

The logo for East Anglia Logistics Hub. It features a stylized 'E' made of three horizontal bars on the left. To its right, the word 'EAST' is in white, 'ANGLIA' is in green outline, 'LOGISTICS' is in green, and 'HUB' is in white.

EAST ANGLIA 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](http://recoup.topmost.roadways)

 **BOUDICA**
DEVELOPMENTS



East Anglia Logistics Hub represents the region's newest distribution destination. With immediate access off the A11, this exciting opportunity offers a gateway to Cambridge, Norwich, and the wider UK highways network. The site is strategically located near to the A14 (the UK's premier East/West highway), and offers easy access to the 'Golden Triangle' of the M1, M6 and M42. There is also easy access to the port of Felixstowe, Britain's biggest and busiest container port, and one of the largest in Europe, handling 48% of the nation's containerised trade.

The scheme is able to accommodate a broad range of occupational requirements, across 3 plots. Plot 1 (12.75 Acres) has planning consent for up to 220,000 sq ft of employment use in a variety of configurations.

Plot 2 (30 acres) has detailed planning permission on part for 100,000 sq ft and is capable of delivering units up to 500,000 sq ft. Freehold, leasehold and turnkey options are available.

The Plot 3 land will accommodate further units ranging from 50,000 - up to 1,000,000 sq ft subject to planning. This future phase can be delivered on a leasehold / freehold or D&B turnkey basis.

The first phases of the development are proposed to commence in Q1 2026. The development has secured up to 17 MVA of power energised from the new primary substation, this will be available by mid 2026.



