



LOGISTICS

**HUB**

SNETTERTON | **NR16 2FB**



**OUTLINE PLANNING CONSENT GRANTED UP TO 220,000 SQ FT**

BUILD TO SUIT OPTIONS

**30,000 - 1,600,000 SQ FT**



**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. Also offers 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, having outline planning consent for up to 220,000 sq ft of Employment Use in a variety of configurations. In addition to 12.75 acres, with outline consent, there is additional expansion land of 20 acres (Phase 2), capable of delivering units ranging from 30,000 to 380,000 sq ft. Freehold, leasehold and turnkey options are available.

The future expansion zone could accommodate further units ranging from 30,000 - up to 1,600,000 sq ft subject to planning. This future expansion could be delivered on a leasehold / freehold or D&B turnkey basis.

LETTERTON NR16 2FB

LETTERTON NR16 2FB



UNIT 1 & 2 75,000 - 150,000 SQ FT

OPTION ONE

INDICATIVE IMAGE

# EAST ANGLIA

LOGISTICS HUB

NORWICH

METRO  
SUPPLY CHAIN GROUP



Travis Perkins

dpd

STARBUCKS

McDonald's

QD

FedEx

FOULGER

FAIRFAX & FAVOR  
ENGLAND

KETIE

SNETTERTON  
RENEWABLE POWER  
STATION

NORWICH  
30 mins

Natures  
Menu

A11

A11

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PHASE 2  
COMING SOON  
30,000 - 380,000

