



New Warehouse / Distribution Centre
397,283 sq ft (36,909 sq m)
Available for Occupation from Q1 2025

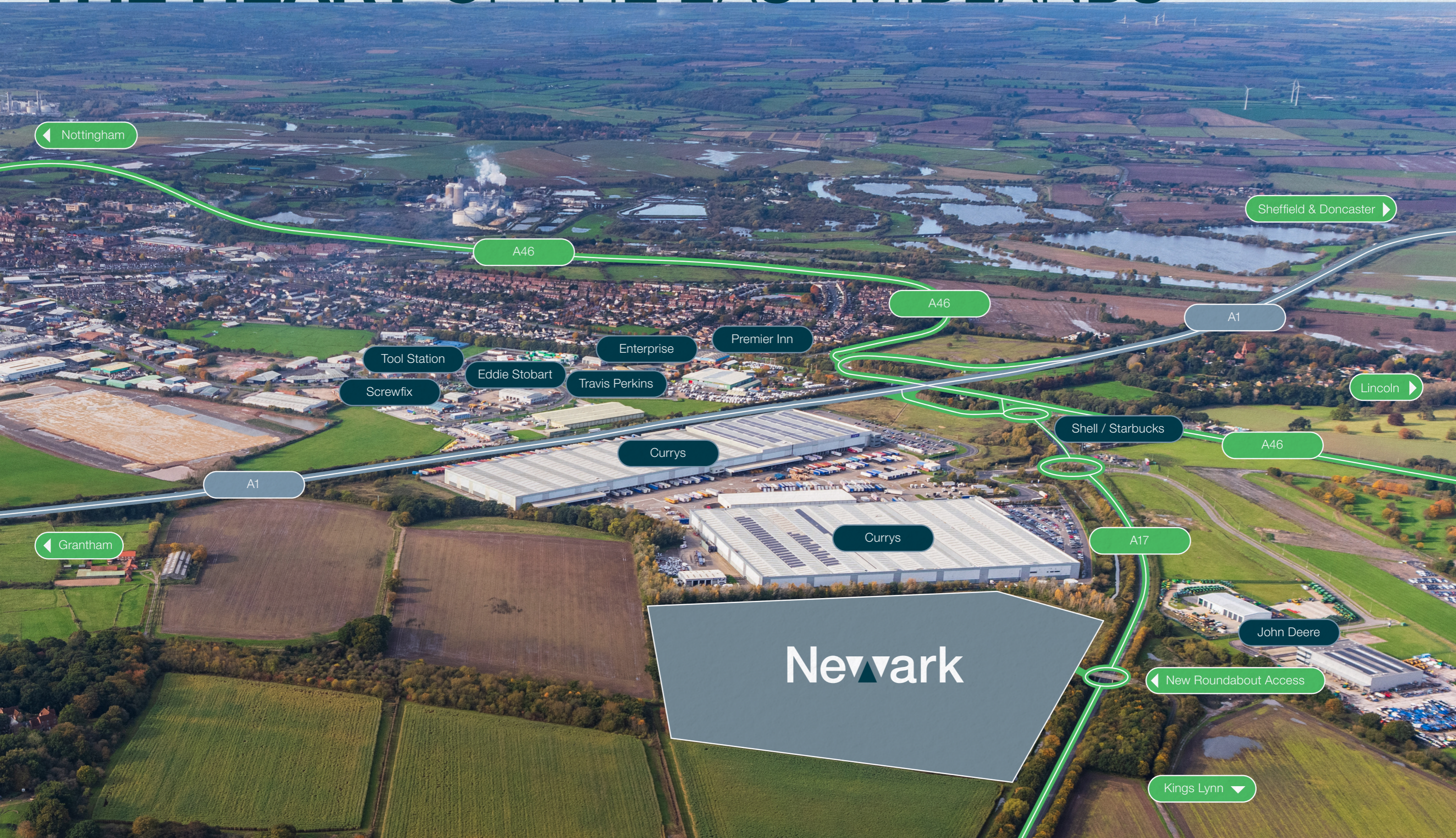
**A NATIONAL LOGISTICS
& DISTRIBUTION CENTRE**



Tritax Big Box Newark has a B8 planning consent to deliver a 397,283 sq ft logistics building with excellent ESG credentials located in the Heart of the East Midlands.

Strategically located on the A17/A1 Junction, the site provides unrivalled access to the A1, the Great North Road, connecting Edinburgh to London.

