



# OVERFIELD PARK

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

FOR SALE/TO LET  
DESIGN & BUILD INDUSTRIAL & WAREHOUSE OPPORTUNITIES

# from 28,875 to 63,000 sq ft

ALSO AVAILABLE  
ROADSIDE FOOD, RETAIL & LEISURE OPPORTUNITIES



[overfieldparknewark.co.uk](http://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.*





# Indicative site plan



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/m<sup>2</sup> uniformly distributed loading
- 9 tonnes rack loading
- Level access and dock doors as required

## OFFICES

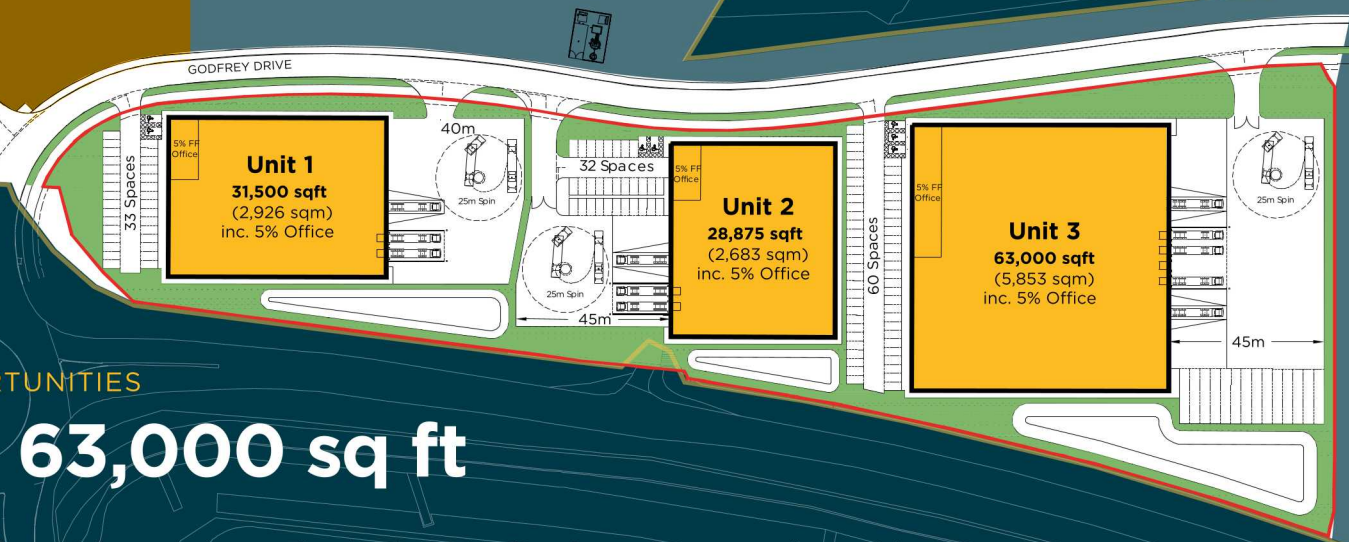
- Cat-A fit out to occupier's specification
- Air conditioning
- Atrium, stairs and lifts to first floor offices
- Lowered ceilings and raised-access floors with provision for data cabling
- High quality kitchenette
- High quality WCs including disabled facilities

## EXTERNAL

- 24/7 access
- 40-45m 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



## DESIGN & BUILD INDUSTRIAL & WAREHOUSE OPPORTUNITIES

# from 28,875 to 63,000 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. With infrastructure installed site wide, over 75,000 sq ft of space has already been delivered across Overfield Park to date.

