NEW PHASES PROPOSED

EAST ANGLIA

LOGISTICS

HUB

SNETTERTON | **NR16 2FB**

WWW.**EA**LOGISTICSHUB.**CO.UK**

PLANNING CONSENTS GRANTED FOR UP TO 320,000 SQ FT

BUILD 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.

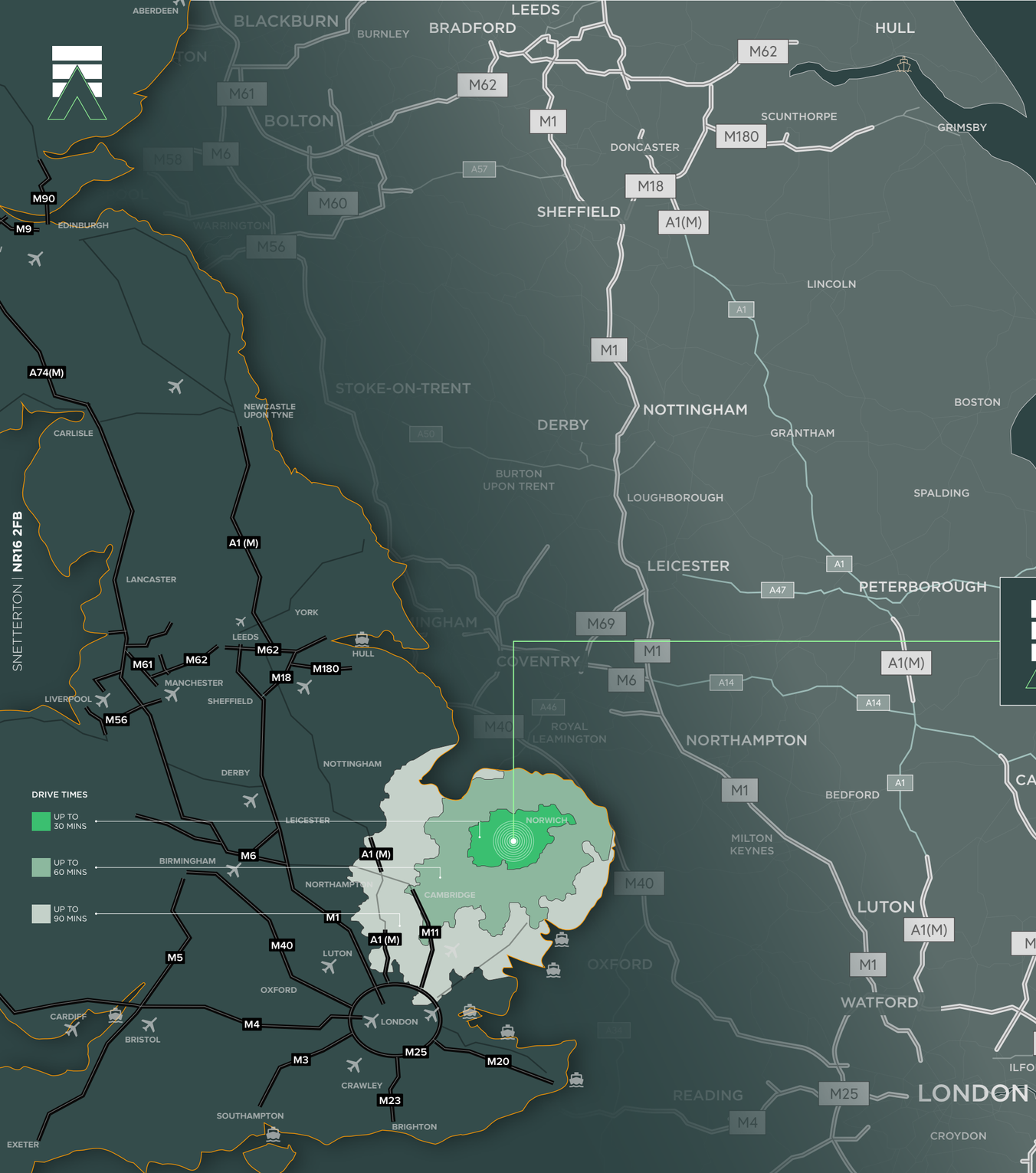
The scheme is able to accommodate a broad range of occupational requirements, having planning consents for up to 320,000 sq ft of Employment Use in a variety of configurations. In addition to 12.75 acres (Phase 1), with outline consent, there is additional land of 1.38 acres (Phase 1.1), capable of delivering 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.

