

JOHNSTON QUARTER

EST.1978

Unit 5 available to let 36,505 sq ft.



We're located just off the A11.

Johnston Quarter, Harling road,
Snetterton, Norfolk, NR16 2JU.

johnstonquarter.co.uk



At a glance:

- » **Immediately available:**
Unit 5 – 36,505 sq ft
- » Modern warehouse
- » Excellent transport links
- » Secure ANPR barrier access
- » Dedicated rail head on site
- » 24 hour access
- » CCTV throughout
- » 50KN/m2 floor loading

Description:

Unit 5 is a detached steel portal frame warehouse under a pitched roof and in addition, racking can be made available by way of a separate arrangement. The side elevations are floor to ceiling profiled cladding with built in ground-level loading doors.

The unit benefits from a concrete floor with 50KN/m2 floor loading, lighting throughout and three phase electricity. Externally there is a large self contained concrete yard with parking for HGVs and staff car parking. On site there is also a gatehouse and 24 hour security.

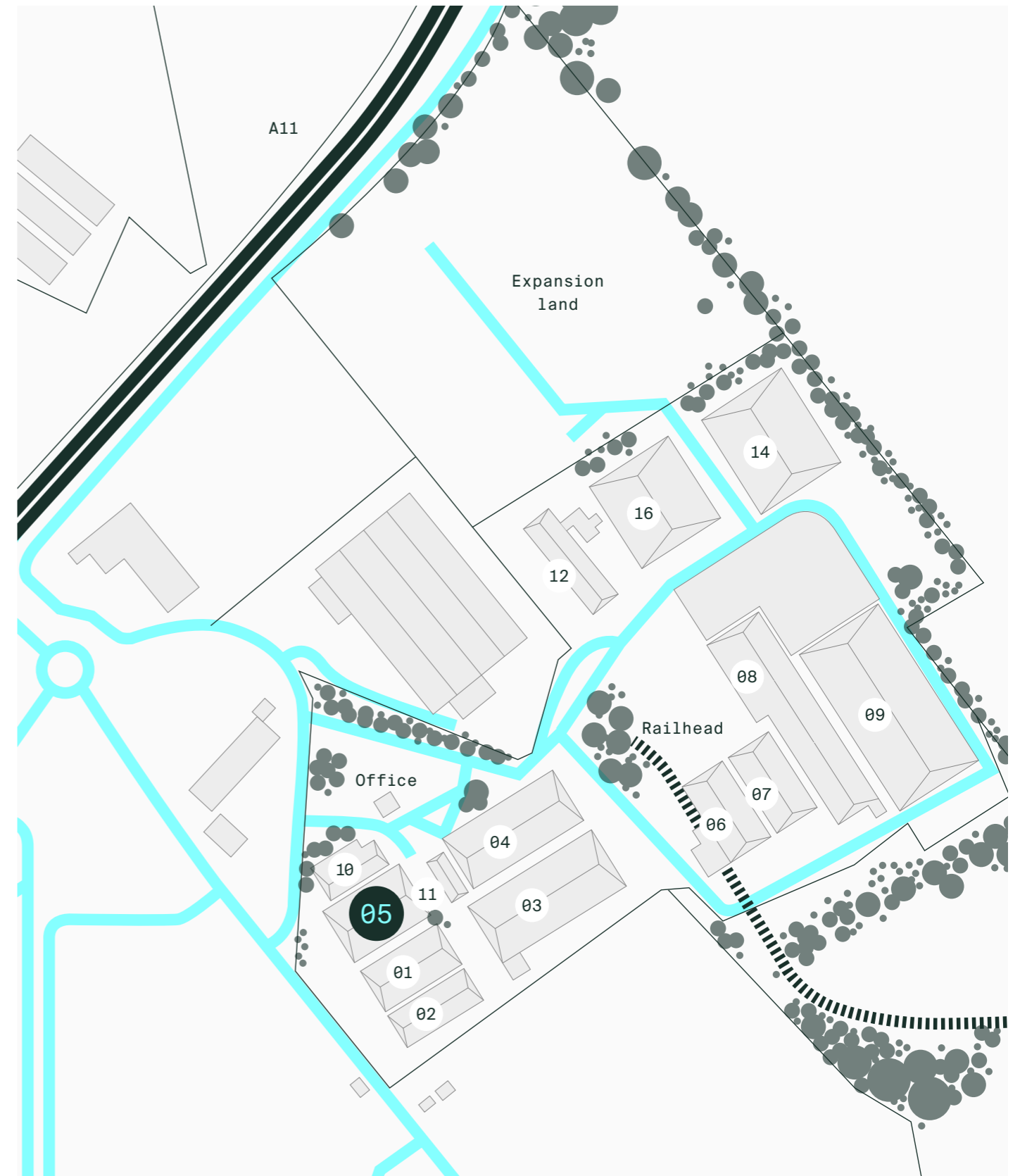
The estate management is undertaken by the owner occupiers, ensuring a well run and efficiently administered service charge regime.

