

## SERVICED OFFICES AVAILABLE

**SPACES RANGING FROM  
127 - 485 SQ FT  
AT £24 PER SQ FT**

- Electric door entry system for main entrance and offices doors
- 24-hour access
- Car parking
- Flexible terms
- Easy access to Ring-road and Airport
- Kitchen and WC facilities including disabled on Ground Floor



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Diamond House  
Vulcan Road North  
Norwich  
Norfolk  
NR6 6AQ

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## Full Description:

Diamond House forms part of the Diamond Road Complex and has been recently refurbished to an exceptionally high standard, with warm and cool air-conditioning and new windows as a key features of the office. Diamond House offers car parking facilities, disabled facilities and is located within easy reach of main roads and Norwich Airport. Our competitive monthly rent includes utilities, rates and ample on-site car parking, and there is 24/7 access via a secure entry system. These offices are the perfect space for both small businesses just starting out or established companies looking for a base in the Norwich area.

## AVAILABLE OFFICES:

Office 1GF with 380sq ft space @ £760 PCM plus VAT

Office 6B with 337sq ft space @ £674 PCM plus VAT

Office 7 with 485sq ft space @ £970 PCM plus VAT

Office 8 with 262sq ft space @ £524 PCM plus VAT

Office 10 with 213sq ft space @ £426 PCM plus VAT

Office 11 with 327sq ft space @ £654 PCM plus VAT

Office 13 with 127sq ft space @ £254 PCM plus VAT

Office 15 with 134sq ft space @ £268 PCM plus VAT

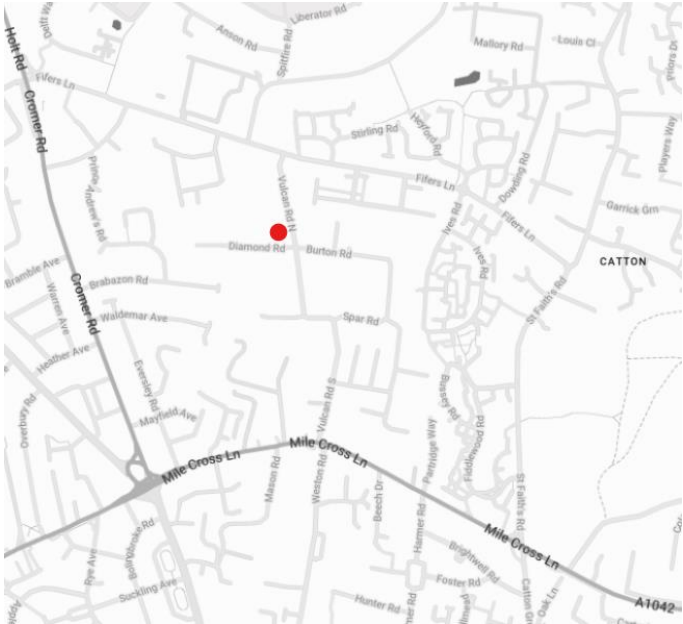
Office 16 with 236sq ft space @ £472 PCM plus VAT

## EPCs:

There are different EPCs for the different suites. Please contact Peter Colby Commercials for further information.

**Location:**

Diamond House can be found on Vulcan Road, which is accessible from either Mile Cross Lane A1042 or Cromer Road A140. There is a bus stop opposite the site which transports directly to the City Centre. Diamond House is also 4 miles from Norwich Train Station and 1 mile from Norwich Airport.



**Ground Floor**

7GF sq ft			WC				KITCHEN				
	4 GF 595 sq ft						WC				
6GF sq ft	2B GF 211 sq ft	3GF 605 sq ft		WC			STAIRS		8GF 236 sq ft		
	2A GF 116 sq ft			LIFT							
	2GF 434 sq ft		1GF 380 sq ft		RECEPTION				10GF 272 sq ft	9GF 652 sq ft	

## First Floor

17 2,575 sq ft													
WC	7 485 sq ft	6b 337 sq ft	6a	5 117 sq ft	4 156 sq ft	LIFT	STAIRS	WC	KITCHEN	2 142 sq ft	1 213 sq ft		
											WC		
WC	KITCHEN	8 262 sq ft	9 492 sq ft	10 213 sq ft	11 327 sq ft	12 149 sq ft	13 127 sq ft	14 226 sq ft	15 134 sq ft	16 236 sq ft			

### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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