

DIAMOND POINT

Norwich

- › 17 new industrial/warehouse units
- › 3,047 - 52,902 sq ft
- › For sale/To let
- › Planning granted

Now under construction

Available
Q4 2020



Chancerygate 

www.diamondpointnorwich.co.uk

DIAMOND POINT

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

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 10.83% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will include:

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



Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	2,131	914	3,045
2	2,346	914	3,260
3	2,626	914	3,540
4	2,906	914	3,820
5	2,906	914	3,820
6	2,690	861	3,551
7	2,690	861	3,551
8	3,444	1,076	4,520
9	4,833	1,227	6,060
10	4,445	1,130	5,575
11	4,165	1,065	5,230
12	4,165	1,065	5,230
13	4,725	1,205	5,930
14	5,112	1,302	6,414
15	12,593	2,368	14,961
16	15,177	2,852	18,029
17	17,652	2,260	19,912

All areas are approximate on a GEA
(Gross External Area) basis.





▲ A140 / A1270

Diamond Road

Vulcan Road North

Fifers Lane

Greggs

Suzuki/
Nissan

CTD Tiles

Plumbase

Sheppards
Removals

Storage Mart

Diamond Road

Vulcan Road North

Anovo

MKM Building
Supplies

Smurfit Kappa

Tufnells

Graham
Plumbers
Merchant

Seat

KFC

Esso

Mile Cross Lane

Jewson

Magnet

Inner ring road (A1042)

City Centre / A47 ▼

GSF Car Parts / Screwfix

Jaguar

B&M

36m

Gate

25m

9

10

11

12

13

14

17

16

15

Units 1-14

3,047 up to 34,447 sq ft (units 9-14 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 6.3m clear internal height units 1-8	 8.4m clear internal height units 9-14	 First floor for storage or fitting out as office space
 37.5kN sq m floor loading	 Electric loading doors	 Ability to combine units
 11.6m yard depth	 Secure business park	 12 year collateral warranty available

Planning use

B1(c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a Freehold or Leasehold basis.



Computer generated image of units 1-14

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Units 15-17

14,961 up to 52,902 sq ft (units 15-17 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 8.4m clear internal height	 First floor for storage or fitting out as office space	 37.5kN sq m floor loading
 Electric loading doors	 Ability to combine units	 Secure business park
 25m-36m yard depths	 Private gated yard to unit 17	 12 year collateral warranty available

Planning use

B1(c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a Freehold or Leasehold basis.

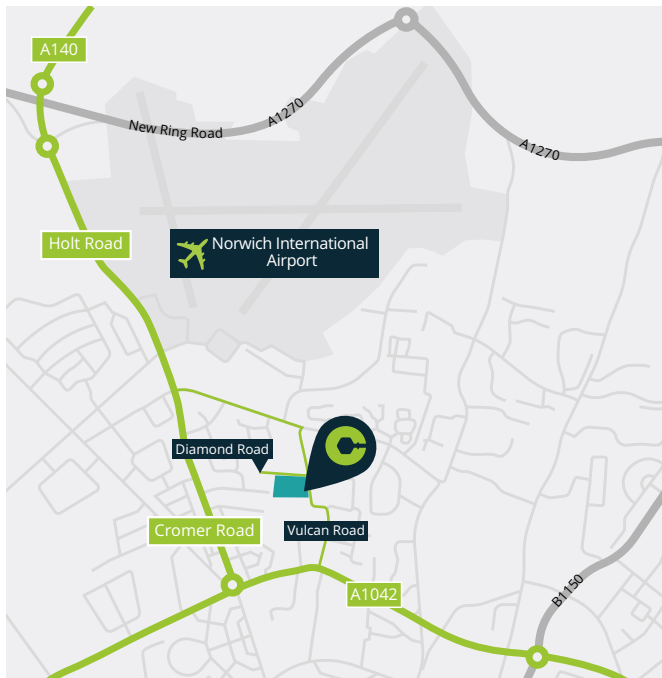


Computer generated image of units 15-17

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Travel Distances

Road

A11	1.5 miles
A1270	1.9 miles
A47	3 miles
A14	41 miles
M11 (J9)	76 miles

Airport:

Norwich International Airport	0.9 miles
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Rail:

Norwich Station	4 miles
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Travel Times:

Ipswich	43 mins
Cambridge	1 hour
Peterborough	1 hour 16 mins
King's Lynn	1 hour 34 mins
London	1 hour 50 mins

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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, January 2020.

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