

▲ TRITAX PARK NEWARK

NG24 2UJ

/// STEAMED.SHARPENED.HOLIDAYS

NEW LOGISTICS AND
DISTRIBUTION CENTRE
397,283 SQ FT (36,908 SQ M)
READY TO OCCUPY

A1(M)
0.5 MILES



A17

A17

HUB OFFICES



GATEHOUSE



FURTHER DESIGN &
BUILD OPPORTUNITIES
AVAILABLE UP TO 970,000 SQ FT

2.0 MVA ▲
Power Supply

BREEAM Rating ▲
'Excellent'

Solar PV Installed ▲

15m Height ▲

50m Secured ▲
Yard

38 Dock ▲
Levellers

IMMEDIATE ACCESS TO THE A1 POSITIONED TO DELIVER



PHASE 2
Further design and build opportunities
are available up to 970,000 sq ft.

397,283 SQ FT (36,908 SQ M)

NEW LOGISTICS AND DISTRIBUTION CENTRE

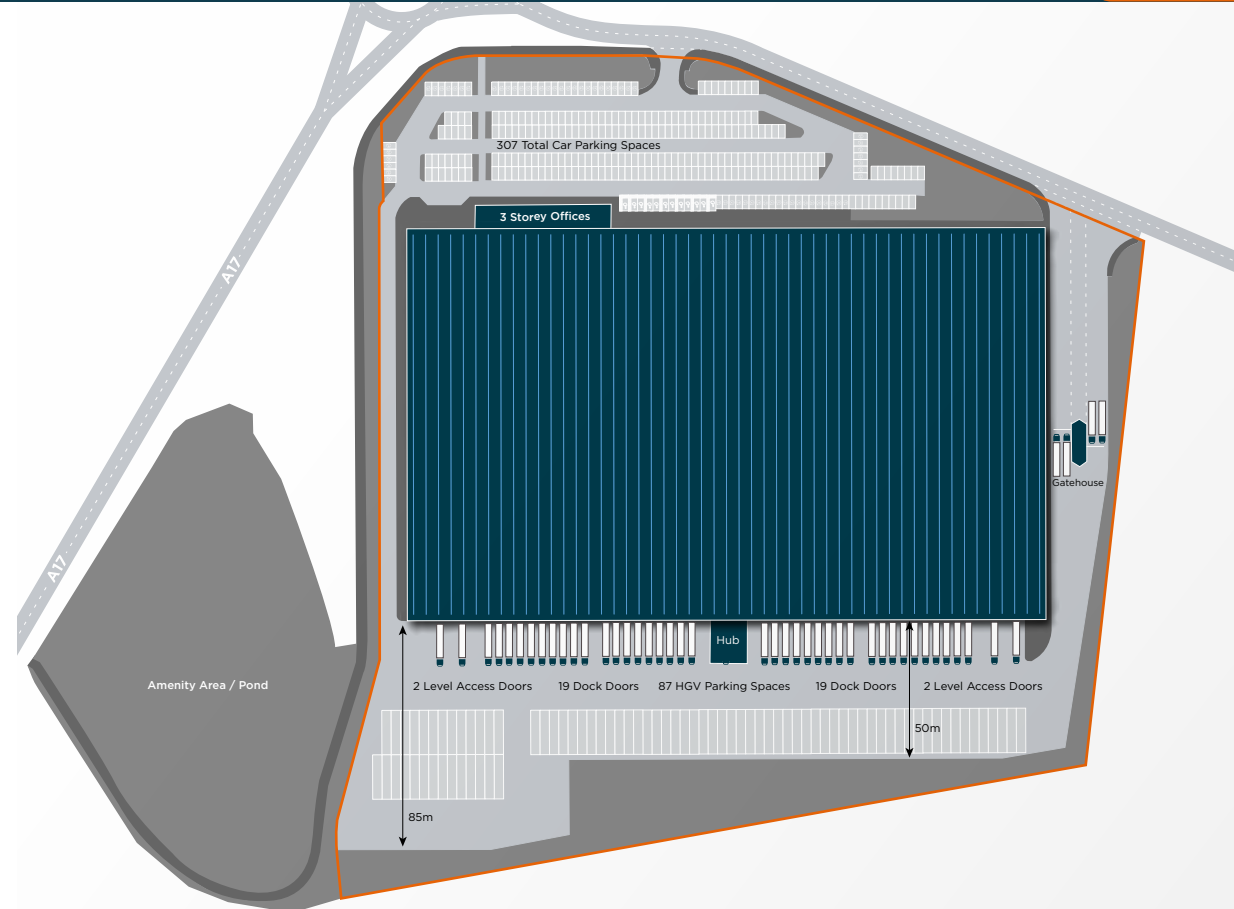


ACCOMMODATION

Warehouse	34,996 sq m	376,694 sq ft