THE HEART OF THE EAST MIDLANDS



← Nottingham

Sheffield & Doncaster →

A46

A46

A1

Tool Station

Enterprise

Premier Inn

Eddie Stobart

Travis Perkins

Screwfix

Lincoln →

Shell / Starbucks

A46

A1

Currys

Currys

A17

← Grantham

John Deere

Newark

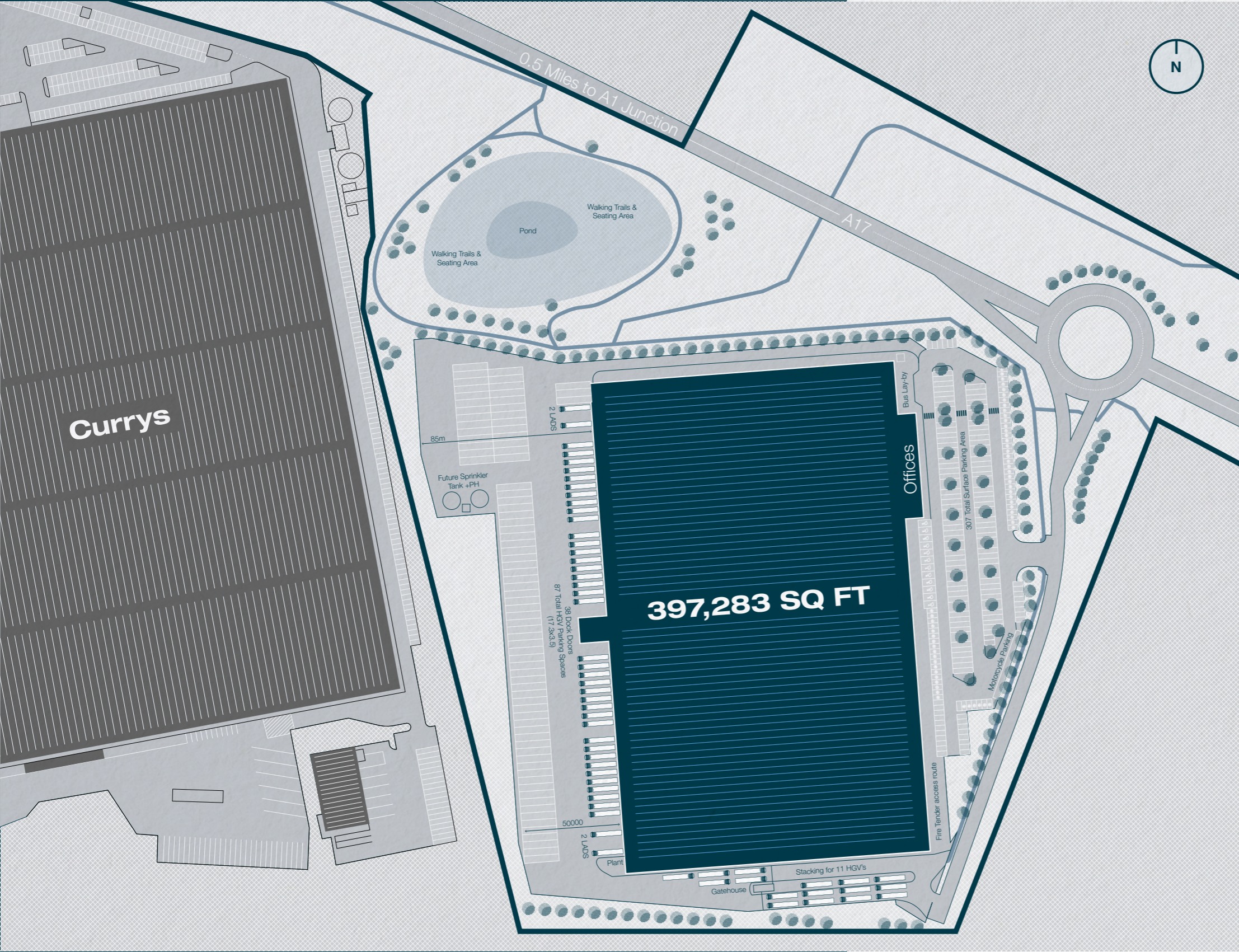
← New Roundabout Access

Kings Lynn ▼

BUILT TO EXCEPTIONAL LOGISTICS STANDARDS

Area	Sq M	Sq Ft
Warehouse	34,996	376,694
3 Storey Offices	1,451	15,619
2 Storey Hub-Office	437	4,708
Gatehouse	24	262
Total (GIA)	36,909	397,283

Car Spaces: 307
Including 12 Enlarged accessible spaces with 62 spaces provided with electric charging facilities.



