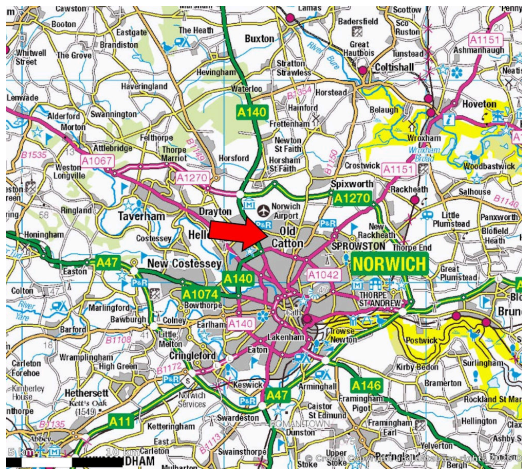
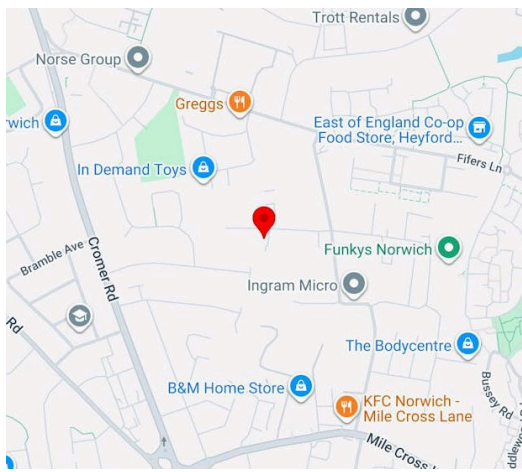




ROCHE

5 Diamond Road, Norwich, NR6 6AD
Industrial For Sale | Offers in the region of £250,000 | 6,089 sq ft
Industrial redevelopment opportunity (stp)



Location

Diamond Road is located on the north side of the Norwich, approximately 3 miles northwest of the city centre, on the Vulcan Road Industrial Estate which immediately adjoins the industrial estates on Fifers Lane and the Airport Industrial Estate. These areas comprise Norwich's longest established industrial location.

The location has the benefit of proximity to the airport, the outer ring road and the Northern Distributor Road (A1270 Broadland Northway). Occupiers of note on the estate include MKM, Ingram Micro, Smurfit Kappa, Graham and Desira.

Description

The property is a former purpose-built secure storage facility. It comprises two principal buildings - one storage depot and one office block, on a highly secure site totalling approximately 0.44 acres (0.18 hectares).

The buildings date from the 1960's and are in need of refurbishment. Alternatively the site offers potential for redevelopment, subject to planning.

Key Points

- Established industrial location
- Self-contained property
- Highly secure site
- Mix of office and storage accommodation
- Low cost accommodation or redevelopment opportunity (stp)

Accommodation

Name	sq ft	sq m
Building - Main building	3,988	370.50
Building - Office block	2,101	195.19
Total	6,089	565.69

Viewings

For viewings and further information please contact the sole agents.

Terms

The property is being offered for sale, freehold and with vacant possession. Unconditional offers are invited.

Summary

- Price: Offers in the region of £250,000
- Business rates: The HMRC website indicates that as from April 2026 the Rateable Value is £43,250. This is not the rates payable.
- Service charge: n/a

Further information

- [View details on our website](#)

Contact & Viewings

Graham Jones
 01603 756338 | 07496 164609
 grahamj@rochecs.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.