

# G-PARK NEWARK



Land for Sale & Build-to-Suit  
opportunities of up to 700,000 SQ FT

Indicative layout



# G-PARK NEWARK

**G-Park Newark sits in a prime location for logistics, situated close to the A1/A46 intersection providing fast connections by road to the East/West Midlands, the North and London.**

The site offers land for sale with the added capability of accommodating a range of flexible build-to-suit logistics/distribution warehouse building opportunities of up to 700,000 sq ft.

Each option available for development is designed to feature a market leading building specification to include 50 metre wide yards, significant HGV and car parking, together with individual gatehouse and generous allocations of both level access and dock loading doors.



**Strong  
labour pool**



## **Lower weekly wage**

Gross weekly wages in Newark are lower than the average for both the East Midlands and the rest of the UK.

## **Maximum Flexibility**

Both land sales and build-to-suit opportunities are available. The site can accommodate a single building of up to 700,000 sq ft.



**Eco-warehouse**

## **Sustainable benefits**

G-Park Newark will feature a host of eco-benefits and sustainable features built into every Gazeley development at no extra cost. These include rain water harvesting and optimising natural light.



**Strategic  
location**

## **Strategic location**

The A46 dual carriageway provides improved transport links between the A1(M) and M1. Current drivetime has been significantly reduced allowing a greater driving range of the UK in 4.5 hours.



**High spec**

## **High specified design**

Each building layout option features a highly specified design, specifically geared for logistics.





## G-PARK NEWARK

# ESTABLISHED LOCATION FOR LOGISTICS

G-Park Newark sits in a much sought after and established location for logistics, home to the distribution and logistics operations of a number of well-known and successful brands including Dixons Carphone, Eddie Stobart and Bakkavor.

The development lies within the designated Newark industrial estate policy area which supports development within B1, B2 and B8 use classes. Local grant assistance may also be available.

Situated at the intersection of the A46/A1, G-Park Newark offers UK-wide connectivity on its doorstep. The A1 provides direct access to the south and east, linking up to the M11 and M1 and to the north also the M1, M18 and M62 motorways. Junction 24 of the M1, via A52 provides road links to the West Midlands via A50, while direct access to London and the south is also via the A46/J22, M1. The site is therefore ideally placed to suit a range of occupational requirements for retailers, manufacturers and 3PL providers.





# DEMOGRAPHIC INFORMATION

G-Park Newark sits within Newark and Sherwood, the largest district in Nottinghamshire, covering one third of the country. Its position at the heart of the country, with excellent connections to both the road and rail network, makes it strategically strong.

G-Park Newark offers easy access to the A1 and A46, the A46 enabling fast access to Nottingham, Lincoln and Leicester, and then onto the M1 and M6.

The population, within a 30-minute drive of G-Park Newark, was 252,904 people in 2018. Gross weekly pay is below the national average for the UK, making Newark an excellent location from a labour perspective.

