# LOGISTICS HUB

SNETTERTON | NR16 2FB



UNITS UP TO 1,000,000 SQ FT



FOR SALE / TO LET



UP TO 17MVA OF POWER AVAILABLE

///recoup.topmost.roadways





# MASTERPLAN



**FLEXIBILE UNIT CONFIGURATIONS** 



LEASEHOLD **AVAILABLE** 



**FREEHOLD AVAILABLE** 



UP TO 17 MVA OF **POWER ENERGISED** 



35 - 50M **DEDICATED YARDS** 



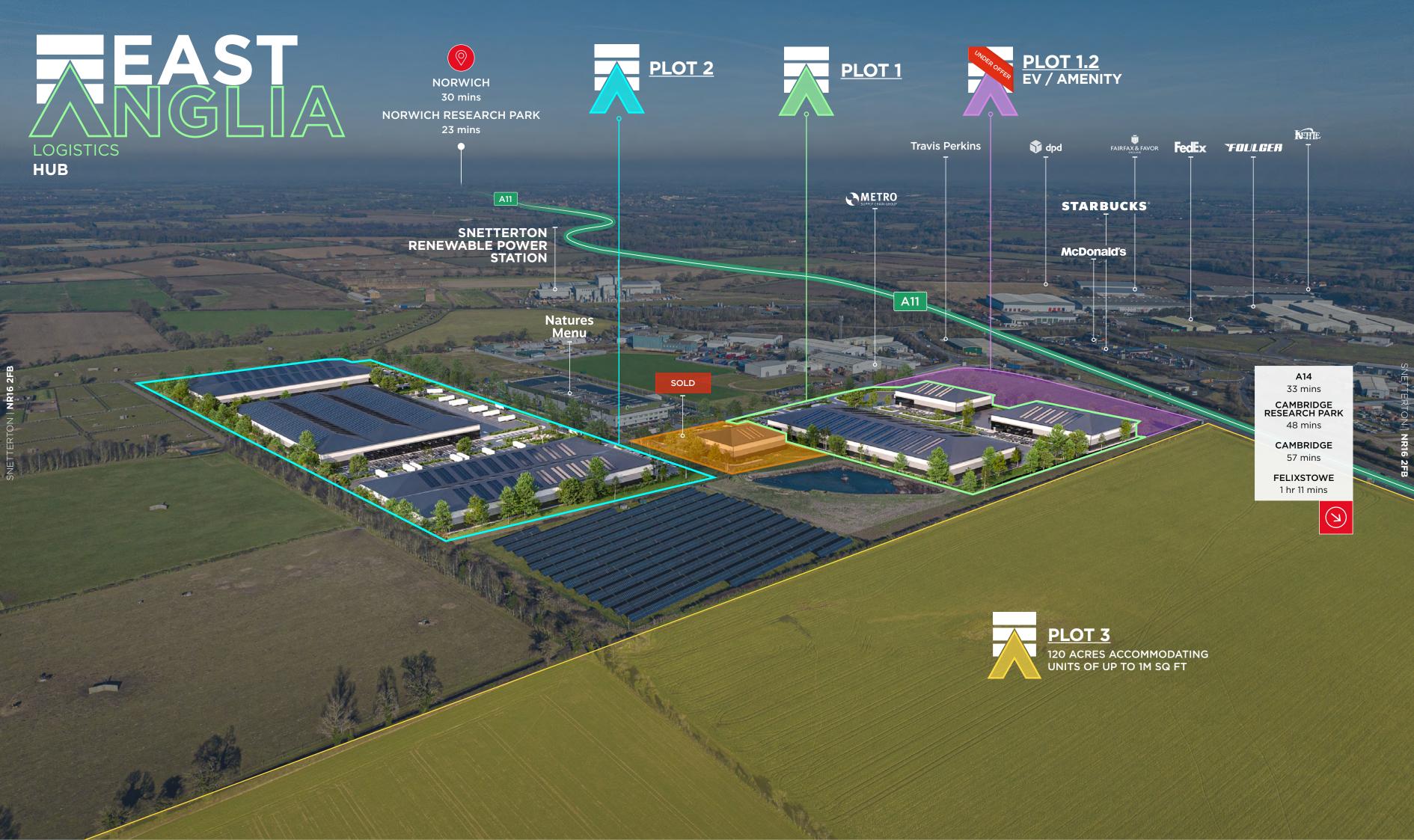




Boudica Developments is a regional developer based in East Anglia. The Boudica team has successfully delivered over a million square feet of property across the UK, partnering with top consultancy teams to provide efficient solutions tailored to operator requirements.