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INDICATIVE IMAGE

MASTERPLAN



FLEXIBLE UNIT
CONFIGURATIONS



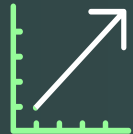
LEASEHOLD
AVAILABLE



FREEHOLD
AVAILABLE



UP TO 17 MVA OF
POWER ENERGISED



35 - 50M
DEDICATED YARDS



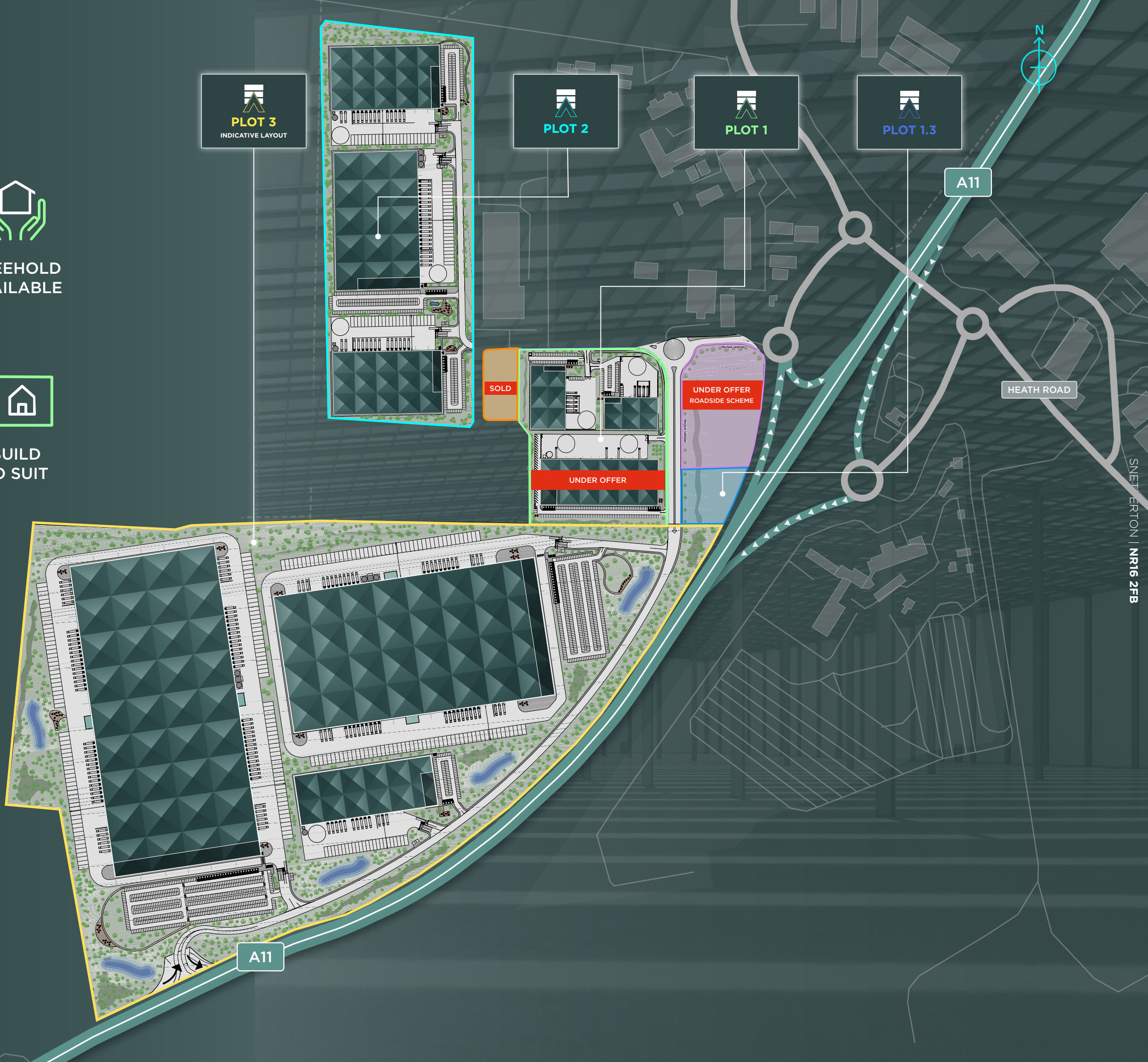
BUILD
TO SUIT

MEET YOUR DEVELOPER



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.




NORWICH
30 mins
NORWICH RESEARCH PARK
23 mins


PLOT 2


PLOT 1


PLOT 1.3
1.4 ACRE PLOT

**SNETTERTON
RENEWABLE POWER
STATION**

Natures
Menu

SOLD

METRO
SUPPLY CHAIN GROUP

Travis Perkins

dpd

FAIRFAX & FAVOR

FedEx

FOULGER

NETE

STARBUCKS®

McDonald's

**UNDER OFFER
ROADSIDE SCHEME**

A14
33 mins
**CAMBRIDGE
RESEARCH PARK**
48 mins
CAMBRIDGE
57 mins
FELIXSTOWE
1 hr 11 mins



