

**Detached Warehouse / Storage Unit**  
435.89 sq m (4,692 sq ft)

Industrial

To Let



**SITUATED ON ROUNDTREE  
WAY AN ESTABLISHED  
INDUSTRIAL LOCATION**

**CLOSE TO OUTER RING  
ROAD AND BROADLAND  
NORTHWAY**

**PARKING FOR UP TO 12  
VEHICLES**

**DETACHED UNIT WITH  
LOADING DOOR TO REAR**

**Technology House, Roundtree Way, Sprowston,  
Norwich, NR7 8SH**

The property is located fronting Roundtree Way which connects to Salhouse Road, a main arterial road into Norwich. It is located close to the Norwich outer ring road and close to the Sprowston Retail Park. It lies approximately 2 miles north of the city centre. Salhouse Road is a busy arterial route which also benefits from the Northern Distributor Road (A1270).

Roundtree Way is a busy industrial location, housing many trade counters and companies such as Mattressman, Royal Mail and We Buy Any Car. It also benefits from Sprowston Retail Park which homes companies such as DFS, Wren Kitchens, Dunelm, Furniture Village and Costa Coffee.



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Description

The property comprises a detached open plan warehouse with a pitched roof, fluorescent lighting, and gas heating. The warehouse floor has been boarded over throughout.

A manual roller shutter loading door provides access to the warehouse.

The warehouse has a minimum eaves height of 3.09 metres and an apex height of 4.86 metres.

Located to the front of the unit are two separate offices and WCs.

There is parking located to the front and side of the unit for approximately 12 parking spaces.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description	M <sup>2</sup>	Sq Ft
Warehouse	395.97	4,262
Offices/WC	39.9	429
TOTAL	435.9	4,692

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£37,500 per annum exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Warehouse and Premises

Rateable Value: £32,500

Rates Payable 2025/2026: £16,217.5

Legal Costs

Each party to bear its own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

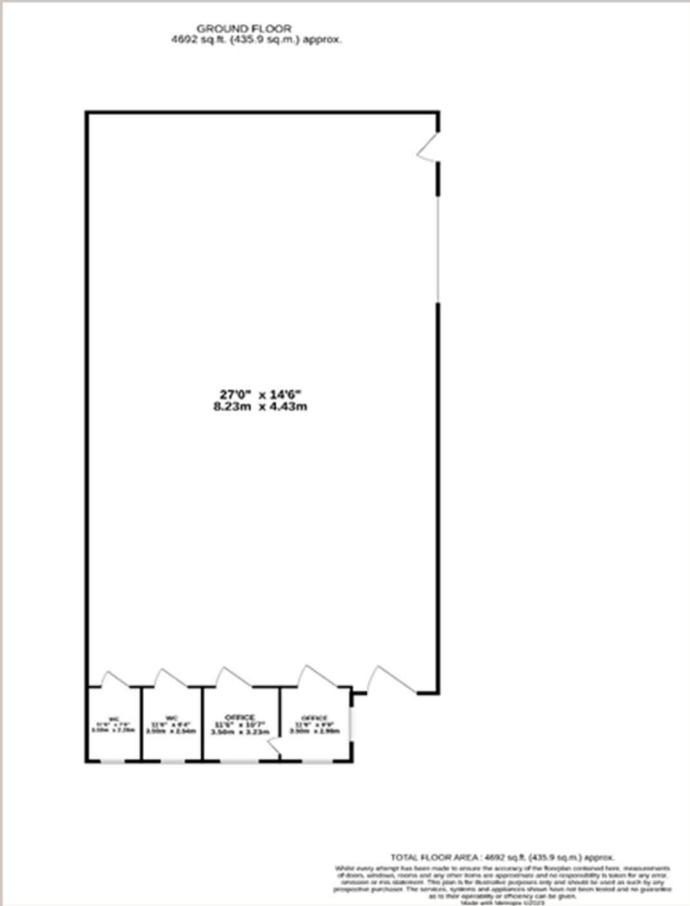
DDi: 01603 216827

Harry Downing

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

SUBJECT TO CONTRACT - NOL/njr/120



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