

TO LET - UNIT 15

62,807 SQ FT

PLANNING PERMISSION GRANTED

DETACHED WAREHOUSE



johnstonquarter.co.uk

Harling Road, Snetterton, NR16 2JU

blanked.flexed.outgrown



A14
33 mins

CAMBRIDGE
50 mins

FELIXSTOWE
1 hr 11 mins

Snetterton Park Services

McDonald's

STARBUCKS

ASDA

GREGGS

FedEx

FOULGER

dpd

QD

KETIE

FAIRFAX & FAVOR ENGLAND

UNIT 15
PRE-LET AVAILABLE
62,807 sq ft

Snetterton Renewable Power Station

A11

SITE ACCESS

RAIL HEAD

A11

NORWICH
30 mins

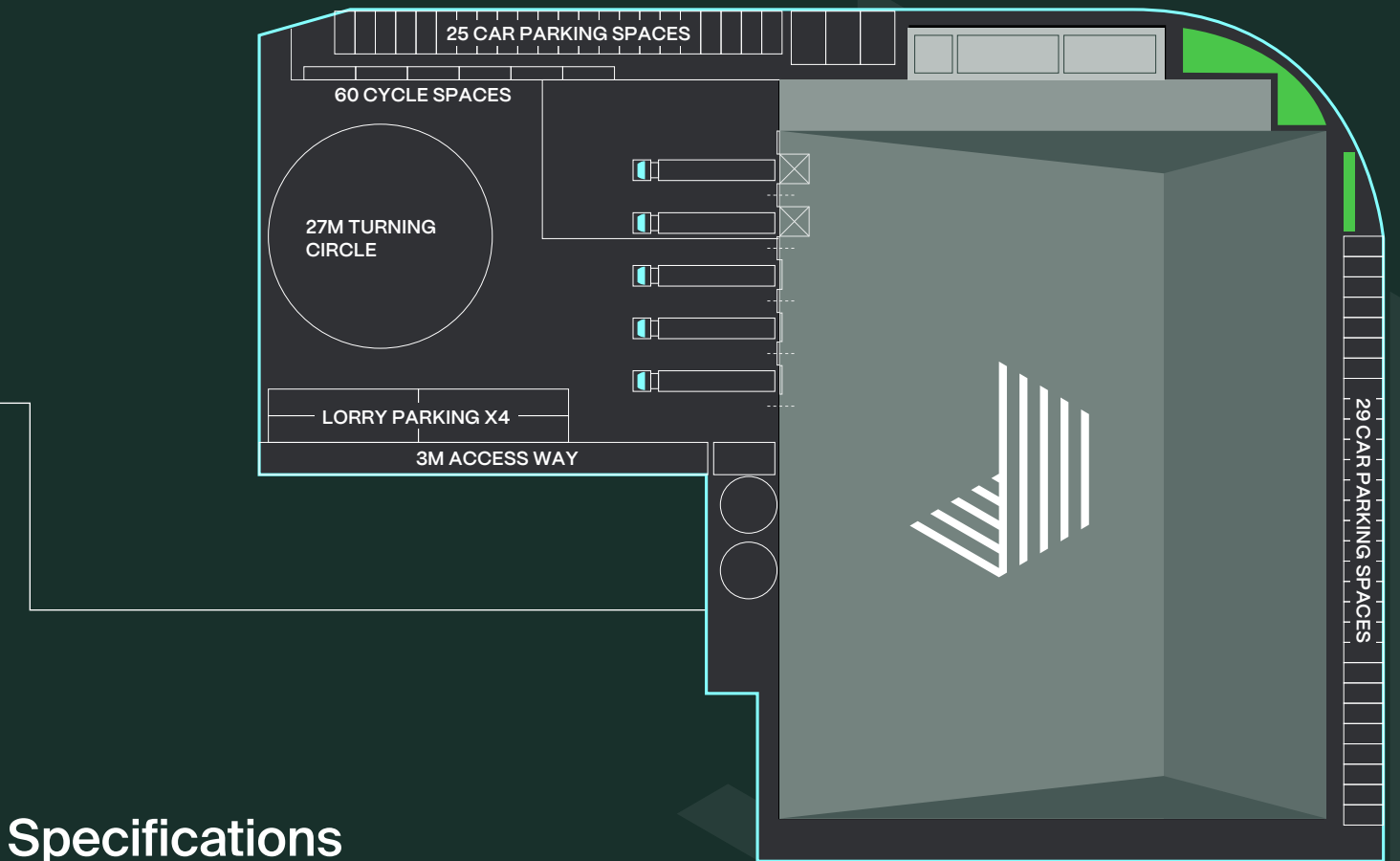
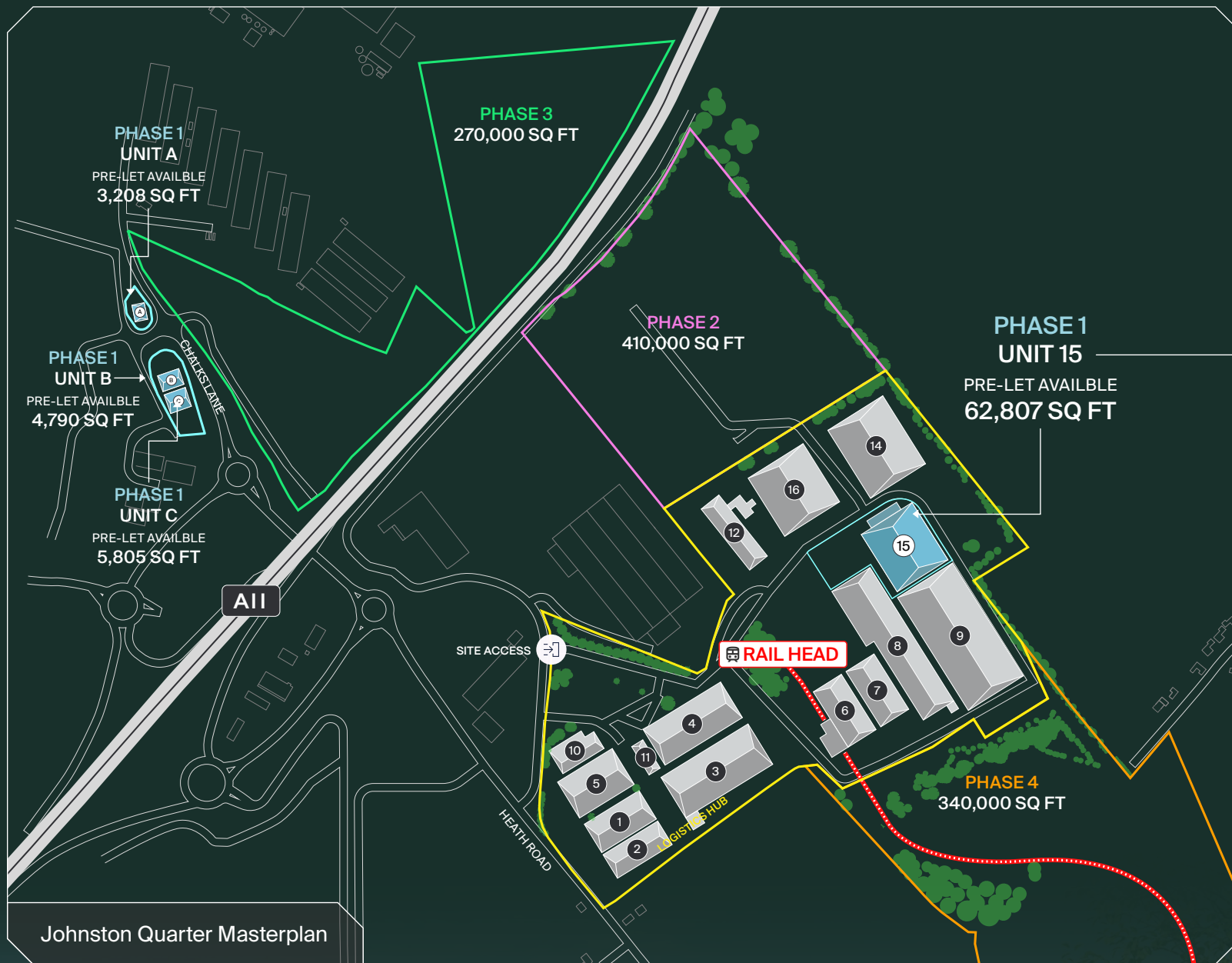