Official Labour Market Statistics: October 2017 - September 2018

Newark and Sherwood



**£437**  
Gross weekly pay 2018  
(across all sectors)



**21.9%**  
Employment by Occupation:  
Process Plant & Machine Operatives  
and Elementary Occupations\*

East Midlands



**£516**  
Gross weekly pay 2018  
(across all sectors)



**20.3%**  
Employment by Occupation:  
Process Plant & Machine Operatives  
and Elementary Occupations\*

GB



**£571**  
Gross weekly pay 2018  
(across all sectors)

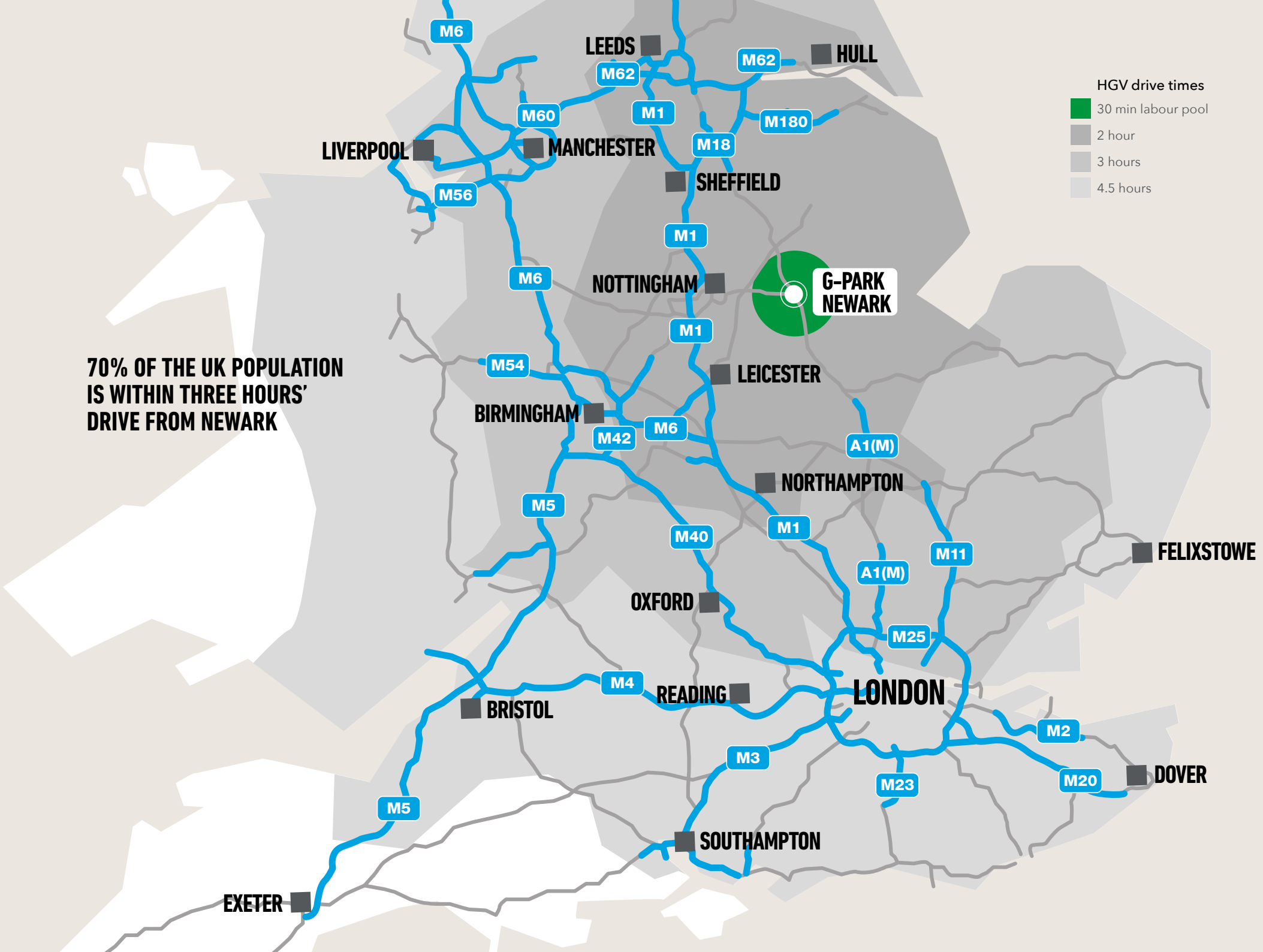


**16.9%**  
Employment by Occupation:  
Process Plant & Machine Operatives  
and Elementary Occupations\*

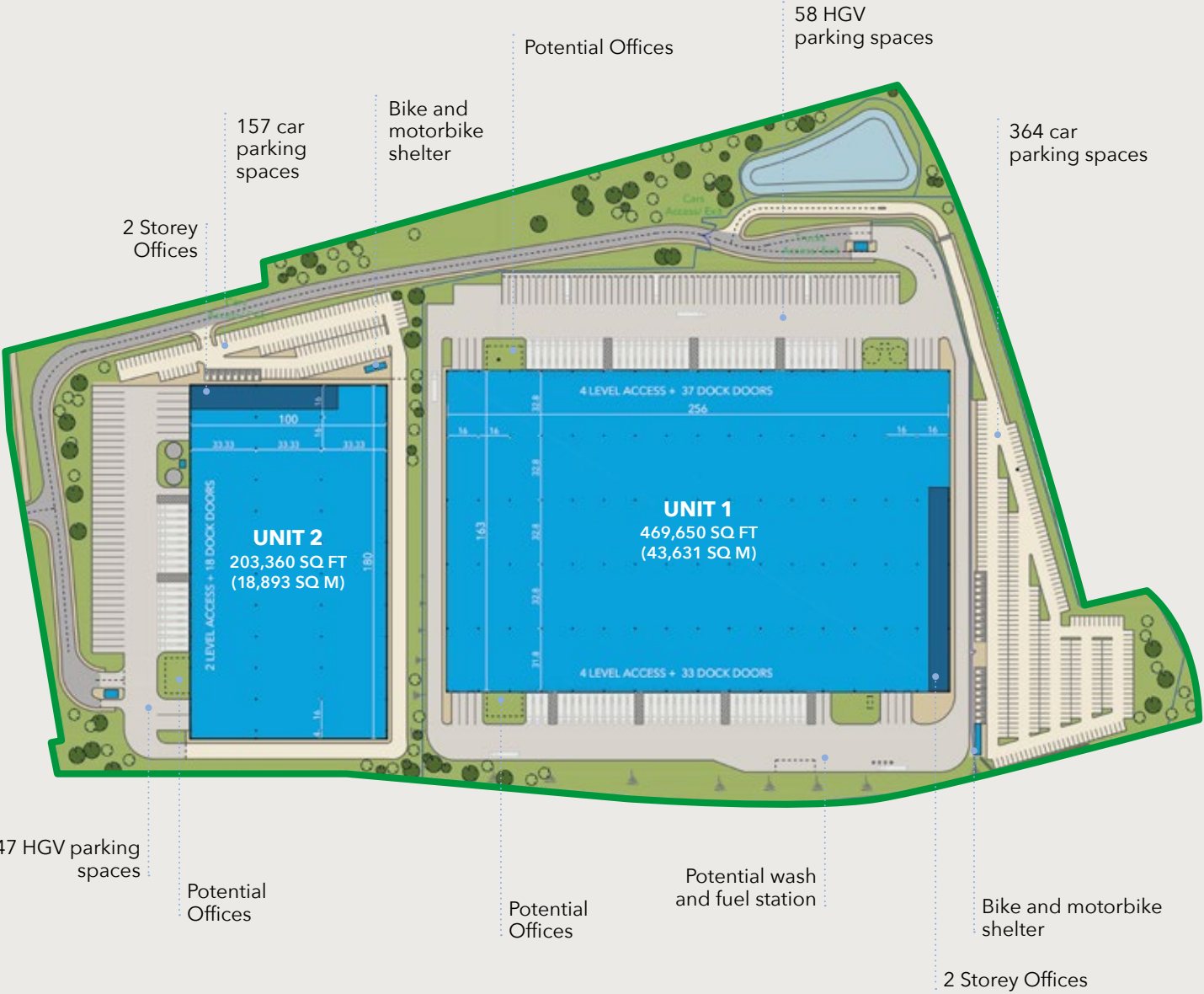
Source: NOMIS.