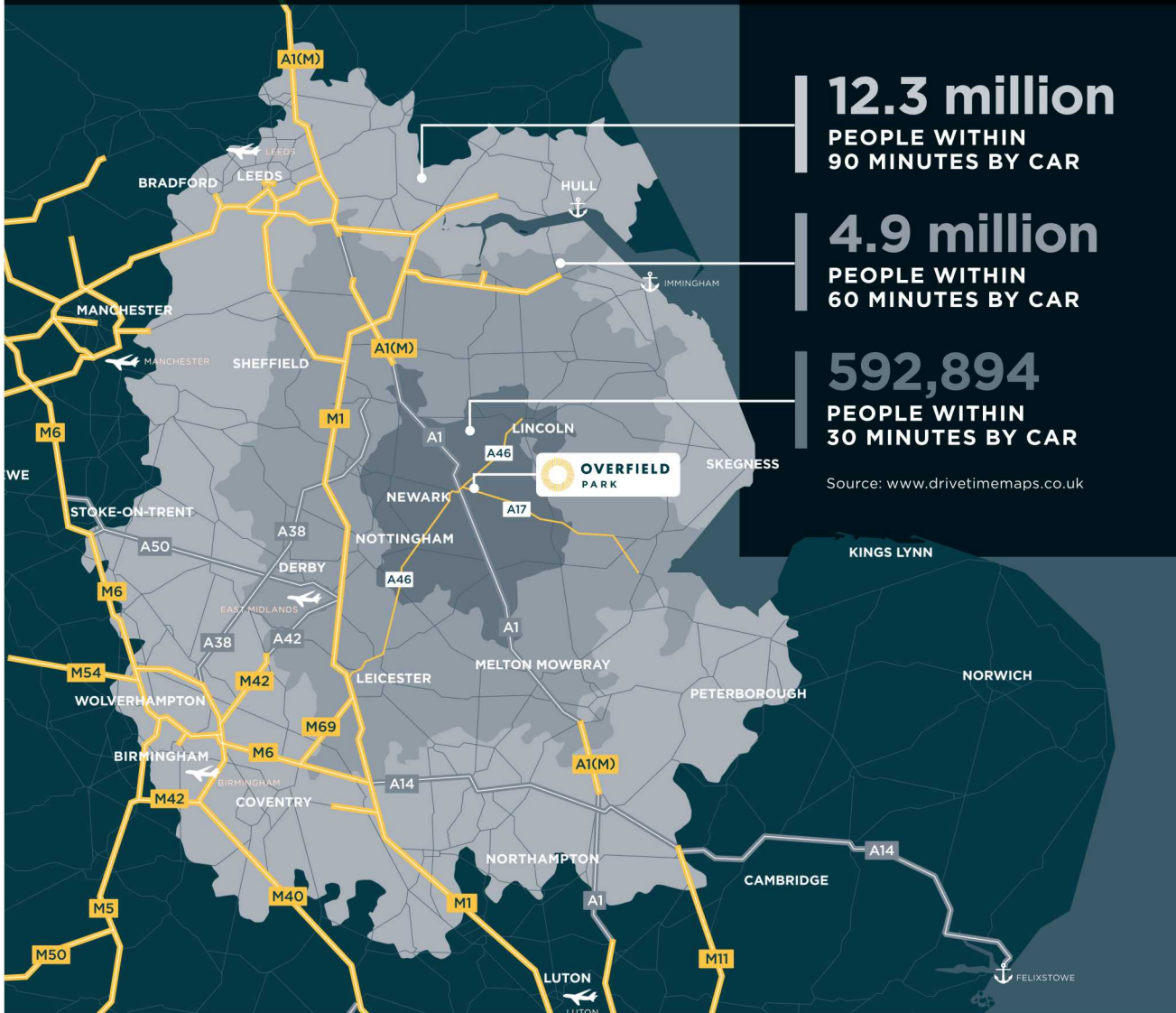




# Direct access to the East Midlands

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](http://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

