JOHNSTON LOGISTICS PARK

HARLING ROAD, SNETTERTON NR16 2JU

WAREHOUSE SPACE TO LET



IMMEDIATELY AVAILABLE:
51,430 SQ FT · 29,967 SQ FT · 16,522 SQ FT

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BIDWELLS

OVERVIEW

- Immediately available:
  - 51,430 sq ft
  - 29,967 sq ft
  - 16,522 sq ft
- Additional land and buildings available
- Excellent transport links
- Dedicated rail head on site
- 24 hour access
- CCTV throughout
- Eaves height up to 9m
- 50KN/m2 floor loading

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	EAVES
Unit 4	4,778	51,430	6.5M
Unit 6	2,784	29,967	9M
Unit 10	1,535	16,522	9M
TOTAL	**9,097**	**97,919**	

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



AVAILABLE IMMEDIATELY: CONTACT THE AGENTS NOW FOR MORE INFORMATION

TERMS

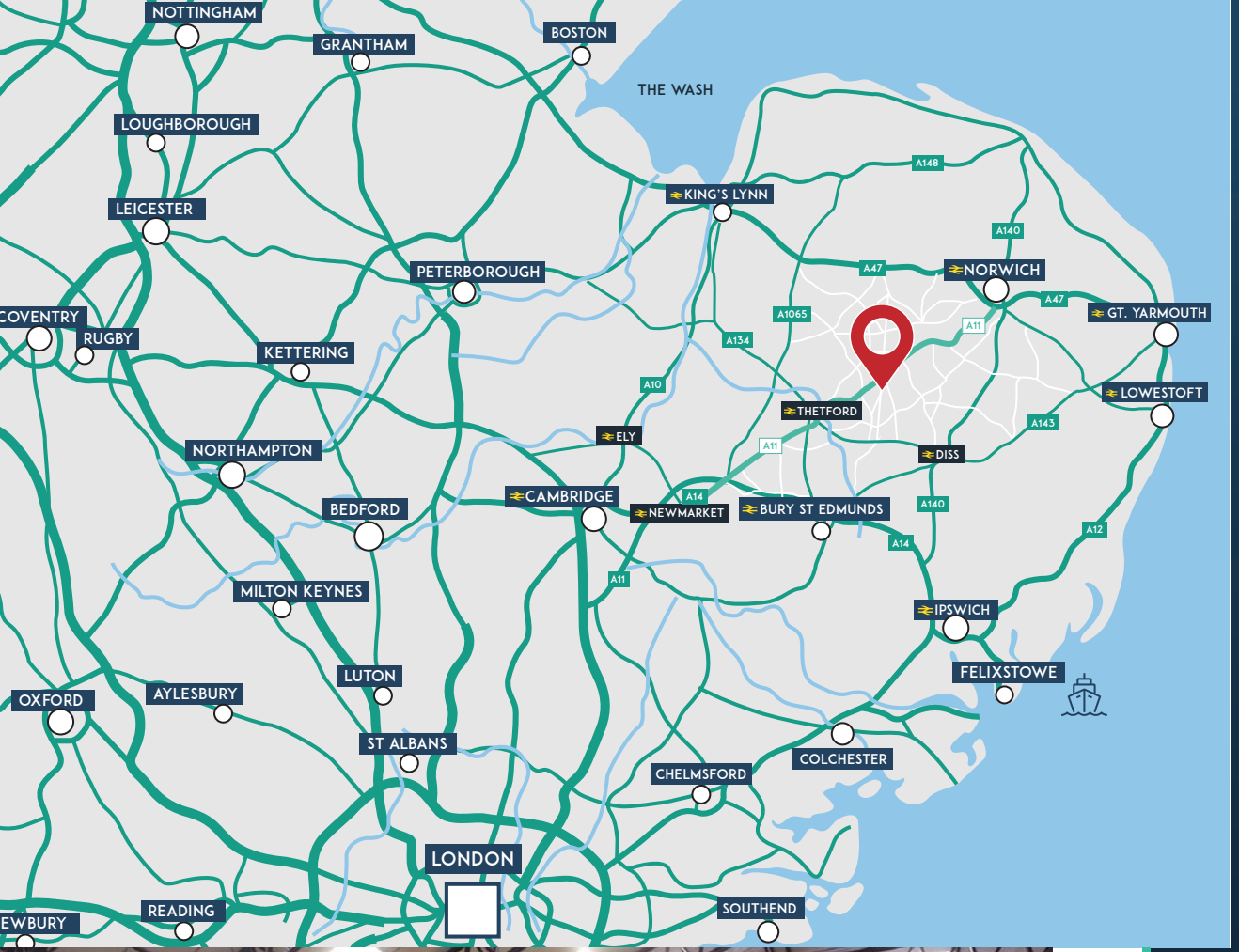
VAT

Applicable

RENT

Upon application

The 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
- **Ely** 39 mins
- **Cambridge** 57 mins
- **Peterborough** 93 mins
- **London King's Cross** 131 mins



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