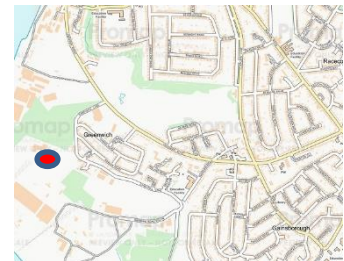
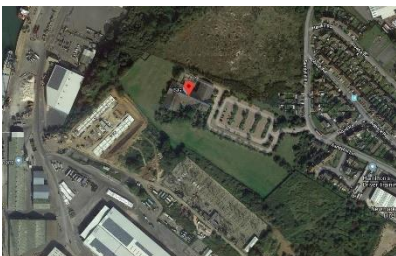


# Jackson House

86 Sandy Hill Lane, Ipswich, IP3 0NA



## Key Highlights

- Up to 29,449 ft<sup>2</sup> available
- 60 seater auditorium
- 182 on site car parking spaces
- Modern office accommodation
- Available in suites from 1,750 ft<sup>2</sup>

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SAVILLS IPSWICH  
Fraser House, 23 Museum Street  
Ipswich, IP1 1HE

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[savills.co.uk](http://savills.co.uk)



## Situation

The property comprises a detached building of contemporary design arranged at lower ground, ground and first floor level, which reflects the topography of the site and nestles on the north bank of the River Orwell. The property lies approx. 2.5 miles from Ipswich town centre and also enjoys good road links to the A14/A12 at the Nacton Intersection (J57) which, in turn, provides easy road access to the Port of Felixstowe, the Midlands and the national motorway network via the M25.

## Description

The accommodation is built to a good standard and is understood to have originally been commissioned by the nuclear industry as a training centre; being accessed via a single entrance/egress which is security controlled.

## Accommodation (all areas approximate)

Suite		ft <sup>2</sup>	m <sup>2</sup>	
A	Lower Ground	1,345	124.95	Under Offer
B	Lower Ground	1,750	162.60	Available
C	Lower Ground	4,215	391.58	Available
D	Lower Ground	2,069	191.89	Available
E	Ground Floor	7,321	680.14	Under Offer
F	Ground Floor	4,660	432.92	Available
G	Ground Floor	3,824	355.22	Available
H	Ground Floor	1,155	107.30	Available
I	First Floor	3,110	288.93	Under Offer
<b>Total</b>		<b>29,449</b>	<b>2,735.48</b>	

## Features Include

- Passenger Lift
- Open plan office accommodation
- Meeting rooms
- Air Conditioning to parts of accommodation
- Manned reception
- 60 seater auditorium

## Note

Our clients, ISG plc, hold a lease over the entire building and have the flexibility to either assign the whole or sub-let the vacant space in parcels tailored to meet occupiers specific requirements but the current void provides approx. 29,449 ft<sup>2</sup>.

## Head Lease

We understand that the entire property is held upon a lease for a term expiring 21<sup>st</sup> March 2027 with provision for a rent review at 5 yearly intervals.

## Terms

The premises are available for a term up until 21<sup>st</sup> March 2027 at a quoting rent of £15 psf.

## Business Rates

From internet enquiries of the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the premises have combined Rateable Value of £231,210. For the year April 2023/24 business rates are normally payable at the Uniform Business Rate multiplier of 51.2p in the £.

## VAT

We understand that VAT is **NOT** applicable in this instance.

## EPC

C Rating.

## Legal Costs

Each party to bear their own legal costs.

## Service Charge

A service charge of £5 psf linked to RPI will be charged in respect to the cost of the upkeep of the common parts of the building, security, external landscaping etc..

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

## Viewing and Further Information

Strictly by prior appointment with the Joint Sole Letting Agent:

Phil Dennis  
01473 234820  
[pdennis@savills.com](mailto:pdennis@savills.com)

### IMPORTANT NOTICE

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27<sup>th</sup> January 2023

