



Location

Roundtree Way is an established industrial area situated next to the Sprowston Retail Park off the A1042 Mousehold Lane (which forms part of the Outer Ring Road), approximately 2.5 miles north east of Norwich City Centre. Existing occupiers on the estate include **Screwfix**, **Eurocell Building Products**, **Plumbcity** and **Inspire Studio**.

Description

49 Roundtree Way comprises an end-terrace light industrial premises with concrete frame full height brick/block elevations, set under an underlined clad roof. To the front and side of the property there is parking for 12 vehicles. The subject unit occupies a prominent front corner position on the estate. The unit benefits from the following specification and features:

- Full height roller shutter door
- Three phase electricity
- Eaves height of approx. 4.5m
- Suitable for trade counter use
- Forecourt / side yard with parking for 12 vehicles
- First floor office

Accommodation

The unit has the following gross internal floor areas:

Ground floor:	1,992 sq ft	(185.1 sq m)
First floor office:	490 sq ft	(45.5 sq m)
Total:	2,482 sq ft	(230.6 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

£27,300 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (100). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2026 the Rateable Value is **£23,750**. 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.

Service Charge

There is an annual estate charge. Further details are available on request.

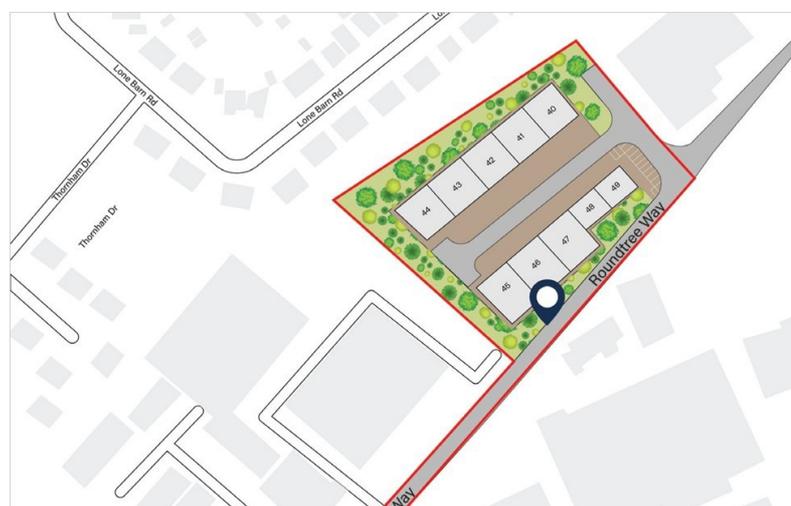
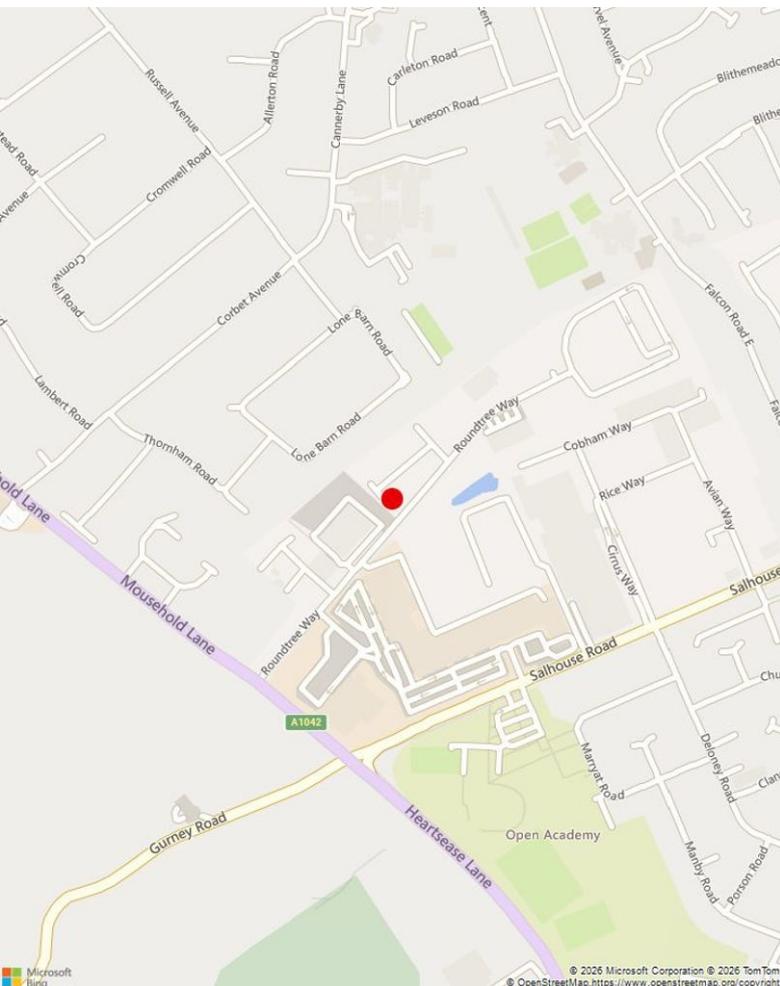
Legal Costs