A14  
33 mins  
CAMBRIDGE  
57 mins  
FELIXSTOWE  
1 hr 11 mins



A11

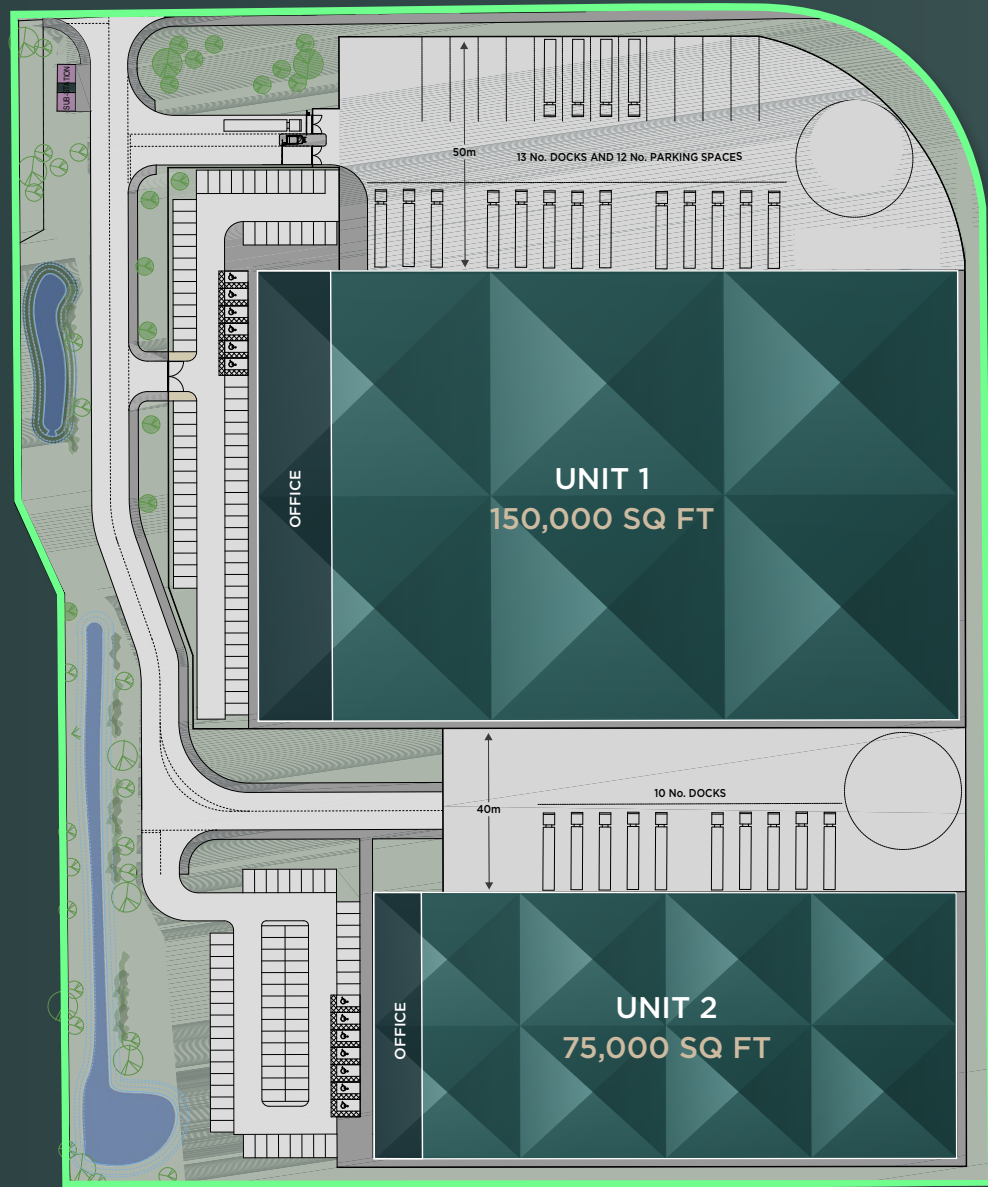


POTENTIAL FUTURE EXPANSION

120 ACRES ACCOMMODATING UNITS  
UP TO 1M SQ FT

INDICATIVE IMAGE

# OPTION ONE



UNIT 1	SQ FT	SQ M
Warehouse	139,500	12,959.9
Office	10,500	975.4
UNIT 2		
Warehouse	69,750	6,479.9
Office	5,250	487.7
<b>TOTAL (GIA)</b>	<b>225,000</b>	<b>20,903</b>

**KN**  
UP TO 50  
KN/SQM

**+**  
GRADE A  
SPECIFICATION

**↗**  
35 - 50M  
DEDICATED  
YARDS

**☰**  
DOCK  
LEVEL DOORS

**❄️**  
COMFORT  
COOLING

**⚡**  
UP TO 5 MVA  
AVAILABLE

**↑**  
EAVES HEIGHT  
UP TO 15M

**💻**  
1ST FLOOR  
OFFICES

**☀️**  
PHOTOVOLTAIC  
PANELS

**🌿**  
GREEN ENERGY  
AVAILABLE

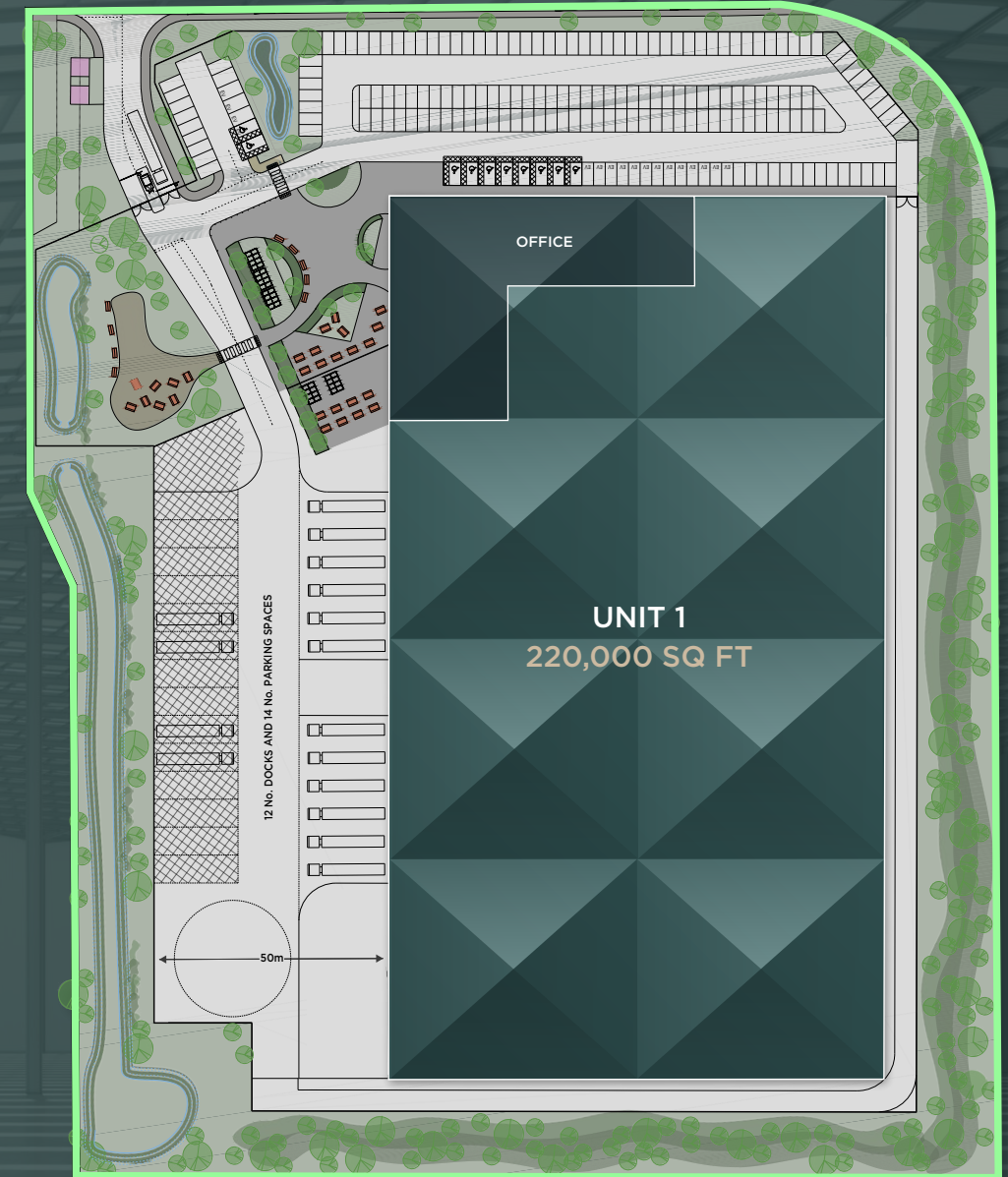
**BREEAM®**  
TARGETING  
BREEAM  
'EXCELLENT'

