



**AVAILABLE ON NEW FLEXIBLE BUSINESS LEASES**

Open plan offices with on site parking

Jackson House, 86 Sandy Hill Lane, Ipswich,  
Suffolk IP3 0JA

**RENT**

**UPON APPLICATION**

**AVAILABLE AREA**

**3,798—9,295 sq ft**

**[353-863 sq m] WITH UP TO 80 PARKING SPACES**

**IN BRIEF**

- » Edge of town location overlooking the River Orwell
- » Town centre 2 miles and A14 2.5 miles
- » Modern air conditioned, open plan accommodation
- » Up to 80 on site car parking spaces

**LOCATION**

Jackson House is located in Sandy Hill Lane, approximately two miles south of Ipswich town centre and overlooking the River Orwell (see location plan). Junction 57 of the A14 is within two and a half miles to the South East and provides excellent road communications with Felixstowe, London and the national motorway network.

**DESCRIPTION**

The premises comprise two large open plan offices, together with further meeting rooms and ancillary accommodation, arranged upon the ground floor of Jackson House and accessed via a shared reception.

Riverside Office comprises a large U shape office together with two meeting rooms and separate kitchen facilities.

Park Office comprises a large square suite again providing flexible open plan accommodation and incorporating a staff kitchen/breakout area.

The general specification of the accommodation includes:

- Suspended ceilings with recessed LED lighting
- Air conditioning
- Double glazing
- Perimeter trunking and floor boxes

Ancillary accommodation includes first aid room, WC facilities and stores. Use of a shared computer room is also available.

Up to 80 parking spaces are available within the security controlled car park.



**Riverside Office**



**Orwell Meeting Room**



Park Office



Park Office Kitchen

## ACCOMMODATION

The premises provide the following approximate floor areas :

|                                                |             |               |
|------------------------------------------------|-------------|---------------|
| Riverside office (including two meeting rooms) | 4,415 sq ft | (410.17 sq m) |
| Riverside office kitchen                       | 45 sq ft    | (4.22 sq m)   |
| Park office                                    | 3,798 sq ft | (352.80 sq m) |
| Two meeting rooms adjoining the Park office    | 537 sq ft   | (49.82 sq m)  |
| First aid room                                 | 153 sq ft   | (14.20 sq m)  |
| Two stores and cupboard                        | 347 sq ft   | (32.25 sq m)  |
| Male and female WC facilities                  | -           | -             |

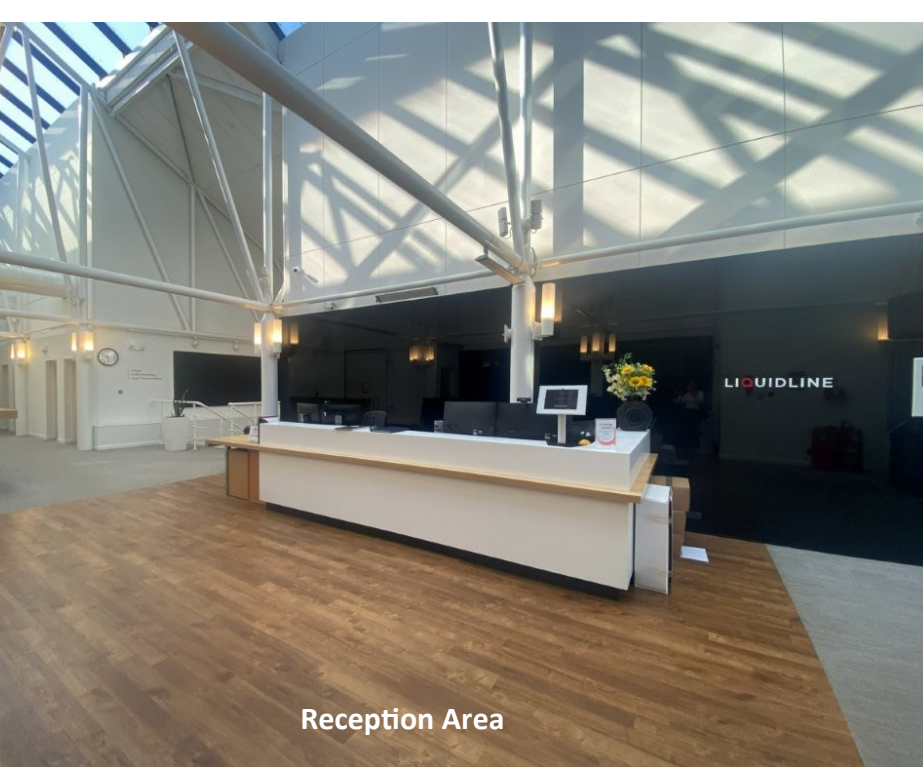
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|                                      |                    |                     |
|--------------------------------------|--------------------|---------------------|
| <b>Total net internal floor area</b> | <b>9,295 sq ft</b> | <b>(863.46 sqm)</b> |
|--------------------------------------|--------------------|---------------------|

