and 7, Dayes Limited (CRN 03765504) were incorporated in 1999 and provide housewares products worldwide (www.dayesuk.com). The lease provides for a tenant option to determine the lease on 1st February 2028 upon serving 6 months notice.
- (2) As to Suites 8 and 9 Bees Buzz Public Relations Limited (CRN 09640859) was incorporated in 2015 and provide public relations services dedicated to the professional audio visual industry (www.beesbuzzpr.com). The lease provides for a tenant option to determine the lease on 24th December 2027 upon serving 6 months notice.
- (3) As to Suite 10, Citizens Advice East Suffolk Ltd (CRN 05866861) is an independent registered charity and is part of the Citizens Advice network.
- (4) As to Suites 11 and 12, Coastal Accessible Transport Services Limited (CRN IP28439R) is a non-profit organisation providing accessible transport services (www.cats-paws.co.uk). The lease provides for a tenant Rolling option to determine the lease upon serving 6 months' notice. The option is conditional upon tenant having complied with its obligations in the lease.
- (5) As to Suite 4, Qdex Limited (CRN 04438483) was incorporated in 2002 is a leading manufacturer and distributor of plain and printed labels (www.qdex.co.uk). The lease provides for a tenant option to determine the lease on 24th December 2027 upon serving 6 months notice.
- (6) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)

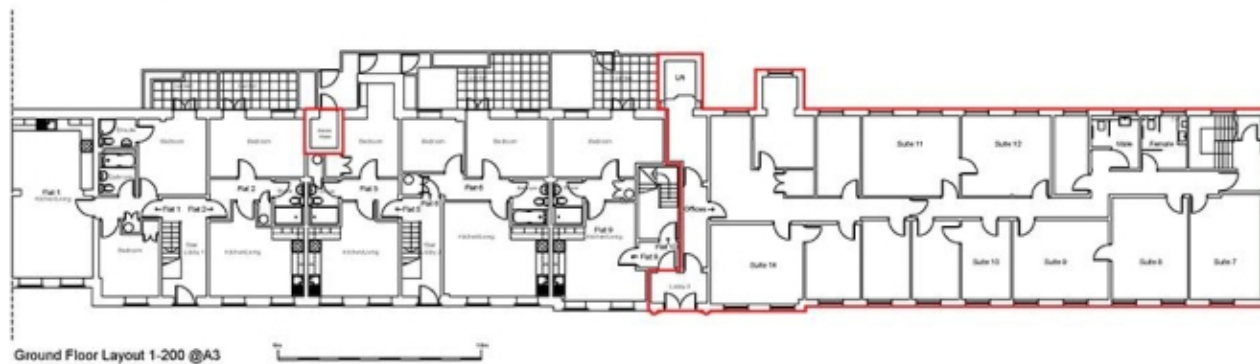
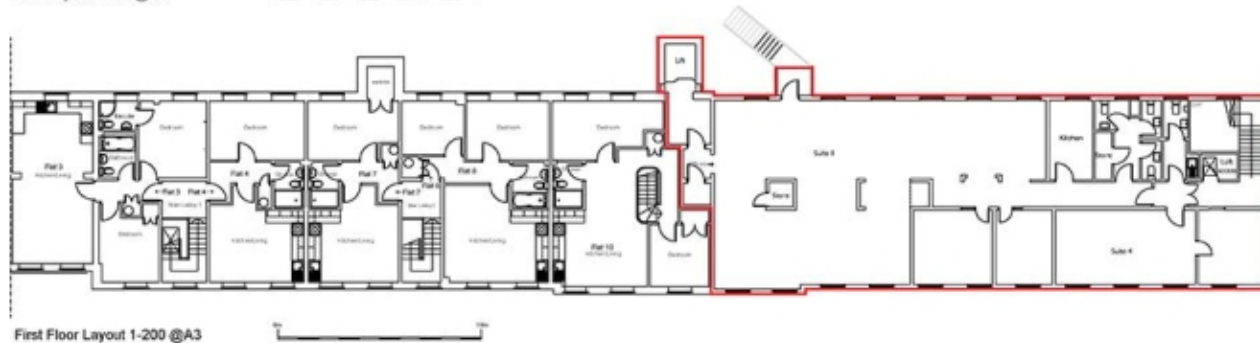
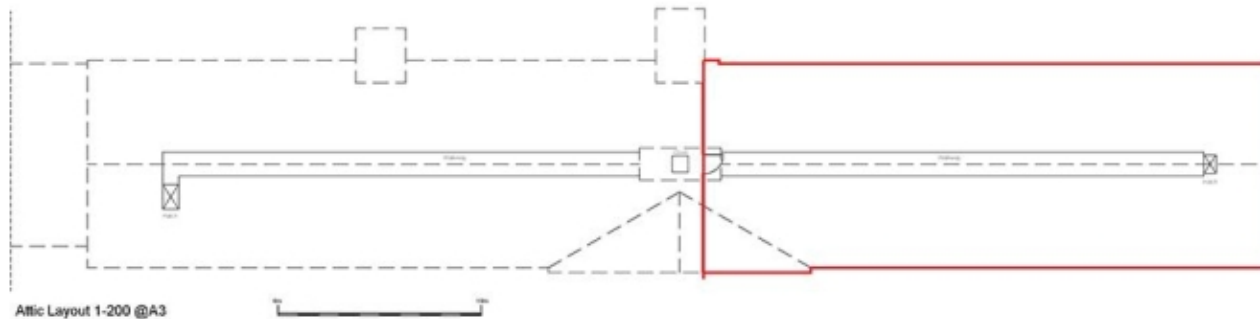


Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)

Land and buildings at Colonial House
Station Road
Leiston

1:200 on A3



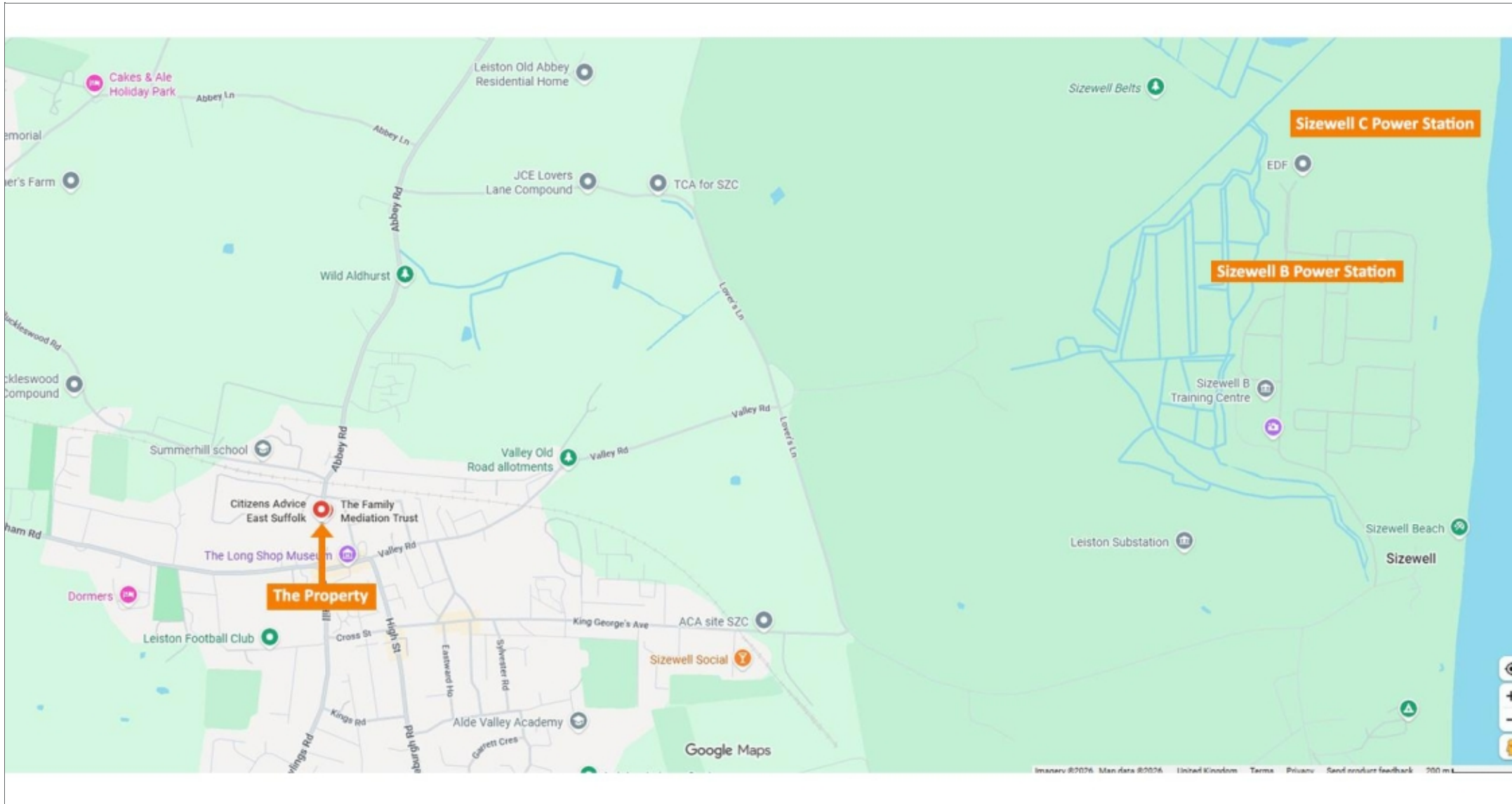
Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Lot 20, Colonial House, Master Lord Industrial Estate, Station Road, Leiston, Suffolk IP16 4JD

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Gway Kanokwuttipong
+44 (0)20 7034 4864
+44 (0)7456 888 750
gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

Fairweather Law
Unit 3A, Delta Terrace, Masterlord Village West Road
Ipswich
Suffolk
IP3 9FH

Aisling Taylor
01728 724 737
ataylor@fairweatherlaw.co.uk

Mark Fairweather
01728 454 595
mfairweather@fairweatherlaw.co.uk

Associate Auctioneers



Gil Martin Ley
59c Station Road Winchmore Hill
London
N21 3NB

James Gil Martin
020 8920 9944 (direct)
07702 158584 (mobile)
comms@gilmartinley.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024