

A development by

EQUATION PROPERTIES BentallGreenOak 



**NEWARK**  
**LOGISTICS PARK**  
NG24 2ER

**TO LET**

**TWO HIGH QUALITY INDUSTRIAL/DISTRIBUTION  
WAREHOUSES 520,760 & 166,350 SQ FT**

**AVAILABLE FROM Q4 2023**

**Newark Logistics Park,**  
Brunel Drive, Newark-on-Trent,  
Nottinghamshire, NG24 2ER

# NEWARK LOGISTICS PARK IS A NEW INDUSTRIAL/DISTRIBUTION DEVELOPMENT LOCATED IN NEWARK, THE HEART OF THE EAST MIDLANDS. STRATEGICALLY SITUATED ON THE A46/A1 INTERCHANGE, THE SCHEME OFFERS UK-WIDE CONNECTIVITY.

The site extends to 37 acres and consists of two high quality warehouses of 520,760 & 166,350 sq ft, available from Q4 2023. Newark Logistics Park is an ideal development for a broad range of businesses seeking to streamline their business activities in the East Midlands and to the rest of the UK.



## THE OFFER

Two high quality industrial/  
distribution warehouses  
520,760 & 166,350 sq ft  
Available from Q4 2023  
24hr Access.



## SUSTAINABLE

BREEAM 'Excellent'  
EPC A rating.



## PRIME LOCATION

Prominent location  
1 mile from the  
A46/A1 intersection.



## WORKFORCE

Excellent local labour pool of  
113,500 economically active  
residents within a 30 minute drive.  
(Source: Nomis)



## ESTATE

Enhanced quality  
private estate  
with landscaped  
environment.



## FUTURE PROOF

EV charging points and a range  
of sustainable features to  
future proof occupiers' ongoing  
requirements and mitigate  
occupational costs.

# NLP MASTERPLAN

SQ FT  
TOTAL AREA (GIA) 687,110



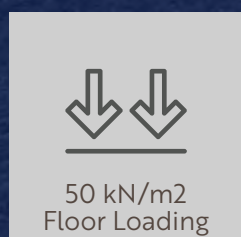
UNIT 1	SQ FT
WAREHOUSE AREA	500,000
OFFICE (INCL. GF CORE)	15,460
TRANSPORT OFFICES	5,000
GATEHOUSE	300
<b>TOTAL AREA (GIA)</b>	<b>520,760</b>

HAUNCH HEIGHT	<b>18M</b>
LEVEL ACCESS LOADING DOORS	<b>8</b>
DOCK LOADING DOCKS	<b>72</b>
CAR PARKING SPACES	<b>450</b>
HGV PARKING SPACES	<b>101</b>
CYCLE PARKING SPACES	<b>148</b>
MOTORCYCLE PARKING SPACES	<b>46</b>
EV CHARGING POINTS (ACTIVE)	<b>20</b>
EV CHARGING POINTS (PASSIVE)	<b>90</b>
YARD DEPTH	<b>50M</b>
POWER SUPPLY	<b>1.7MVA</b>

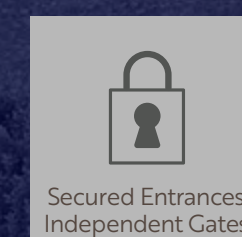
UNIT 2	SQ FT
WAREHOUSE AREA	157,750
OFFICE (INCL. GF CORE)	8,300
GATEHOUSE	300
<b>TOTAL AREA (GIA)</b>	<b>166,350</b>

HAUNCH HEIGHT	<b>12.5M</b>
LEVEL ACCESS LOADING DOORS	<b>2</b>
DOCK LOADING DOCKS	<b>16</b>
CAR PARKING SPACES	<b>155</b>
HGV PARKING SPACES	<b>27</b>
CYCLE PARKING SPACES	<b>48</b>
MOTORCYCLE PARKING SPACES	<b>16</b>
EV CHARGING POINTS (ACTIVE)	<b>6</b>
EV CHARGING POINTS (PASSIVE)	<b>31</b>
YARD DEPTH	<b>50M</b>
POWER SUPPLY	<b>600KVA</b>

