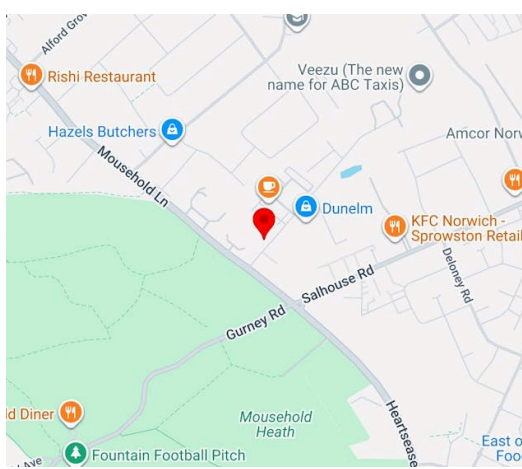




ROCHE

1 Roundtree Way, Norwich, NR7 8SH
Trade Counter, Industrial / Warehouse To Let | £61,750 per annum | 6,400 sq ft
Prominent trade counter / warehouse to let



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.

Key Points

- 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

Description	sq ft	sq m
Unit	6,400	594.58

Anti-Money Laundering

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.

Terms

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

Summary

- Rent: £61,750 per annum
- Business rates: The Valuation Office Agency website indicates that the 2026 Rateable Value is £41,500.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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