

JOHNSTON QUARTER

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An established logistics park located just off the A11

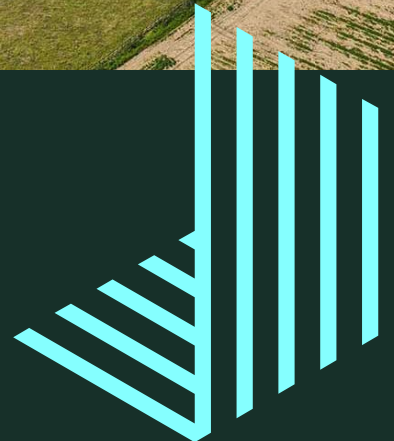


Unit 15 – 62,807 sq ft available for pre-let

Design & Build opportunities up to
1,000,000 sq ft with outline consent.

Johnston Quarter, Harling Road,
Snetterton, Norfolk NR16 2JU.

johnstonquarter.co.uk



The Opportunity:

Conveniently located adjacent to the A11 in Snetterton, our facility currently comprises 650,000 sq ft of built warehousing across a range of units. Additionally, we have land available for development to meet the specific needs of potential occupants.

CGI of Unit 15



Phase 1 – Unit 15

Planning permission has been granted for the construction of a new self-contained warehouse totalling 62,807 sq ft, to include 6,867 sq ft of two-storey offices on 2.13 acres.

Specification:

- » Three level and two dock level loading doors
- » Eaves height of 12m
- » Three phase electricity
- » Secure ANPR barrier access
- » PV panels to the roof
- » Good-sized yard
- » 54 car parking spaces
- » 12 EV charging spaces

Further units:

On the north side of the A11, there are three further units to be built:

- A 3,208 sq ft
- B 4,790 sq ft
- C 5,805 sq ft

All the units are available to pre-let on an Agreement to Lease. Further information is available from the joint agents.

Airclad office space:

Planning permission has also been granted for developing well-designed, eco-friendly and conveniently located spaces. Created for businesses to thrive and grow.

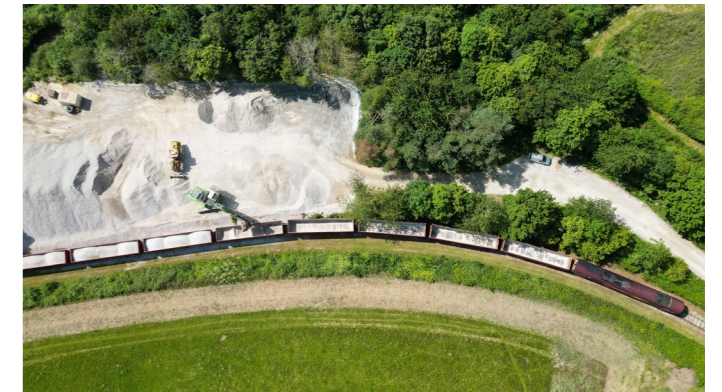
GIA area over two floors of 4,952 sq ft



Phase 2:

Additional land at the Johnston Quarter is available to accommodate new warehouse and storage space as follows:

- D Draft local plan employment allocation – Up to 270,000 sq ft on 12.18 acres
- E Employment zone – Up to 410,000 sq ft on 21.25 acres
- F Rail siding site – Up to 340,000 sq ft on 16.60 acres