**🚗**  
EV  
CHARGING  
POINTS

**♻️**  
TARGETING  
NET ZERO  
CONSTRUCTION

**📄**  
TARGETING  
EPC  
RATING A

# OPTION TWO



UNIT 1	SQ FT	SQ M
Warehouse	204,600	19,007.9
Office	15,400	1,430.7
<b>TOTAL (GIA)</b>	<b>220,000</b>	<b>20,438</b>



UNIT 1  
220,000 SQ FT



UNIT 1 220,000 SQ FT  
**OPTION TWO**

INDICATIVE IMAGE

# NEED MORE?

## FUTURE PHASES

### MADE TO MEASURE

A further 20 acres of future development land has the potential to accommodate a broad range of occupier requirements and uses, ranging from 30,000 - 380,000 sq ft on a Build-to-Suit basis (subject to detailed planning consent). The scheme can be offered on a leasehold, freehold or to D&B turnkey opportunity.



FLEXIBLE UNIT CONFIGURATIONS



LEASEHOLD AVAILABLE



FREEHOLD AVAILABLE



BUILD TO SUIT

## MEET YOUR DEVELOPER

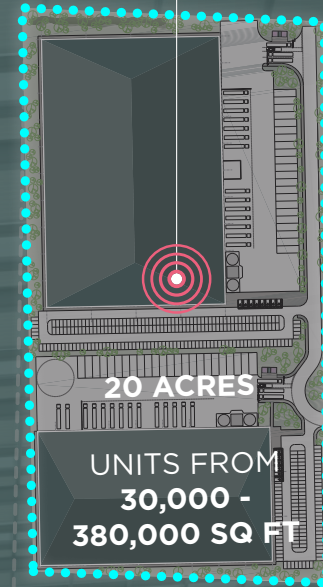


Boudica Developments is a regional East Anglia based developer with over four decades of collective experience within the property industry in a wide variety of sectors. Boudica and its team have delivered over a million square feet of property throughout the UK using the best consultancy teams in class to facilitate efficient solutions to operator requirements.