At Snetterton, Boudica offers a variety of occupational options, including Freehold, Leasehold, and Design & Build Turnkey solutions. We are committed to delivering a bespoke service to all potential operators by thoroughly understanding their needs and providing practical, deliverable solutions.





# PLOT 1 OPTION ONE

# UNIT 1 232,000 SQ FT



FLEXIBILE UNIT CONFIGURATIONS



LEASEHOLD AVAILABLE



35 - 50M DEDICATED YARDS





UP TO 17 MVA
OF POWER
ENERGISED



FREEHOLD AVAILABLE



BUILD TO SUIT



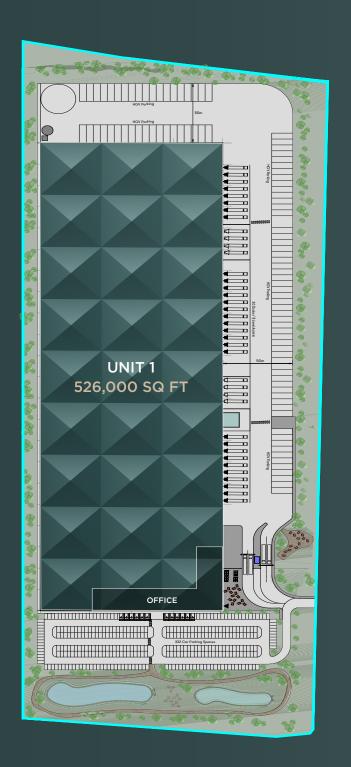
UNIT 1	SQ M	SQ FT
Warehouse	20,439	220,000
Office	1,115	12,000
TOTAL	21,554	232,000

UNIT 1	SQ M	SQ FT
Warehouse	2,787	30,000
Office	232	2,500
TOTAL	3,019	32,500

UNII Z	201 M	<u> </u>
Warehouse	4,645	50,000
Office	464	5,000
TOTAL	5,109	55,000

UNII 3	SQM	SQFI
Warehouse	11,613	125,000
Office	743	8,000
TOTAL	12,356	133,000

## PLOT 2 OPTION TWO





**FLEXIBILE** UNIT **CONFIGURATIONS** 



UP TO 17 MVA **OF POWER ENERGISED** 



LEASEHOLD AVAILABLE



**FREEHOLD AVAILABLE** 



35 - 50M **DEDICATED** YARDS



BUILD ТО SUIT



UNIT 1	SQ M	SQ FT
Warehouse	46,452	500,000
Office	2,415	26,000
TOTAL	48,867	526,000

UNIT 1	SQ M	SQ FT
Warehouse	13,935	150,00
Office	743	8,000
TOTAL	14,678	158,000

UNIT 2	SQ M	SQ FT
Warehouse	23,225	250,000
Office	1,300	14,000
TOTAL	24,525	264,000

