



## Location

The property is located at Snetterton Heath within close proximity to the Snetterton Park intersection, with access to the A11 trunk road, and therefore accessible to the A47 and A14. Snetterton Heath is conveniently located for the Cambridge/Norwich Tech Corridor, which is one of the fastest growing UK regional economies. The area is well served by the Snetterton self service station, which provides **McDonald's**, **Starbucks** and an **Esso Garage**.

Other occupiers in the area include **Natures Menu**, **DPD**, **Metro Supply Chain** and **Travis Perkins**. The area is recognised as a distribution location, due to good accessibility to the A11. There are also a number of manufacturing businesses within close proximity.

## Description

The property comprises a Greenfield development site forming part of a wider development area, with Natures Menu being opposite the subject site and a number of proposed schemes underway on land within close proximity to the subject site. The land is allocated for general commercial uses.

The site has the following benefits:

- Clear open and level site on former Greenfield land.
- Part of a wider employment location.
- Available with mains, electricity, water and drainage to a private system.

**SUBJECT TO CONTRACT**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

## Accommodation

The site has a gross area of approximately **5.39 acres (2.18 hectares)**, and is available as a whole or in part.

## Price

The property is being offered for sale on a freehold basis. Offers are invited, with the price dependant on the conditions and area required.

## Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

## Energy Performance Certificate

Not applicable.

## Rates

The property does not currently have a rating assessment.

## Planning & Uses

The site is allocated within a wider employment location for general employment uses, including E(g), B2 and B8. We recommend interested parties verify this with the Local Planning Authority (Breckland Council) and make their own enquiries regarding any proposed development.

## Viewings & Further Information

**Sam Kingston**

**Roche Chartered Surveyors**

01603 756333 / 07796 262472

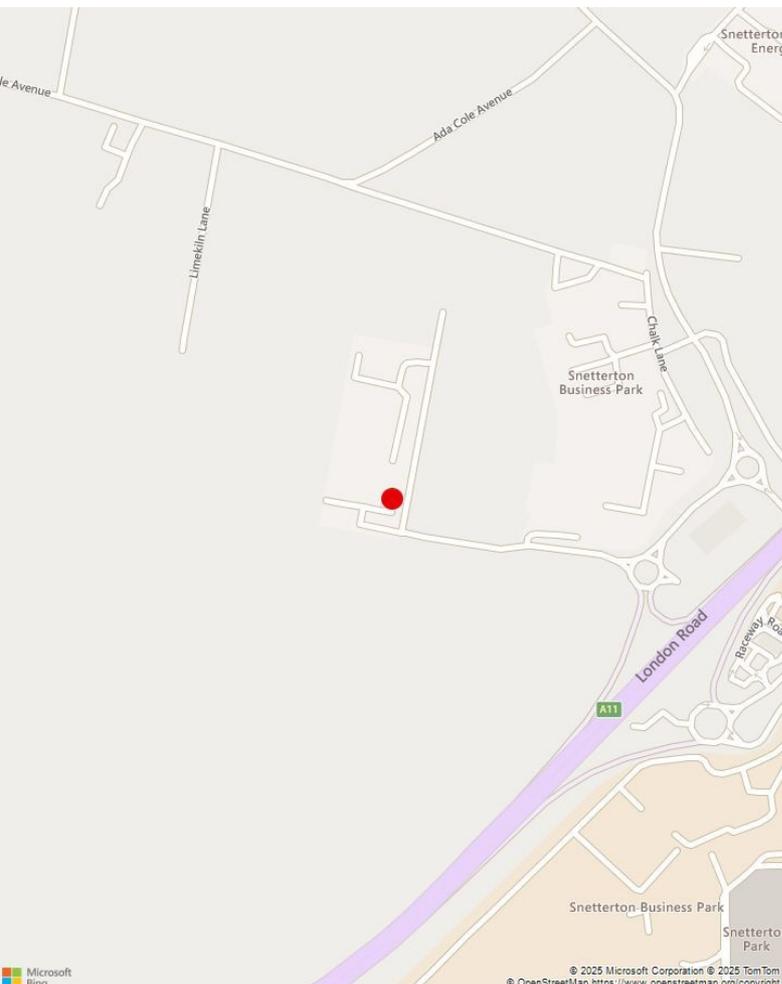
samk@rochecs.co.uk

## Service Charge

A service charge may be levied on estate roads, which are not adopted.