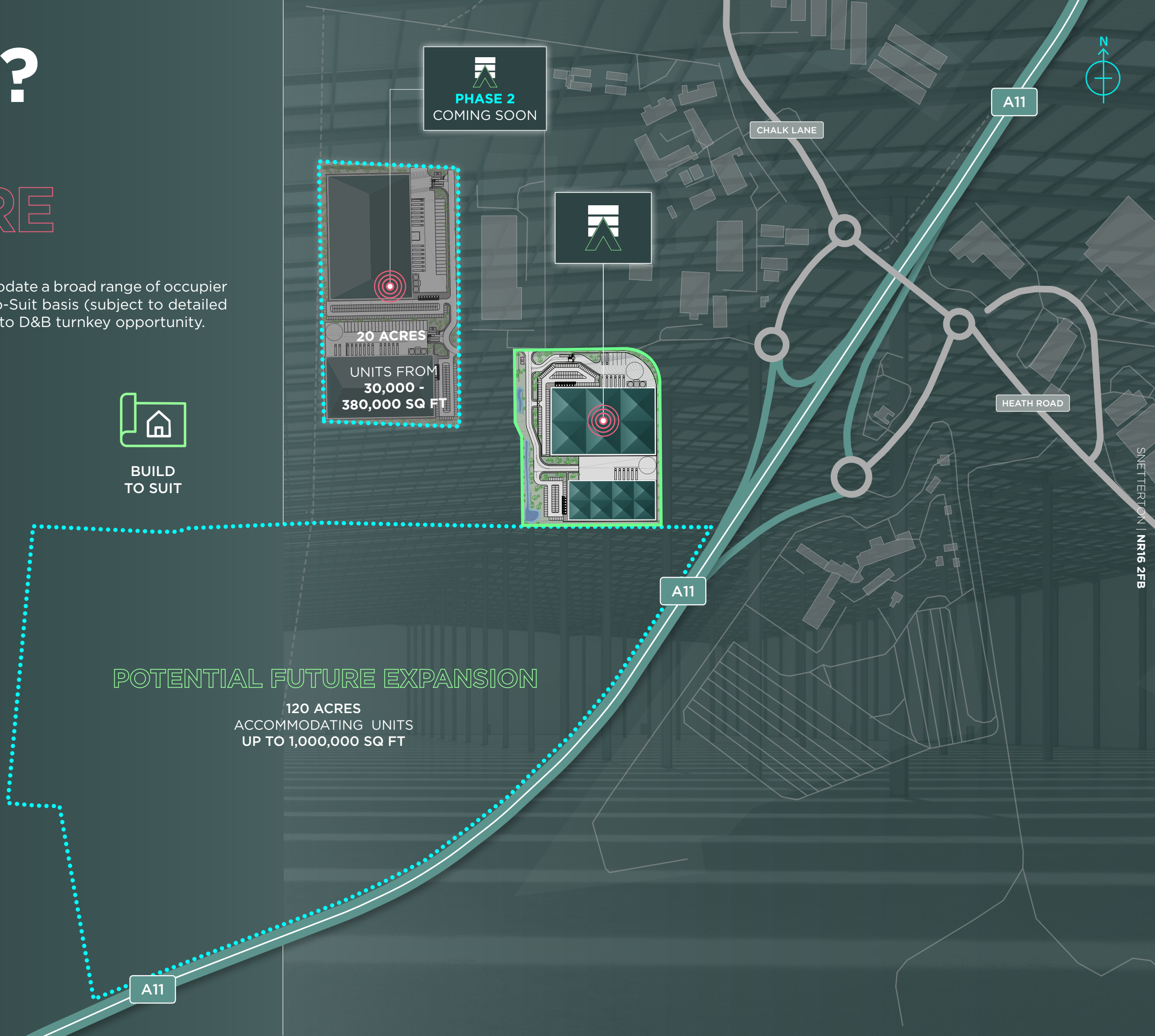
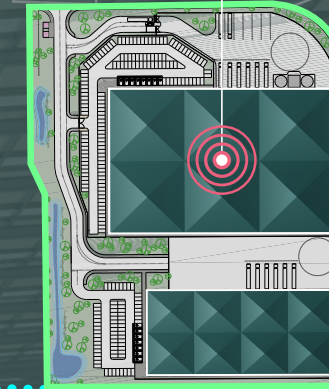
Whilst Boudica have several projects currently in process throughout the region, the main focus is delivering the proposed masterplan mixed use scheme at Snetterton. Boudica can deliver a wide range of occupational options at Snetterton; Freehold, Leasehold and D&B Turnkey. Boudica are committed to providing a bespoke service to all potential operators by addressing and understanding their occupational requirements and providing deliverable solutions.