\* Process Plant & Machine Operations and Elementary Occupations would best fit the types of jobs that are undertaken in a warehouse and give an indication of the size of the workforce in the LA.

70% OF THE UK POPULATION  
IS WITHIN THREE HOURS'  
DRIVE FROM NEWARK



INDICATIVE LAYOUT OPTION 1



OPTION 1 – UNIT 1

Warehouse	447,000 SQ FT	41,527 SQ M
Offices (2 storey)	22,350 SQ FT	2,076 SQ M
Gatehouse	300 SQ FT	28 SQ M
Total GIA	469,650 SQ FT	43,631 SQ M

HGV parking	58
Car parking	364 (incl. 18 disabled)
Clear height	15 m
Dock levellers	70
Level access	8
Site area	28 ac (11.33 ha)

OPTION 1 – UNIT 2

Warehouse	184,600 SQ FT	17,149 SQ M
Office	18,460 SQ FT	1,715 SQ M
Gatehouse	300 SQ FT	28 SQ M
Total GIA	203,360 SQ FT	18,893 SQ M

HGV parking	47
Car parking	157 (incl. 8 disabled)
Clear height	12.5 m
Dock levellers	18
Level access	2
Site area	11 ac (4.45 ha)

INDICATIVE LAYOUT OPTION 2



OPTION 2 – UNIT 1

Warehouse	727,460 SQ FT	67,583 SQ M
Offices (2 storey)	36,370 SQ FT	3,379 SQ M
Gatehouse	300 SQ FT	28 SQ M
Total GIA	764,130 SQ FT	70,990 SQ M

HGV parking	71
Car parking	533 (incl. 24 disabled)
Clear height	15 m
Dock levellers	121
Level access	8
Site area	39 ac (15.78 ha)

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G-PARK NEWARK

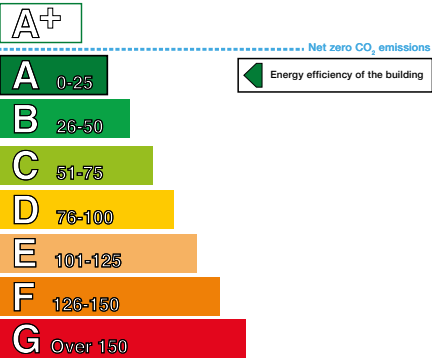
# OUR SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers’ business operations in many effective ways.

BREEAM® UK

BREEAM UK New Construction 2018:  
Industrial (Shell and Core)



★★★★☆  
Rating: VERY GOOD



**Monitoring energy usage**  
Our online energy dashboard can help customers proactively manage their energy consumption.



**Cost-effective**  
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



**Reducing water usage**  
Rainwater harvesting for use in toilet flushing and other non-potable applications.



**Optimising the use of natural light**  
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



**Recycled & recyclable materials**  
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



**Exceeding requirements**  
Gazeley is a pioneer in environmentally sustainable ‘eco-warehouse’ development, setting the industry standard.



# ABOUT GAZELEY

**Gazeley** is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 22.6 million SQ FT portfolio concentrated in the strategic logistics markets of the UK, Germany, France, Spain, Italy, Poland and the Netherlands.

In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime land bank which allows for the development of an additional 30.1 million SQ FT.

Gazeley is GLP's Europe platform.



**22.6 million sq ft  
portfolio**



**Leading with  
innovation**



**European  
market leader**



**Award winning  
developments**







# LOCATION AND TRAVEL DISTANCES



Destination	Miles	Destination	Miles
Lincoln	18	Peterborough	51
Mansfield	22	Nearest Port (Immingham)	54
Nottingham	24	Birmingham	73
Leicester	39	Central London	126
M1 Junction 21	40	Channel Tunnel	202

# CONTACTS

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