



OVERFIELD PARK

NEWARK · NOTTS · NG24 2UA
A1 · A17 · A46

FOR SALE/TO LET
DESIGN & BUILD INDUSTRIAL & WAREHOUSE OPPORTUNITIES
from 28,875 to 78,750 sq ft

ALSO AVAILABLE
ROADSIDE FOOD, RETAIL & LEISURE OPPORTUNITIES



overfieldparknewark.co.uk

A DEVELOPMENT BY





OVERFIELD PARK

- **Prominent interchange location**
- **Fast logistics access to last mile and national consumer markets via the A1, A17 and A46**
- **Existing occupiers include Wirtgen UK head office and John Deere**
- **Drive-thru Starbucks on site**
- **Ideal position for roadside leisure and retail, subject to planning**

A PROVEN LOGISTICS LOCATION

Positioned immediately opposite the 1.4m sq ft Dixons Carphone Warehouse campus, Overfield Park is already home to Wirtgen and John Deere. National Highways have programmed Newark Bypass improvements to connect M1 and Leicester to the A1 and Central Lincolnshire.

GREAT FOR STAFF

The 35-acre park has been masterplanned to promote well-being including foot and cycleway connections to Newark and Newark Northgate Train station. Extensive landscaping and breakout areas provide green amenity, while food retail is provided by the on-site Starbucks.

IDEAL FOR ROADSIDE

In addition to industrial and logistics uses, the long frontages to the A46 and A17 make Overfield Park an ideal roadside, leisure and retail location with Wirtgen and John Deere already on site.



Images for illustration only

Indicative site plan

FOR
ALTERNATIVE
LAYOUTS
CONTACT THE
AGENT

Every design and build will benefit from a high standard of specification.

WAREHOUSE

- Up to 12m haunch height
- Up to 2 MVA power site wide
- 15% rooflights
- FM2 floor slab
- 50kN/m² uniformly distributed loading
- 9 tonnes rack loading
- Level access and dock doors as required

OFFICES

- Cat-A fit out to occupier's specification
- Air conditioning
- Atrium, stairs and lifts to first floor offices
- Lowered ceilings and raised-access floors with provision for data cabling
- High quality kitchenette
- High quality WCs including disabled facilities

EXTERNAL

- 24/7 access
- 40-50m deep service yard
- Yard gates and security fencing
- External security lighting
- Dedicated car parking spaces
- HGV parking spaces to larger units

SUSTAINABILITY

- BREEAM Very Good and EPC 'A' rating
- EV charging bays
- Rooftop solar PV ready
- High efficiency LED lighting with PIR and motion controls
- Water saving sanitaryware

Unit 1
78,750 sqft
(7,316 sqm)
inc. 5% Office

Unit 2
31,500 sqft
(2,926 sqm)
inc. 5% Office

Unit 3
28,875 sqft
(2,683 sqm)
inc. 5% Office

Unit 4
63,000 sqft
(5,853 sqm)
inc. 5% Office

DESIGN & BUILD
INDUSTRIAL & WAREHOUSE OPPORTUNITIES

from 28,875 to 78,750 sq ft

Overfield Park offers high quality bespoke industrial and warehouse units tailored to suit the widest range of industries and occupiers.

