

# Unit 49, Roundtree Way, Norwich

2,482 sq ft (230.6 sq m)  
Light Industrial Premises  
TO LET

Roundtree Way  
Unit 49

Full height roller shutter door



Three phase electricity



Eaves height of approx. 4.5m



Suitable for trade counter use



Established industrial estate location



First floor office





# 49 Roundtree Way

Norwich NR7 8SG



## Description

The property comprises a newly refurbished end-terrace light industrial premises with concrete frame, with 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.

## 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.

The subject unit occupies a prominent front corner position on the estate.

Existing occupiers on the estate include HSS Hire, Plumb Centre, Eurocell Building Products and Wolseley.

Property owned by **Mileway**

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## EPC

This property has an EPC rating of D.

## Rent

£22,500 per annum exclusive.

## Rateable Value

£16,000

## Services

We understand the property benefits from mains water, 3 phase electricity and drainage.

## Tenure

The Property is available to let for a term of years to be agreed on a new full repairing and insuring lease.

## Viewing/ Further Information

**BROWN & CO**

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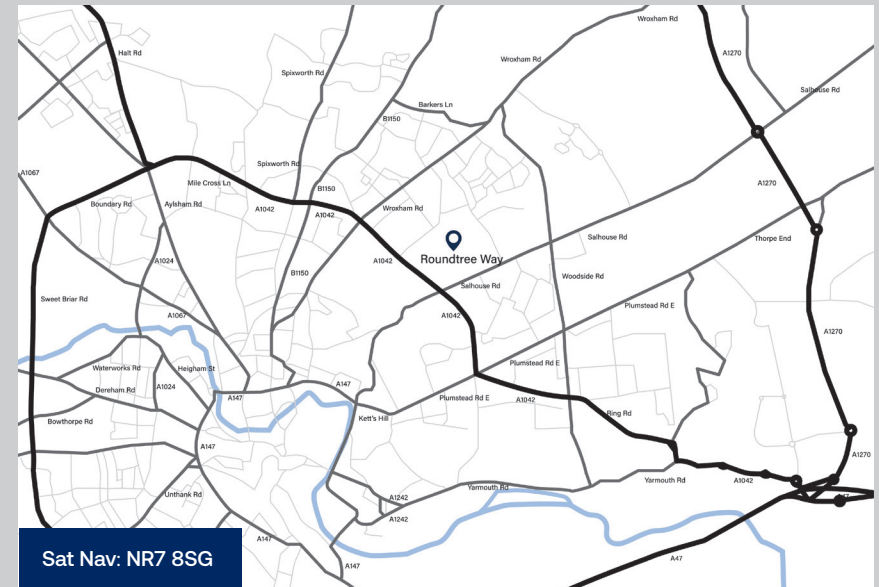
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## Accommodation

	sq ft	sq m
Total	2,482 sq ft	230.6 sq m

**Mileway**