

The logo for East Anglia Logistics Hub. It features the word "EAST" in white, "ANGLIA" in a light green outline font, "LOGISTICS" in a light green solid font, and "HUB" in white. To the left of "EAST" is a stylized icon of three horizontal bars above a triangle.

EAST ANGLIA LOGISTICS HUB

SNETTERTON | NR16 2FB

NEW PHASES PROPOSED

PLANNING CONSENTS GRANTED FOR UP TO 320,000 SQ FT

BUILT TO SUIT OPTIONS

UNITS OF 20,000 - 1,000,000 SQ FT

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 **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. 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 planning consents for up to 320,000 sq ft of Employment Use in a variety of configurations. In addition to 12.75 acres (Phase 1), with outline consent, there is additional land of 1.38 acres (Phase 1.1), capable of delivering a unit of 20,000 sq ft. As well as 30 acres (Phase 2), capable of delivering units ranging from 150,000 to 500,000 sq ft. Freehold, leasehold and turnkey options are available.

The Phase 3 land could accommodate further units ranging from 150,000 - up to 1,000,000 sq ft subject to planning. This future expansion could be delivered on a leasehold / freehold or D&B turnkey basis.

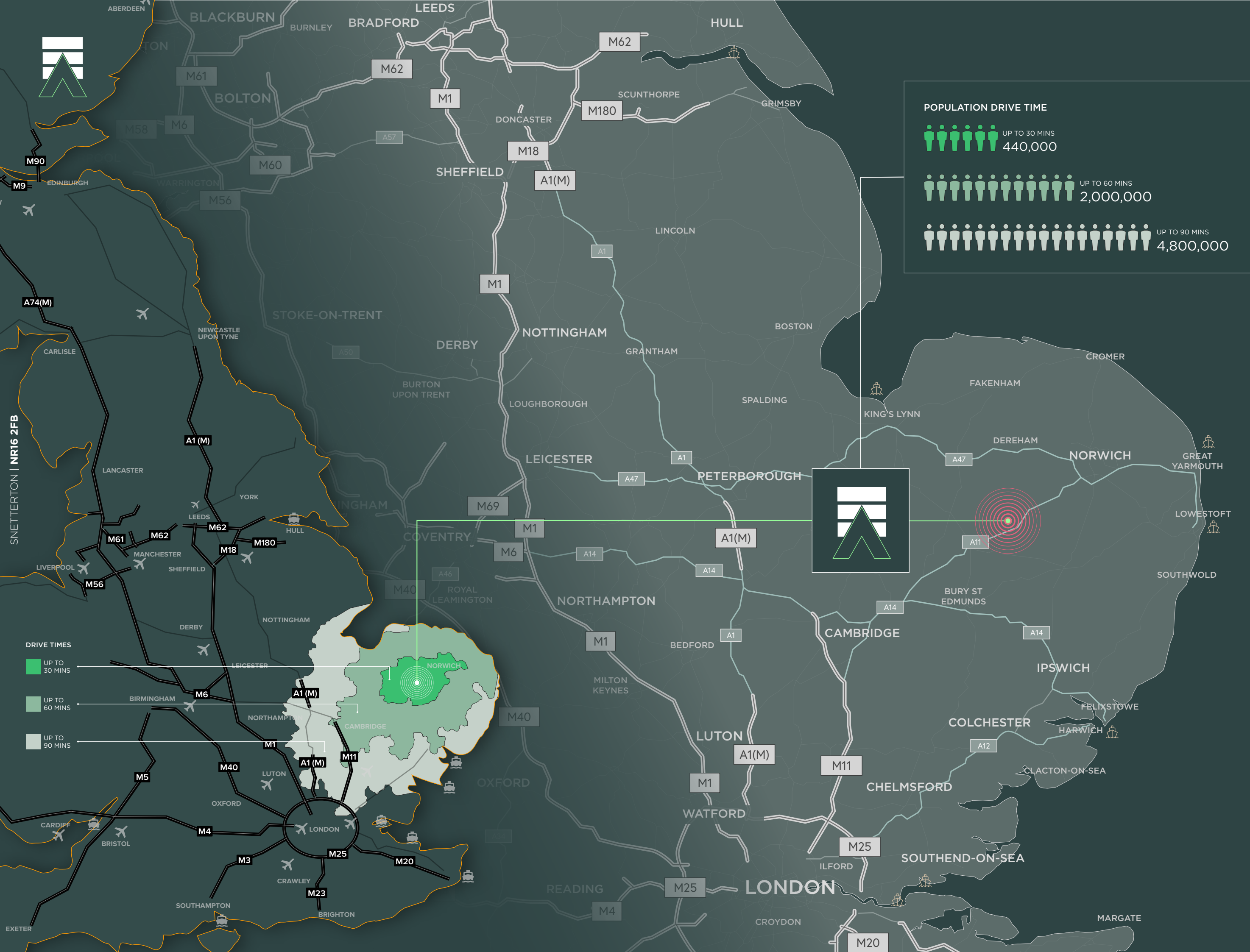


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INDICATIVE IMAGE



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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EAST ANGLIA

LOGISTICS HUB

PHASE 2

PHASE 1.1

PHASE 1

dpd
 FAIRFAX & FAVOR ENGLAND
 QD
 STARBUCKS®
 McDonald's
 FedEx
 KETIE
 FOULGER

NORWICH 30 mins
 NORWICH RESEARCH PARK 23 mins

SNETTERTON RENEWABLE POWER STATION

Natures Menu

METRO SUPPLY CHAIN GROUP

Travis Perkins

STARBUCKS®

McDonald's

FUTURE DEVELOPMENT

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

PHASE 3

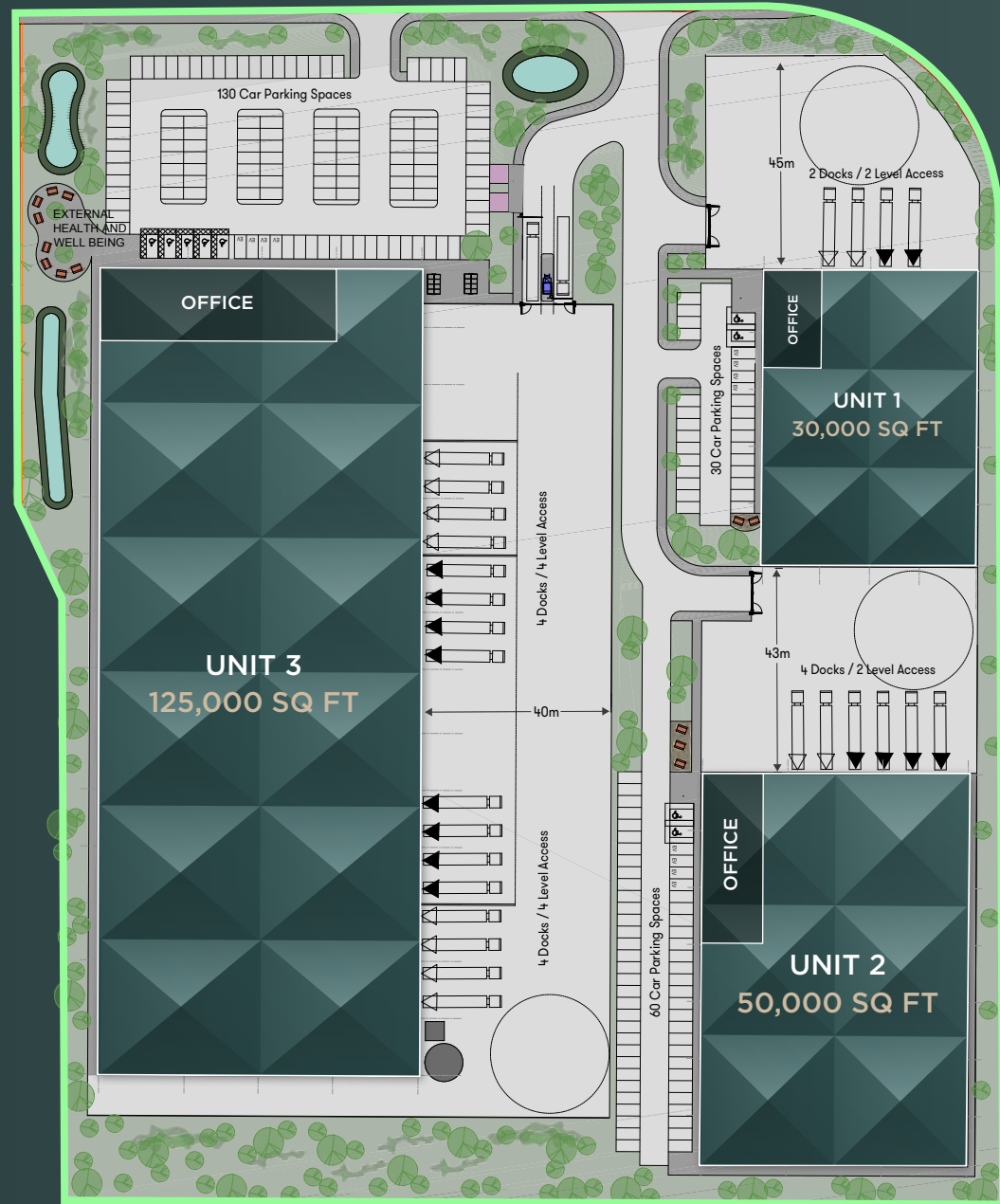
120 ACRES ACCOMMODATING UNITS OF UP TO 1M SQ FT