Accommodation:

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis, and provides the following approximate areas:

Unit 5

- » 36,505 sq ft
- » Height to haunch: 7.7m
- » 2 Loading doors
- » Very narrow racking VNA option / available



Details:

Different sized units on the estate may possibly be available on request.

Terms: All units are available on new FRI leases for a term to be agreed.

VAT: Applicable.

Rent: Upon application

Location and situation:

Johnston Quarter has been established for over 40 years. It sits directly off the A11 at Snetterton, opposite the Race Circuit.

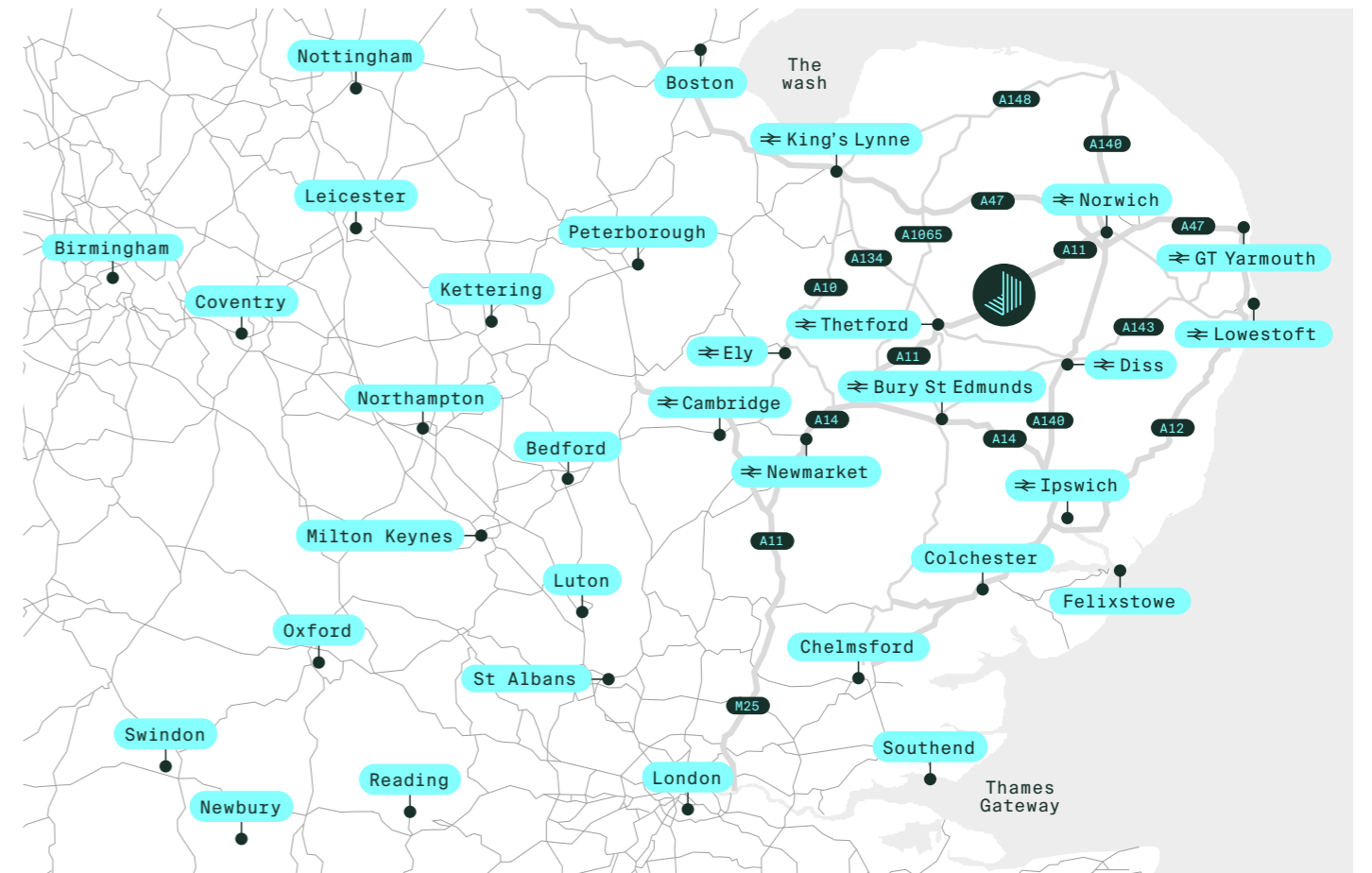
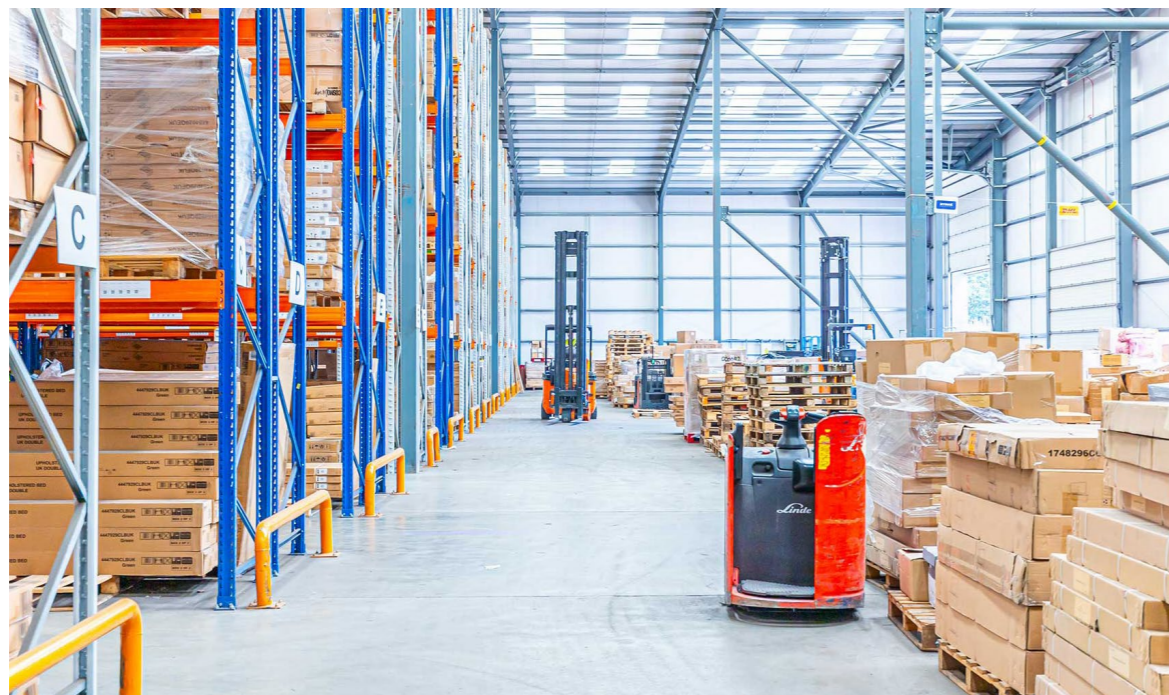
Currently, the estate comprises of 650,000 sq ft of built warehousing, together with additional land consented for a further 500,000 sq ft of B8 space.

Snetterton is situated 12 miles from Thetford and 19 miles from Norwich along the A11 trunk road which connects with the A14 at Newmarket.

Cambridge is just a 50 minute drive South West along the A11 and Norwich is 30 minutes North West.

The estate sits opposite Snetterton Services which contains occupiers such as McDonalds, Subway and Greggs.

Existing occupiers include: Kinaxia, FedEx, Metro Supply Chain, Kettle Crisps, IFD, Fairfax & Favor and Mick George.



	From:	Distance:	Travel time:
By road	Norwich	18 miles	28 mins
	Bury St Edmunds	18 miles	36 mins
	Ipswich	36 miles	50 mins
	Cambridge	40 miles	50 mins
	Felixstowe	53 miles	75 mins
	Colchester	60 miles	75 mins
	M25 (J27)	77 miles	80 mins
By rail from Attleborough	Norwich		22 mins
	Ely		39 mins
	Cambridge		57 mins
	Peterborough		93 mins
	King's Cross Ldn		131 mins

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Important Notice:

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. May 2024.

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