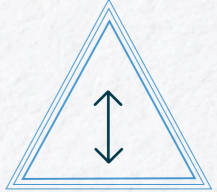
38 Dock Doors
(Including 4 Euro-Dock Doors)



4 Level Access
(Including 2 'Jumbo' 5m X 6m Access Doors)



50kn / M2
Floor Loading



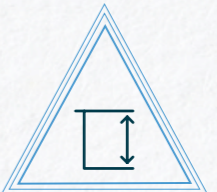
15m Minimum
Haunch Height



50m
Yard Depth



87 Trailers Spaces
(17 X 3.5m)



11 Stacking/
Staging Spaces



96 Cycle & 134
Motorcycle Spaces

BUILDING A BETTER ENVIRONMENT

Sustainability is at the heart of the proposed development with the building incorporating a range of ESG features including PV panels, EV chargers and rainwater harvesting systems.

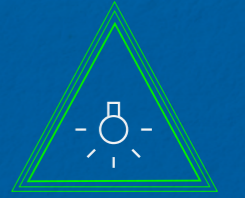
Beyond the building, we have incorporated an enhanced landscaping scheme, including the planting of around 70 new trees promoting habitat creation and visual amenity. The attenuation pond will feature a variety of wetland plants, contributing towards the site's ecology and habitat creation.



Rainwater & Greywater
Harvesting / Recycling



Cycleway Network
& Extended Public Footpath



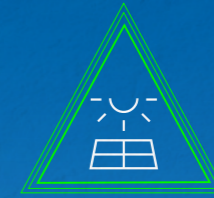
Led Motion-Sensor Lighting
Internally & Externally



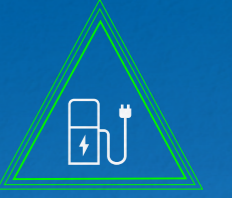
Target BREEAM
'Excellent'