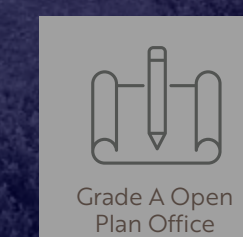
## WAREHOUSE



## EXTERNAL



## OFFICES



**NLP MASTERPLAN** SQ FT  
TOTAL AREA (GIA) 687,110

LINCOLN ROAD

BRUNEL DRIVE

A46

A1

M1 J21

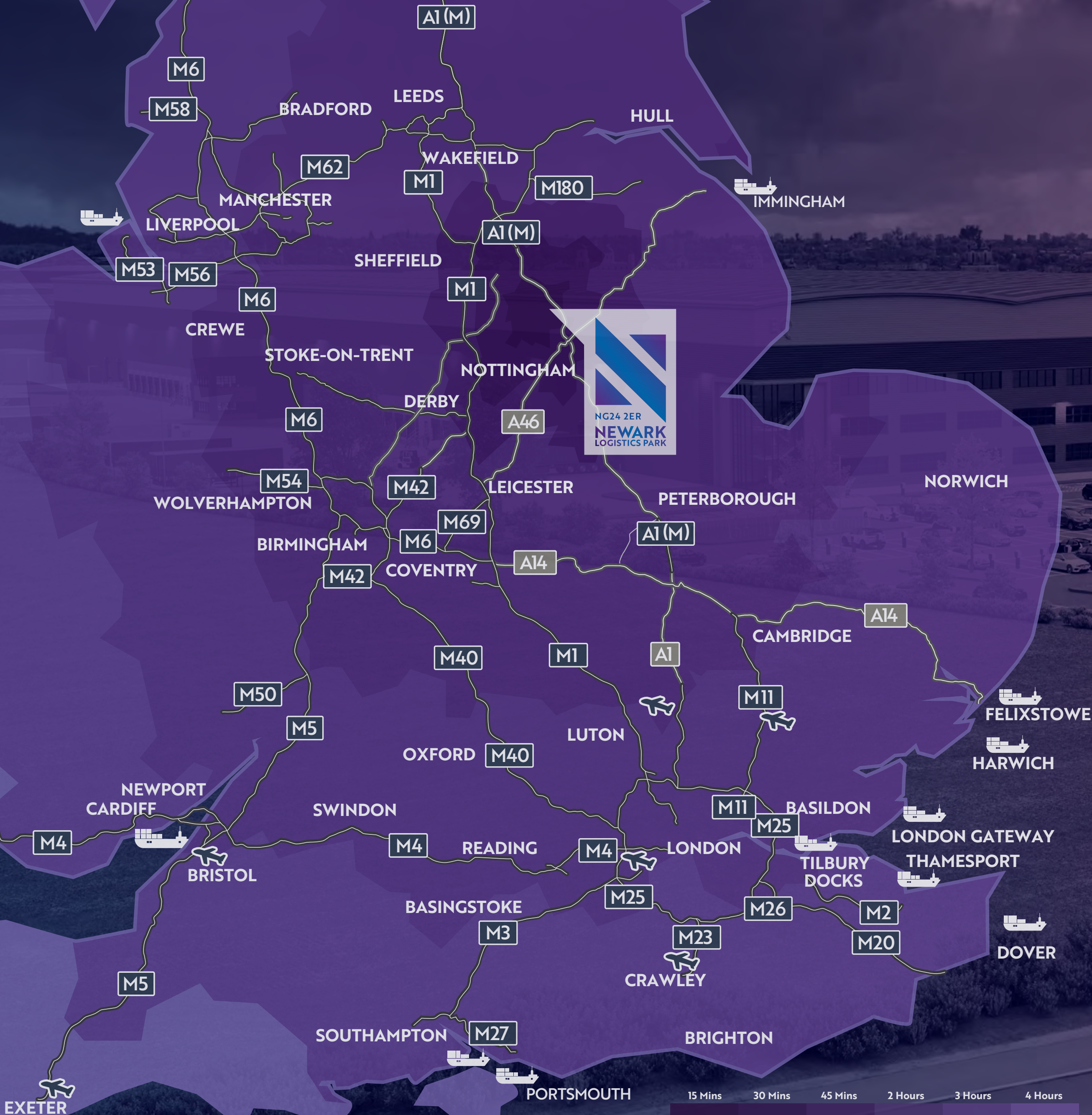
 **NEWARK**  
LOGISTICS PARK  
NG24 2ER

<b>UNIT 1</b>	SQ FT
TOTAL AREA (GIA)	520,760
<b>UNIT 2</b>	
TOTAL AREA (GIA)	166,350

# STRATEGIC

Newark Logistics Park is strategically located in the heart of the East Midlands. The site is positioned just 1 mile away from the A46/A1 intersection which offers UK-wide connectivity and a direct fast train line to London in 1 hr 19 min.

