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TO LET



Johnston Quarter, Harling Road, Snetterton, NR16 2JU

Design & Build Opportunities - Johnston Quarter

Tenure	To Let
Available Size	5,000 to 500,000 sq ft / 464.52 to 46,451.52 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

Description

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.

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

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.

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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.

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

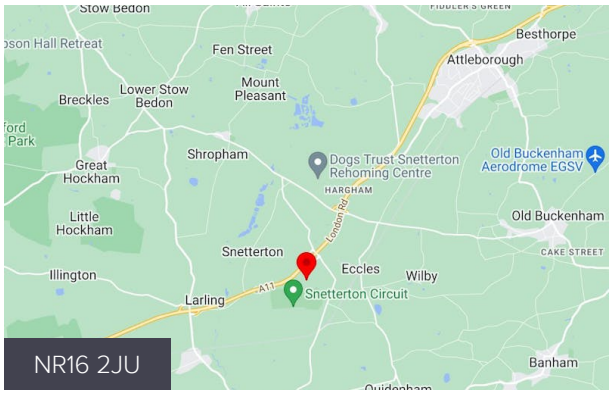
Location

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.







Viewing & Further Information

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