

NEWARK-ON-TRENT ▲ NG24 2UJ ▲ ///FIREPOWER.ESTIMATES.CHARACTER



▲ TRITAX PARK NEWARK

200,000 - 460,000 SQ FT AVAILABLE FROM Q3 2027

PLANNING GRANTED



SCAN FOR MORE



EPC
A RATING



BREEAM rating:
'Excellent'



KEY LOCATION FOR LOGISTICS

Tritax Park Newark is strategically located in the heart of the East Midlands. The site is positioned just 0.5 miles away from the A46/A1 intersection which offers UK-wide connectivity. **The A1 provides direct access to the South and East linking to the M11, M1, M18 and M62 motorways.**

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. **Opportunities for bespoke turnkey facilities.**



STRONG CULTURE OF INNOVATION

Located at the heart of one of the UK's most advanced industrial regions, the area combines a deep talent pool with a strong culture of innovation. Its strategic connectivity and established business ecosystem make it an ideal base for companies looking to grow, attract skilled employees and serve markets at scale.



GROWING WORKFORCE

Forecast population growth of **8.1% by 2032**, ahead of regional and national trends



LABOUR FORCE

Active labour population within 45-min drive time radius is nearly **1.2 million** people

THE TRANSPORT SECTOR

Average gross pay in Transport & Storage in the East Midlands is 9% lower than the UK average and limited competition for labour in the vicinity



MULTI-MODAL NETWORK

Near UK freight hubs (Port of Immingham & East Midlands Airport) & rail access to London in an hour

UK ACCESS

Strategically positioned within 200 miles of 59.6 million people, **90%** of the UK population



A NEW LOGISTICS AND DISTRIBUTION PARK



ACCOMMODATION

UNIT 02 (GIA)		
Warehouse	190,000 sq ft	17,652 sq m
Main Offices	7,958 sq ft	739.3 sq m
Hub Offices	3,000 sq ft	279 sq m
Gatehouse	326 sq ft	30.29 sq m
Total	201,284 sq ft	18,700 sq m

UNIT 03 (GIA)		
Warehouse	441,000 sq ft	40,970 sq m
Main Offices	15,368 sq ft	1,427.7 sq m
Hub Offices	4,000 sq ft	371.6 sq m
Gatehouse	326 sq ft	30.29 sq m
Total	460,694 sq ft	42,800 sq m

UNIT 04 (GIA)		
Warehouse	295,000 sq ft	27,400 sq m
Main Offices	13,826 sq ft	1,284 sq m
Hub Offices	3,000 sq ft	279 sq m
Gatehouse	326 sq ft	30.29 sq m
Total	312,152 sq ft	29,000 sq m



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INFORMATION



EV Charging Bays



Unit 2 / **16**
Unit 3 / **36**
Unit 4 / **25**

LED Lighting



For all
Units

Power Supply



Up to 9.9MVA
secured

Solar PV Panels



Minimum 20% roof cover
and futureproofed
for full PV coverage

EPC Rating



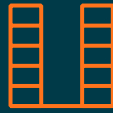
All Units
Rated A

BREEAM Rating



All Units Rated
'Excellent'

VNA/WA Pallet Locations



Unit 2 / **29,124** / **22,038**
Unit 3 / **81,928** / **62,944**
Unit 4 / **47,232** / **35,196**

Clear Eaves Height



Unit 2 / **15m**
Unit 3 / **18m**
Unit 4 / **15m**

Floor Loading



50kN/m²
For all Units

Dock Level Doors



Unit 2 / **20**
Unit 3 / **45**
Unit 4 / **30**

Level Access Loading Doors



Unit 2 / **4**
Unit 3 / **6**
Unit 4 / **4**

Yard Depth



Unit 2 / **50m**
Unit 3 / **50m**
Unit 4 / **50m**

HGV Parking Spaces



Unit 2 / **33**
Unit 3 / **72**
Unit 4 / **58**

Car Parking Spaces



Unit 2 / **155**
Unit 3 / **357**
Unit 4 / **240**

Images of Unit 01



FURTHER INFORMATION



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 PLACES	MILES	 PORT	MILES
A46 / A1	0.5	Immingham	55
Newark Town Centre	1.5	Liverpool	129
Nottingham	23	London Gateway	143
Leicester	39		
London M25	109		

 RAIL	MILES	 AIRPORT	MILES
Doncaster IPort	37	East Midlands	35
DIRFT	63	Birmingham	76
		Heathrow	138



SAT NAV: NG24 2UJ

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FURTHER INFORMATION

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