INDICATIVE IMAGE

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POPULATION DRIVE TIME

UP TO 30 MINS
440,000

UP TO 60 MINS
2,000,000

UP TO 90 MINS
4,800,000

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

GOOGLE MAPS

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

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EAST ANGLIA LOGISTICS HUB

NORWICH
30 mins

NORWICH RESEARCH PARK
23 mins

UNDER OFFER

PHASE 1.1

PHASE 1

PHASE 2

A11

SNETTERTON RENEWABLE POWER STATION

Natures Menu

METRO SUPPLY CHAIN GROUP

Travis Perkins

dpd

FAIRFAX & FAVOR ENGLAND

QD

FedEx

KETTLE FOULGER

STARBUCKS

McDonald's

A11

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

360° view

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PHASE 1
OPTION ONE



360° view

UNIT 1	SQ M	SQ FT
Warehouse	2,787	30,000
Office	232	2,500
TOTAL	**3,019**	**32,500**

UNIT 2	SQ M	SQ FT
Warehouse	4,645	50,000
Office	464	5,000
TOTAL	**5,109**	**55,000**

UNIT 3	SQ M	SQ FT
Warehouse	11,613	125,000
Office	743	8,000
TOTAL	**12,356**	**133,000**

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

TARGETING BREEAM 'EXCELLENT'

