

### Industrial Starter Units

### To Let

Roundtree Close

Norwich

NR7 8SX

**83.61, 102.12 & 139.35 sq. m  
(900, 1100 & 1500 sq. ft.)**



### LOCATION

Roundtree Close is off Roundtree Way which is a popular established trade-counter location situated approximately 3 miles northeast 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 the trunk road network.

### ACCOMMODATION

The subject premises, are industrial starter units, comprising ground floor warehousing, and toilet.

With the following approximate areas: -

Unit	Sq. M	Sq. Ft	Rent pa	Available
15	83.61	900	£9,900	April 2024

### Terms

The property is available on a new full repairing and insuring lease, for a minimum of **3** years. The lease is outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

### RATEABLE VALUE

The properties have been entered onto the Valuation Office Agency website as followings:

Description: Workshop and Premises	Unit 15
Rateable Value:	<b>£6,800</b>
Rates Payable 2024/25:	<b>£TBC</b>

We are informed that those occupiers who qualify for small business rates relief will not be liable for business rates. Interested parties are advised to make their own enquiries. Broadland District Council:  
**01603 431133**

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of **TBC**.

## LEGAL COSTS

The incoming tenant to pay £300 plus VAT administration costs for the lease administration.

## VIEWING

Strictly by appointment through sole agents: **Goodge Property Services**

Contact: **Tim Goodge** Tel: **07855 885454** Email: [tim@goodgepropertyservices.co.uk](mailto:tim@goodgepropertyservices.co.uk)

**SUBJECT TO CONTRACT**      **April 2024**

Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

