

▲ TRITAX PARK NEWARK

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

Planning Granted



**BREEAM
Excellent**

**Active Local
Workforce**

**Adjacent to A1/
A46 Interchange**

**Key Location
For Logistics**

**40 Acres Green
Amenity Space**



SCAN FOR MORE

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 04 (GIA)

Warehouse	295,000 sq ft	40,970 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

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



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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



Follow us
tritaxbigbox.co.uk/our-spaces/newark-phase-2



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

RAIL	TIME	MILES
Doncaster IPort	42 min	37
DIRFT	67 mins	63

PORT	TIME	MILES
Immingham	70 min	55
Liverpool	149 mins	129
London Gateway	146 mins	143

AIRPORT	TIME	MILES
East Midlands	50 mins	35
Birmingham	81 mins	76
Heathrow	139 mins	138

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