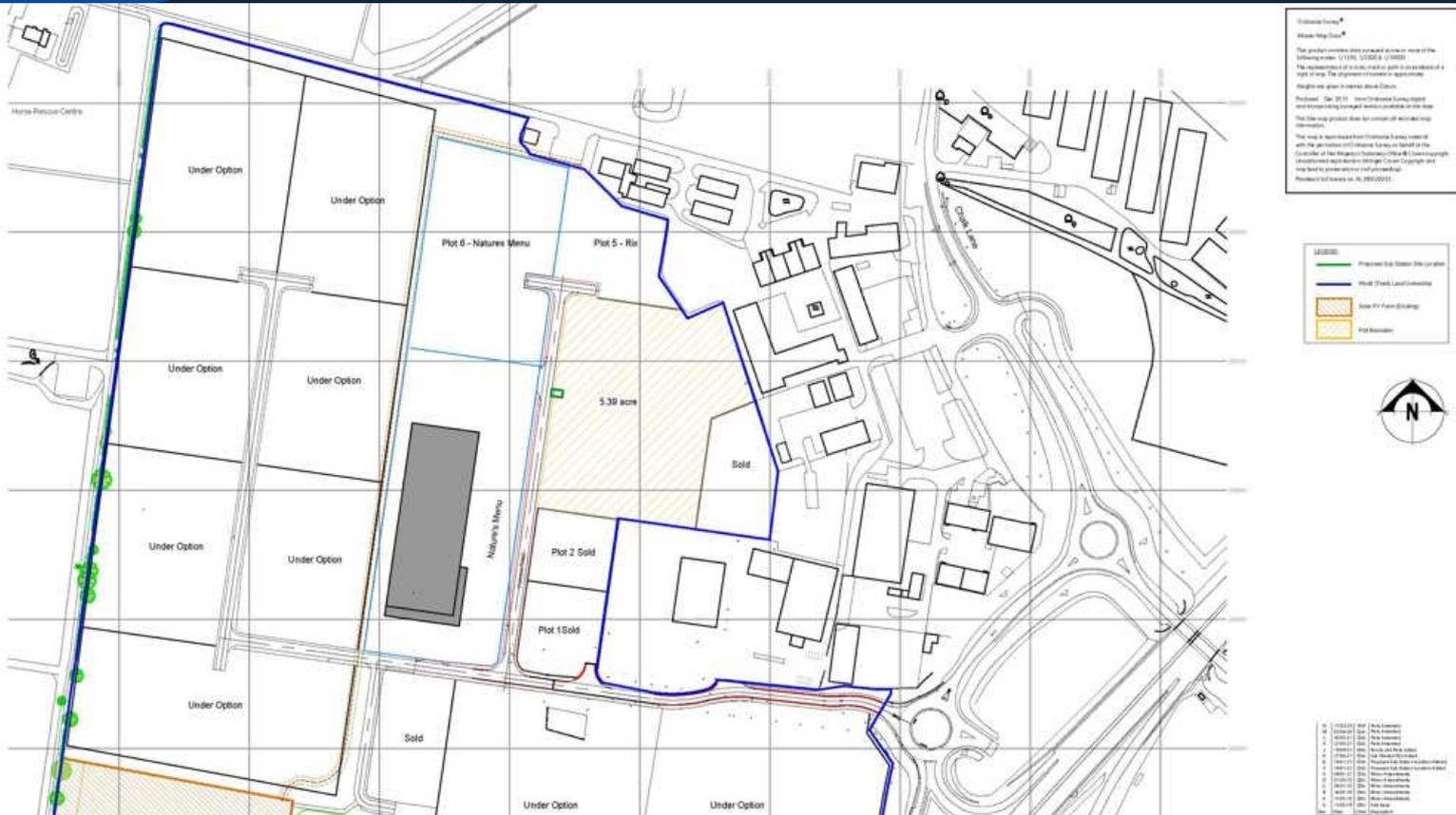
## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



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