



Location

Roundtree Way is an established trade counter/retail warehouse location situated approximately 2 miles to the north-east of Norwich city centre. Notable occupiers in the vicinity include World of Beds, Dunelm, Pets at Home and Bathstore. There are also a number of local occupiers in the adjacent 28-unit Roundtree Way Industrial Estate.

Description

The property is prominently located on the junction of Roundtree Way and the outer ring road and comprises a refurbished semi-detached trade counter/warehouse unit with two-storey office and ancillary accommodation. It is of traditional portal frame construction with blockwork footings and insulated profile sheet clad elevations.

A new insulated roof was installed in summer 2025, and comprehensive renewal works have been undertaken to the windows, walls, ceilings, and floors. The roller shutter door opens onto a concrete forecourt and car park.

- Comprehensively refurbished in 2025, including a new roof
- Prominent corner location fronting onto the outer ring road
- Popular trade counter location
- Forecourt parking and yard area
- Eaves to 6 metres
- Suitable for trade counter or retailing use (subject to planning)

Accommodation

The property extends to approximately **6,400 sq ft (595 sq m)**.

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£61,750 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of TBC. A full copy of the certificate is available upon request.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £38,750. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

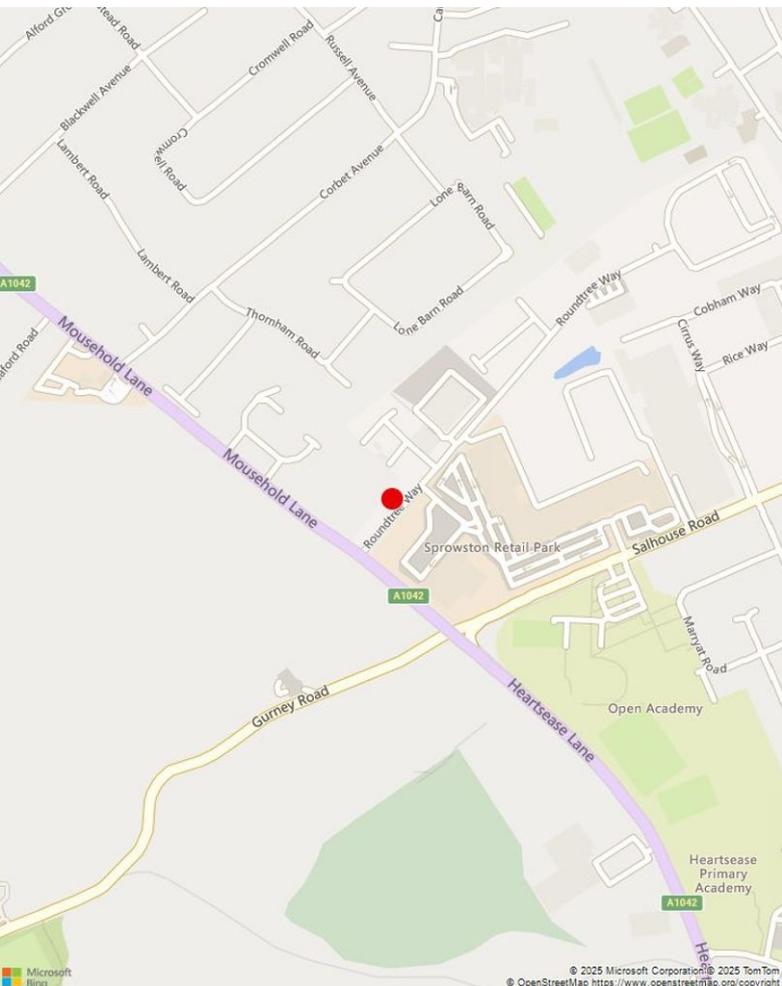
Each party is to be responsible for their own legal costs incurred in the transaction.