Logistics, manufacturing and processing opportunities

Unit 15
Planning permission granted for 62,807 sq ft warehouse

Unit A
Pre-let available
5,208 sq ft

Unit B
Pre-let available
4,790 sq ft

Unit C
Pre-let available
5,805 sq ft

Future Phases

Future Phases

Future Phases

Future Phases

A11



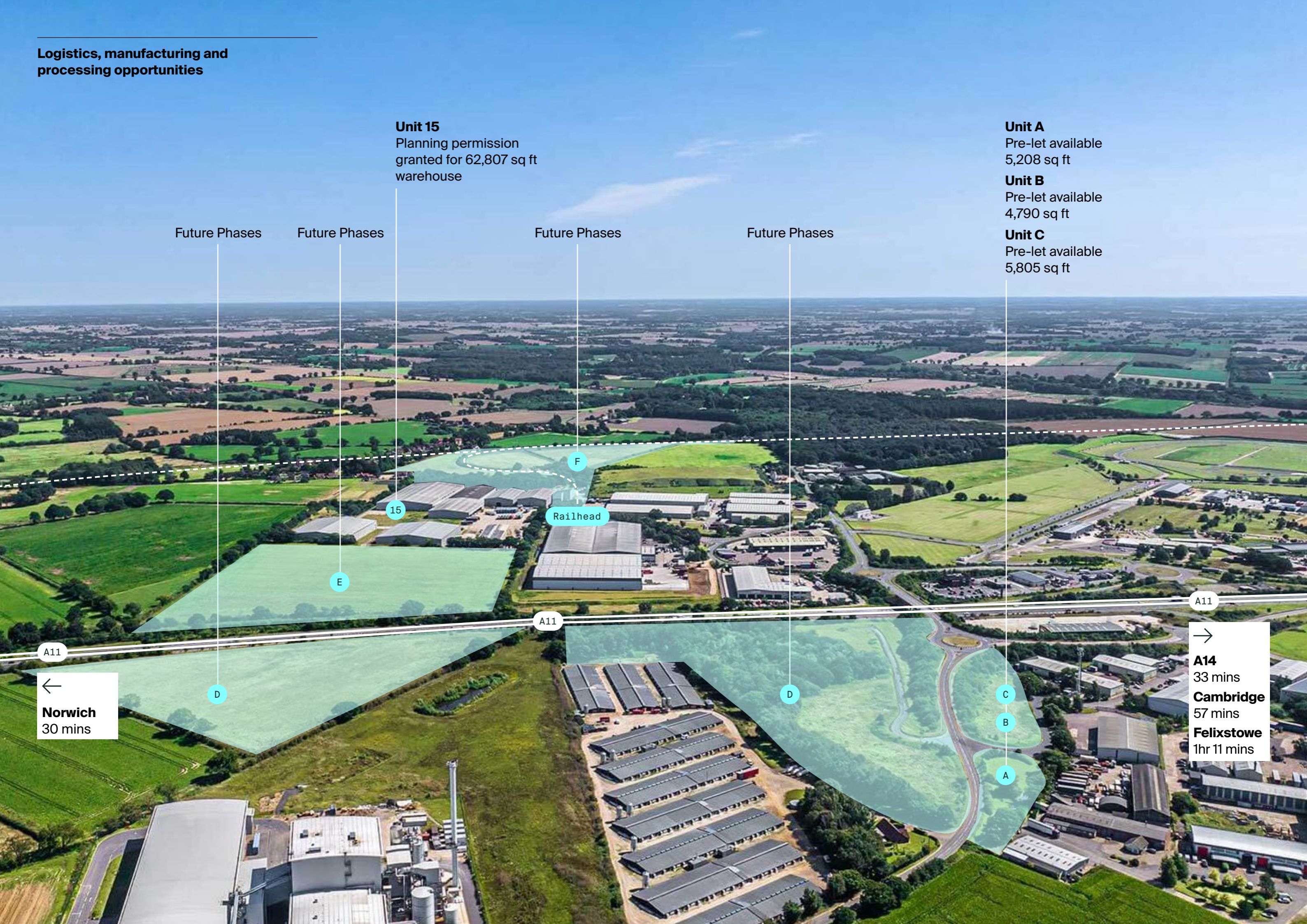
Norwich
30 mins

A11

A11



A14
33 mins
Cambridge
57 mins
Felixstowe
1hr 11 mins