PLOT 3
120 ACRES ACCOMMODATING
UNITS OF UP TO 1M SQ FT

PLOT 1




FLEXIBLE
UNIT
CONFIGURATIONS


UP TO 17 MVA
OF POWER
ENERGISED


LEASEHOLD
AVAILABLE


FREEHOLD
AVAILABLE


BUILD
TO
SUIT


35 - 50M
DEDICATED
YARDS

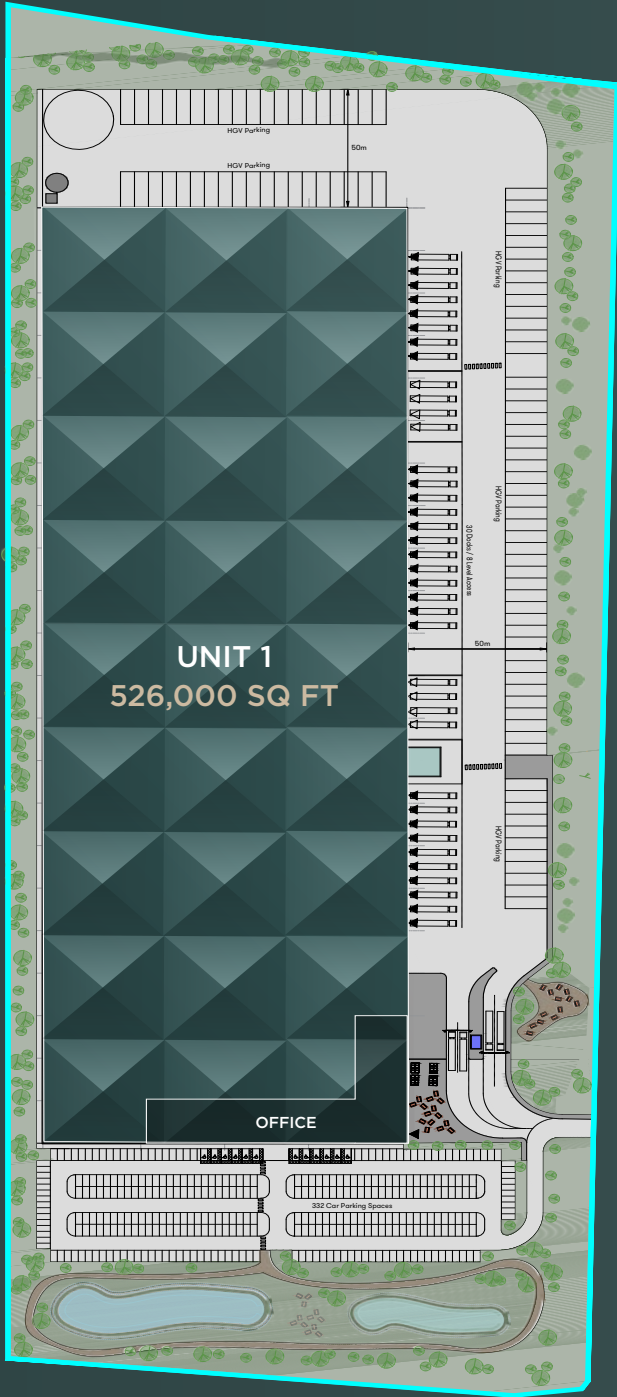
UNIT 1	SQ M	SQ FT
Warehouse		50,000
Office		2,500
TOTAL		52,500

UNIT 2	SQ M	SQ FT
Warehouse		38,000
Office		1,400
TOTAL		39,400

UNIT 3 <i>(Under Offer)</i>	SQ M	SQ FT
Warehouse		120,000
Office		12,000
TOTAL		132,000

