



WARTON POINT
SNETTERTON PARK


BIDWELLS

Merrifields

AVAILABLE NOW

WELCOME TO
WARTON POINT

BRAND NEW, READY TO LET
HIGH-QUALITY INDUSTRIAL/DISTRIBUTION
UNITS TOTTALLING 31,250 SQ.FT



INTRODUCTION

Warton Point is a brand new industrial/distribution development, strategically located on the new Snetterton Business Park and within easy reach of the A11.

The site spans over five acres with phase one consisting of 8 single 3,906 sq.ft units, available now. Warton Point is an outstanding development for a vast range of occupiers seeking to optimise their business activities.

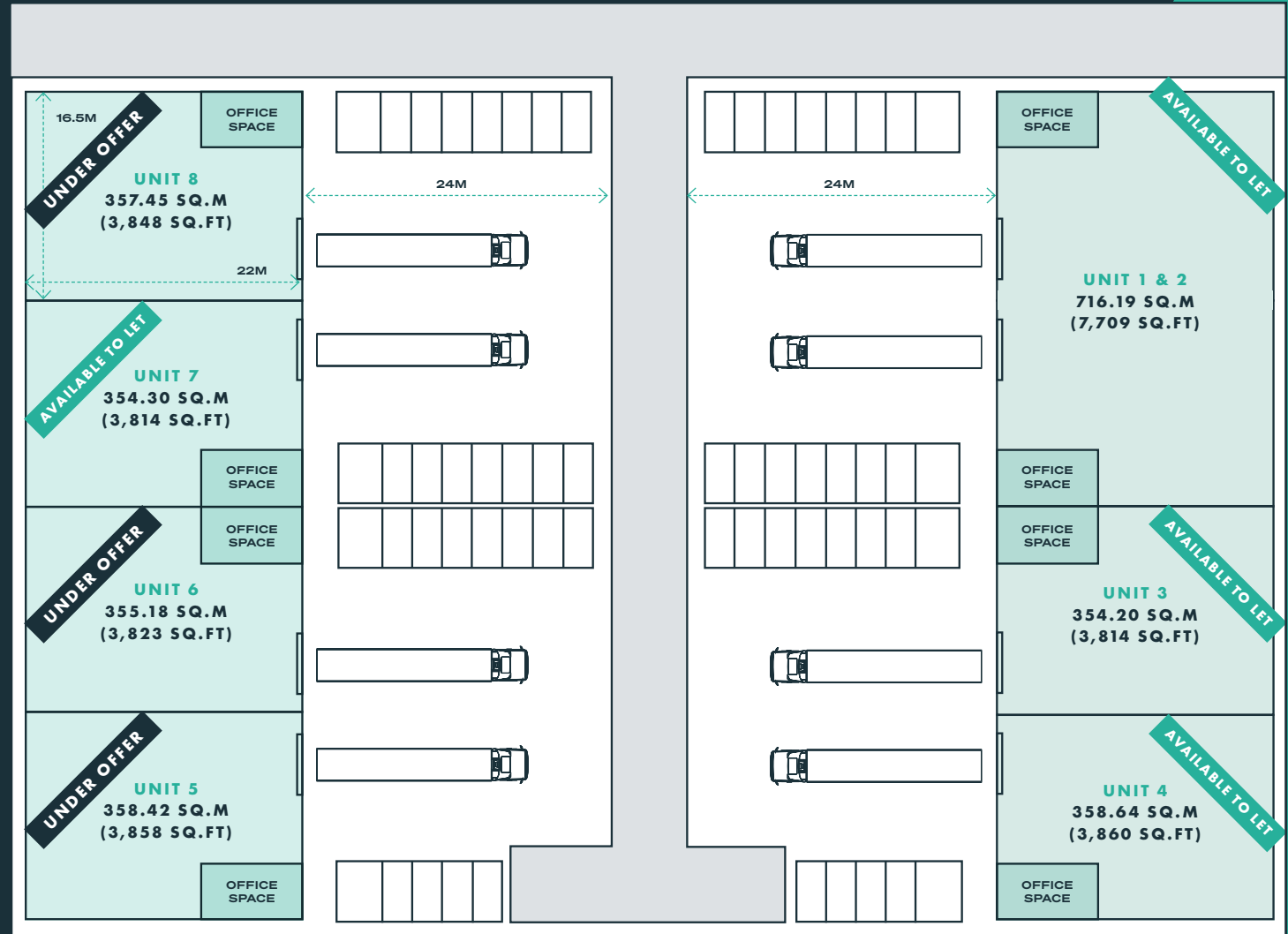
Alongside the Warton Point Development is a further 3.6 acres to develop with fantastic opportunities for larger warehousing units with scope to design and develop additional plots.

The 65-acre Snetterton Business Park is one of four key employment sites in the rapidly growing Snetterton Heath business cluster.



ACCOMMODATION

UNIT SIZES FROM: 3,814 SQ.FT
 WAREHOUSE AREA: 3,516 SQ.FT
 OFFICE AREA: 390 SQ.FT



Warton Point is strategically located immediately off the Snetterton Park intersection with extensive frontage to the A11 trunk road and therefore conveniently accessible to the A47, A14 and Britain's motorway network beyond.

A11



SNETTERTON RACE TRACK

LOCATION

It stands at the heart of the 100km Cambridge Norwich Tech Corridor in the East of England, which has one of the fastest-growing UK regional economies.

The Park has excellent links to the UK's transport network – road, rail, air and sea. The area also offers an enviable quality of life, with beautiful countryside and affordable housing for your employees in nearby thriving market towns.

The units are of steel portal frame construction under a double pitched roof with metal cladding.

The following specification and features are provided:

- Electric roller shutter doors
- Eaves height of 6.5m
- Ridge height of 8.0m
- Floor loading of 60 Kn per sq.m
- Fitted ground floor offices
- EV charging points on request
- LED lighting to the warehouse
- WCs
- Generous sized yards







WARTON POINT
SNETTERTON PARK

CONNECTION



Main Roads

A11	0.5 Miles
A14	27 Miles
M11	46 Miles
A1	63 Miles
M25	105 Miles

Ports

Felixstowe	58 Miles
London Gateway	100 Miles
Southampton	180 Miles
Dover	205 Miles

Towns & Cities

Norwich	18 Miles
Cambridge	39 Miles
Ipswich	40 Miles
Central London	80 Miles
Coventry	100 Miles
Birmingham	130 Miles
Nottingham	140 Miles

OCCUPIERS & AMENITIES ON LOCATION





New industrial/distribution/office units available now



Conveniently located with good access to A11 and road network beyond



High Specification distribution units



Bespoke office fit-outs available



Flexible unit sizes available from 3,906 ft - 31,256 ft



EV charging points available



Good yard depth for unit size



Very efficient EPC rating A



GET IN TOUCH FOR MORE INFORMATION

Merrifields

Rowan Mason MRICS
01284 700 700
rowan@merrifields.co.uk

Mark Kohler MSc
01284 700 700
mark@merrifields.co.uk


BIDWELLS

Will Jones
07899 061892
william.jones@bidwells.co.uk

Chris Squirrell
07887 830124
chris.squirrell@bidwells.co.uk



Warton Point, Snetterton Business Park, Harling Road, Snetterton, Norfolk NR16 2JU
www.wartonpoint.co.uk