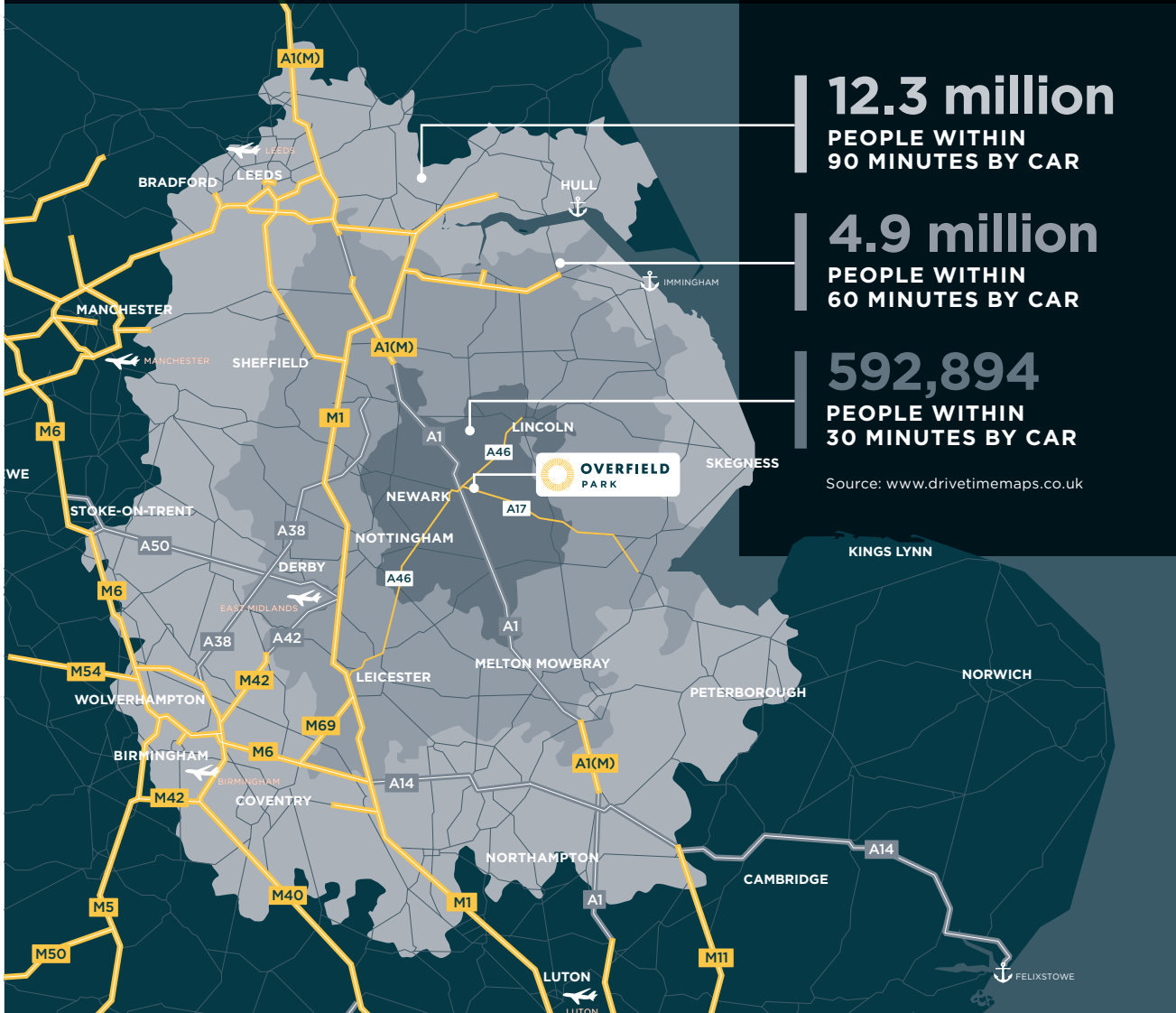
The developer, Lindum Group, has an excellent track record, and has already delivered over 75,000 sq ft across the park, with infrastructure.

 **OVERFIELD
PARK**

Direct access to the East Midlands

Located at the heart of the East Midlands, Overfield Park has unrivalled local reach.

All the major conurbations of the region, including Nottingham, Derby, Leicester and Lincoln, fall within an hour by van. South Yorkshire, the West Midlands, and the east coast from the Humber to the Wash are all reachable within an hour and a half.



12.3 million

PEOPLE WITHIN 90 MINUTES BY CAR

4.9 million

PEOPLE WITHIN 60 MINUTES BY CAR

592,894

PEOPLE WITHIN 30 MINUTES BY CAR

Source: www.drivetimemaps.co.uk

Skilled and ready to work

Overfield Park draws upon a labour pool with skills ideally suited to industrial and distribution operations.

By both regional and national standards, wages in Newark and Sherwood are extremely cost-effective. This reflects an abundance of people available to work across the East Midlands.

961,500

ECONOMICALLY ACTIVE PEOPLE WITHIN 25 MILES

(ONS 2021)

109,500

PEOPLE WANT A JOB IN THE EAST MIDLANDS

(NOMIS Sep 2022)

