

DIAMOND POINT

Norwich

- > 17 new industrial/warehouse units
- > 3,047 - 52,902 sq ft
- > Planning submitted

For sale/
To let



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

Greggs

Suzuki/
Nissan

CTD Tiles

Plumbase

Sheppards
Removals

Fifers Lane

Storage Mart

Diamond Road

9

17

10

36m

Gate

Vulcan Road North

11

16

25m

12

13

15

14

Diamond Road

Vulcan Road North

Anovo

MKM Building
Supplies

Smurfit Kappa

Tufnells

Graham
Plumbers
Merchant

Jaguar

B&M

Seat

KFC

Esso

Inner ring road (A1042)

Mile Cross Lane

City Centre / A47 ▼

GSF Car Parts / Screwfix

Magnet

Jewson

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.

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

Planning use

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

Terms

Available on a Freehold or Leasehold basis.



Computer generated image of units 1-14

DIAMOND POINT



Previous Chancerygate development

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.

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

Planning use

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

Terms

Available on a Freehold or Leasehold basis.



Computer generated image of units 15-17

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Previous Chancerygate development

DIAMOND POINT



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, July 2019.

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