

EAST ANGLIA

LOGISTICS & INDUSTRIAL HUB

SNETTERTON | NR16 2FB

Development Commencing
Q3 2026



UNITS UP TO 1,000,000 SQ FT



FOR SALE / TO LET



UP TO 17MVA POWER EXPANDABLE UP TO 32MVA

[///recoup.topmost.roadways](http://recoup.topmost.roadways)





East Anglia Logistics & Industrial Hub represents the region's newest distribution & manufacturing 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 detailed planning consent comprising of 120,000 sq ft, 50,000 sq ft & 38,000 sq ft (divisible of employment use, available immediately).

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 Q3 2026. The development has secured up to 17 MVA of power, available 2026/2027, expandable up to 32 MVA 2029.



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INDICATIVE IMAGE

MASTERPLAN



FLEXIBLE UNIT CONFIGURATIONS



LEASEHOLD AVAILABLE



FREEHOLD AVAILABLE



UP TO 17 - 32 MVA OF POWER AVAILABLE



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.



EAST ANGLIA

LOGISTICS & INDUSTRIAL HUB

 NORWICH
30 mins
NORWICH RESEARCH PARK
23 mins

 PLOT 2

 PLOT 1

 PLOT 1.3
1.4 ACRE PLOT

 A11
SNETTERTON
RENEWABLE POWER
STATION

Natures
Menu

SOLD

 METRO
SUPPLY CHAIN GROUP

Travis Perkins

 A11

UNDER OFFER
ROADSIDE SCHEME

 dpd

STARBUCKS®

McDonald's

 FAIRFAX & FAVOR

 FedEx

 FOULGER

 KETE

UNDER OFFER

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



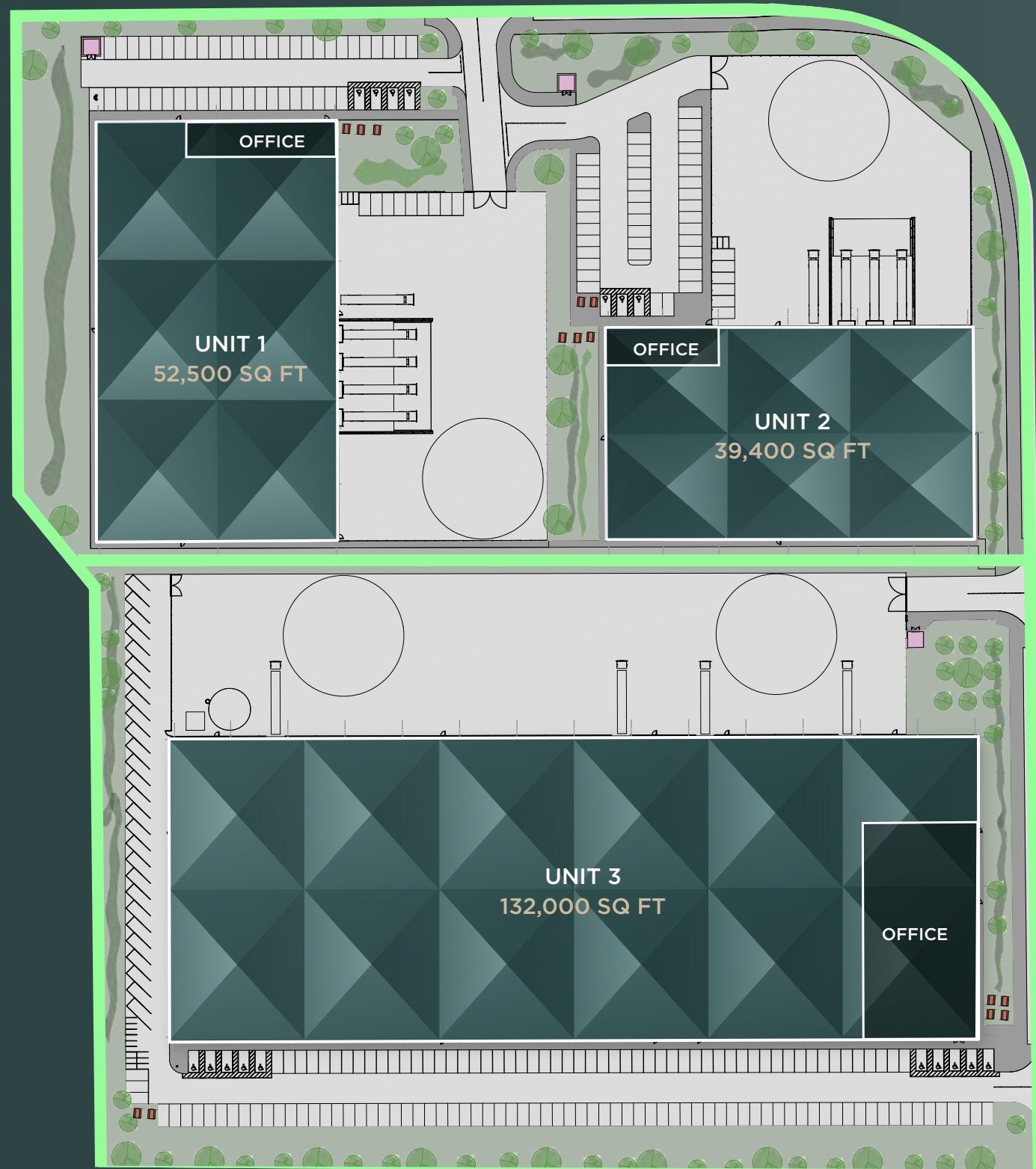

PLOT 3
120 ACRES ACCOMMODATING
UNITS OF UP TO 1M SQ FT

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PLOT 1

FLEXIBLE
UNIT
CONFIGURATIONS



UP TO 17 - 32
MVA OF POWER
AVAILABLE



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

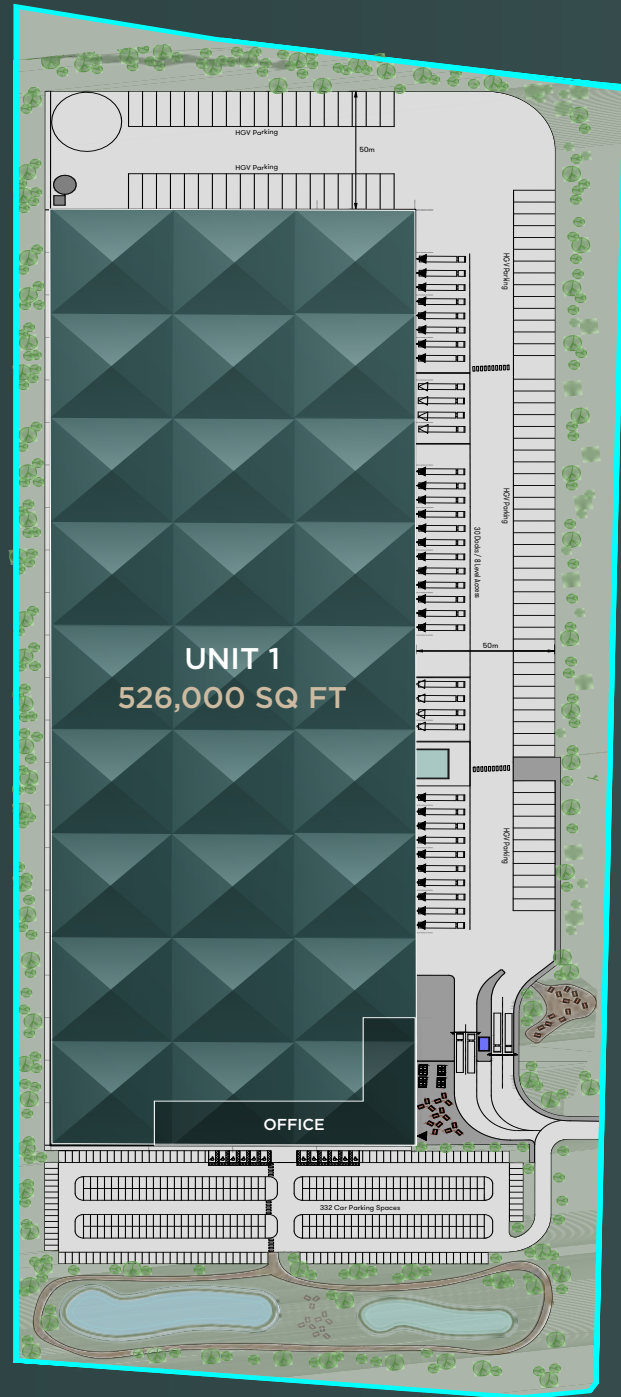
UNIT 2	SQ M	SQ FT
Warehouse		38,000
Office		1,400
TOTAL		39,400

