



**Modern Open Plan Office Suites**  
 Suite A 140.75m<sup>2</sup> (1,515 SqFt)  
 Suite 1P 132.60m<sup>2</sup> (1,427 SqFt)

Office

To Let

**GROUND AND FIRST FLOOR  
 OPEN PLAN OFFICE SUITE  
 WITH GOOD NATURAL  
 LIGHT**

**CONVENIENT LOCATION  
 WITH GOOD ACCESS TO  
 THE OUTER RING ROAD AND  
 CITY CENTRE**

**AMPLE CAR PARKING**

**EXCELLENT NEARBY  
 AMENITIES INCLUDING  
 COSTA COFFEE**

**AIR CONDITIONED**

**Sapphire House, Suite A and 1P, Roundtree Way,  
 Norwich, NR7 8SQ**

The property is located at the end of Roundtree Way, an established industrial area approximately three miles northeast of Norwich city centre, just off the A1042 Norwich Outer Ring Road. The A47 and A1270 Broadland Northway are nearby, providing good access across Norwich and beyond.

Roundtree Way is a busy industrial road, home to numerous trade counters and businesses, including First Bus, Royal Mail, Screwfix, and Mattressman. It's also adjacent to the Sprowston Retail Park, which is home companies such as DFS, Dunelm, and Pets at Home.

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



**Description**

Sapphire House is a prominent office building located at the end of Roundtree Way, featuring a distinctive two-storey design. It provides good-quality office accommodation arranged over two floors, accessed via a shared ground-floor reception.

Suite A is located on the ground floor and provides open-plan, air-conditioned office space, featuring carpeted flooring, LED lighting, and a suspended tile ceiling.

Suite 1P is a first-floor office providing open-plan, air-conditioned workspace with an additional meeting room. It benefits from excellent natural light, vinyl flooring, LED lighting, a suspended tile ceiling, and its own kitchen facilities.

Shared kitchen facilities are also available on the ground and first floor for use by all tenants.

Externally, the property offers generous parking provisions, with allocations determined on a case-by-case basis.

**Accommodation**

Description	M <sup>2</sup>	Sq Ft
Suite A	140.75	1,515
Suite 1P	132.60	1,427

**Terms**

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent as follows:

Suite A: **£13,950** per annum.  
 Suite 1P: **£12,850** per annum.

**Business Rates**

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

Suite A

Description: Office and Premises  
 Rateable Value: £ 10,250  
 Rates Payable 2026/2027: £4,428\*

Suite 1P

Description: Office and Premises  
 Rateable Value: £ 10,000  
 Rates Payable 2026/2027: £4,320\*

\*Interested parties may be eligible for up to 100% Small Business Rates Relief.

**Legal Costs**

Each party to bear their 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

Harry Downing

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

DDi: 01603 216806

Guy Gowing

[guy.gowing@arnoldskeys.com](mailto:guy.gowing@arnoldskeys.com)

DDi: 01603 216804

SUBJECT TO CONTRACT - HRD/njr/120



Suite A



Suite A



Suite 1P



Suite 1P

