

Diamond Road, Norwich, Norfolk NR6 6AN

# FREEHOLD INDUSTRIAL DEVELOPMENT OPPORTUNITY

- 1.84 hectares (4.55 acres)
- 2.5 miles to the city centre
- 0.8 mile to the airport
- Within 1.7 miles of the new Northern Distributor Road (A1270)



**For Sale**





### Location

Norwich is strategically located at the junction of the A47, A11 and A140. The city has a resident population in the region of 150,000 with a travel to work population of approximately 450,000. The city is home to a number of major businesses including Aviva, Marsh, Anovo UK, Lotus Cars and Bartram Books.

### Situation

The site 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. The site is conveniently located within two miles of the new Northern Distributor Road and 0.8 mile from Norwich Airport. Occupiers in close proximity include MKM Building Supplies, Big Box Storage, Anovo UK and Nissan Cars. Norwich city centre itself is approximately 2.5 miles south of the site with Norwich Railway Station approximately 3 miles from the site.

### Description

The property comprises a number of linked buildings and is made up of 2 main buildings which are the former bakery hall with dispatch area and offices, along with a commercial vehicle workshop with canopy linking to a further store/garage.

The bakery has been disused for many years and is dilapidated. The dispatch area and offices are presently still in use.

Externally there is car parking and circulation around the premises with extensive yard area.

### Accommodation

The property comprises the following approximate areas:

	Sq m	Sq ft
Main Block/Bakery	5424.76	58,392
Workshop	1858.55	20,005
<b>Total</b>	<b>7283.31</b>	<b>78,397</b>

Note – all building areas are sourced from the VOA website and are indicative only.

Interested parties should undertake their own measurements if they need reliance on the data.

### Site Area

1.84 hectares (4.55 acres).





### Tenure

The property is to be sold freehold with vacant possession.

### Terms

Offers are invited for the freehold.

### Services

We understand that mains water, electricity and gas are connected to the premises. Interested parties are advised to make their own enquiries of the relevant authorities.

### Rating

The property has a rateable value of **£243,000**.

Interested parties are advised to make their own enquires to the local authority (Norwich City Council on 01603 212282).

### VAT

All figures quoted are exclusive of value added tax which may be charged at the prevailing rate.

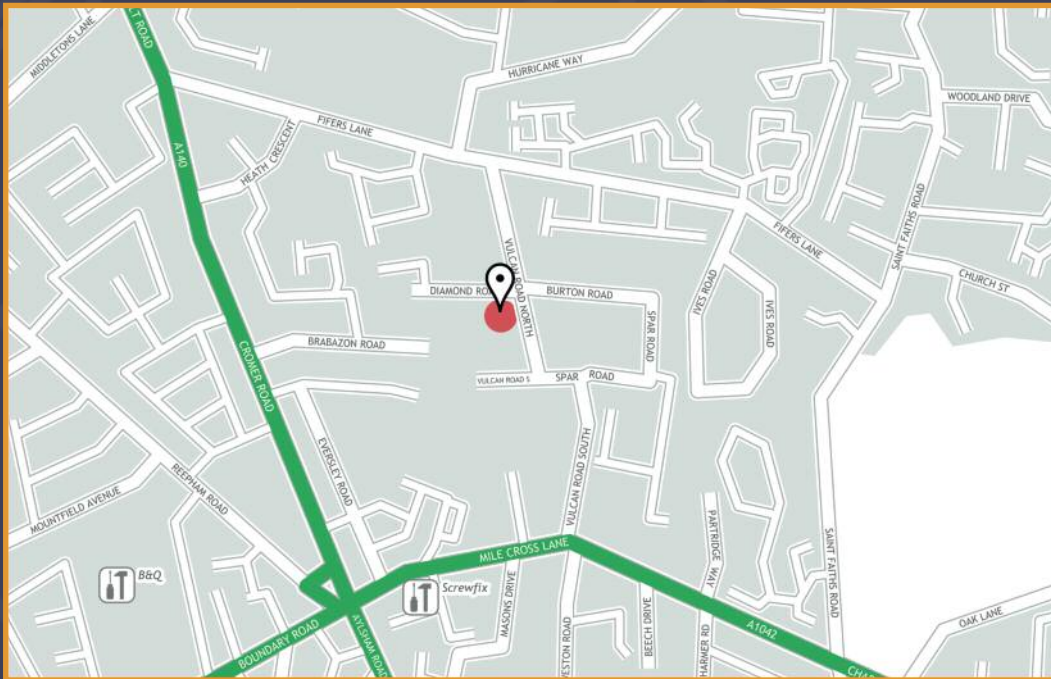
### Energy Performance Certificate

The property has an energy performance rating of (TBC).

A full copy is available upon request







### Viewing

Strictly through the joint selling agents:

**ROCHE**  
01603 619876  
rochesurveyors.co.uk

**RAPLEYS**  
0370 777 6292  
www.rapleys.com

**Contact: Sam Kingston**

01603 756333

sam.kingston@rochesurveyors.co.uk

**Contact: Colin Steele**

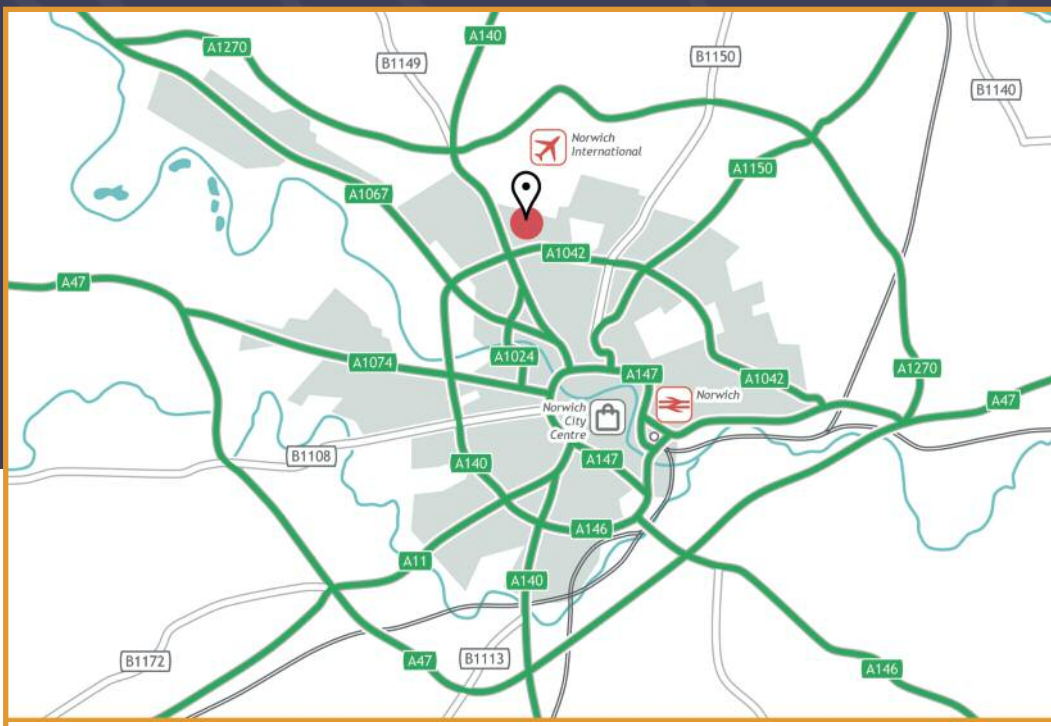
07860 749034

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**Contact: Helen West**

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