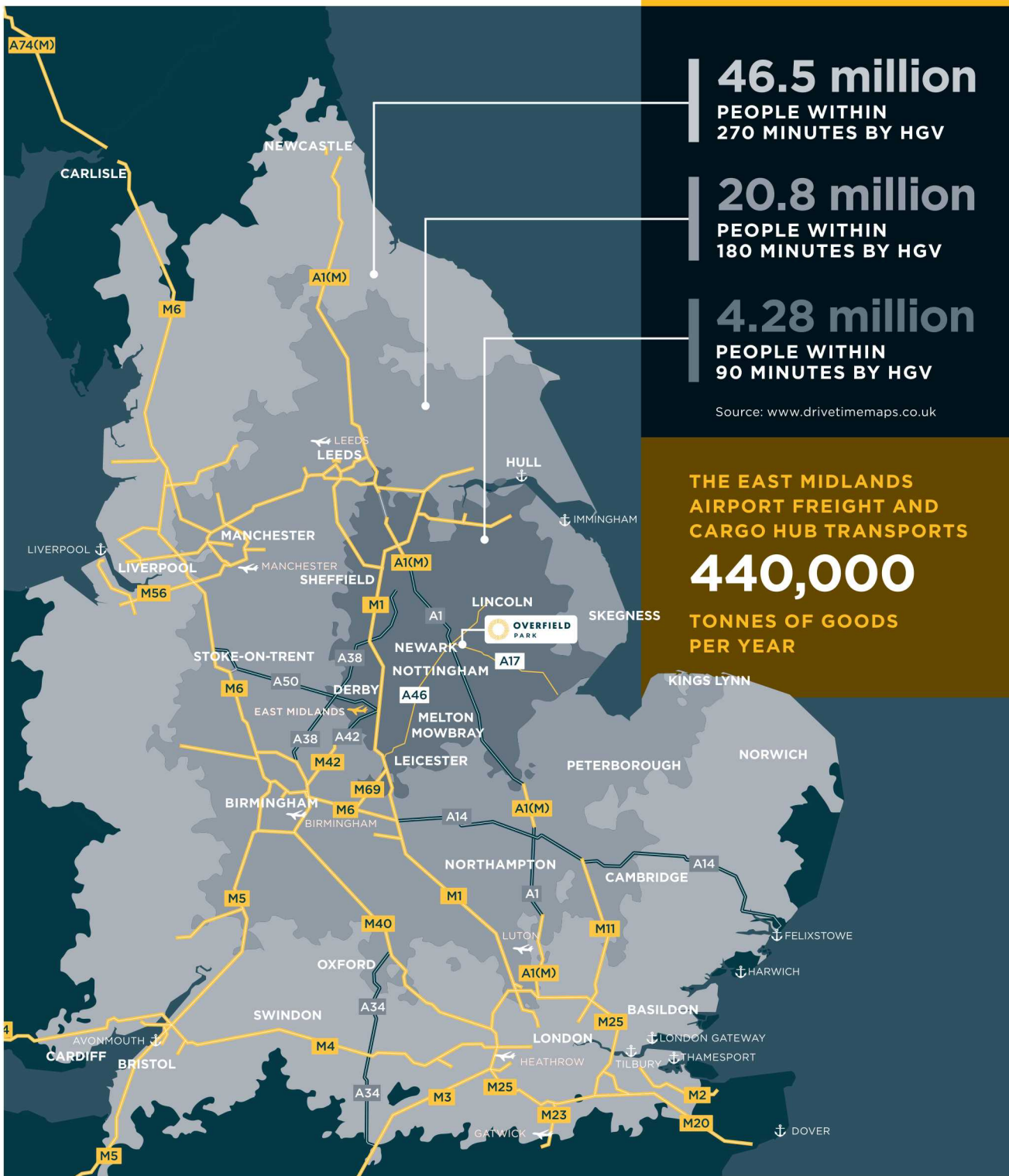
<b>NEWARK AND SHERWOOD</b>	<b>£562.30</b>
EAST MIDLANDS	£594.10
GREAT BRITAIN	£642.00

(NOMIS 2022)

## EMPLOYEES IN ALIGNED TRADES

	MANUFACTURING	TRANSPORTATION AND STORAGE
<b>NEWARK AND SHERWOOD</b>	<b>12.2% 6,000</b>	<b>8.2% 4,000</b>
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](http://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](http://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