The A1 provides direct access to the South and East linking to the M11, M1, M18 and M62 motorways.



**AIRPORTS**

	DISTANCE	JOURNEY
EAST MIDLANDS	35 MILES	50 MINS
BIRMINGHAM	76 MILES	1 HR 21 MINS
LONDON LUTON	109 MILES	1 HR 52 MINS
HEATHROW	138 MILES	2 HRS 19 MINS
LONDON CITY AIRPORT	136 MILES	2 HRS 22 MINS
GATWICK AIRPORT	173 MILES	2 HRS 51 MINS

**PORTS**

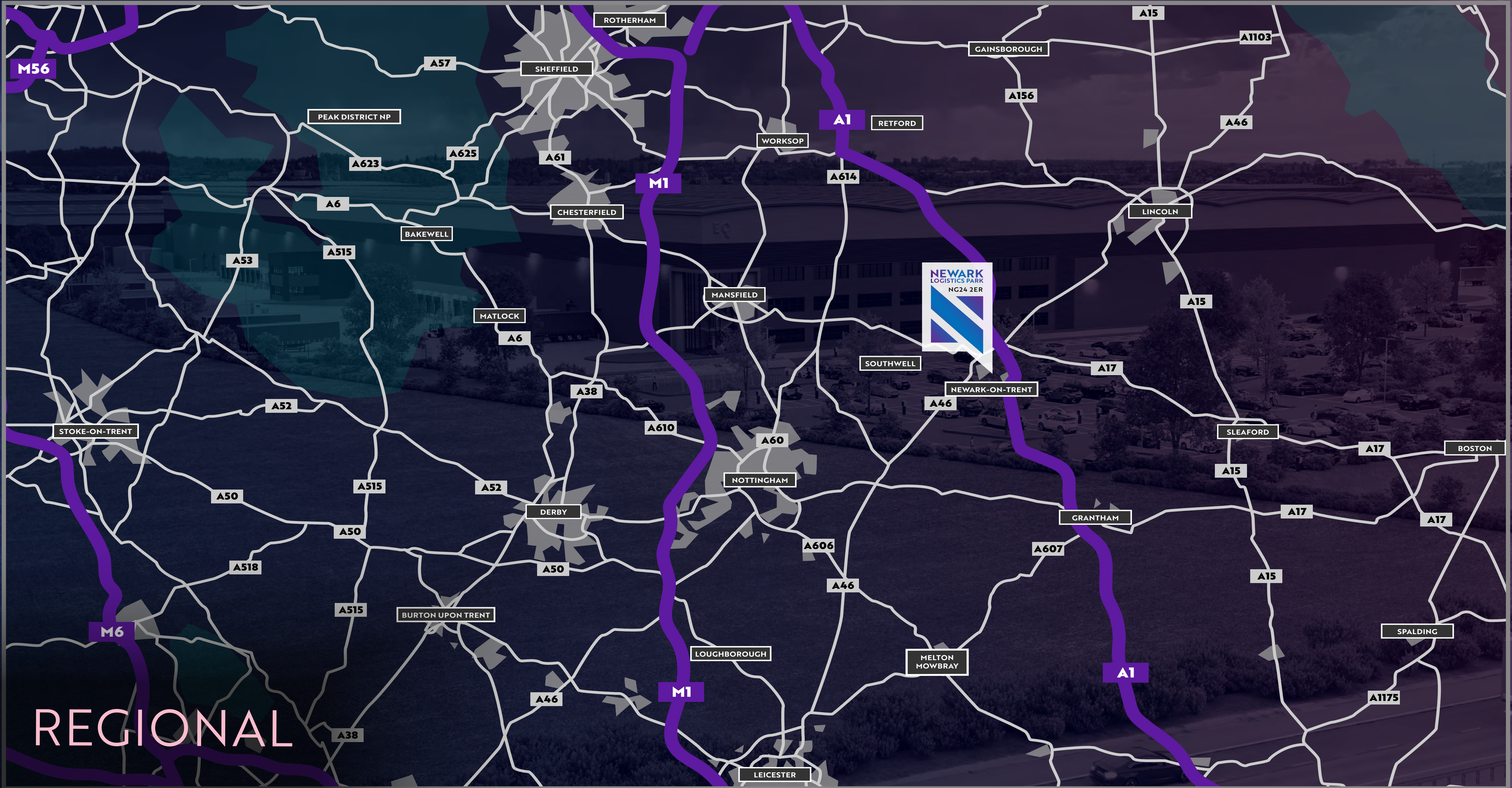
	DISTANCE	JOURNEY
LONDON GATEWAY	143 MILES	2 HRS 28 MINS
FELIXSTOWE	150 MILES	2 HRS 32 MINS
SOUTHAMPTON	181 MILES	3 HRS 17 MINS