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PHASE 1 OPTION ONE



KN
UP TO 50
KN/SQM

+
GRADE A
SPECIFICATION

↗
35 - 50M
DEDICATED
YARDS

≡
DOCK
LEVEL & LEVEL
ACCESS DOORS

❄
COMFORT
COOLING

⚡
UP TO 5 MVA
AVAILABLE

↑
EAVES HEIGHT
UP TO 15M

💻
1ST FLOOR
OFFICES

☀
PHOTOVOLTAIC
PANELS

🌿
GREEN ENERGY
AVAILABLE

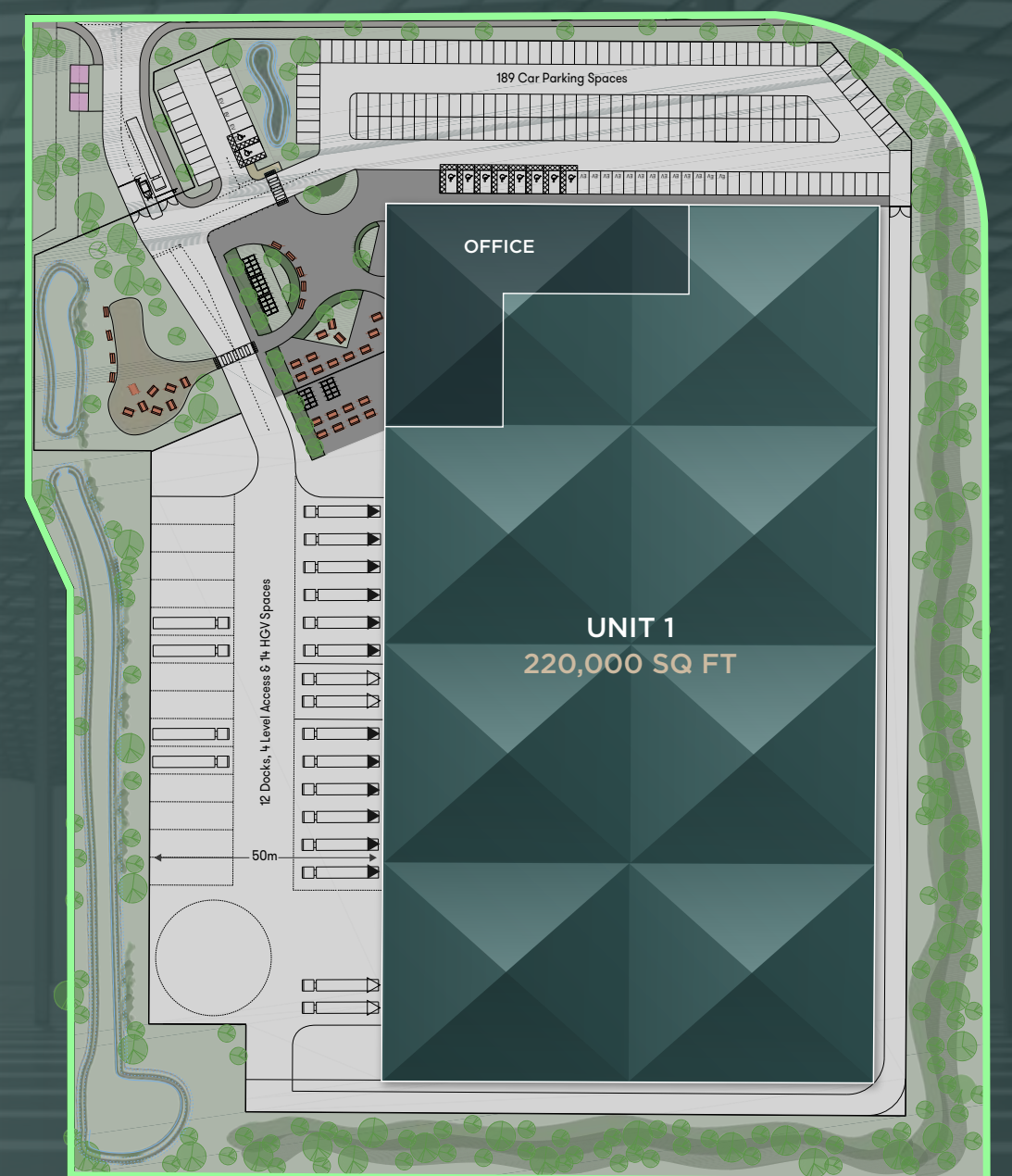
BREEAM®
TARGETING
BREEAM
'EXCELLENT'

