

# DIAMOND POINT

## Norwich

Diamond Road, off Vulcan Road North, NR6 6AW

- ▶ 8 new industrial/warehouse units remaining
- ▶ Unit sizes from 3,594 - 6,124 sq ft (with the ability to combine units)
- ▶ Incentives available **To Let**

**68% NOW LET**



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

**NORTHWOOD**  
URBAN LOGISTICS





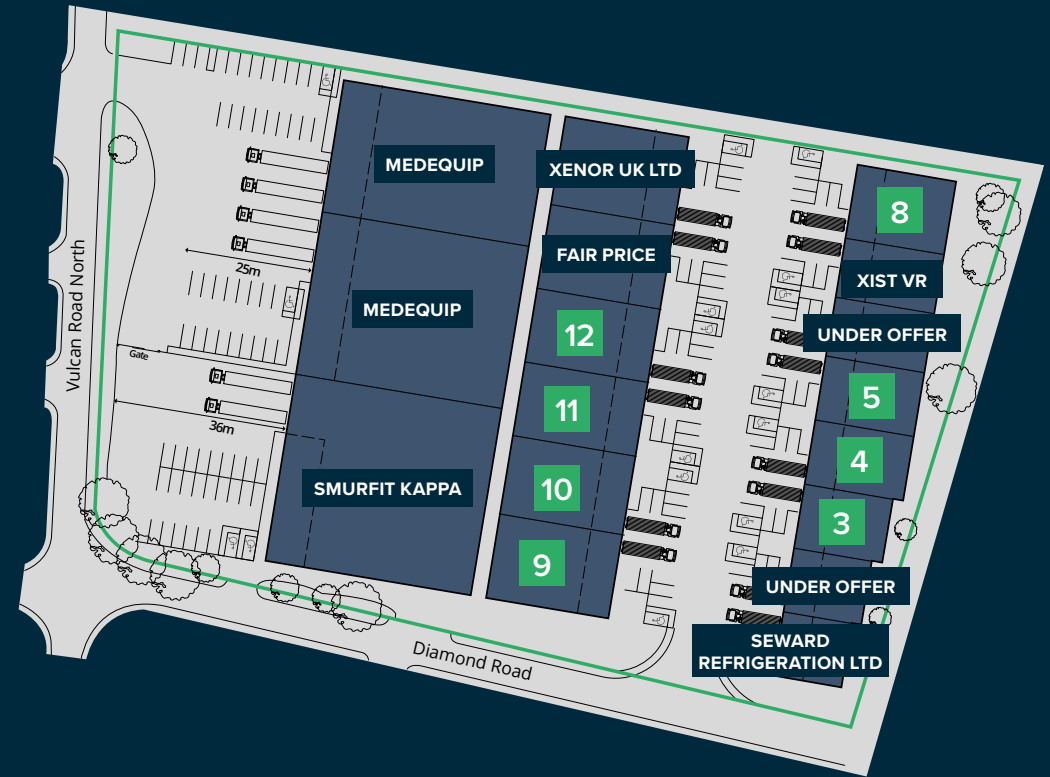
## THE SITE

- ▶ 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
<b>1</b>	<b>LET - SEWARD REFRIGERATION LTD</b>		
<b>2</b>	<b>UNDER OFFER</b>		
<b>3</b>	2,660 (247 sq m)	934 (87 sq m)	<b>3,594 (334 sq m)</b>
<b>4</b>	2,937 (273 sq m)	932 (87 sq m)	<b>3,869 (360 sq m)</b>
<b>5</b>	2,926 (272 sq m)	931 (87 sq m)	<b>3,857 (358 sq m)</b>
<b>6</b>	<b>UNDER OFFER</b>		
<b>7</b>	<b>LET - XIST VR</b>		
<b>8</b>	3,474 (323 sq m)	1,105 (103 sq m)	<b>4,579 (425 sq m)</b>
<b>9</b>	4,873 (453 sq m)	1,251 (116 sq m)	<b>6,124 (569 sq m)</b>
<b>10</b>	4,467 (415 sq m)	1,147 (107 sq m)	<b>5,614 (522 sq m)</b>
<b>11</b>	4,186 (389 sq m)	1,075 (100 sq m)	<b>5,261 (489 sq m)</b>
<b>12</b>	4,187 (389 sq m)	1,079 (100 sq m)	<b>5,266 (489 sq m)</b>
<b>13</b>	<b>LET - FAIR PRICE</b>		
<b>14</b>	<b>LET - XENOR UK LTD</b>		
<b>15</b>	<b>LET - MEDEQUIP</b>		
<b>16</b>	<b>LET - MEDEQUIP</b>		
<b>17</b>	<b>LET - SMURFIT KAPPA</b>		



