

# ▲ TRITAX PARK NEWARK

NG24 2UJ

## NEW LOGISTICS AND DISTRIBUTION CENTRE

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

JUST COMPLETED AND READY TO OCCUPY

A1(M)  
0.5 MILES



A17

A17

GATEHOUSE

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

2.0 MVA ▲  
Power Supply

BREEAM Rating ▲  
'Excellent'

Solar Installed ▲

15m Height ▲  
Secure Site

38 Dock ▲  
Levellers



# IMMEDIATE ACCESS TO THE A1 POSITIONED TO DELIVER



Tool Station

Screwfix

Eddie Stobart

Tavis Perkins

McDonald's

Enterprise

Premier Inn

A46

A1(M)

Currys

Currys

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

A17

A17



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

## NEW LOGISTICS AND DISTRIBUTION CENTRE



### ACCOMMODATION

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

### SPECIFICATION

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

### SUSTAINABILITY



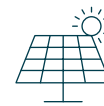
62 EV  
Charging Spaces



LED  
Lighting



2.0MVA  
Power Supply



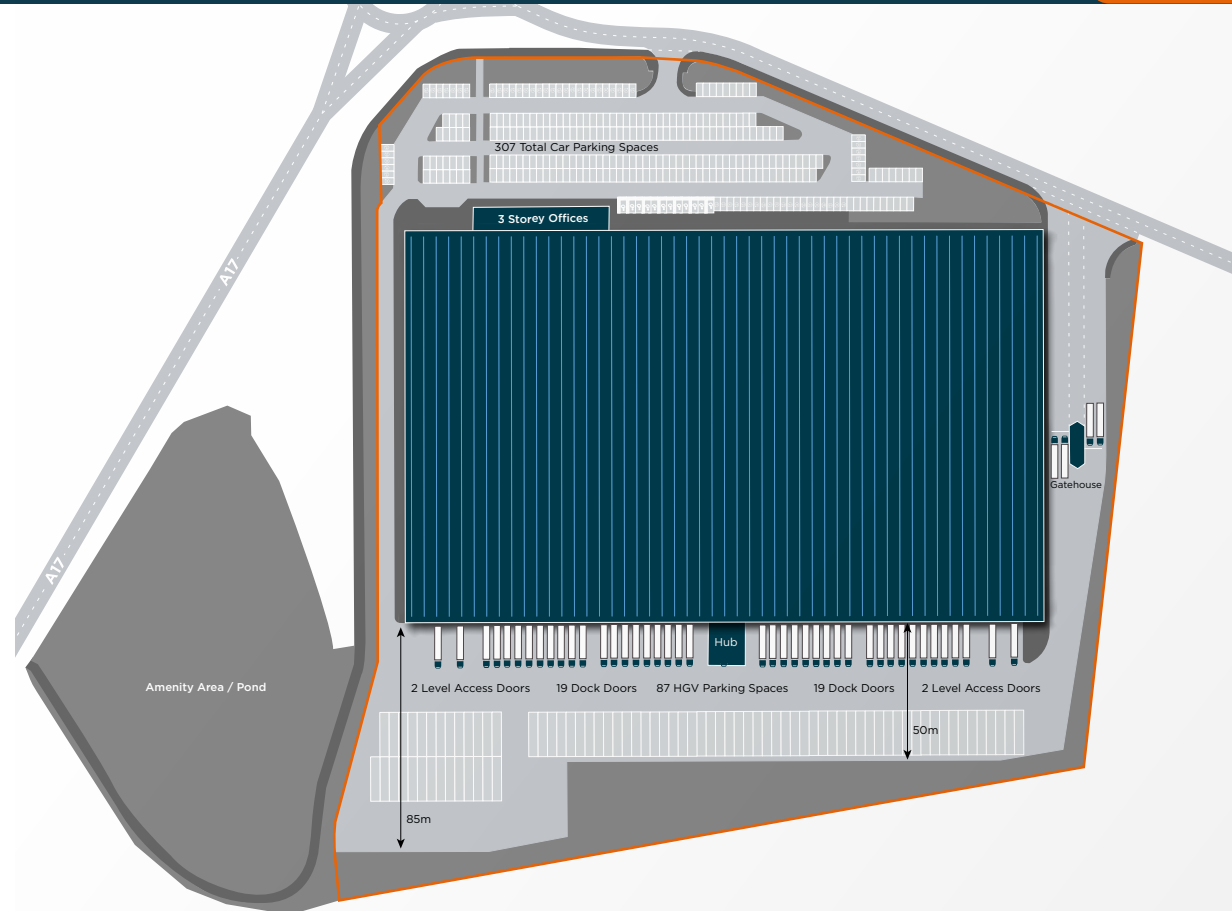
20% Roof PV  
Panels Installed



EPC  
Rating A



BREEAM Rating  
'Excellent'