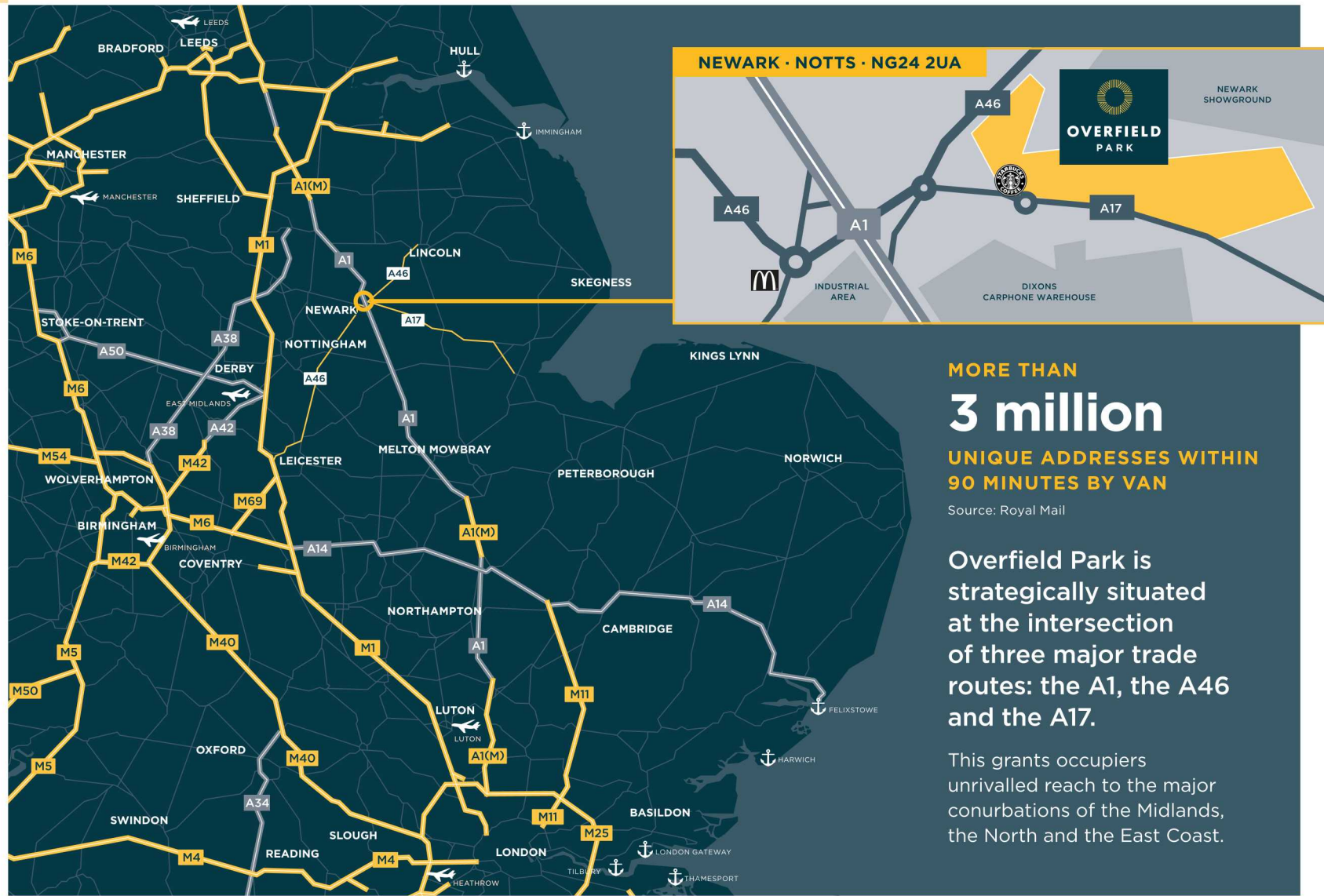
Each building will contribute to the cost of shared services such as maintenance and landscaping.

## 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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