

# DIAMOND POINT

## Norwich

Diamond Road, off Vulcan Road North, NR6 6AW

- ▶ New industrial/warehouse units
- ▶ 3,594 - 5,266 sq ft available
- ▶ Incentives available **To Let**

**ONLY 4 UNITS REMAINING**



[www.diamondpointnorwich.co.uk](http://www.diamondpointnorwich.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS 



## THE SITE

- ▶ Diamond Point is situated on the corner of Diamond Road and Vulcan Road, which forms part of the northern industrial estates and is one of the most popular locations in Norwich for warehousing, distribution, manufacturing and general employment
- ▶ Conveniently located within two miles of the new Northern Distributor Road (A1270)
- ▶ 2.5 miles to the city centre
- ▶ 0.9 miles to Norwich International Airport
- ▶ 0.4 miles to A1042 outer ring road

# Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1	LET - SEWARD REFRIGERATION LTD		
2	LET - TEST INSTRUMENTS LTD		
3	2,660 (247 sq m)	934 (87 sq m)	3,594 (334 sq m)
4	LET		
5	2,926 (272 sq m)	931 (87 sq m)	3,857 (358 sq m)
6	LET - SIGN FORCE LTD		
7	LET		
8	LET		
9	LET		
10	OASE UK LTD		
11	4,186 (389 sq m)	1,075 (100 sq m)	5,261 (489 sq m)
12	4,187 (389 sq m)	1,079 (100 sq m)	5,266 (489 sq m)
13	LET - FAIR PRICE CASH N CARRY		
14	LET - XENOR UK LTD		
15	LET - MEDEQUIP ASSISTIVE TECHNOLOGY LTD		
16	LET - MEDEQUIP ASSISTIVE TECHNOLOGY LTD		
17	LET - SMURFIT KAPPA		



## GREEN CREDENTIALS

The scheme employs the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

### The green initiatives include:

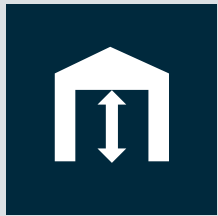
- ▶ Electric vehicle charging points
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ Secure cycle parking
- ▶ Low air permeability design
- ▶ High performance insulated cladding and roof materials
- ▶ Photovoltaic panels on units 16 & 17

# UNITS 3 & 5

Unit sizes 3,594 & 3,857 sq ft

## General Specification

Flexible industrial/warehouse units with fit-out options available for unit 3 and a fully fitted first floor office to unit 5.



6.3m clear internal height



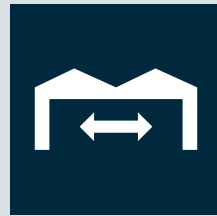
Office fit-out options/fully fitted first floor office unit



37.5kN sq m floor loading



Electric loading doors



Ability to combine units



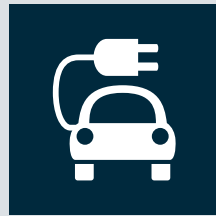
Yard depths of 11.6m



Secure business park



12 year collateral warranty available



Electric vehicle charging points

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

The units are available to let on an FRI lease on terms to be agreed.



Indicative image from similar development

Incentives available

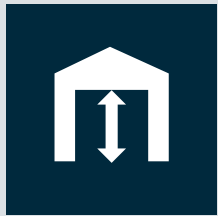


# UNITS 11 & 12

Unit sizes 5,261 & 5,266 sq ft (with the ability to combine units)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.



8.4m clear internal height



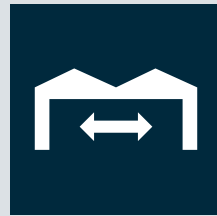
Office fit-out options available



37.5kN sq m floor loading



Electric loading doors



Ability to combine units



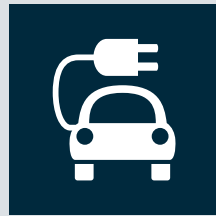
Yard depths of 11.6m



Secure business park



12 year collateral warranty available



Electric vehicle charging points

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

The units are available to let on an FRI lease on terms to be agreed.



Incentives available



# TRAVEL DISTANCES

Diamond Point, Diamond Road, off Vulcan Road North, Norwich, Norfolk NR6 6AW

## Road

A11	3.5 miles
A1270 (NDR)	1.9 miles
A47	3 miles
A14	41 miles
M11 (J9)	76 miles

## Rail

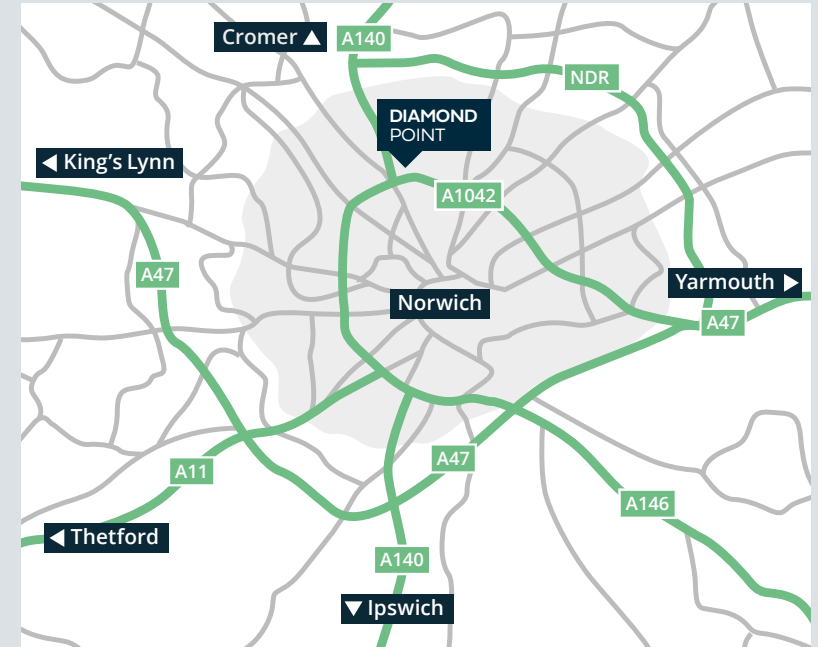
Norwich Station	4 miles
To Ipswich	43 mins
To Cambridge	1 hour
To Peterborough	1 hour 16 mins
To King's Lynn	1 hour 34 mins
To London	1 hour 50 mins

## Port

Felixstowe	61 miles
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## Airport

Norwich International Airport	0.9 miles
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## More information available through the joint marketing agents:

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