🚗
EV
CHARGING
POINTS

♻️
TARGETING
NET ZERO
CONSTRUCTION

📄
TARGETING
EPC
RATING A

PHASE 1 OPTION TWO

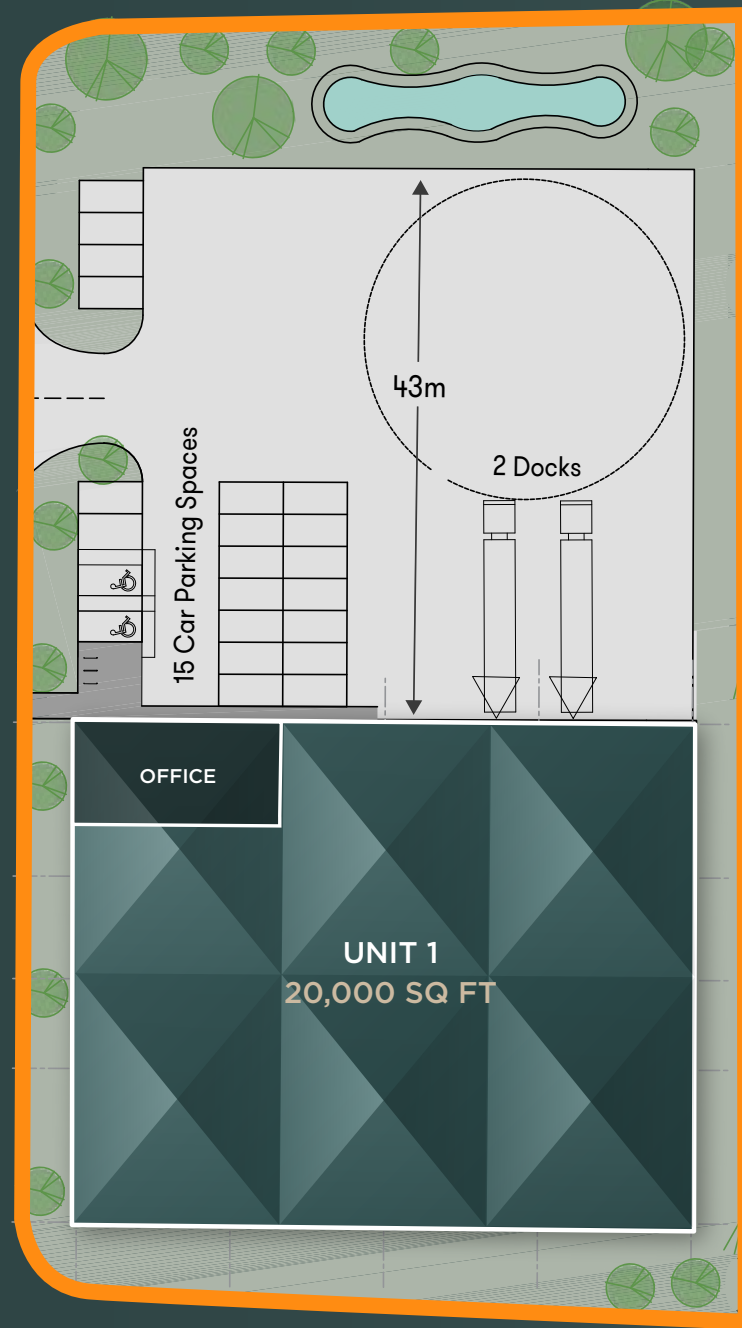


UNIT 1	SQ M	SQ FT	UNIT 2	SQ M	SQ FT	UNIT 3	SQ M	SQ FT
Warehouse	2,787	30,000	Warehouse	4,645	50,000	Warehouse	11,613	125,000
Office	232	2,500	Office	464	5,000	Office	743	8,000
TOTAL	3,019	32,500	TOTAL	5,109	55,000	TOTAL	12,356	133,000

UNIT 1	SQ M	SQ FT
Warehouse	20,439	220,000
Office	1,115	12,000
TOTAL	21,554	232,000



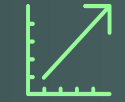
PHASE 1.1



UP TO 50 KN/SQM



GRADE A SPECIFICATION



43M DEDICATED YARD



DOCK LEVEL DOORS



COMFORT COOLING



UP TO 5 MVA AVAILABLE



EAVES HEIGHT 12M



1ST FLOOR OFFICE



PHOTOVOLTAIC PANELS



GREEN ENERGY AVAILABLE



TARGETING BREEAM 'EXCELLENT'



