

DIAMOND POINT

Norwich

Diamond Road, off Vulcan Road North, NR6 6AW

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

GENEROUS INCENTIVES & FLEXIBLE TERMS AVAILABLE



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	LET					
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:

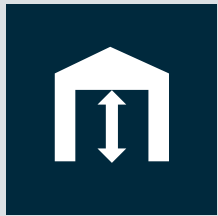
- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking
- ▶ Photovoltaic panels on units 16 & 17

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



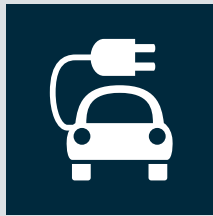
Yard depths
of 11.6m



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

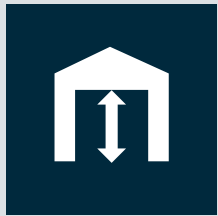


UNIT 12

Unit size 5,266 sq ft

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



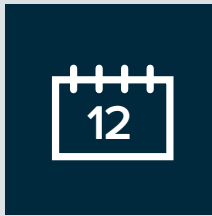
Ability to
combine units



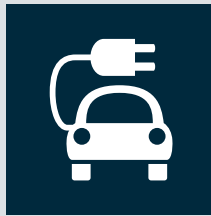
Yard depths
of 11.6m



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

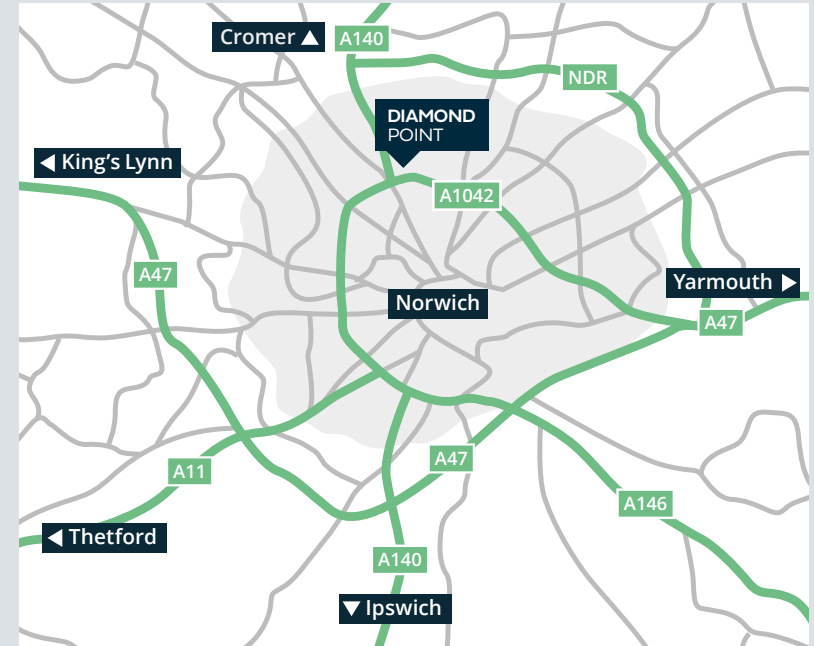
Norwich Station	4 miles
To Ipswich	43 mins
To Cambridge	1 hour
To Peterborough	1 hour 16 mins
To King's Lynn	1 hour 34 mins
To London	1 hour 50 mins

Port

Felixstowe	61 miles
------------	----------

Airport

Norwich International Airport	0.9 miles
-------------------------------	-----------



More information available through the joint marketing agents:



James Saxby
07801 667692
james.saxby@jll.com

Nicholas Peters
07842 301063
nicholas.peters@jll.com

Gemma Constantinou
07936 038873
gemma.constantinou@jll.com



Will Jones
07899 061892
william.jones@bidwells.co.uk

Chris Squirrel
07887 830124
chris.squirrel@bidwells.co.uk



Anna Smith
07788 368078
anna.smith@brown-co.com

Nick Dunn
07977 121341
nick.dunn@brown-co.com



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. May 2025.

Nick Turner 07900 608614
nturner@northwoodre.co.uk