UNIT 3	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 - 32
MVA OF POWER
AVAILABLE**



**LEASEHOLD
AVAILABLE**



**FREEHOLD
AVAILABLE**



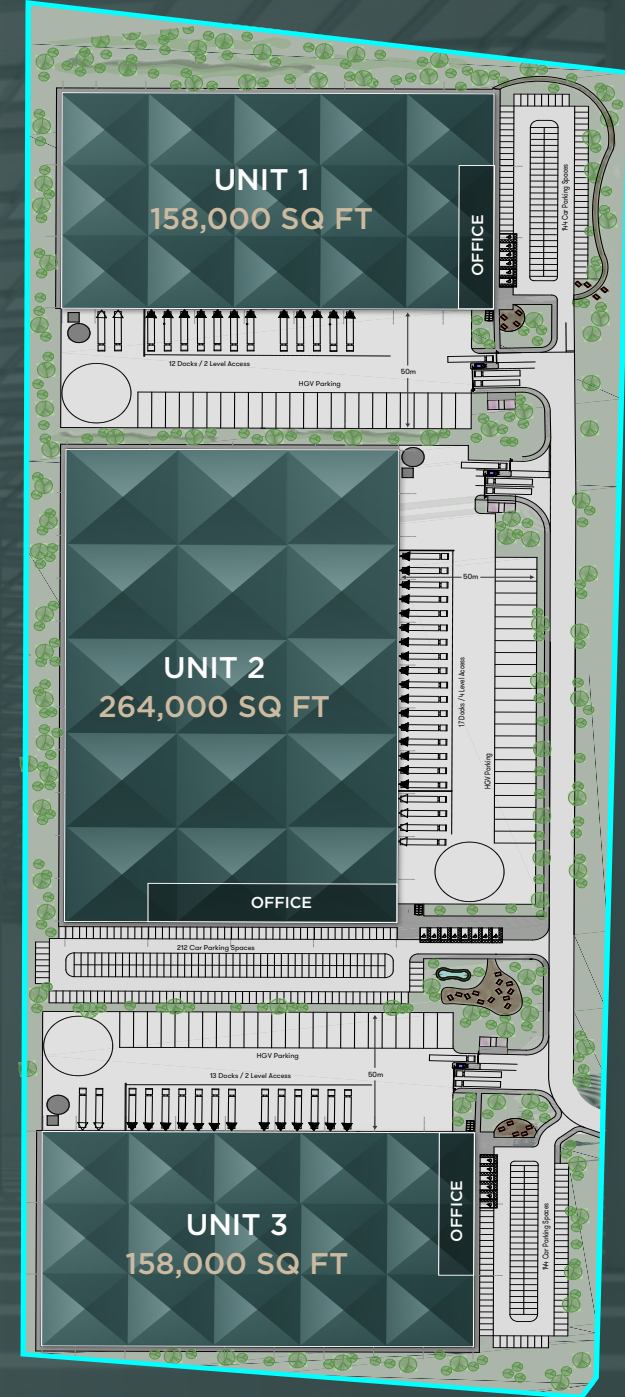
**35 - 50M
DEDICATED
YARDS**



**BUILD
TO
SUIT**



PLOT 2 OPTION TWO



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	UNIT 2	SQ M	SQ FT	UNIT 3	SQ M	SQ FT
Warehouse	13,935	150,000	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 - 32 MVA OF POWER AVAILABLE