Jonhston Quarter is conveniently located adjacent to the A11 in Snetterton. Unit 15 is a 62,807 sq ft detached steel portal frame warehouse with a pitched roof.

The unit includes ground & level loading doors, a robust concrete floor with 50KN/m2 floor loading, ample lighting, two storey office accommodation and three-phase electricity. The external area offers a spacious concrete yard for HGV and staff parking with 24-hour security.

Strategically positioned in the Cambridge-Norwich Tech Corridor, 12 miles from Thetford and 19 miles from Norwich via the A11 trunk road, also connecting to the A14 at Newmarket. Jonhston Quarter connects both Cambridge to the southwest (50 min drive) & Norwich to the northwest (30 min drive).

This prime location within the thriving technological and economic corridor has drawn interest from international occupants and small / medium enterprises (SMEs) to expand their operations.



Specifications

- 3 Level & 2 Dock Loading Doors
- Three Phase Electricity
- Approx 12m Eaves Height
- 54 Car Parking Spaces
- PV Panels
- 12 EV Charging Spaces
- Two Story Offices
- Net Zero Carbon Development
- Targeting BREEAM Excellent
- 24 Hour Access

Accommodation

TO LET	SQ M	SQ FT
Warehouse	5,197	55,940
Offices	638	6,867
TOTAL	5,835	62,807

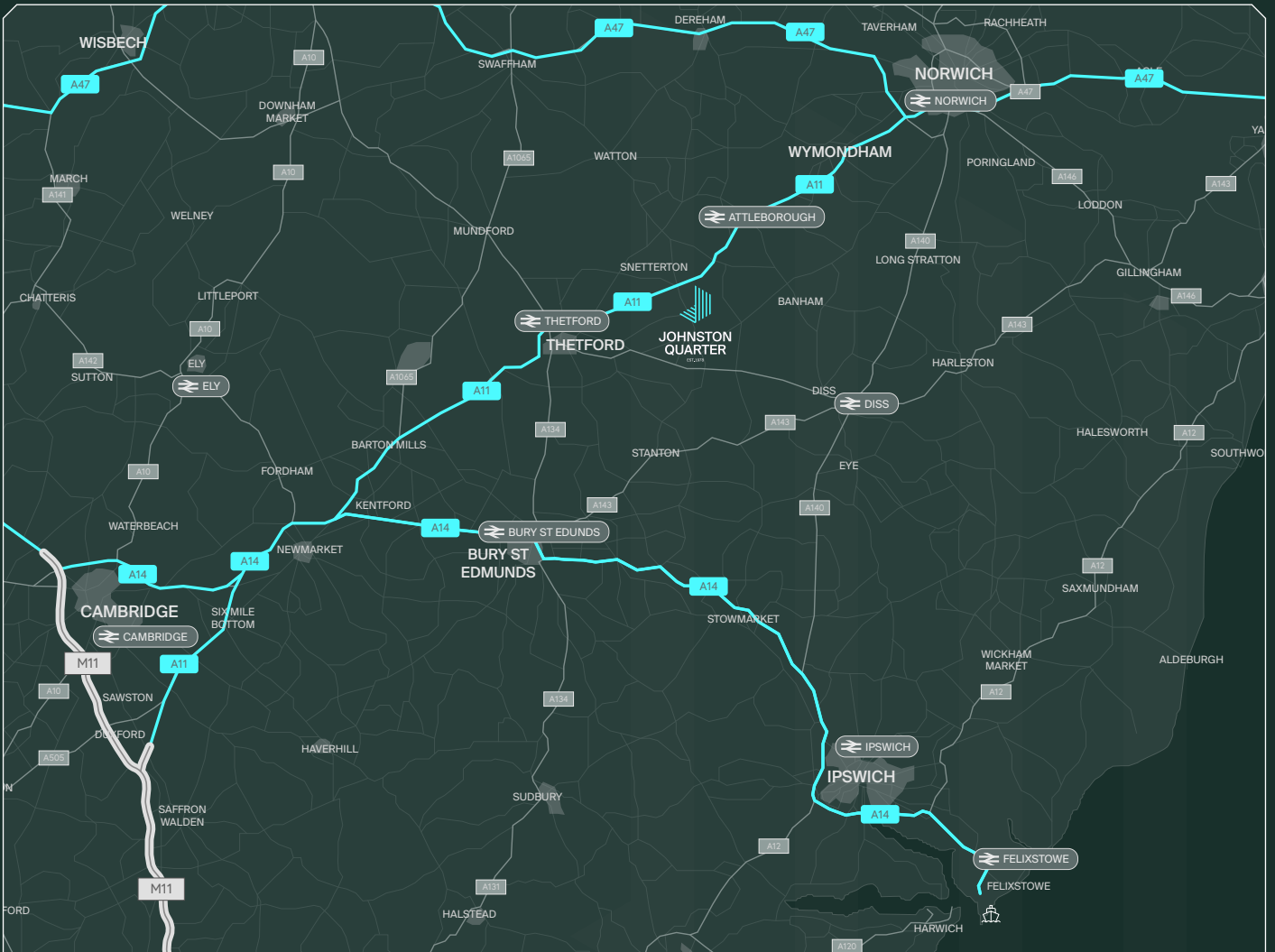


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Johnston Quarter, strategically positioned along the thriving Cambridge-Norwich corridor in East England, offers easy access to major East Coast ports. It is optimal for businesses serving London, the Midlands, and the broader UK market. With the potential to create up to over 1 million square feet of state-of-the-art warehouse space, it is ideally situated within the dynamic Cambridge-Norwich Tech corridor.



	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

	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
Port of Tilbury	99 miles	1 hr 42 mins
London Gateway	101 miles	1 hr 44 mins

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	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



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