TO LET



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

WAREHOUSE SPACE AVAILABLE IMMEDIATELY - FLEXIBLE LEASES AVAILABLE

Tenure	To Let
Available Size	16,167 to 51,004 sq ft / 1,501.96 to 4,738.43 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	Upon enquiry

- ADDITIONAL LAND AND BUILDINGS AVAILABLE
- DEDICATED RAILHEAD ON SITE
- CCTV THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- 24 HOUR ACCESS
- LAST REMAINING UNIT - 30,540 AVAILABLE IMMEDIATELY

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.

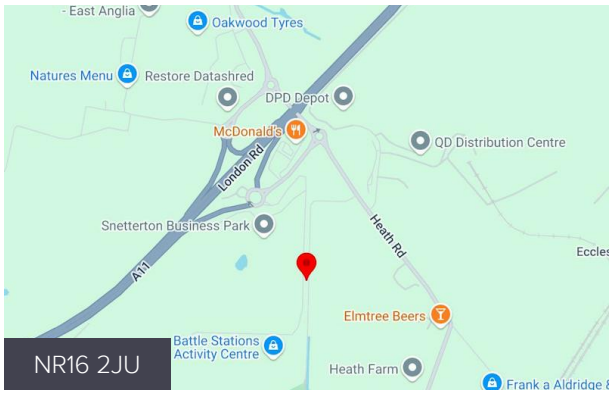
Location

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.







Viewing & Further Information

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