In accordance with the latest Anti-Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

Viewings & Further Information

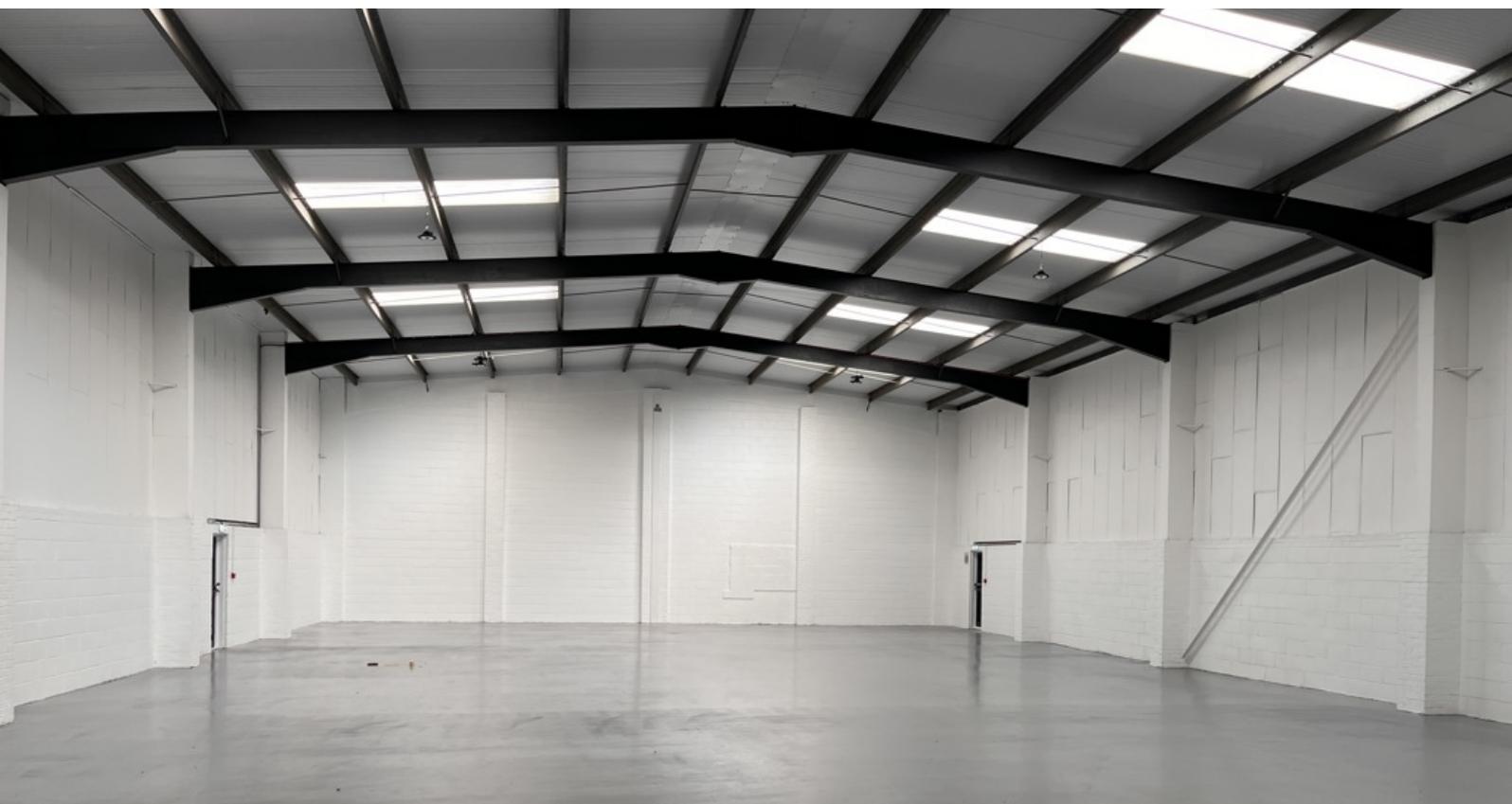
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- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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