

## SERVICED OFFICES AVAILABLE

**SPACES RANGING FROM  
117 - 605 SQ FT  
AT £24 PER SQ FT**

- Electric door entry system for main entrance and offices doors
- 24-hour access
- Car parking
- Flexible terms
- Easy access to Ring-road and Airport
- Kitchen and WC facilities including disabled on Ground Floor



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Diamond House  
Vulcan Road North  
Norwich  
Norfolk  
NR6 6AQ

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## Full Description:

Diamond House forms part of the Diamond Road Complex and has been recently refurbished to an exceptionally high standard, with warm and cool air-conditioning and new windows as a key features of the office. Diamond House offers car parking facilities, disabled facilities and is located within easy reach of main roads and Norwich Airport. Our competitive monthly rent includes utilities, rates and ample on-site car parking, and there is 24/7 access via a secure entry system. These offices are the perfect space for both small businesses just starting out or established companies looking for a base in the Norwich area.

## AVAILABLE OFFICES:

Office 5 with 117sq ft space at £234 PCM

Office 6B with 337sq ft space at £674 PCM

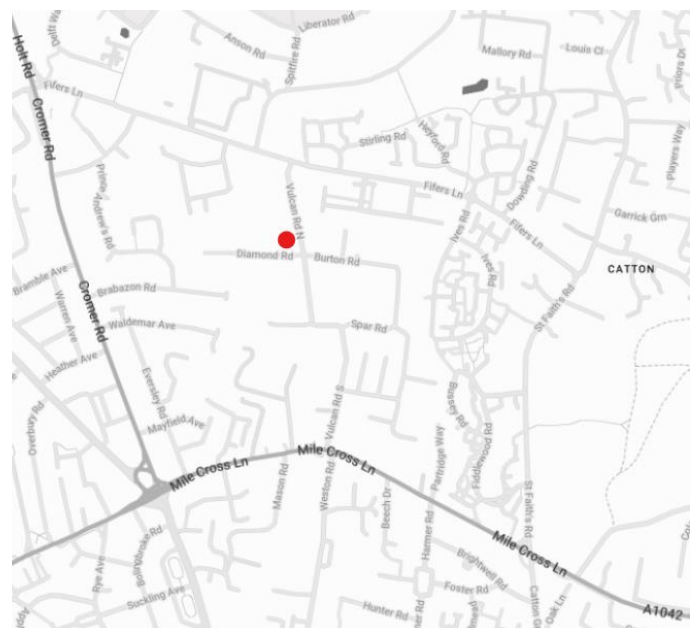
Office 3GF with 605sq ft space at £1210 PCM

## EPCs:

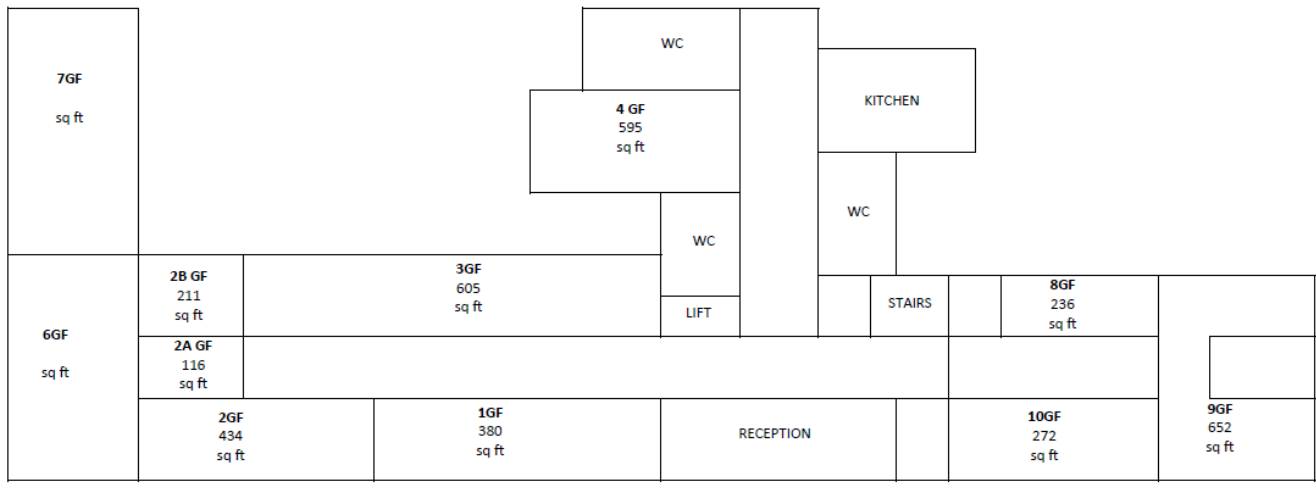
There are different EPCs for the different suites. Please contact Peter Colby Commercials for further information.

## Location:

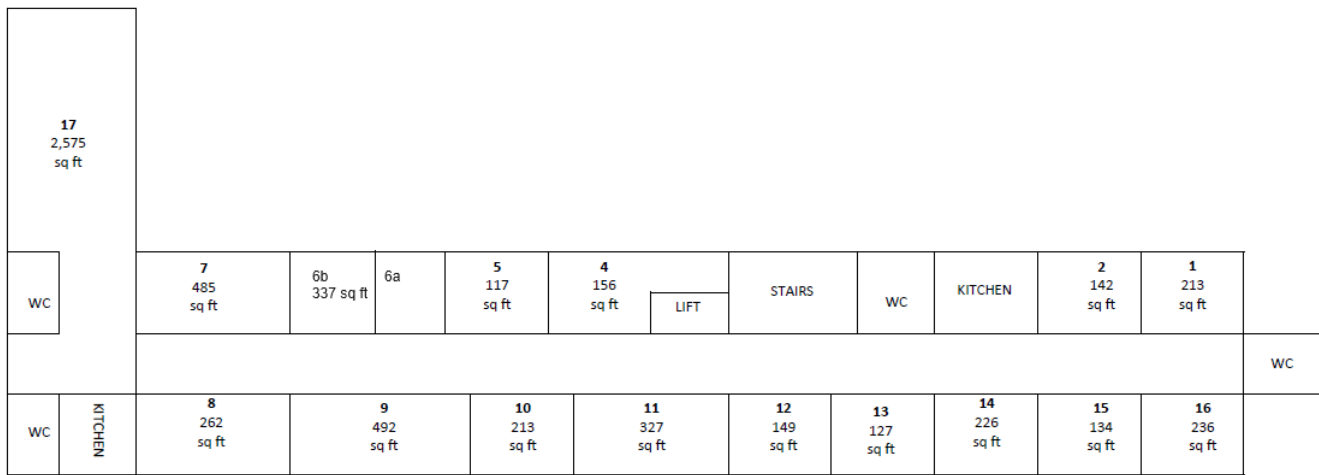
Diamond House can be found on Vulcan Road, which is accessible from either Mile Cross Lane A1042 or Cromer Road A140. There is a bus stop opposite the site which transports directly to the City Centre. Diamond House is also 4 miles from Norwich Train Station and 1 mile from Norwich Airport.



## Ground Floor



## First Floor



### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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