GROSS FULL TIME PAY BY PLACE OF WORK

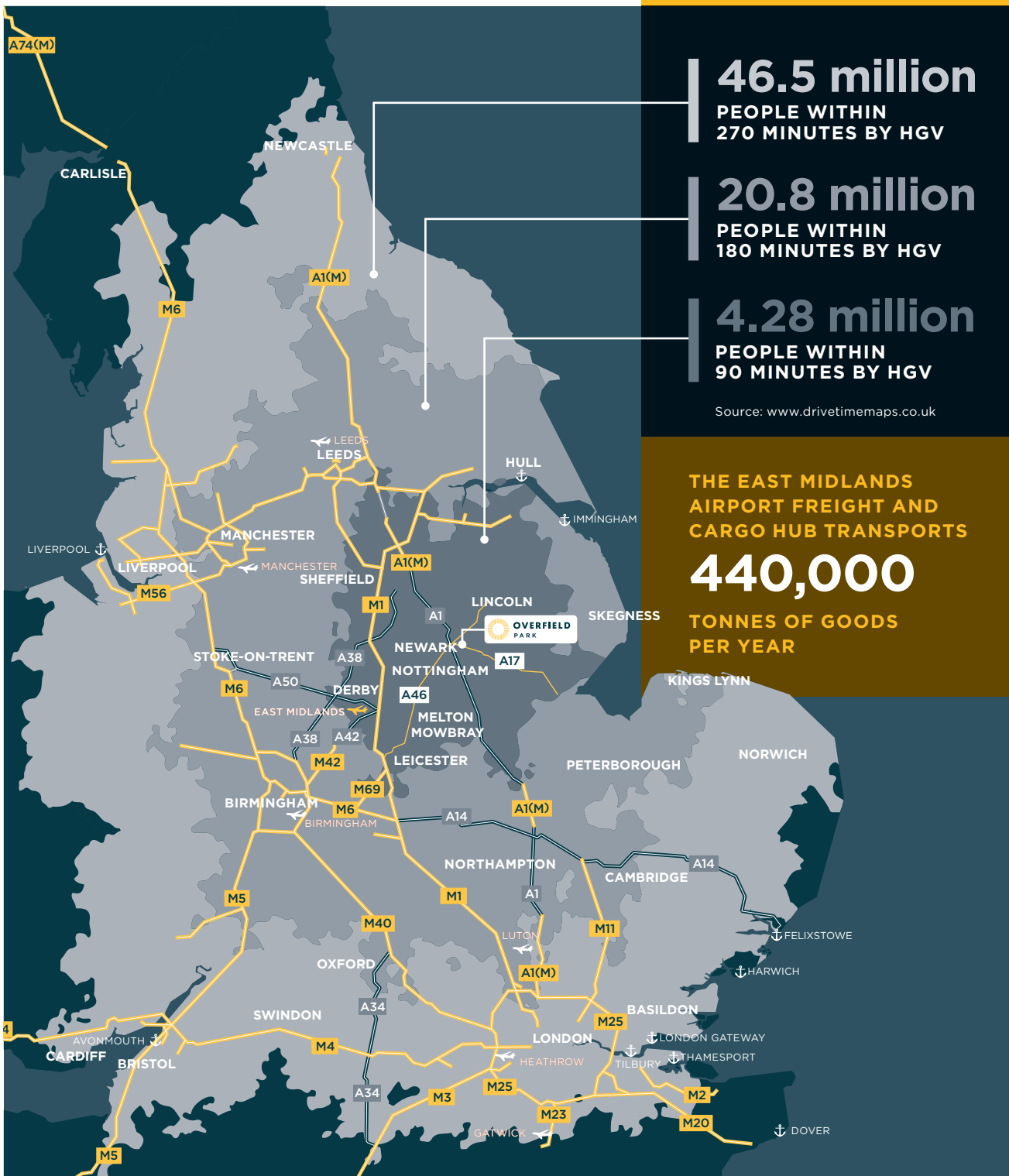
NEWARK AND SHERWOOD	£562.30
EAST MIDLANDS	£594.10
GREAT BRITAIN	£642.00

(NOMIS 2022)

EMPLOYEES IN ALIGNED TRADES

	MANUFACTURING	TRANSPORTATION AND STORAGE
NEWARK AND SHERWOOD	12.2% 6,000	8.2% 4,000
EAST MIDLANDS	12.0%	6.5%
GREAT BRITAIN	7.6%	5.1%

(NOMIS 2021)



46.5 million
PEOPLE WITHIN
270 MINUTES BY HGV

20.8 million
PEOPLE WITHIN
180 MINUTES BY HGV

4.28 million
PEOPLE WITHIN
90 MINUTES BY HGV

Source: www.drivetimemaps.co.uk

**THE EAST MIDLANDS
AIRPORT FREIGHT AND
CARGO HUB TRANSPORTS**

440,000
TONNES OF GOODS
PER YEAR

A new connection for national supply networks

With direct access to the A1 and A46, Overfield Park has a reach extending from London and Bristol in the south, to the Scottish borders in the north.

All the major manufacturing centres of the UK, plus nearly 70% of national consumers, fall within a single HGV journey.

A1 (A46)	1 min	1 mile
Newark-on-Trent	7 mins	3 miles
Grantham	21 mins	17 miles
Lincoln	24 mins	15 miles
Nottingham	34 mins	23 miles
M1 (J28)	43 mins	27 miles
M1 (J21)	46 mins	44 miles
Leicester	48 mins	38 miles
Peterborough	55 mins	50 miles
Sheffield	56 mins	44 miles
Hull	1 hr 10 mins	60 miles
Leeds	1 hr 18 mins	69 miles
London	2 hr 41 mins	128 miles

AIRPORTS

East Midlands	49 mins	36 miles
Birmingham	1 hr 21 mins	76 miles
Heathrow	2 hr 34 mins	139 miles

SEA PORTS

Immingham	1 hr 10 mins	57 miles
Liverpool	2hr 39 mins	137 miles
Felixstowe	2hr 40 mins	149 miles

Source: www.lorryroute.com





SERVICES

All mains services are available to the Business Park. Specific utility capacity requirements will be considered on a case by case basis.