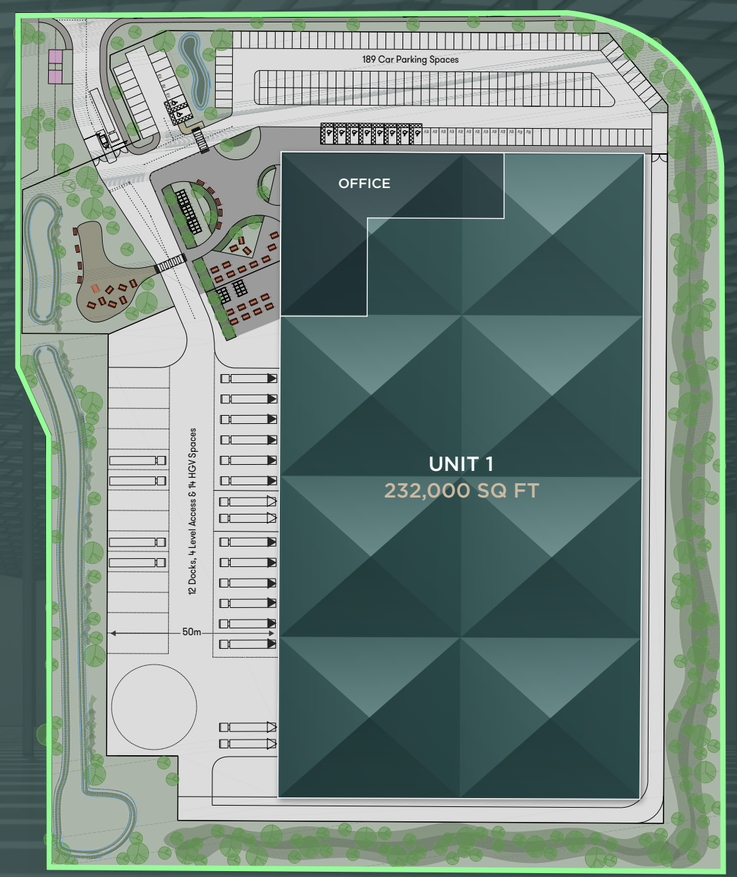
EV CHARGING POINTS

TARGETING NET ZERO CONSTRUCTION

TARGETING EPC RATING A

VIEW MASTERPLAN

PHASE 1
OPTION TWO



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

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PHASE 1.1



360° view

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

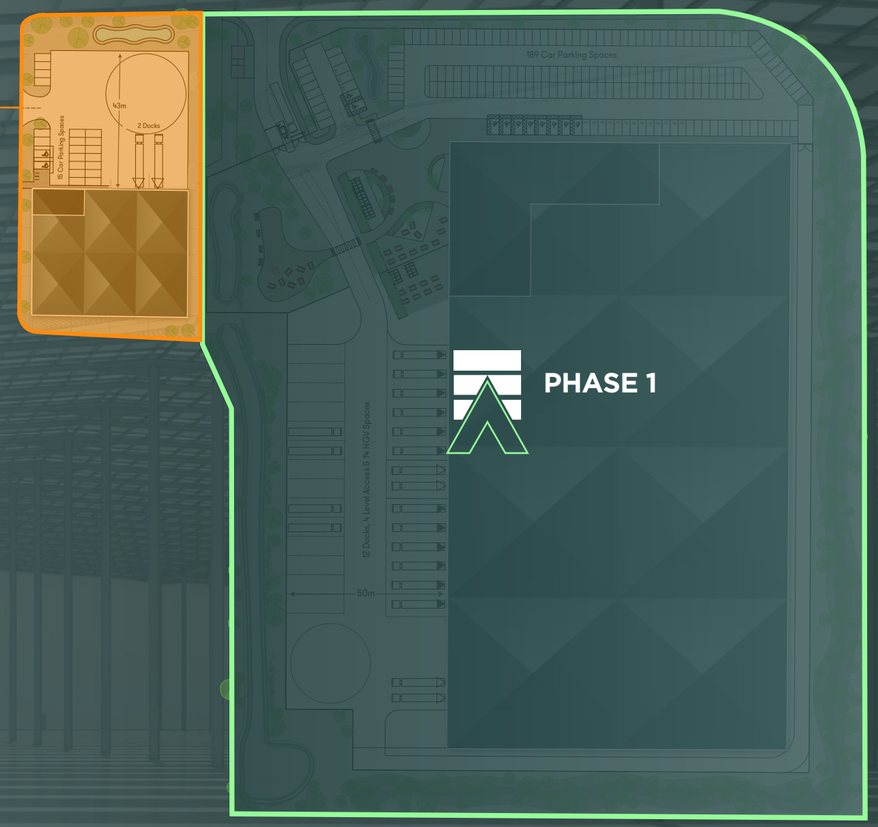
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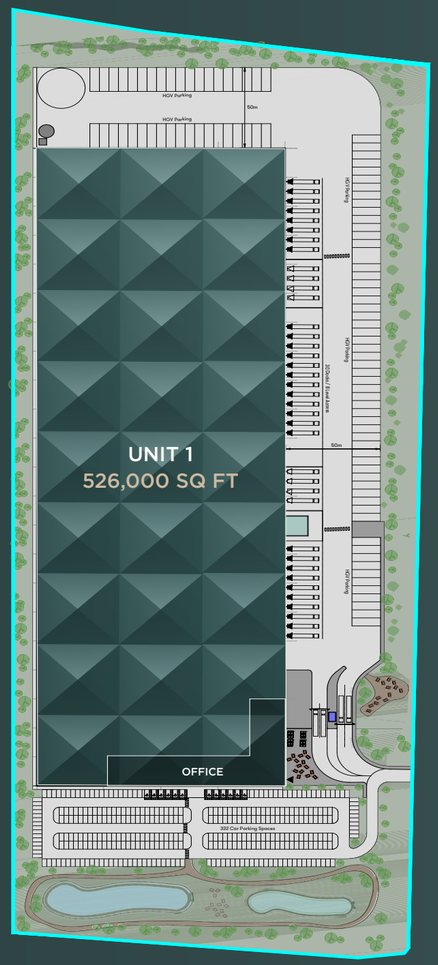


UNIT 1	SQ M	SQ FT
Warehouse	1,858	20,000
Office	140	1,500
TOTAL	**1,998**	**21,500**

VIEW MASTERPLAN

SNETTERTON | NR16 2FB

PHASE 2
OPTION ONE



360° view

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

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

TARGETING BREEAM 'EXCELLENT'

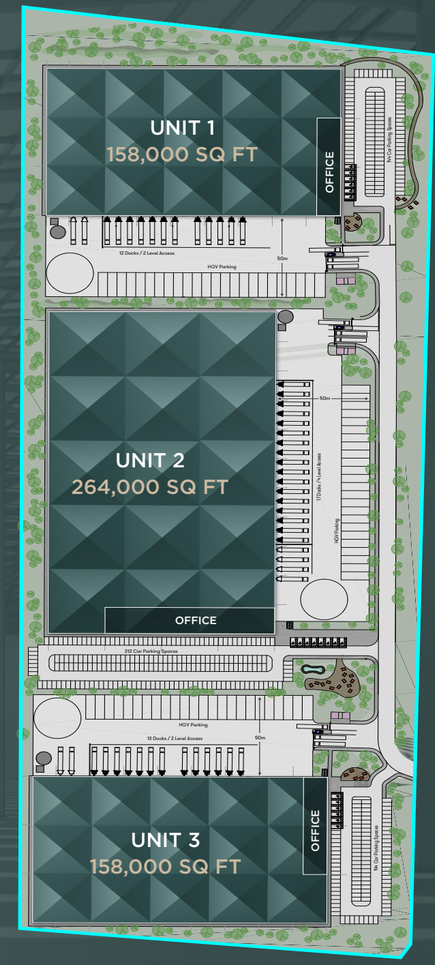
EV CHARGING POINTS

TARGETING NET ZERO CONSTRUCTION

TARGETING EPC RATING A

VIEW MASTERPLAN

PHASE 2
OPTION TWO



UNIT 1	SQ M	SQ FT
Warehouse	13,935	150,00
Office	743	8,000
TOTAL	14,678	158,000

UNIT 2	SQ M	SQ FT
Warehouse	23,225	250,000
Office	1,300	14,000
TOTAL	24,525	264,000

UNIT 3	SQ M	SQ FT
Warehouse	13,935	150,000
Office	743	8,000
TOTAL	14,678	158,000

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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.

