

# DIAMOND POINT

## Norwich

- › 17 new industrial/warehouse units
- › 3,047 - 32,990 sq ft

For sale/  
To let



Chancerygate 

[www.diamondpointnorwich.co.uk](http://www.diamondpointnorwich.co.uk)



# DIAMOND POINT

Diamond Point is situated on 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

2.5 miles to the city centre

Less than a mile to the airport

## Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% 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
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



Previous Chancerygate development



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## Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1	2,132	915	3,047
2	2,347	915	3,262
3	2,627	915	3,542
4	2,907	915	3,822
5	2,907	915	3,822
6	2,691	862	3,553
7	2,691	862	3,553
8	3,445	1,077	4,522
9	4,833	1,227	6,060
10	4,446	1,131	5,577
11	4,166	1,066	5,232
12	4,166	1,066	5,232
13	4,726	1,206	5,932
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
TOTAL			116,472



# Units 1-17

3,047 up to 32,990 sq ft (units 15-16 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	 Landscaped environment
 Secure business park	 Private gated yards Units 15-17	 Airport less than 1 mile

## Planning use

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

## Terms

The virtual Freehold of the units are available for sale. Leasehold options will be considered subject to covenant strength.



Computer generated image of previous Chancerygate development

## DIAMOND POINT

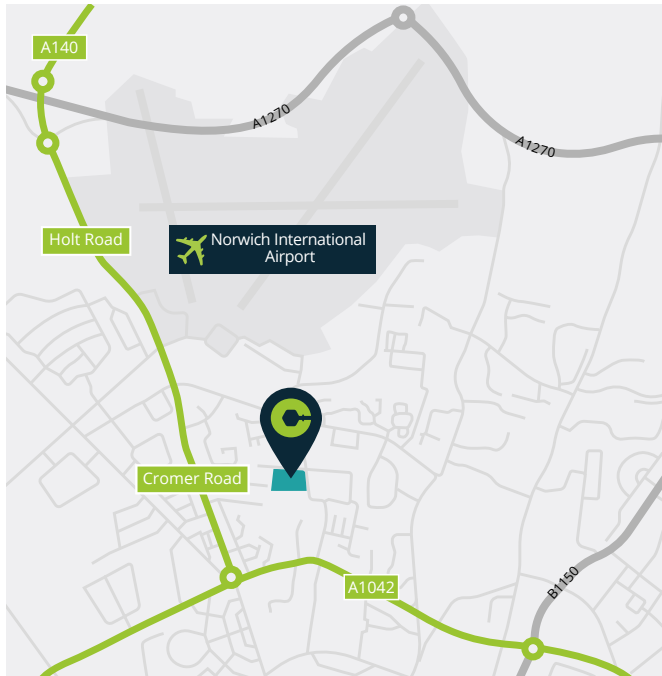


Previous Chancerygate development





# DIAMOND POINT



## Travel Distances

### Road

A11	1.5 miles
A47	3 miles
A14	41 miles
M11	76 miles

### Rail:

Norwich Station	4 miles
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### Travel Times:

Ipswich	43 mins
Cambridge	1 hour
Peterborough	1 hour 16 mins
London	1 hour 50 mins

### Airport:

Norwich International Airport	0.7 miles
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