Detailed Planning Permission has been secured for the adjacent plan

PLOT 2
OPTION ONE



FLEXIBLE
UNIT
CONFIGURATIONS

UP TO 17 MVA
OF POWER
ENERGISED

LEASEHOLD
AVAILABLE

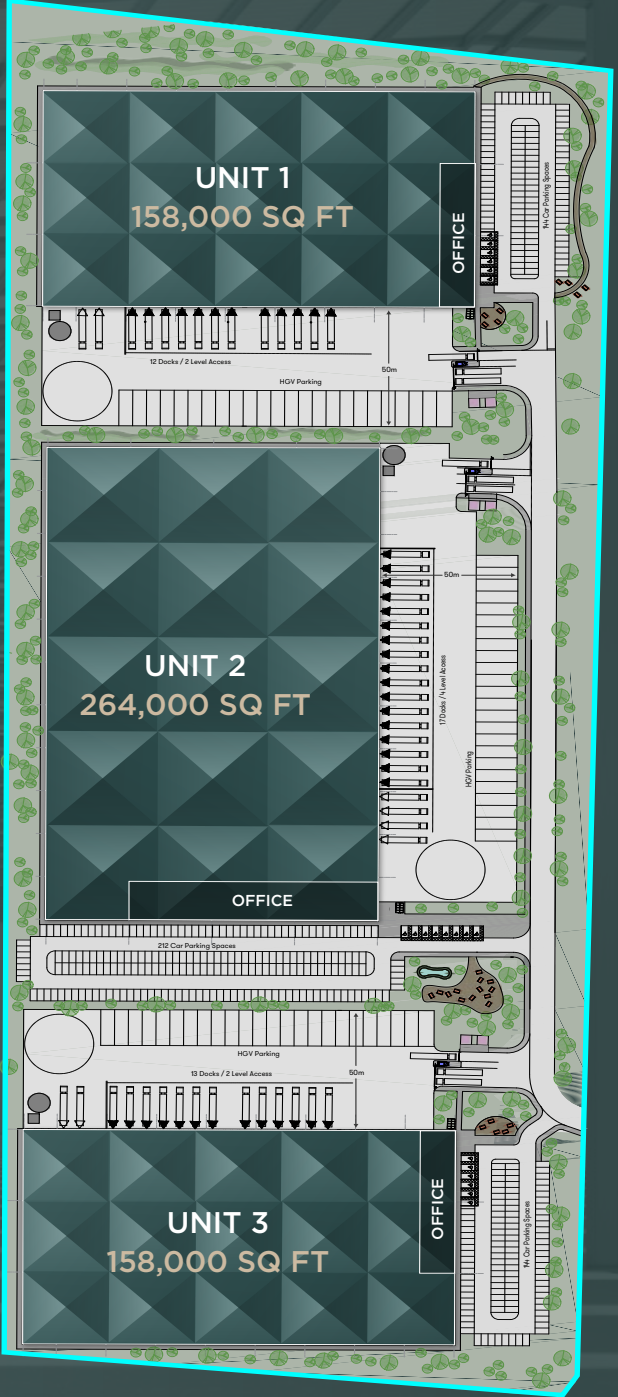
FREEHOLD
AVAILABLE

35 - 50M
DEDICATED
YARDS

BUILD
TO
SUIT

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

PLOT 2
OPTION TWO



UNIT 1	SQ M	SQ FT	UNIT 2	SQ M	SQ FT	UNIT 3	SQ M	SQ FT
Warehouse	13,935	150,00	Warehouse	23,225	250,000	Warehouse	13,935	150,000
Office	743	8,000	Office	1,300	14,000	Office	743	8,000
TOTAL	14,678	158,000	TOTAL	24,525	264,000	TOTAL	14,678	158,000



