

# Unit 41, Roundtree Way, Norwich

4,172 sq ft (387.6 sq m)

TRADE COUNTER / WAREHOUSE UNIT  
TO LET

41

Full height roller shutter door



Three phase electricity



Eaves height of approx. 4.5m



Popular trade counter location



Close to Norwich outer ring road (A1042)



Good access to Broadland Northway/NDR (A1270) and A47





# 41 Roundtree Way

Norwich NR7 8SG



## Description

The property comprises a modern mid-terrace unit of concrete framed construction under a pitched insulated roof.

It has recently been fully refurbished internally and the front external elevation is due to be refurbished shortly.

## 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.

Property owned by **Mileway**

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Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. October 2020.

mileway.com

## Terms

The property is offered to let on a new full repairing and insuring lease for a minimum term of 5 years.

## Services

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

## Viewing/ Further Information



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## EPC

The property has an Energy Performance Rating of C (73).

## Rent

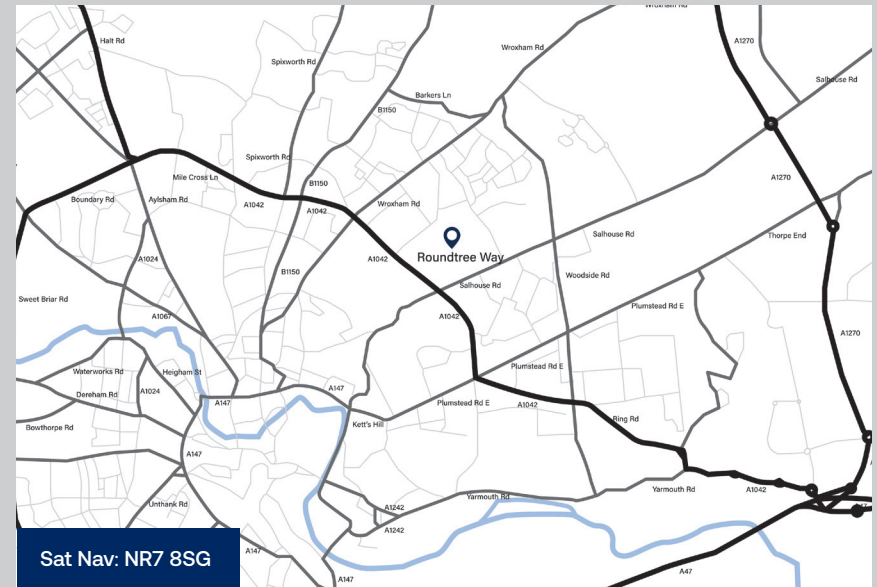
£32,000 per annum exclusive of VAT.

## Rateable Value

£20,000



**Graham Jones**  
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## Accommodation

|                              | sq ft              | sq m              |
|------------------------------|--------------------|-------------------|
| Ground floor warehouse & WCs | 3,576 sq ft        | 332.2 sq m        |
| First floor offices          | 596 sq ft          | 55.4 sq m         |
| <b>Total</b>                 | <b>4,172 sq ft</b> | <b>387.6 sq m</b> |

**Mileway**