3 Storey Offices	1,451 sq m	15,619 sq ft
2 Storey Hub-Offices	437 sq m	4,708 sq ft
Gatehouse	24 sq m	262 sq ft
Total (GIA)	36,908 sq m	397,283 sq ft

SPECIFICATION

Clear Eaves Height	15m
Floor Loading	50kN/m ²
Dock Level Doors	38
Level Access Doors	4
Concrete Surface Yard Depth	50m
HGV Parking Spaces	87
Car Parking Spaces	307



SUSTAINABILITY



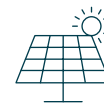
62 EV
Charging Spaces



LED
Lighting



2.0MVA
Power Supply



557.6 kwp Array of Solar
to 20% of the Roof
Estimated savings of £133,824 pa on energy
costs (assuming 418,200 kwh energy generated
pa charged at £0.32 pkw)



EPC
Rating A



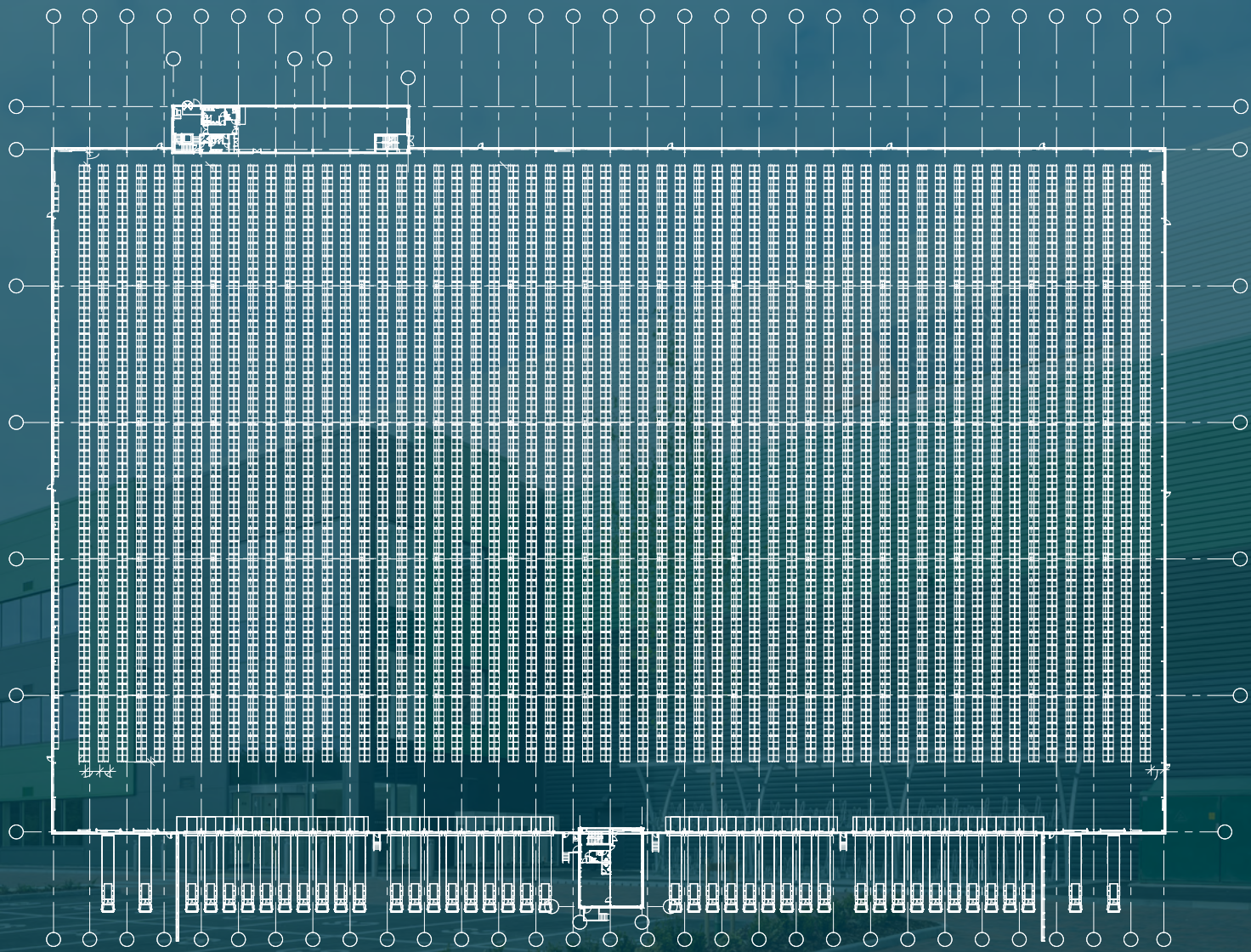
BREEAM Rating
'Excellent'