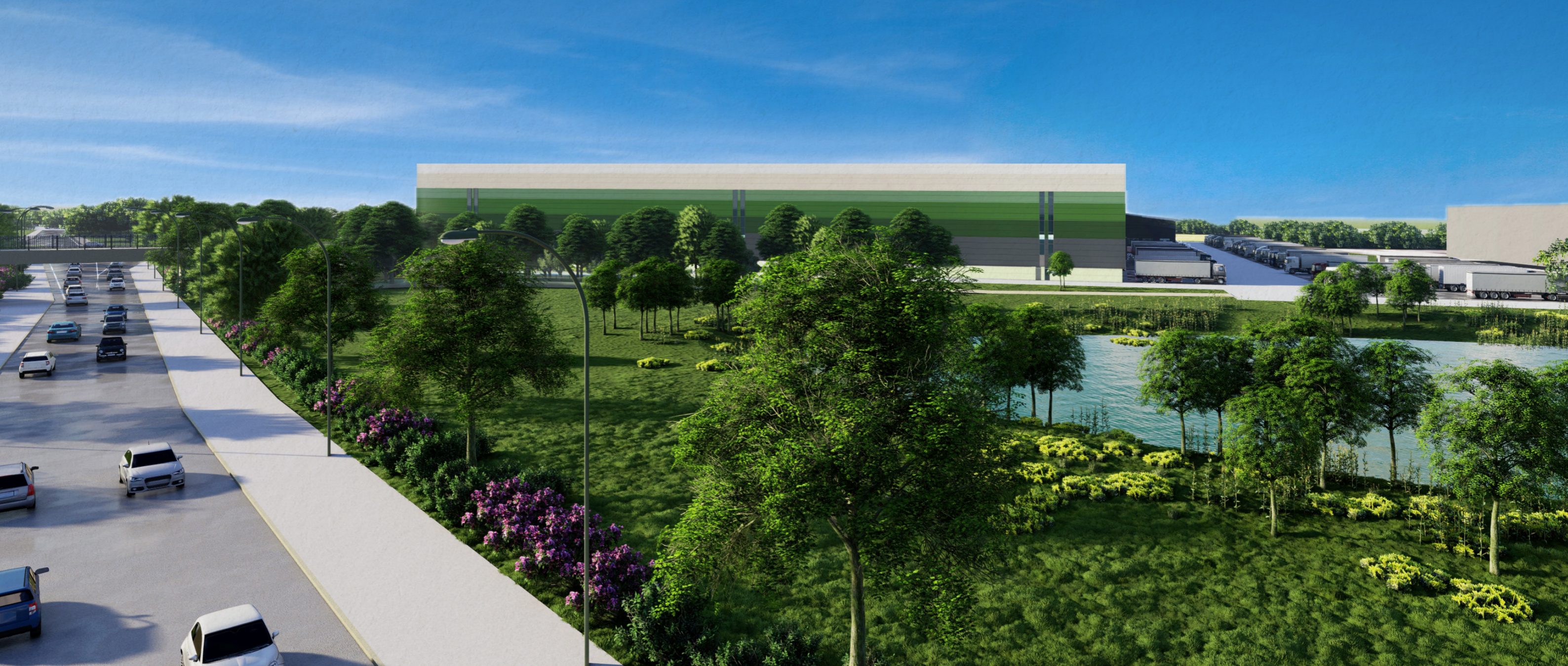
EPC
A



20% PV Provision &
Energy-Efficient Rooflights



62 Electric Vehicle
Charging Points

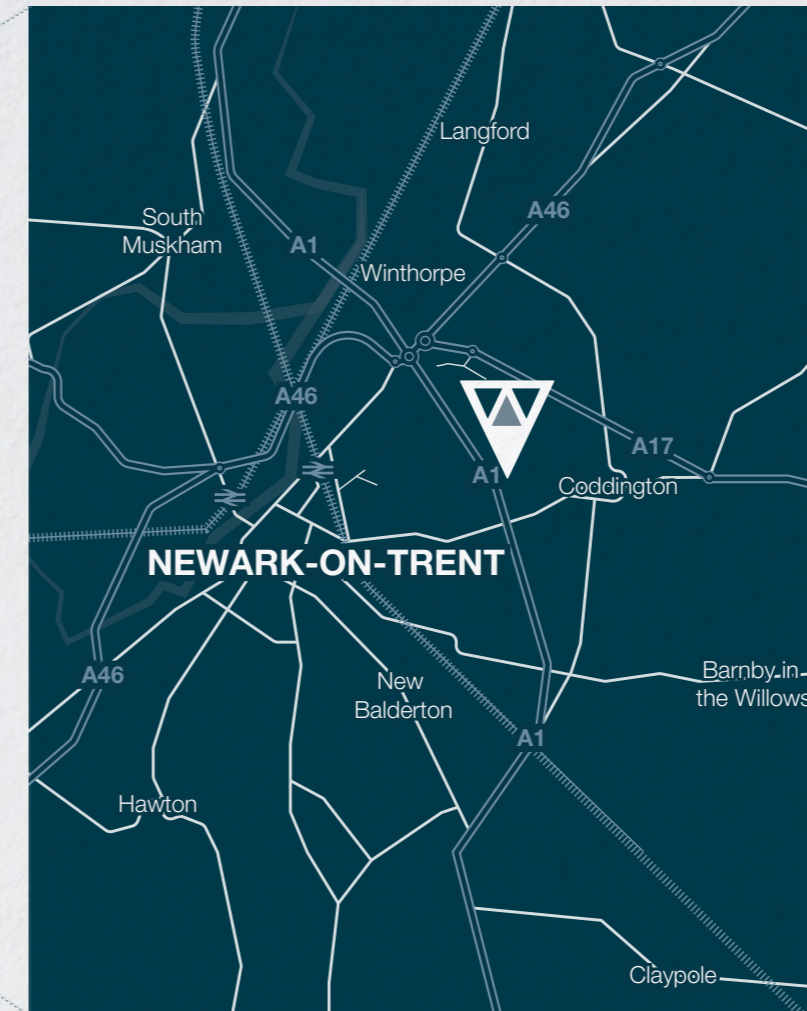




SEAMLESS ACCESS

Tritax Big Box 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.



Places	Miles	Mins
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A46 / A1	0.5	1
Newark City Centre	1.5	6
Birmingham	83	86
Manchester	82	120
London M25	109	130

Rail	Miles	Mins
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Doncaster IPort	37	42
Dirft	63	67

Ports	Miles	Mins
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Immingham	55	70
Liverpool	129	149
London Gateway	143	146
Felixstowe	140	148
Dover	199	213

Airport	Miles	Time
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East Midlands	35	50
Birmingham	76	81
London Luton	109	112
Heathrow	138	139
London City	136	142
Gatwick	173	171

SKILLED LOCAL LABOUR

500+ New Jobs
Modern logistics & distribution centres require a range of skilled, semi-skilled and specialist jobs to function and be maintained.

500,114
Local economically active workforce population of 500,114 within a 45 minute drive.

119,231
Local economically active workforce population of 119,231 within a 30 minute drive.

A development by:



Tritax Big Box REIT PLC is a UK based real estate investment trust (REIT). The Company invests in logistics warehouse assets now with a portfolio value of £5bn.

It owns, manages, and develops more than 75 assets from small to big boxes in prime locations in distribution hubs close to key transport infrastructure, workforce, and power.

The Company's logistics land platform has the potential over the long term to deliver over 35 million sq ft of new sustainable logistics space, more than double the size of the existing investment portfolio.

Tritax Big Box REIT PLC, in partnership with Simons Developments provide the scale, strength and expertise to deliver Newark's newest industrial development.

In collaboration with:



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