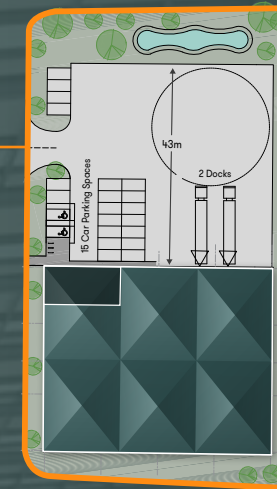
EV CHARGING POINTS



TARGETING NET ZERO CONSTRUCTION



TARGETING EPC RATING A

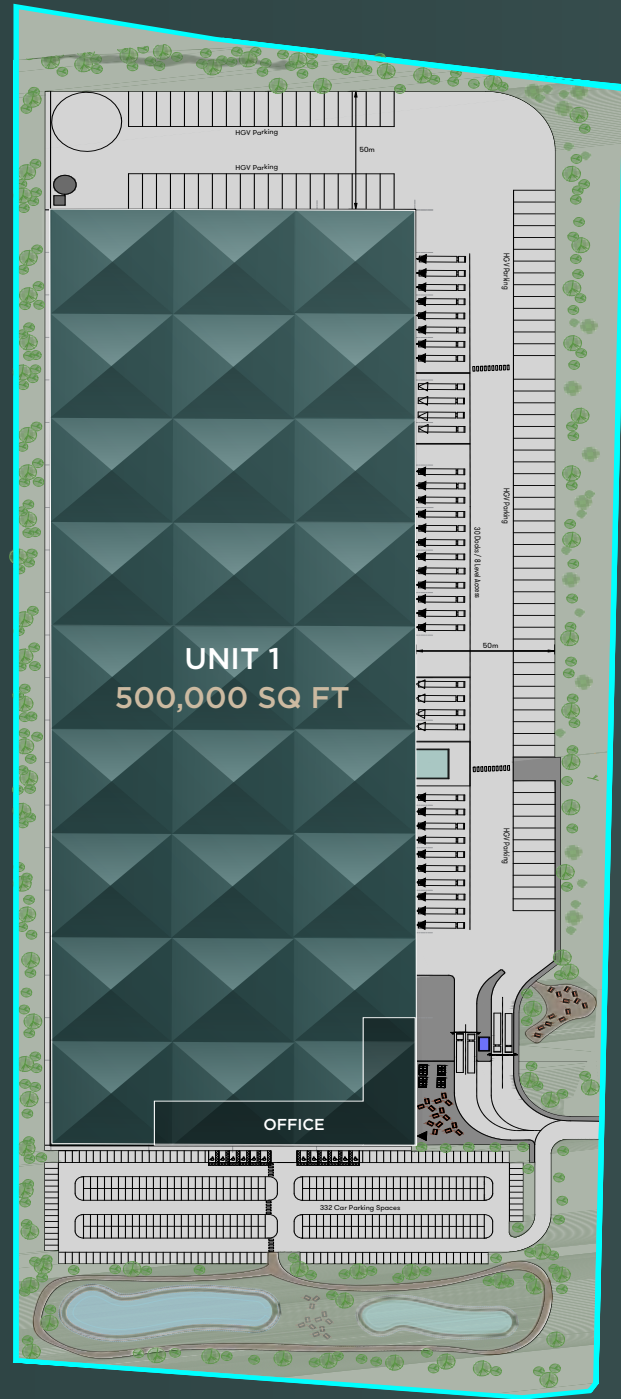


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UNIT 1	SQ M	SQ FT
Warehouse	1,858	20,000
Office	140	1,500
TOTAL	1,998	21,500

PHASE 2 OPTION ONE



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

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

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1ST FLOOR
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AVAILABLE

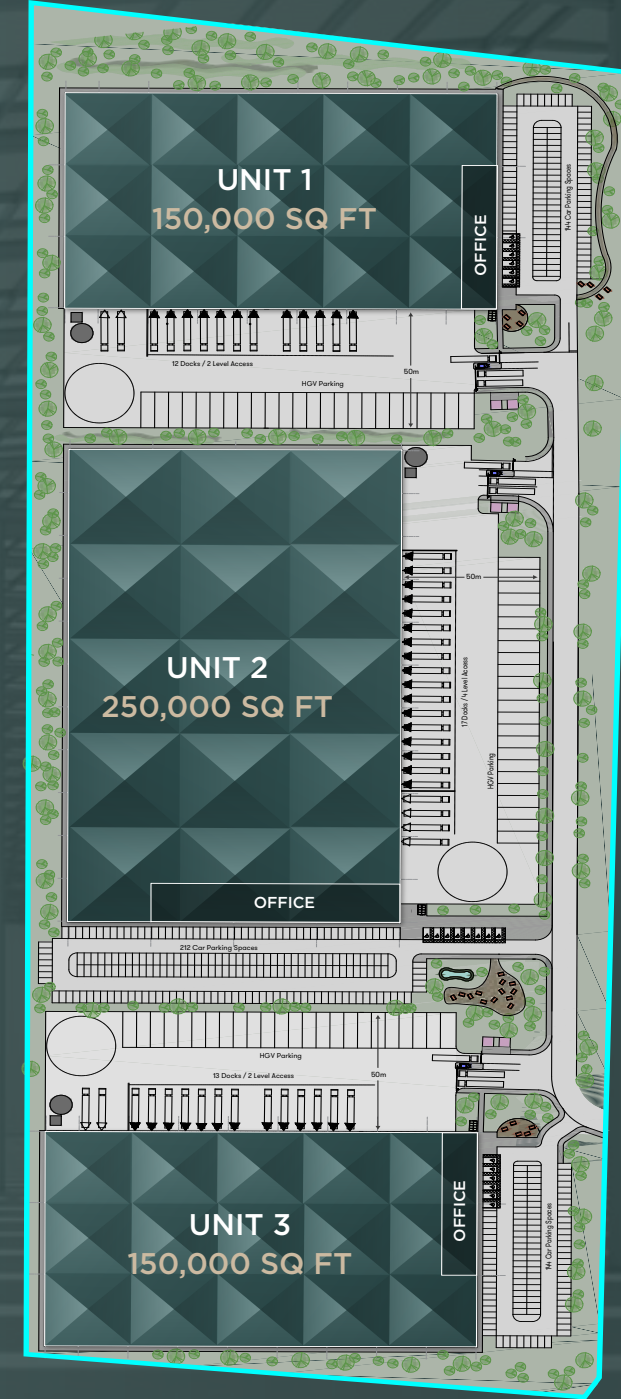
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TARGETING
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'EXCELLENT'

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EV
CHARGING
POINTS

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TARGETING
NET ZERO
CONSTRUCTION

📄
TARGETING
EPC
RATING A

PHASE 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

PHASE 3

FUTURE PHASES MADE TO MEASURE

A further 120 acres of future development land has the potential to accommodate a broad range of occupier requirements and uses, units of up to 1,000,000 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



