

DIAMOND POINT

Norwich

Diamond Road, off Vulcan Road North, NR6 6AW

- ▶ New industrial/warehouse unit
- ▶ 3,594 sq ft available
- ▶ Final unit remaining **To Let**

GENEROUS INCENTIVES & FLEXIBLE TERMS AVAILABLE



www.diamondpointnorwich.co.uk

NORTHWOOD
URBAN LOGISTICS 



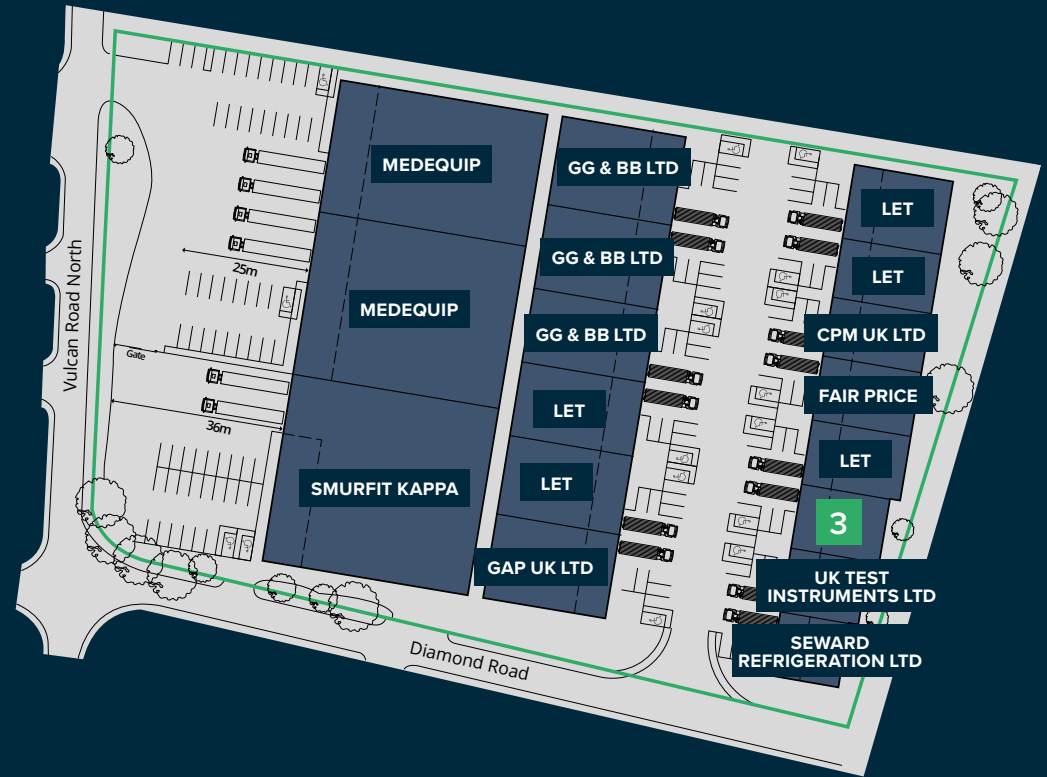
THE SITE

- ▶ 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	LET - FAIR PRICE CASH AND CARRY LTD		
6	LET - CPM UK LTD		
7	LET		
8	LET		
9	LET - GAP UK LTD		
10	LET		
11	LET		
12	LET - GG & BB LTD		
13	LET - GG & BB LTD		
14	LET - GG & BB 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:

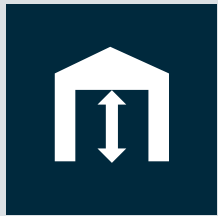
- ▶ Electric vehicle charging points
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ Secure cycle parking
- ▶ Low air permeability design
- ▶ High performance insulated cladding and roof materials
- ▶ Photovoltaic panels on units 16 & 17

UNIT 3

Unit sizes 3,594 sq ft

General Specification

Flexible industrial/warehouse unit with fit-out options available.



6.3m clear internal height



Office fit-out options



37.5kN sq m floor loading



Electric loading doors



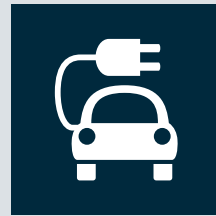
Yard depths of 11.6m



Secure business park



Warranties 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



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

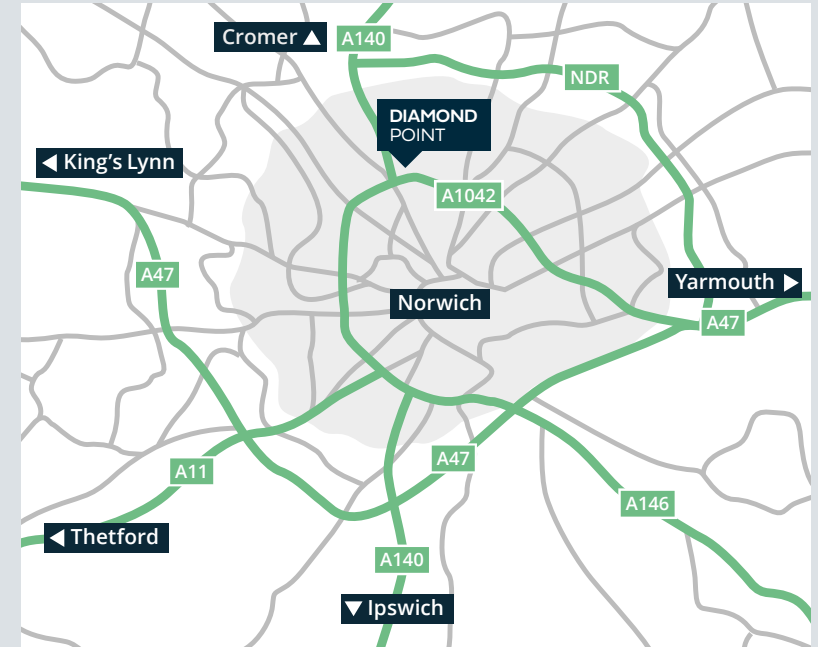
Norwich Station	4 miles
To Ipswich	43 mins
To Cambridge	1 hour
To Peterborough	1 hour 16 mins
To King's Lynn	1 hour 34 mins
To London	1 hour 50 mins

Port

Felixstowe	61 miles
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Airport

Norwich International Airport	0.9 miles
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More information available through the joint marketing agents:



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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. May 2026.



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