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

Viewings & Further Information

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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



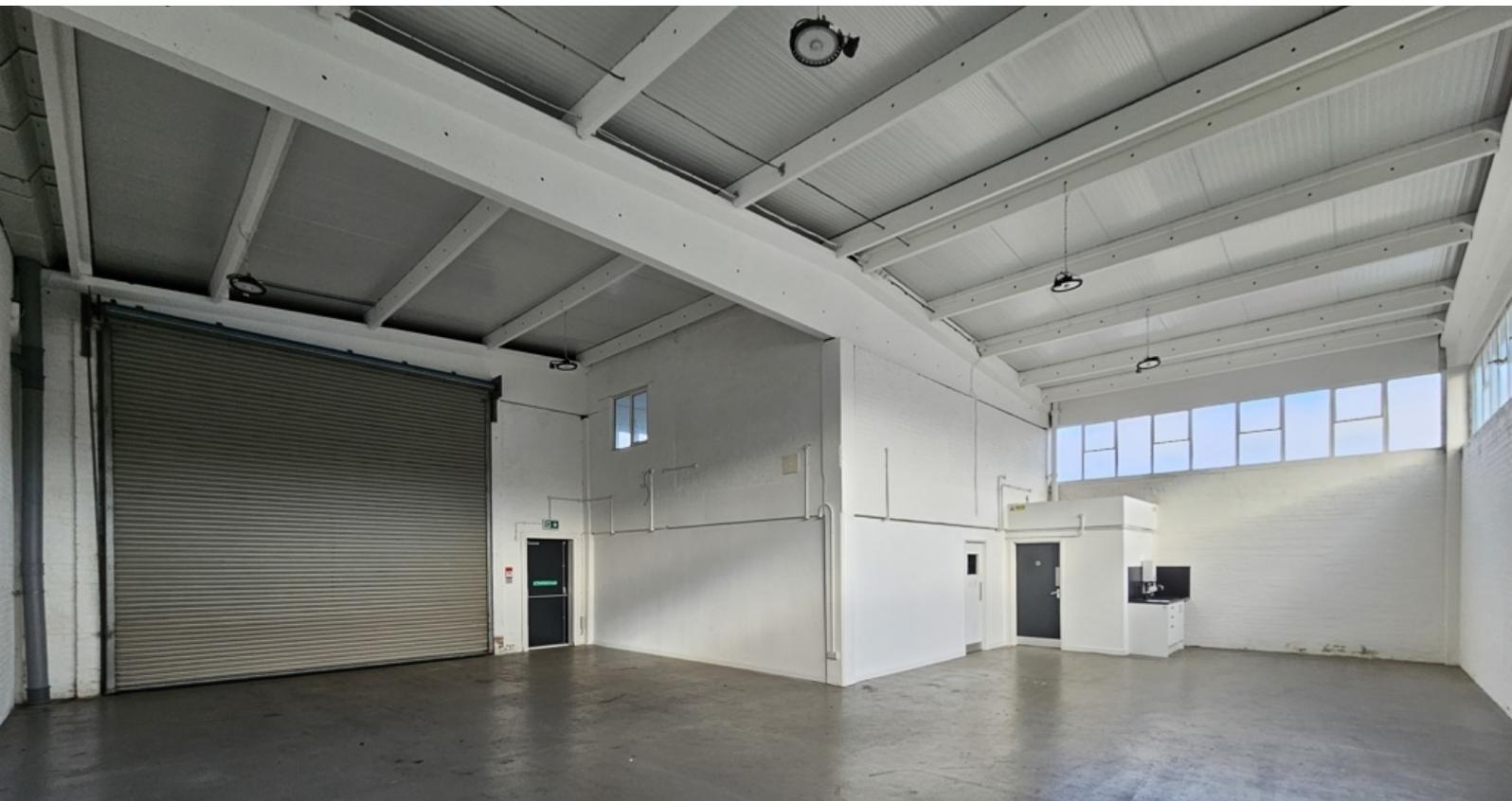
IMPORTANT NOTICE

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c) 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



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