FLEXIBILE UNIT CONFIGURATIONS

LEASEHOLD AVAILABLE

FREEHOLD AVAILABLE

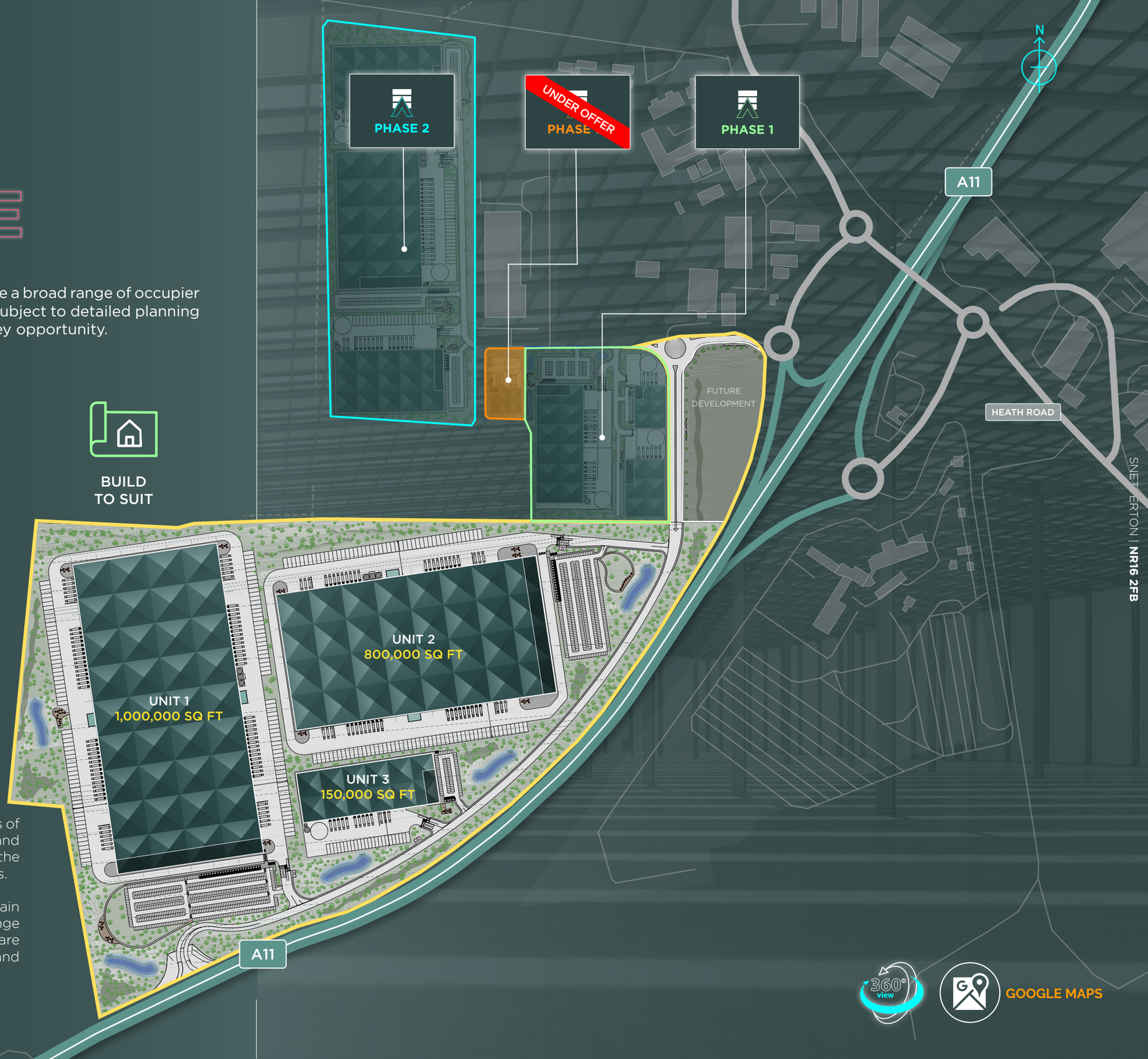
BUILD TO SUIT

MEET YOUR DEVELOPER

BOUDICA DEVELOPMENTS

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

INDICATIVE IMAGE

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BOUDICA DEVELOPMENTS

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