## SERVICES

It is understood that the premises are connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely on their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.



Reception Area



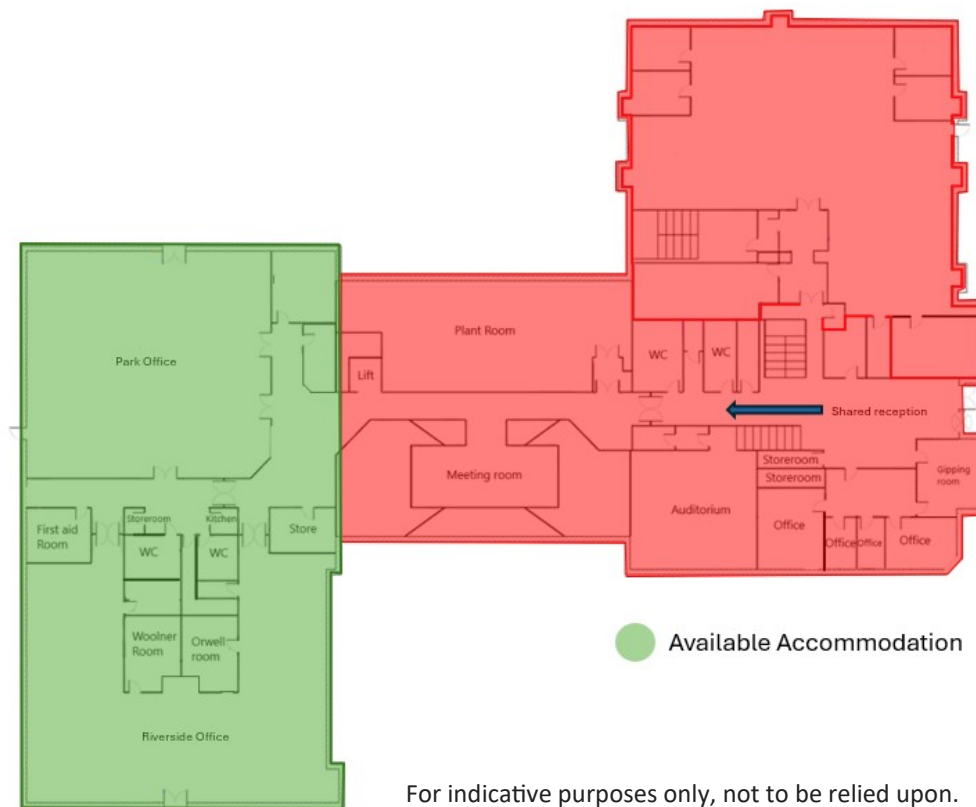
Aerial View



Office Space



Car Parking Area



For indicative purposes only, not to be relied upon.

## TERMS

The premises are available as a whole on a new, short term flexible business lease.

Alternatively Riverside Office and Park Office, with associated ancillary accommodation, are available upon separate leases at a rent of £12 per sq ft exclusive.

A service charge will be payable to the landlord in relation to common services and facilities and further details are available upon request.

## VAT

The rent will be subject to VAT.

## LOCAL AUTHORITY

Ipswich Borough Council  
Grafton House  
15-17 Russell Road  
Ipswich, Suffolk  
IP1 2DE  
Tel No: 01473 432000

## BUSINESS RATES

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

The property has an EPC rating E (120).

