

Norwich | NR7 8SG
44 Roundtree Way

ROCHE



TRADE COUNTER / WAREHOUSE UNIT TO LET

3,472 sq ft (322.6 sq m)

- Fully refurbished
- Popular trade counter location
- Close to Norwich outer ring road (A1042)
- Good access to Broadland Northway/NDR (A1270) and A47

Industrial

01603 619876
www.rochesurveyors.co.uk

Norwich | NR7 8SG

44 Roundtree Way

ROCHE

Location

Roundtree Way is a popular established trade-counter location situated approximately 3 miles north east of Norwich City Centre and just off the A140 / A1042 Norwich Outer Ring Road. The main A47 and A1270 Norwich bypass are also in close proximity providing good access around Norwich and beyond. Norwich Airport is also just approximately 4 miles away.

The Roundtree Way estate forms part of a larger trade-counter, industrial and retail warehouse development including Sprowston Retail Park. Occupiers of note in the vicinity include: **Homebase, Royal Mail, HSS Hire, Wolseley, Eurocell, Dunelm, DFS, Wren Kitchens** and **KFC**.

Description

The property comprises a modern end-of-terrace unit of concrete framed construction under a pitched roof with profile sheeting cladding.

It has recently been fully refurbished and upgraded to provide the following specification and features:

- Open plan warehouse storage area
- First floor offices
- Trade counter area
- WCs
- New roller shutter door
- Three phase electricity
- New upvc windows and door
- Minimum eaves height of 4.4m

Accommodation

The property has the following approximate gross internal floor areas:

	sq ft	sq m
Ground floor warehouse & WCs	2,970	276.0
First floor offices	502	46.6
Total	3,472	322.6

Services

We understand the property benefits from mains water, electricity and drainage.

Energy Performance Certificate

The property has an Energy Performance Rating of (TBC). A full copy of the Energy Performance Certificate is available upon request.

Rates

The Valuation Office Agency website indicates that the property is awaiting re-assessment following the refurbishment works. Further details will be made available on application.

The rates payable will depend on the occupier's circumstances and can be obtained from either Norwich City Council (Business Rates: 01603 212899), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Terms

The property is offered to let on a new full repairing and insuring lease for a minimum term of 5 years.

Rent

£26,250 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment through the joint letting agents:

Roche Chartered Surveyors

Contact: Graham Jones

Tel: 01603 756338

Email: graham.jones@rochesurveyors.co.uk

Brown & Co

Contact: Anna Smith / Andrew Haigh

Tel: 01603 598248 / 598261

Email: anna.smith@brown-co.com / andrew.haigh@brown-co.com



SUBJECT TO CONTRACT

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code can be found at www.leasebusinesspremisses.co.uk.

IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Norwich | NR7 8SG
44 Roundtree Way