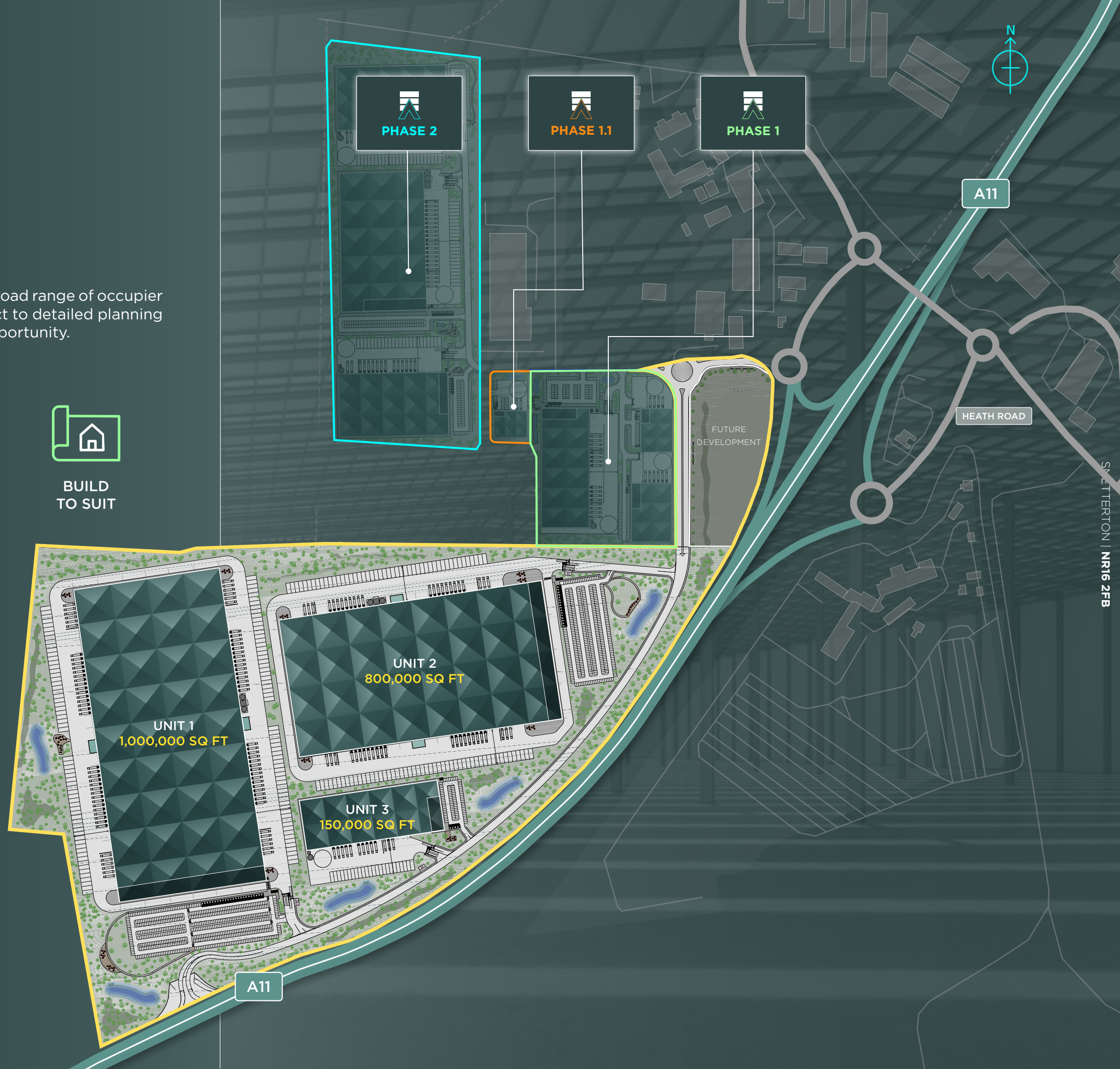
BUILD TO SUIT

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 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.



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PHASE 1



SNETTERTON | NRI 16-2FB

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INDICATIVE IMAGE

EAST ANGLIA

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A development by:
The logo for Boudica Developments, featuring a stylized 'B' icon to the left of the text "BOUDICA DEVELOPMENTS" in a bold, sans-serif font.

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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