



DRAFT

AVAILABLE TO LET / FOR SALE - FOR OCCUPATION FROM APRIL 2026

Warehouse & Offices with Large Surfaced Yard/Parking

**Communications House, 166 Handford Road,
Ipswich, IP1 2BH**

RENT

£55,000
per annum

GUIDE PRICE

£695,000

AVAILABLE AREA

14,031 sq ft *inc. un-refurbished attic*
[1,303.52 sq m]

IN BRIEF

- » Well Appointed First Floor Offices
- » Warehousing & Storage Areas
- » Large Surfaced Forecourt

LOCATION

Communications House occupies a prominent position on Handford Road, close to Ipswich town centre and approximately one mile from Ipswich railway station, which offers direct services to London Liverpool Street.

The property benefits from excellent road connectivity via the A14, providing links to Felixstowe Port, the national motorway network, and routes to Norwich, Cambridge, and London. The surrounding area is home to a mix of office, trade, and light industrial occupiers.

DESCRIPTION

The property comprises a detached and extended mixed use office/warehouse building, with the majority of the accommodation arranged at ground floor level. The original red brick section provides first and second-floor accommodation, with the second floor currently un-refurbished and forming attic space.

The ground floor offers a mixture of offices, warehouse and workshop accommodation, together with ancillary areas including a kitchen and WC facilities. The main warehouse is served by a roller shutter door opening onto the forecourt.

The first floor comprises well-appointed office accommodation with additional WC facilities and a tea-point.

A large surfaced forecourt is located to the front of the property.

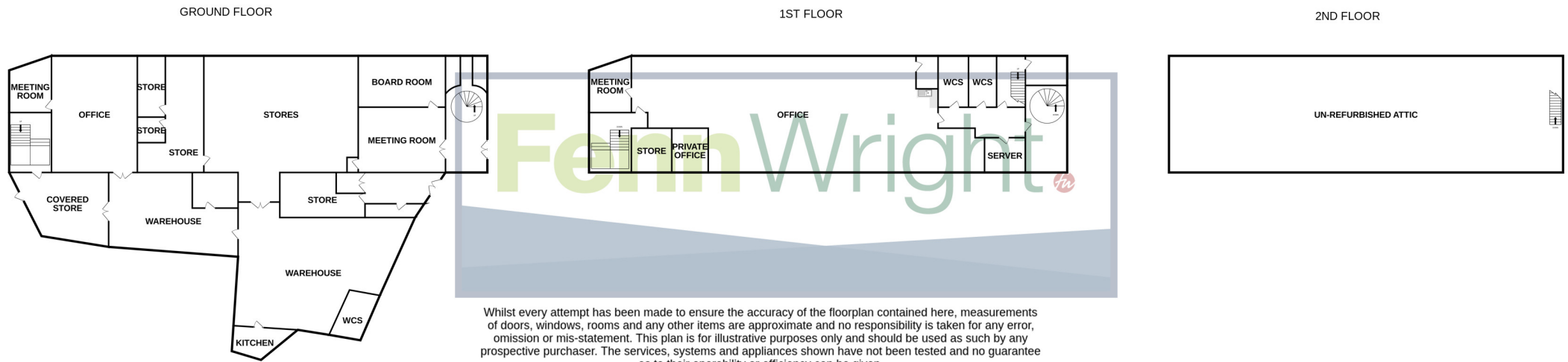
ACCOMMODATION [Approximate Gross Internal Floor Areas]

» Ground Floor	7,253 sq ft	[673.78 sq m]
» First Floor	3,541 sq ft	[329.00 sq m]
» Second Floor	3,237 sq ft	[300.69 sq m]
» Total Net Gross Floor Area	14,031 sq ft	[1,303.52 sq m]

According to Promap the total site area is approximately 0.417 acres



Floor Plan - Not to Scale for Identification Purposes Only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage.

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

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE .

Telephone: 01473 432000.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current Rateable Value of £45,250. The rates payable (2025) is £22,579.75per annum based on the current UBR for 2025/26 of £0.49.

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

PLANNING

The property has previously been used as offices and warehousing. It is assumed the property has planning for similar uses. However, all interested parties should make their own enquiries with the local planning authority to confirm their intended use.