UNIT 3	SQ M	SQ FT
Warehouse	13,935	150,000
Office	743	8,000
TOTAL	14,678	158,000



FLEXIBILE UNIT CONFIGURATIONS



UP TO 17 MVA OF POWER ENERGISED



LEASEHOLD AVAILABLE



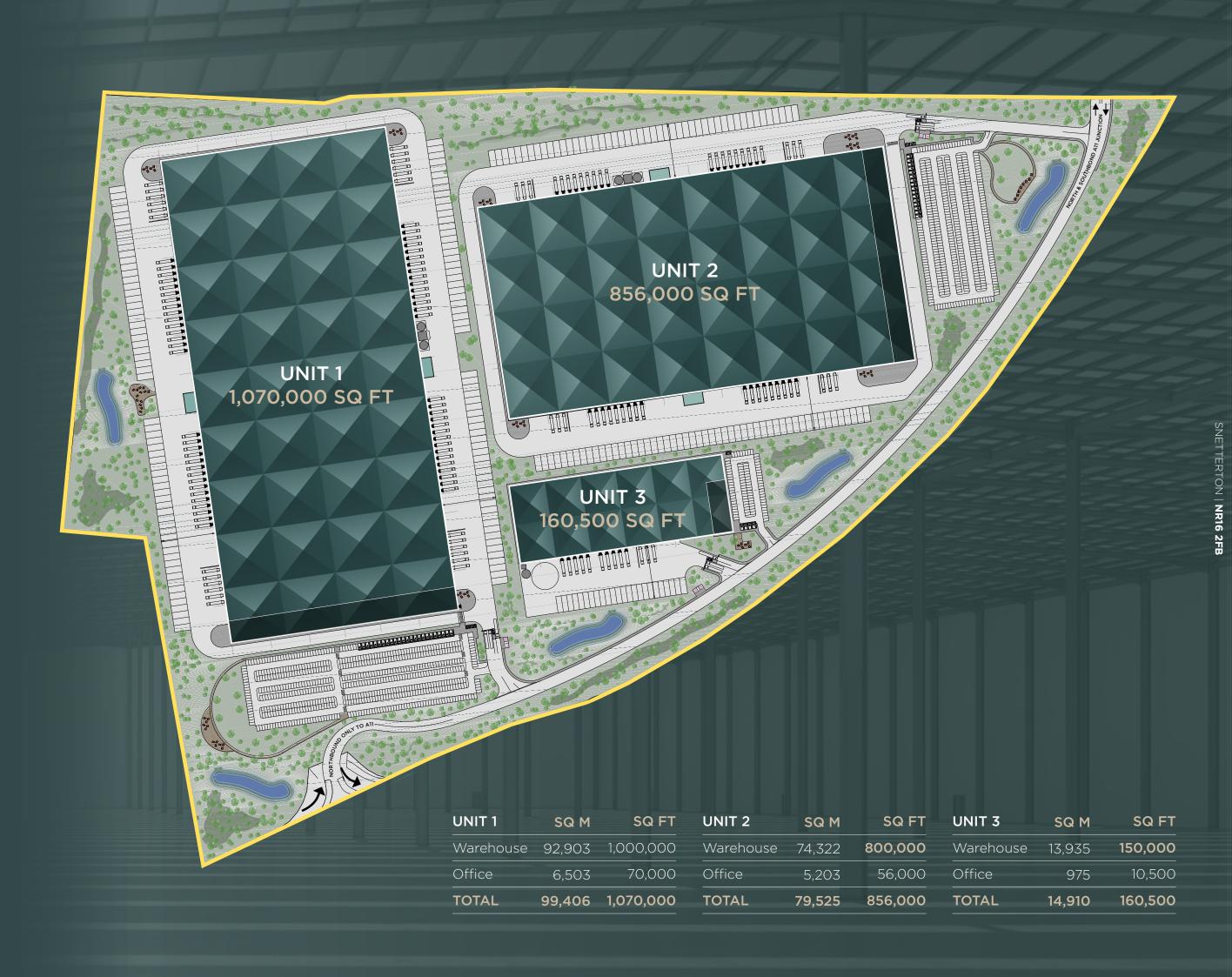
FREEHOLD AVAILABLE



35 - 50M DEDICATED YARDS



BUILD TO SUIT









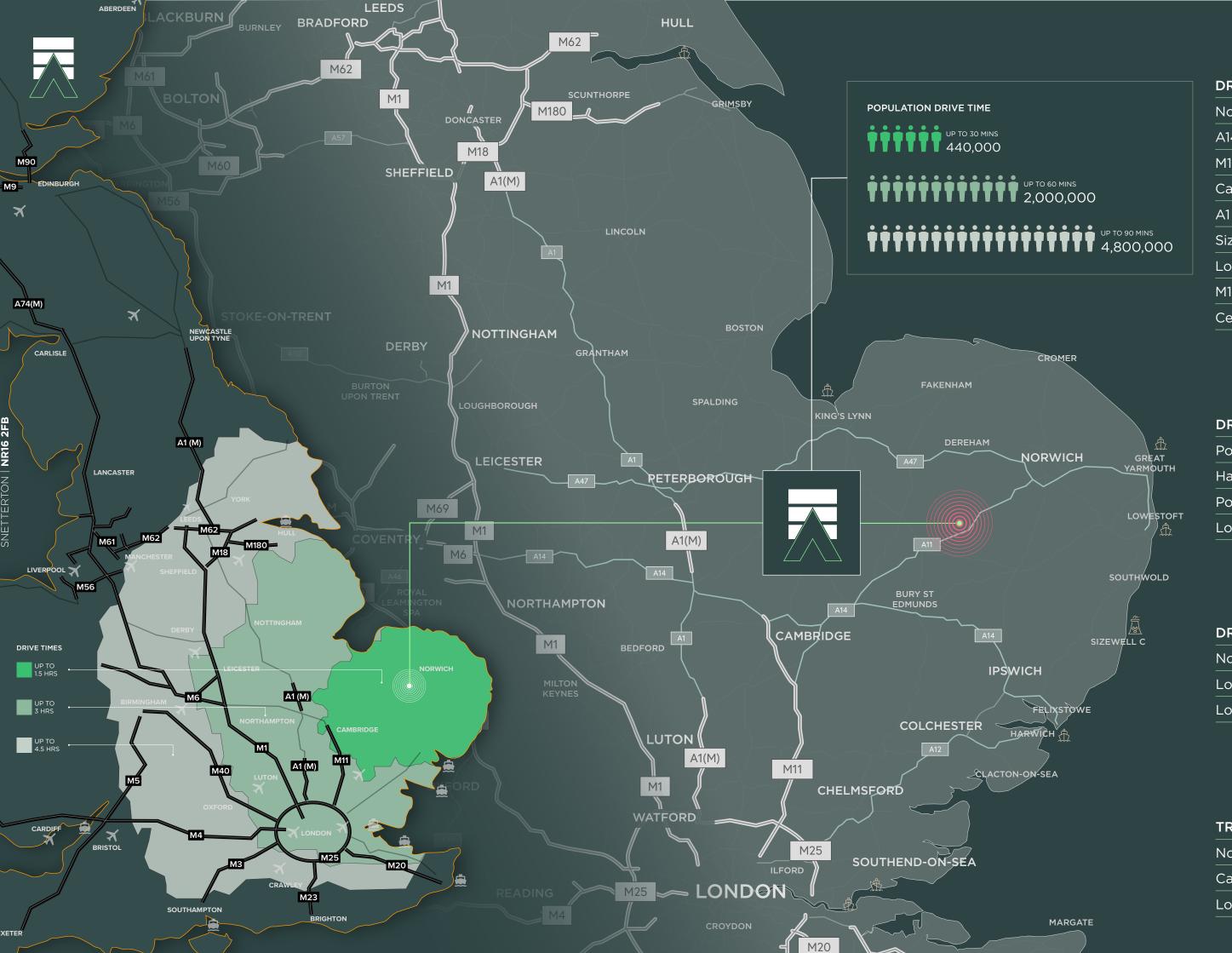
DRIVE TIME	MILES	TIME
Port of Felixstowe	58 miles	1 hr 11 mins
Harwich Port	72 miles	1 hr 28 mins
Port of Tilbury	99 miles	1 hr 42 mins
London Gateway	101 miles	1 hr 44 mins



DRIVE TIME	MILES	TIME
Norwich Airport	22 miles	45 mins
London Stansted	63 miles	1 hr 8 mins
London Luton	81 miles	1 hr 35 mins



TRAIN TRAVEL TIME	IIME
Norwich	33 mins
Cambridge	53 mins
London	1 hr 45 mins





Opportunities are available on either a leasehold or freehold basis

For further information, please contact the joint agents below:



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