# **Norwich** NR7 8SG 44 Roundtree Way





# 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

#### 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.

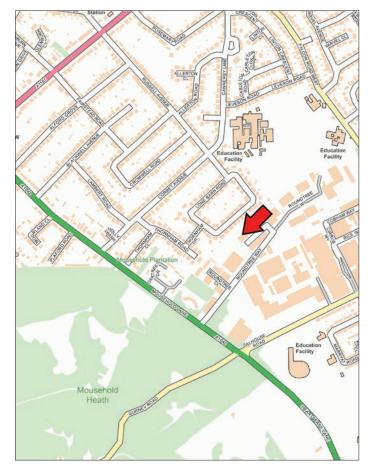
#### Viewing

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

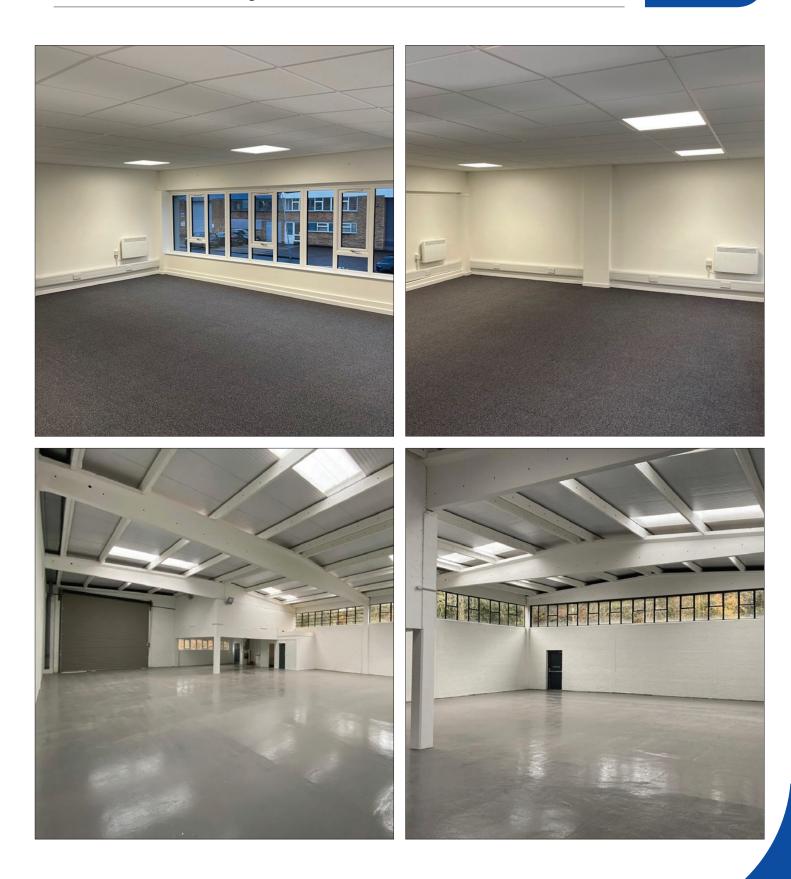
You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code can be found at www.leasingbusinesspremises.co.uk.

#### IMPORTANT NOTICE

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