**PLACES**

	DISTANCE	JOURNEY
A46/A1	1 MILE	3 MINS
NEWARK CITY CENTRE	1.5 MILES	6 MINS
LONDON M25	122 MILES	2 HRS 10 MINS
BIRMINGHAM	83 MILES	1 HOUR 26 MINS

**RAIL FREIGHT**

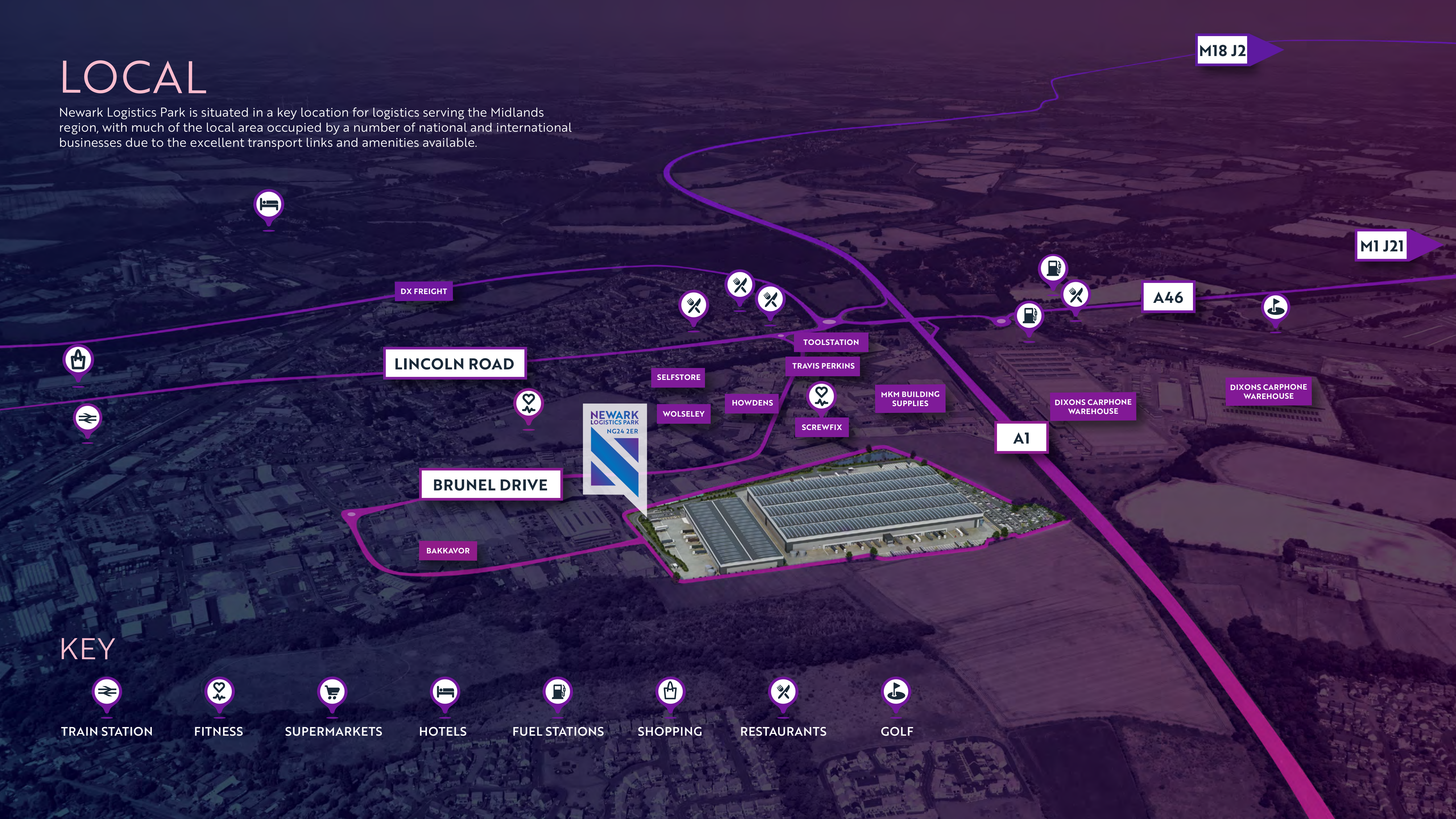
	DISTANCE	JOURNEY
DIRFT	63 MILES	1 HR 7 MINS