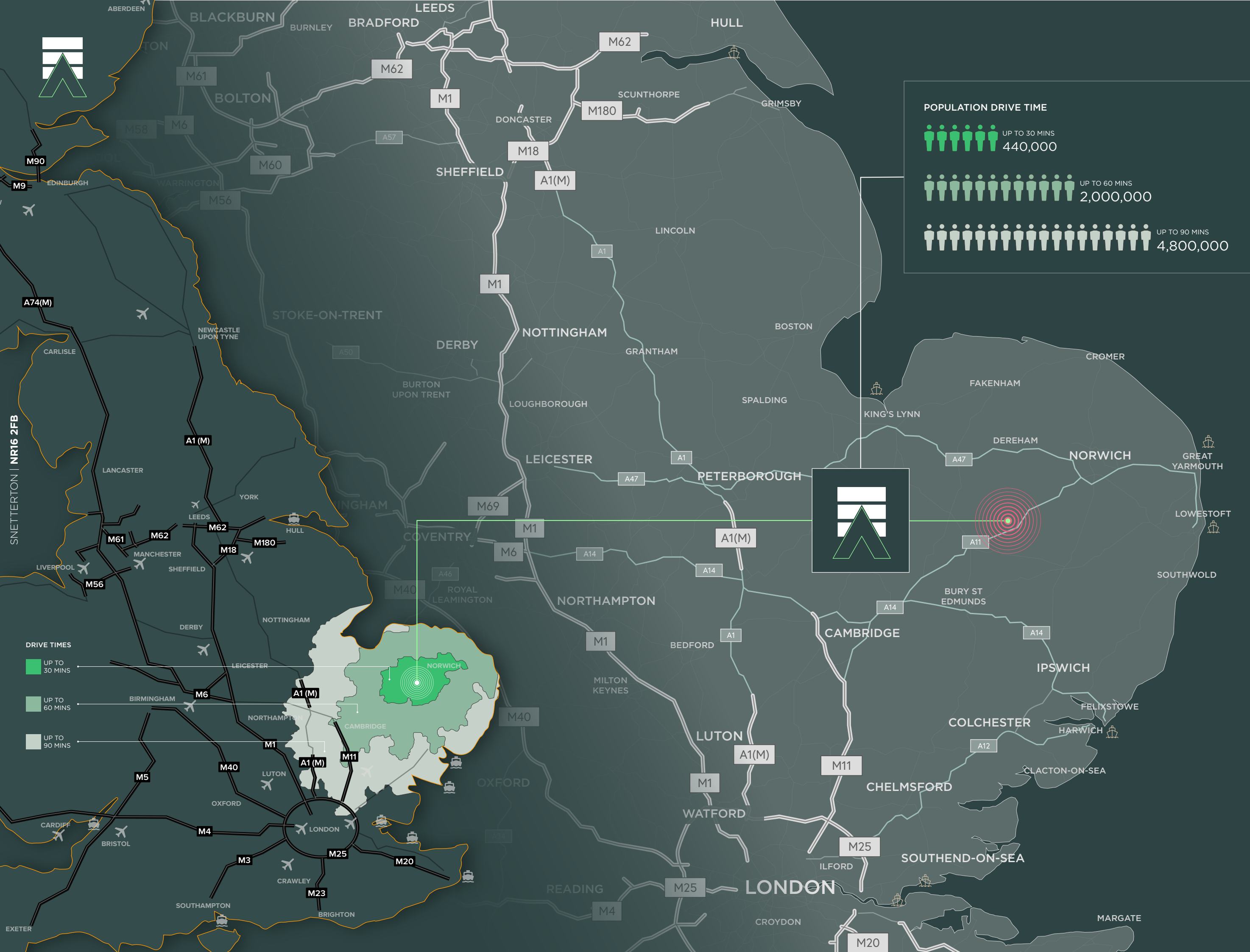
## POTENTIAL FUTURE EXPANSION

120 ACRES  
ACCOMMODATING UNITS  
UP TO 1,000,000 SQ FT



PHASE 2  
COMING SOON





DRIVE TIME	MILES	TIME
Norwich	20 miles	30 mins
A14	22 miles	33 mins
M11	46 miles	47 mins
Cambridge	44 miles	57 mins
Ipswich	43 miles	59 mins
A1	63 miles	1 hr 8 mins
London M25	75 miles	1 hr 17 mins
Peterborough	83 miles	1 hr 25 mins
Chelmsford	81 miles	1 hr 32 mins
Northampton	97 miles	1 hr 45 mins
M1	106 miles	1 hr 46 mins
Central London	98 miles	2 hr 6 mins
Leicester	113 miles	2 hr 16 mins
Birmingham	140 miles	2 hr 25 mins

DRIVE TIME	MILES	TIME
Port of King's Lynn	39 miles	55 mins
Port of Great Yarmouth	41 miles	55 mins
Port of Ipswich	44 miles	1 hr 1 mins
Port of Lowestoft	45 miles	1 hr 9 mins
Port of Felixstowe	58 miles	1 hr 11 mins
Harwich International 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
Cambridge City	41 miles	45 mins
London Stansted	63 miles	1 hr 8 mins
London Luton	81 miles	1 hr 35 mins
London Southend	105 miles	1 hr 55 mins

TRAIN TRAVEL TIME	TIME
Norwich	33 mins
Cambridge	53 mins
London	3 hrs

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///recoup.topmost.roadways

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A development by:  **BOUDICA**  
DEVELOPMENTS

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