PLOT 3
INDICATIVE LAYOUT



FLEXIBLE
UNIT
CONFIGURATIONS



UP TO 17 MVA
OF POWER
ENERGISED



LEASEHOLD
AVAILABLE



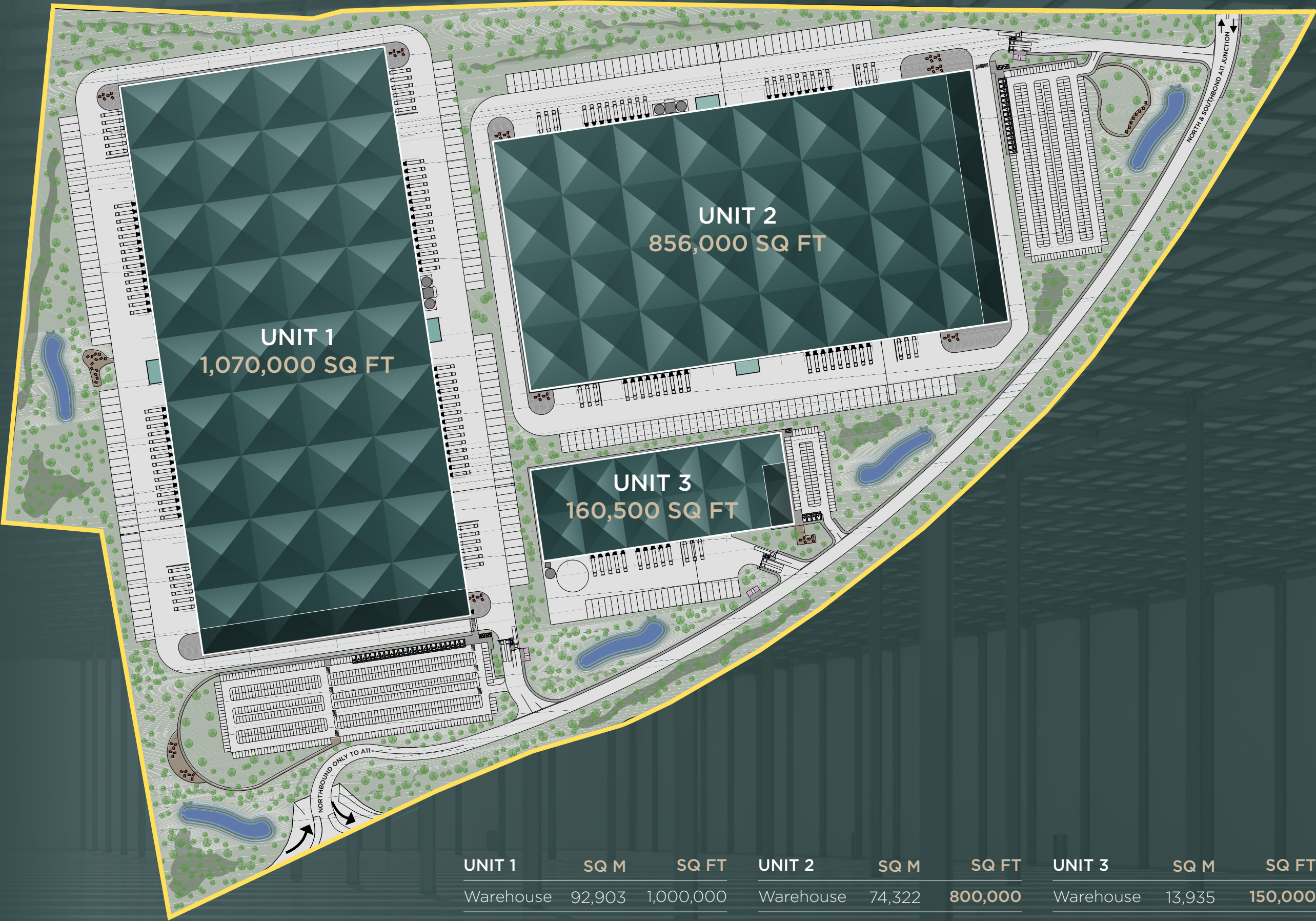
FREEHOLD
AVAILABLE



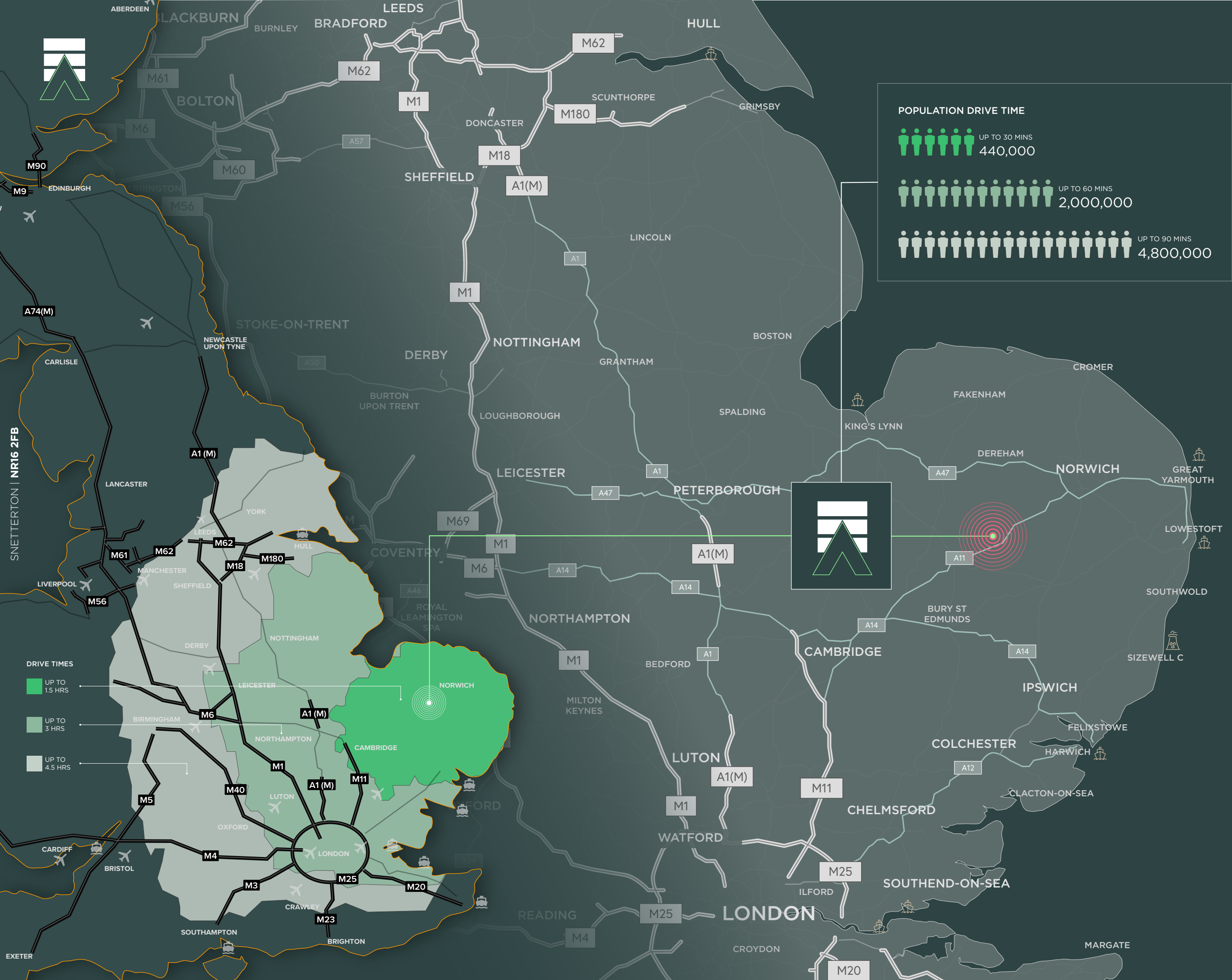
35 - 50M
DEDICATED
YARDS



BUILD
TO
SUIT



UNIT 1	SQ M	SQ FT	UNIT 2	SQ M	SQ FT	UNIT 3	SQ M	SQ FT
Warehouse	92,903	1,000,000	Warehouse	74,322	800,000	Warehouse	13,935	150,000
Office	6,503	70,000	Office	5,203	56,000	Office	975	10,500
TOTAL	99,406	1,070,000	TOTAL	79,525	856,000	TOTAL	14,910	160,500



DRIVE TIME	MILES	TIME
Norwich	20 miles	30 mins
A14	22 miles	33 mins
M11	46 miles	47 mins
Cambridge	44 miles	57 mins
A1	63 miles	1 hr 8 mins
Sizewell C Power Station	40 miles	1 hr 15 mins
London M25	75 miles	1 hr 17 mins
M1	106 miles	1 hr 46 mins
Central London	98 miles	2 hr 6 mins

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	TIME
Norwich	33 mins
Cambridge	53 mins
London	1 hr 45 mins

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Opportunities are available on either a leasehold or freehold basis

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