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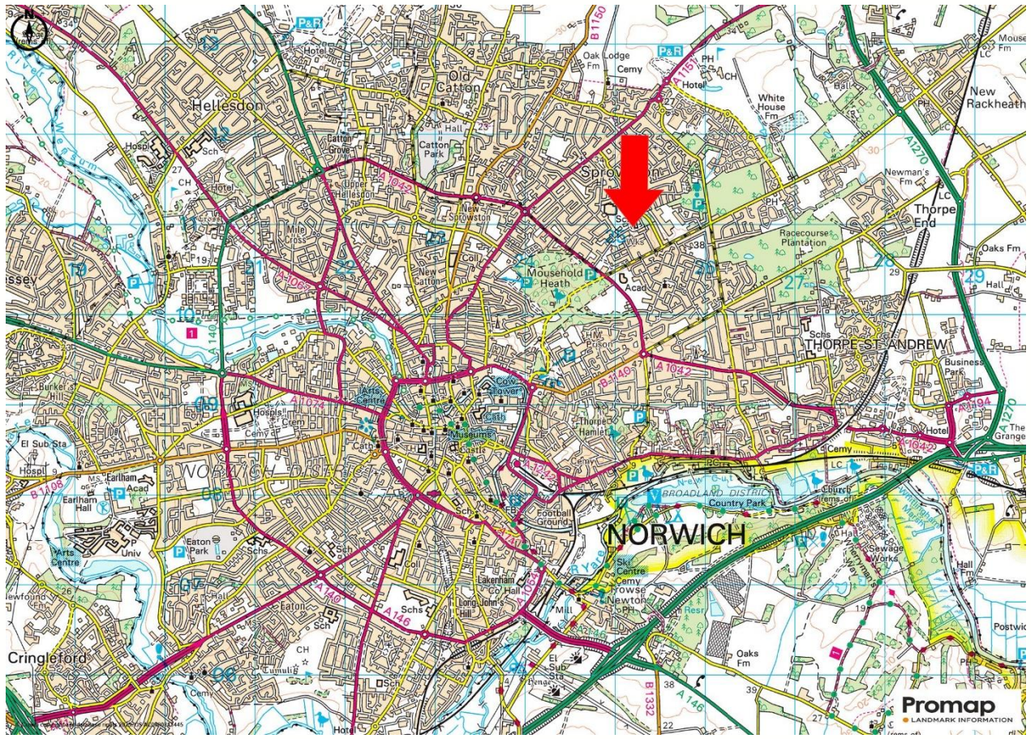

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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.

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Modern Open Plan Office Suites
140.75m² (1,515 SqFt)

Office

To Let

GROUND 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, 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.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

Sapphire House, Suite A, Roundtree Way, Norwich, NR7 8SQ

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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.

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

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

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

Accommodation

Description	M²	Sq Ft
Suite A	140.75	1,515

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.

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*

*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
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Guy Gowing
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SUBJECT TO CONTRACT - HRD/njr/120