

JOHNSTON LOGISTICS PARK

HARLING ROAD, SNETTERTON NR16 2JU

DESIGN & BUILD
OPPORTUNITIES AVAILABLE

A11

EXPANSION LAND



FOULGER



KETTLE

FedEx

- DESIGN & BUILD OPPORTUNITIES AVAILABLE UP TO 500,000 SQ FT
- **LAST REMAINING UNIT - 30,540 SQ FT AVAILABLE IMMEDIATELY**



OVERVIEW

- Immediately available:
 - 30,540 sq ft
- Excellent transport links
- Dedicated rail head on site
- 24 hour access
- CCTV throughout
- 50KN/m2 floor loading

Design & Build opportunities available up to 500,000 sq ft

DESCRIPTION

All units are detached steel portal frame warehouses under a pitched roof and in addition, racking can be made available by way of a separate arrangement. The side elevations are floor to ceiling profiled cladding with built in ground-level loading doors.

The units benefit from a concrete floor with 50KN/m2 floor loading, lighting throughout and three phase electricity. Externally there is a large self contained concrete yard with parking for HGVs and staff car parking. On site there is also a gatehouse and 24 hour security.

The estate management is undertaken by the owner occupiers, ensuring a well-run and efficiently administered service charge regime.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis, and provides the following approximate areas:

UNIT	SQ M	SQ FT
Unit 12	2,837	30,540

Different sized units on the estate may possibly be available on request.



AVAILABLE IMMEDIATELY:
CONTACT THE AGENTS NOW
FOR MORE INFORMATION

TERMS

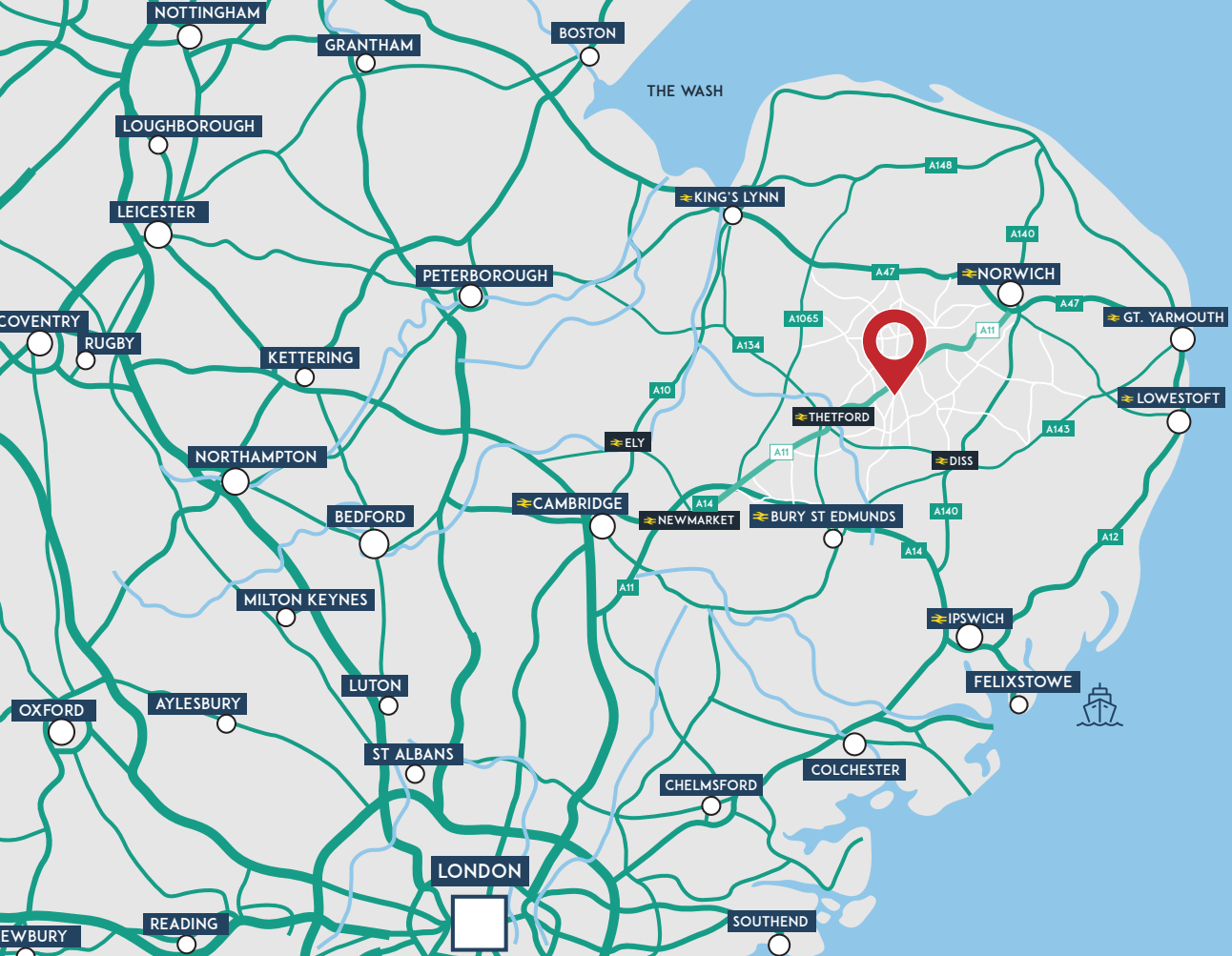
VAT

Applicable

RENT

Upon application

All units are available on new FRI leases for a term to be agreed



LOCATION & SITUATION

Johnston Logistics Park sits directly off the A11 at Snetterton, opposite the nationally renowned Snetterton Race Circuit. Currently, the estate comprises of 650,000 sq ft of built warehousing, together with additional land consented for a further 500,000 sq ft of B8 space.

Snetterton is situated 12 miles from Thetford and 19 miles from Norwich along the A11 trunk road which connects with the A14 at Newmarket.

Cambridge is just a 50 minute drive South West along the A11 and Norwich is 30 minutes North West. The estate sits opposite Snetterton Services which contains occupiers such as McDonalds, Subway and Greggs. Existing occupiers include ASDA, FedEx, Kettles, IPL Broadland Wines, Frimstones and Johnston Logistics.



BY ROAD

- **Norwich** 18 miles (28 mins)
- **Bury St Edmunds** 18 miles (36 mins)
- **Ipswich** 36 miles (50 mins)
- **Cambridge** 40 miles (50 mins)
- **Felixstowe** 53 miles (75 mins)
- **Colchester** 60 miles (75 mins)
- **M25 (J27)** 77 miles (80 mins)



BY RAIL

FROM ATTLEBOROUGH

- | | |
|----------------------------|---------------------------------------|
| • Norwich 22 mins | • Peterborough 93 mins |
| • Ely 39 mins | • London King's Cross 131 mins |
| • Cambridge 57 mins | |





M1AGENCY.CO.UK

0203 889 1010

JONJO LYLES

jonjo.lyles@m1agency.co.uk

ANDY HALL

andy.hall@m1agency.co.uk

HENRY WATSON

henry.watson@m1agency.co.uk



BIDWELLS

01223 841 841

PATRICK STANTON

patrick.stanton@bidwells.co.uk

RORY BANKS

rory.banks@bidwells.co.uk

WILL JONES

william.jones@bidwells.co.uk

Subject To Contract & Exclusive Of VAT. Important Notice:

M1 Agency LLP, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and M1 Agency LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.