## GREEN CREDENTIALS

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

### The green initiatives include:

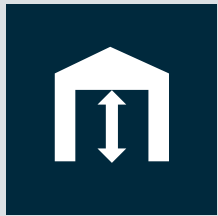
- ▶ Electric vehicle charging points
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ Secure cycle parking
- ▶ Low air permeability design
- ▶ High performance insulated cladding and roof materials
- ▶ Photovoltaic panels on units 16 & 17

# UNITS 3-5 & 8-12

Unit sizes from 3,594 - 6,124 sq ft (with the ability to combine units)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices to unit 5 and fit-out options available for units 3-4 and 9-12.



6.3m clear internal height units 3-5 & 8



8.4m clear internal height units 9-12



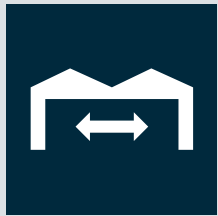
Office fit-out options available units 3-4 and 9-12



37.5kN sq m floor loading



Electric loading doors



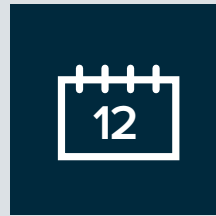
Ability to combine units



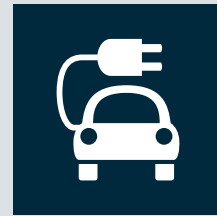
Yard depths of 11.6m



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



Indicative image from similar development

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

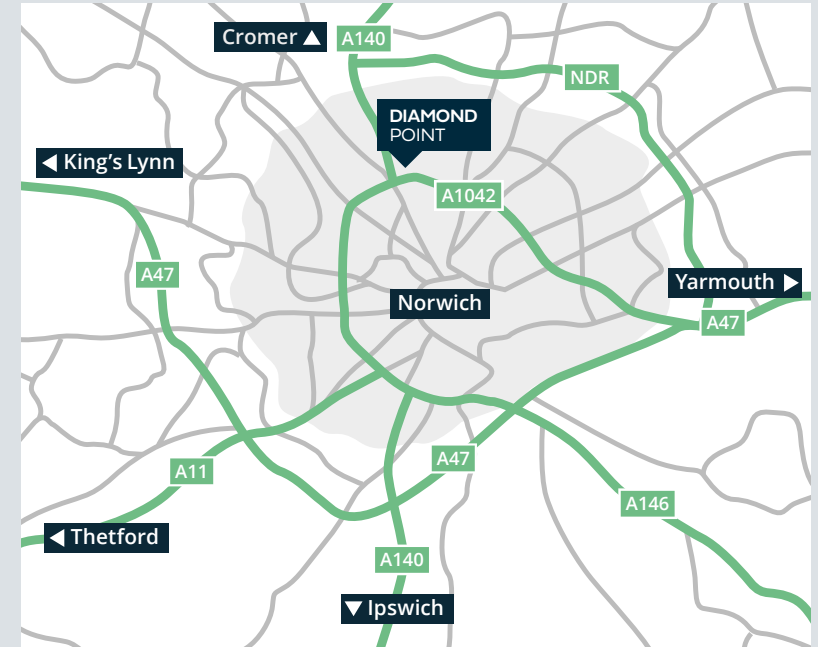
<b>Norwich Station</b>	<b>4 miles</b>
To Ipswich	43 mins
To Cambridge	1 hour
To Peterborough	1 hour 16 mins
To King's Lynn	1 hour 34 mins
To London	1 hour 50 mins

## Port

Felixstowe	61 miles
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## Airport

Norwich International Airport	0.9 miles
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**NORTHWOOD**   
URBAN LOGISTICS

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2023.

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