LEASEHOLD AVAILABLE



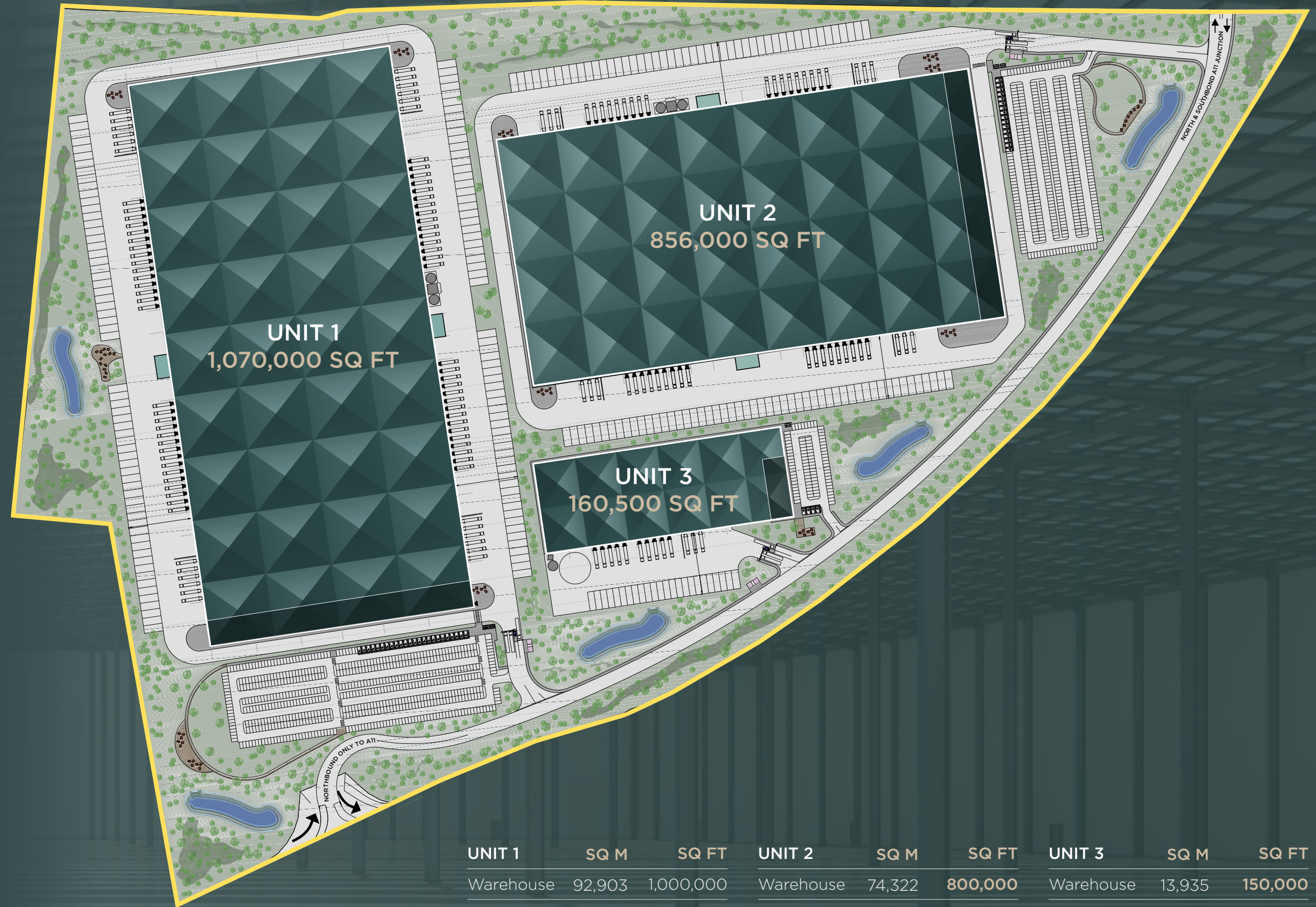
FREEHOLD AVAILABLE



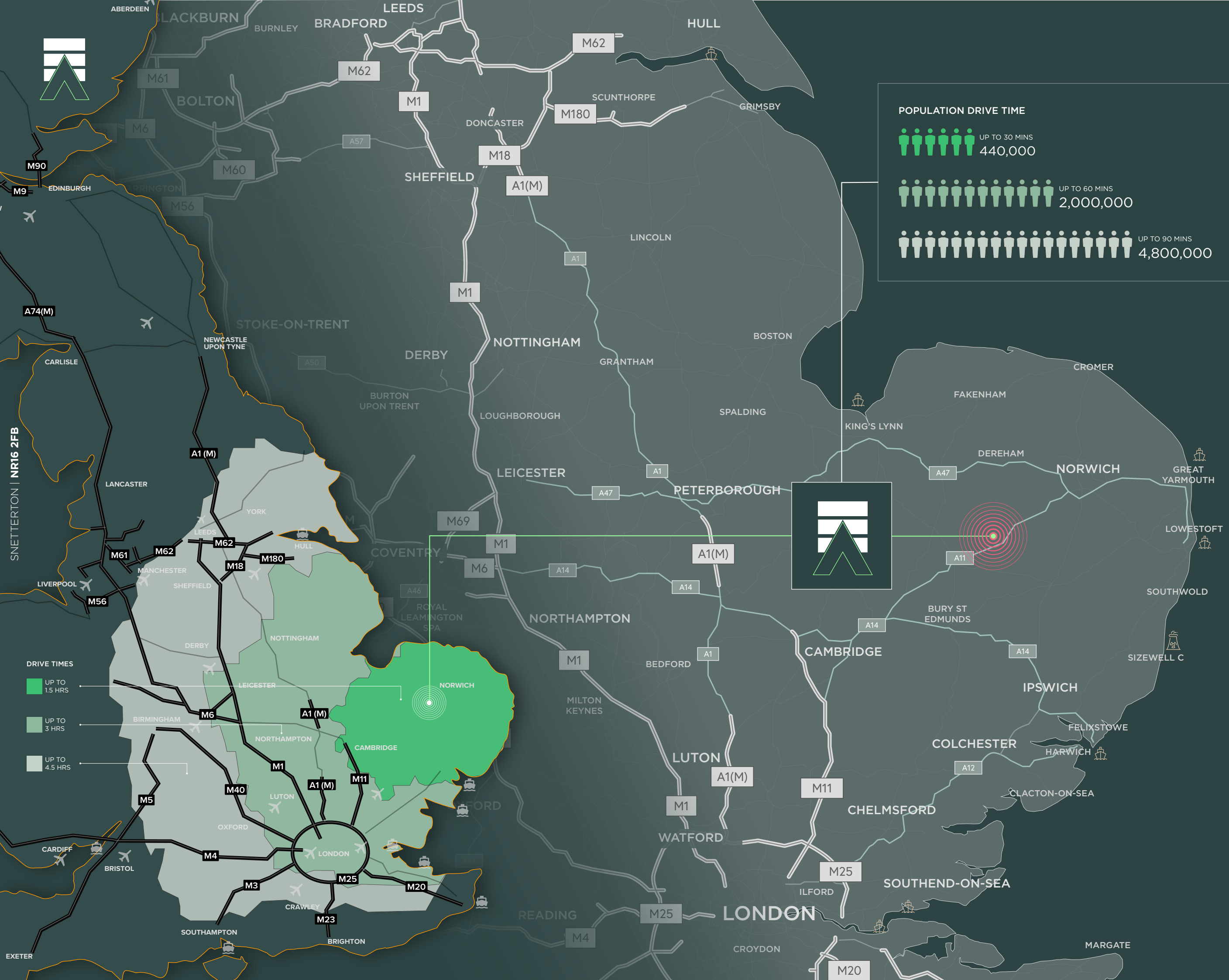
35 - 50M DEDICATED YARDS



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

Opportunities are available on either a leasehold or freehold basis

For further information, please contact the joint agents below:

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