



ROCHE

3A Diamond Road, Norwich, NR6 6AN
Leisure, Industrial / Warehouse To Let | £44,200 per annum | 6,980 sq ft
Class E Warehouse Premises with Large Yard - To Let



Location

The property is located on the Vulcan Road Industrial Estate, one of Norwich's longest established industrial locations. The estate is approximately 2.5 miles north of Norwich city centre and is conveniently located just off the Norwich outer ring road, providing excellent access to the city, Norwich airport, and north Norfolk via the A140.

Notable occupiers in the vicinity include **Graham Plumbers Merchant, MAG Kitchens & Bathrooms, Ingram Micro, and StorageMart.**

Description

The property comprises a self-contained warehouse of steel portal frame construction with ancillary offices and WC facilities. Externally the property benefits from a large surfaced forecourt yard area.

Key Points

- Class E consent
- Large forecourt yard / parking area
- LED lighting
- Ancillary offices
- Roller shutter
- Male and female WC facilities

Accommodation

Description	sq ft	sq m
Unit 3A	6,980	648.46

Viewings

Strictly by appointment through the letting agents.

Tenure & Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Summary

- Rent: £44,200 per annum
- Business rates: The HMRC website indicates the Rateable Value from April 2026 is £37,000. This is not the Rates Payable.
- Legal fees: Each party to bear their own costs
- EPC: C (58)

Further information

- [View details on our website](#)

Contact & Viewings

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