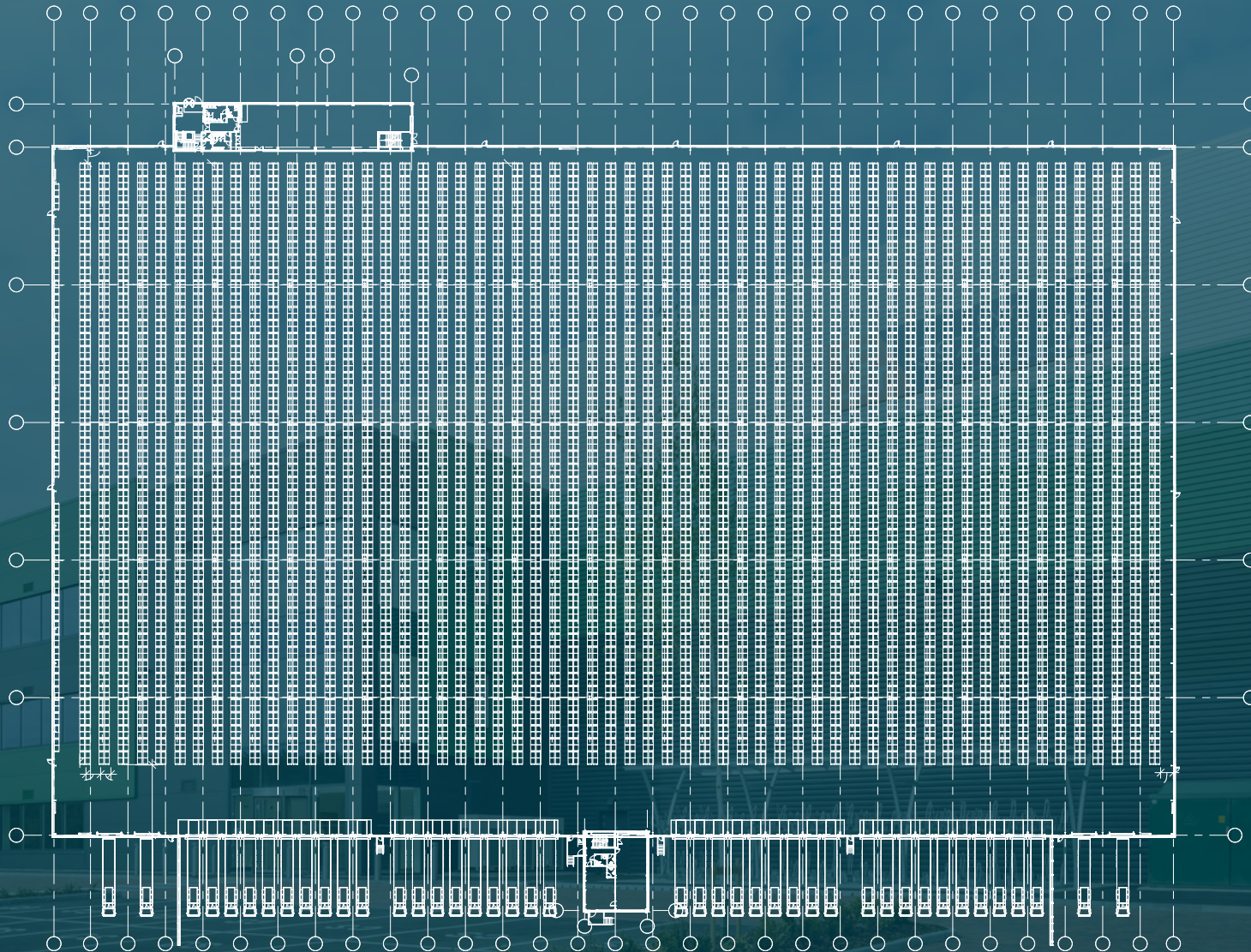
# TRITAX PARK NEWARK GALLERY





# VERY NARROW AISLE RACKING PLAN

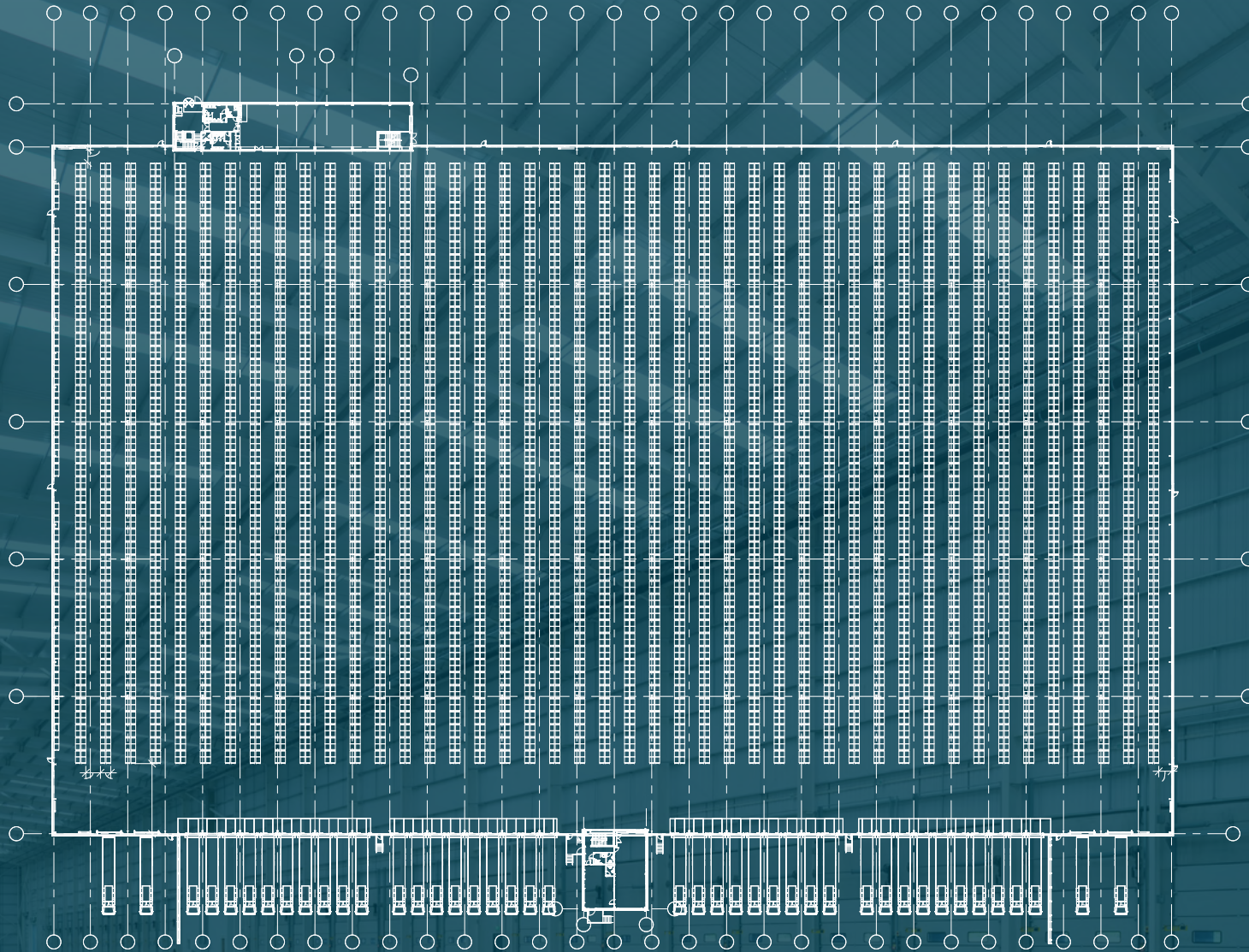
## TOTAL - 76,608 PALLET LOCATION





# WIDE AISLE PALLET RACKING PLAN

## TOTAL - 56,749 PALLET LOCATION



# STRATEGICALLY LOCATED IN THE HEART OF THE EAST MIDLANDS



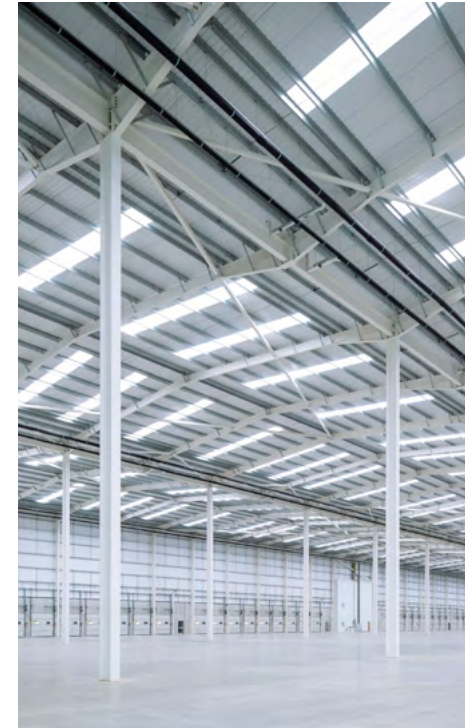
| PLACES             | TIME     | DISTANCE  |
|--------------------|----------|-----------|
| A46 / A1           | 1 min    | 0.5 miles |
| Newark Town Centre | 6 mins   | 1.5 miles |
| Nottingham         | 39 mins  | 23 miles  |
| Leicester          | 55 mins  | 39 miles  |
| London M25         | 109 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 18mins 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 Big Box 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 18mins), Leeds (1hr 10mins), and Newcastle (2hr 21mins).

This strategic position makes the development an ideal hub for logistics operations across the Midlands region. The area is already home to a strong concentration of national and international businesses, attracted by its exceptional transport infrastructure and established amenities. RAF Syerston, located just south of Newark, also adds to the strategic significance of the area as an active RAF station hosting a flying training and central gliding school.

## Colliers

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**▲ TRITAX PARK  
NEWARK**

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