ENERGY PERFORMANCE CERTIFICATE [EPC]

EPC Rating: C (74) - 8920-2198-0434-5002-1623

TERMS

The property is available to let on a new full repairing and insuring business lease on terms to be agreed and at an initial rent of £55,000 per annum exclusive.

Offers are invited in the region of £695,000 for the freehold interest with vacant possession upon completion.

The property is VAT elected.

LEGAL COSTS

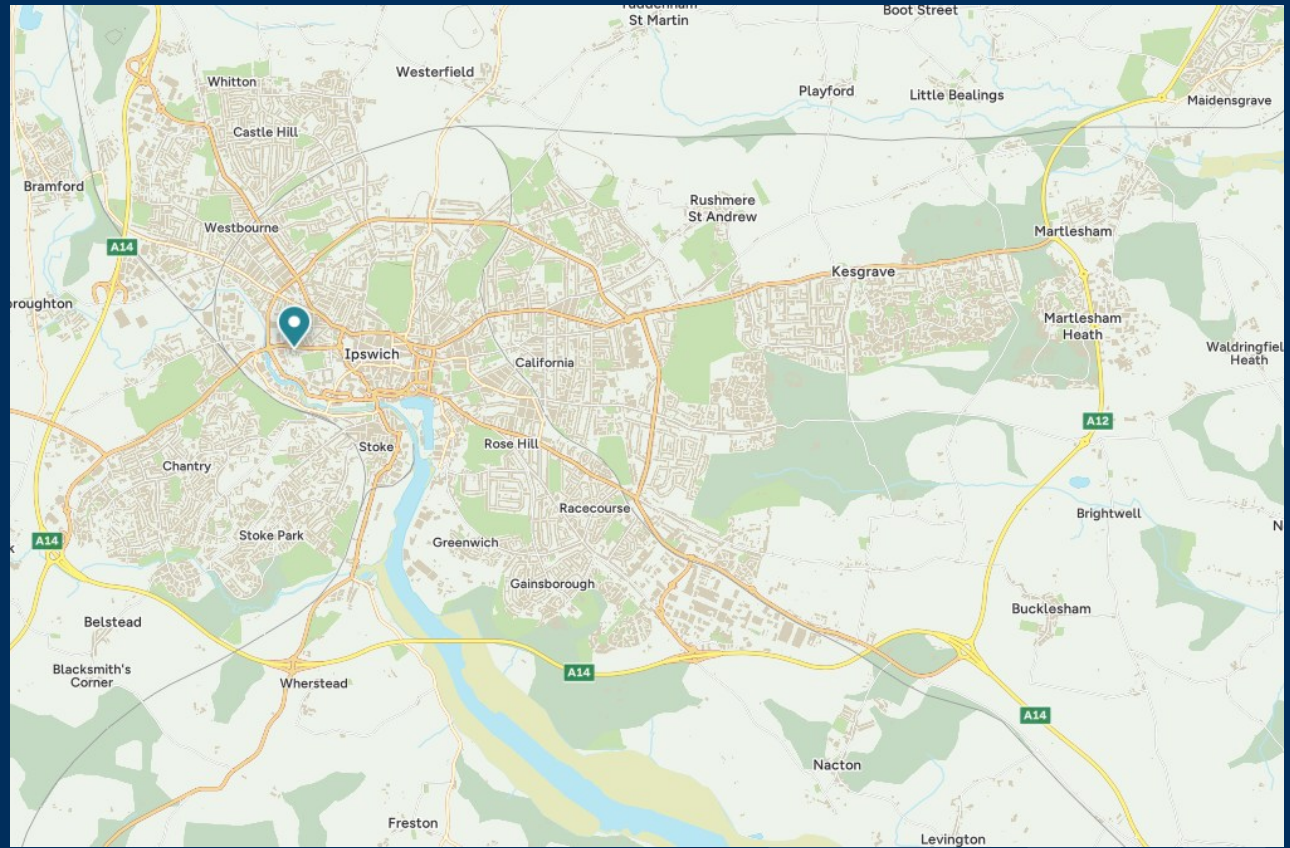
Each party is to be responsible for their own legal costs.

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

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Particulars created January 2026.

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