TRITAX PARK NEWARK GALLERY



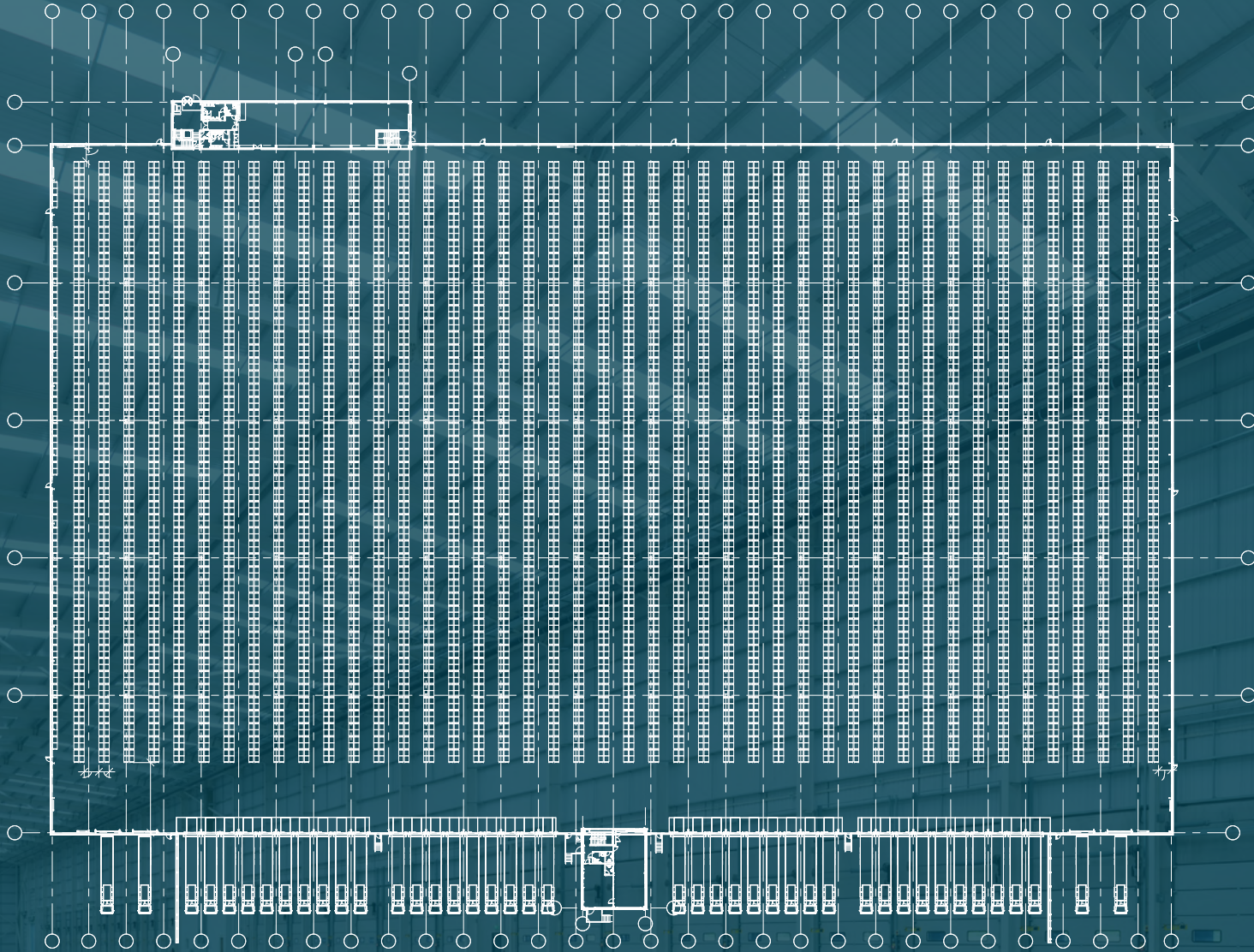
VERY NARROW AISLE RACKING PLAN

TOTAL - 76,608 PALLET LOCATION



WIDE AISLE PALLET RACKING PLAN

TOTAL - 56,749 PALLET LOCATION



STRATEGICALLY LOCATED IN THE HEART OF THE EAST MIDLANDS



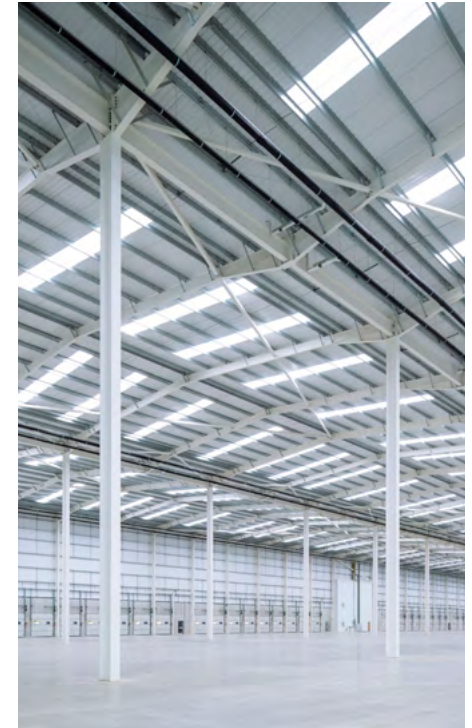
PLACES	TIME	DISTANCE
A46 / A1	1 min	0.5 miles
Newark Town Centre	6 mins	1.5 miles
Nottingham	39 mins	23 miles
Leicester	55 mins	39 miles
London M25	109 mins	109 miles



PORT	TIME	DISTANCE
Immingham	70 min	55 miles
Liverpool	149 mins	129 miles
Felixstowe	145 mins	140 miles
London Gateway	146 mins	143 miles
Dover	109 mins	199 miles



AIRPORT	TIME	DISTANCE
East Midlands	50 mins	35 miles
Birmingham	81 mins	76 miles
Stansted	105 mins	109 miles
Luton	112 mins	109 miles
Heathrow	139 mins	138 miles



NUMBERS DON'T COME ANY GREATER



DEMOGRAPHICS

Local economically active workforce population of 500,114 within a 45 minute drive.



Air, road and rail networks providing easy access to over 500 million consumers across Europe.



A regional hub for world class research manufacturing and engineering facilities.



45,000,000 people within a 3 hour drivetime and 1hr 11mins to London Via Train (Newark Northgate Station)

Skilled labour employed at the high end of the automotive, digital and aerospace industries.



Located at the heart of the country's major road arteries, 6 mins (1.5 miles) from Newark Town Centre.

LOCAL OCCUPIERS



A KEY LOCATION FOR LOGISTICS



Tritax Park Newark benefits from a prime location in the heart of the East Midlands, just 0.5 miles from the A46/A1 intersection, providing seamless UK-wide connectivity. The A1 offers direct links to the South and East, with connections to the M11, M1, M18, and M62 motorways. Newark Northgate station is just 3.2 miles from the site, offering direct rail links to London King's Cross (1hr 11mins), Leeds (1hr 10mins), and Newcastle (2hr 21mins).

The development is situated in a key location for logistics serving the Midlands region, with much of the local area occupied by a number of national and international businesses due to the excellent transport links and amenities available.

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**▲ TRITAX PARK
NEWARK**

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