PLANNING

Overfield Park has allocation for employment and complimentary road side uses. Interested parties are advised to make their own investigations to the Local Planning Authority.

TENURE

The new buildings will be made available for Freehold Sale or To Let.

PRICE

Price/rent available on application.

SERVICE CHARGE

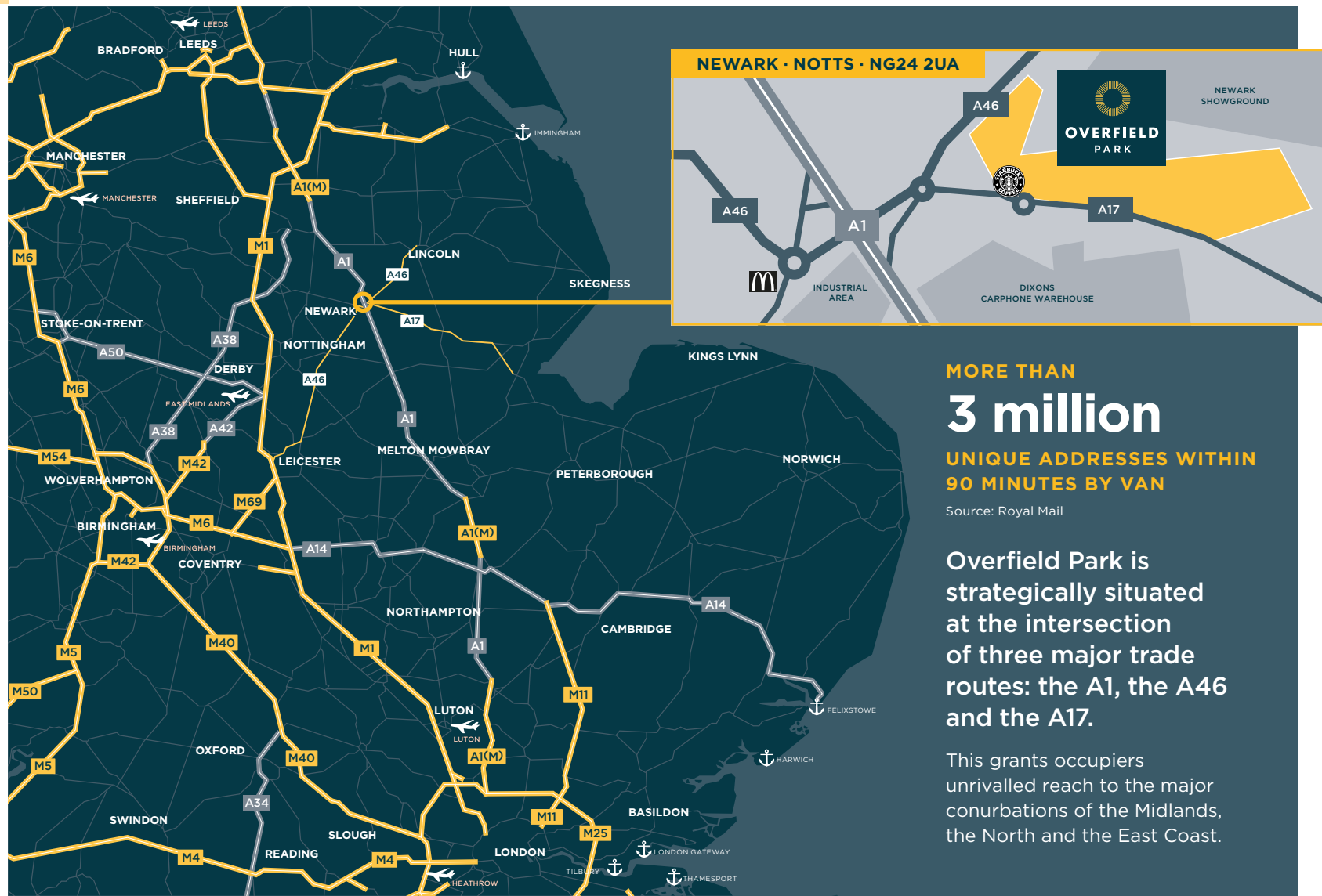
Each building will contribute to the cost of shared services such as maintenance and landscaping.

VAT

VAT will be charged in addition to sale prices/rent at the current rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



MORE THAN
3 million
UNIQUE ADDRESSES WITHIN
90 MINUTES BY VAN

Source: Royal Mail

Overfield Park is strategically situated at the intersection of three major trade routes: the A1, the A46 and the A17.

This grants occupiers unrivalled reach to the major conurbations of the Midlands, the North and the East Coast.

CONTACT THE AGENT TODAY

For information and to view the premises please contact the sole agents.



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