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

TRITAX BIG BOX®

TRITAX PARK NEWARK

200,000 - 460,000 SQ FT

AVAILABLE FROM Q3 2027

PLANNING GRANTED

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**

VISIT OUR WEBSITE FOR MORE 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

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FURTHER INFORMATION

SCAN FOR MORE

Follow us
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PLACES	MILES
A46 / A1	0.5
Newark Town Centre	1.5
Nottingham	23
Leicester	39
London M25	109

PORT	MILES
Immingham	55
Liverpool	129
London Gateway	143

RAIL	MILES
Doncaster IPort	37
DIRFT	63

AIRPORT	MILES
East Midlands	35
Birmingham	76
Heathrow	138

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