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity.

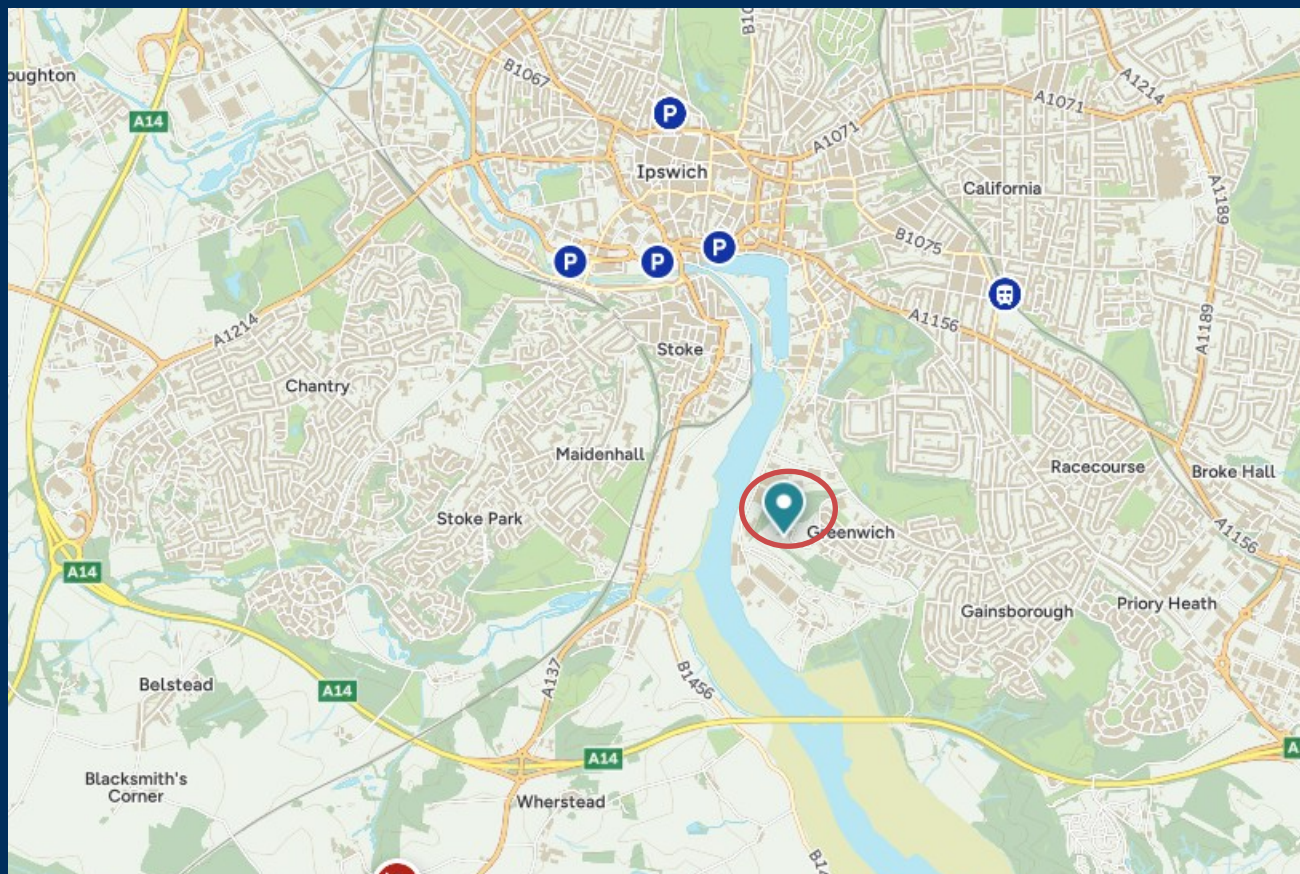
**VIEWINGS ARE STRICTLY BY APPOINTMENT  
VIA THE SOLE LETTING AGENTS:**

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Particulars created July 2026.

**Fenn Wright**