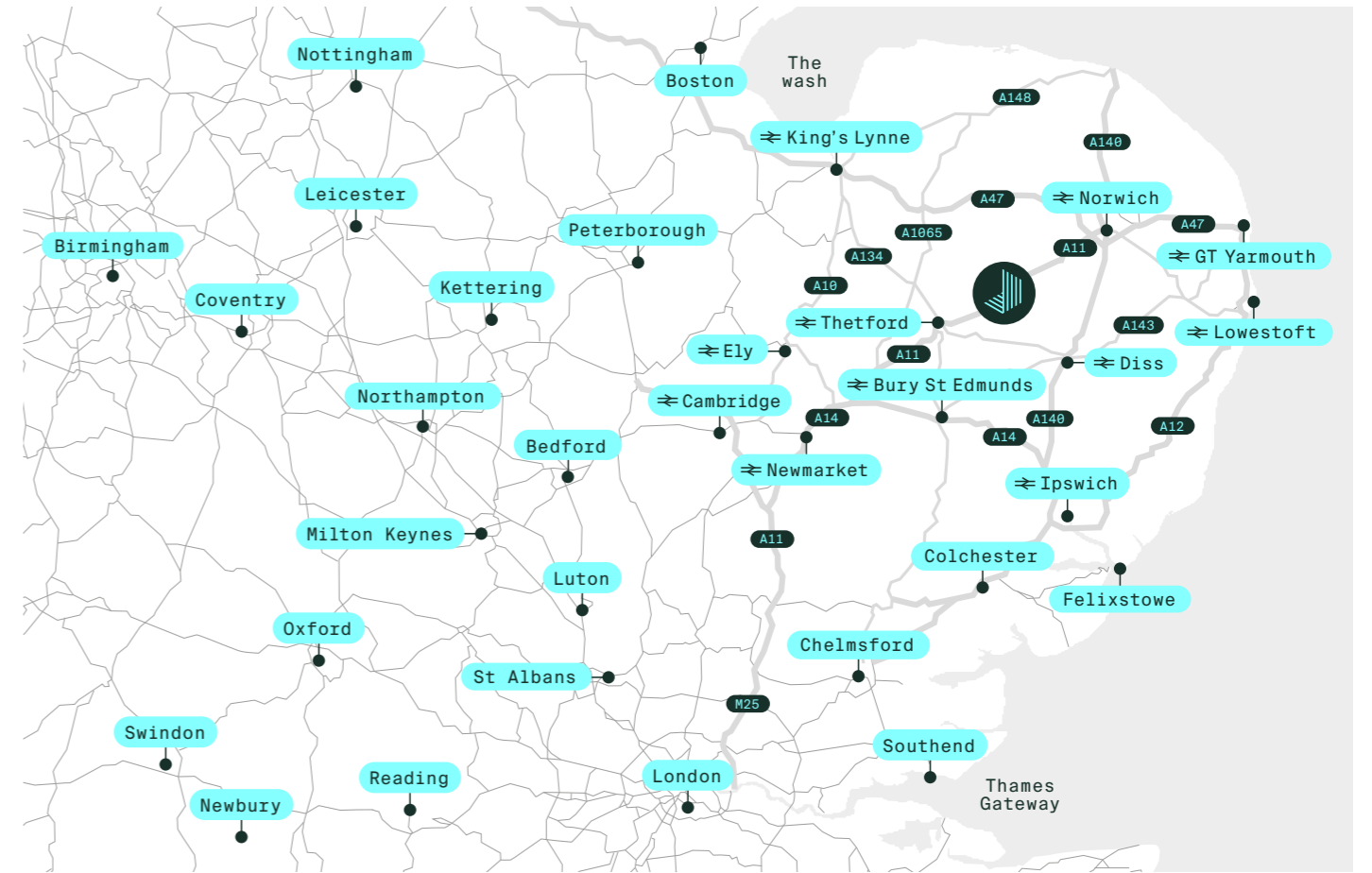
Location:

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: Kinaxia, FedEx, Metro Supply Chain, Kettle Crisps, IFD, Fairfax & Favor and Mick George.



	From:	Distance:	Travel time:
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
	Ely		39 mins
	Cambridge		57 mins
	Peterborough		93 mins
	King's Cross Ldn		131 mins

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