REGIONAL

# LOCAL

Newark Logistics Park 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.



M18 J2

M1 J21

A46

A1

LINCOLN ROAD

BRUNEL DRIVE

NEWARK LOGISTICS PARK  
NG24 2ER

DX FREIGHT

SELFSTORE

WOLSELEY

HOWDENS

TRAVIS PERKINS

SCREWFIX

TOOLSTATION

MKM BUILDING SUPPLIES

DIXONS CARPHONE WAREHOUSE

DIXONS CARPHONE WAREHOUSE

BAKAVOR

## KEY

- TRAIN STATION
- FITNESS
- SUPERMARKETS
- HOTELS
- FUEL STATIONS
- SHOPPING
- RESTAURANTS
- GOLF

# SUSTAINABILITY

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)



'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



A Rating for excellent energy performance.

NATURAL LIGHT



Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES



Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING



24 (active) 150 (passive) Charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES



Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS



Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES



upto 203 spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING



Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

# DEMOGRAPHICS\*

## 119,231

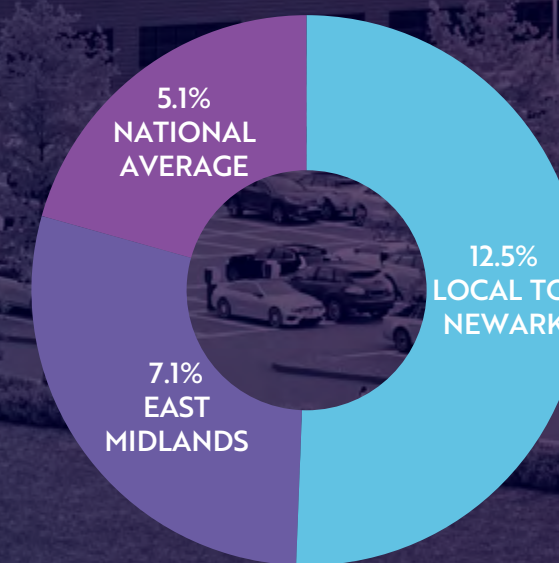
NLP has an economically active workforce within a **30m Drive**

## 500,114

NLP has an economically active workforce within a **45m Drive**

\*SOURCE CACI / ONS

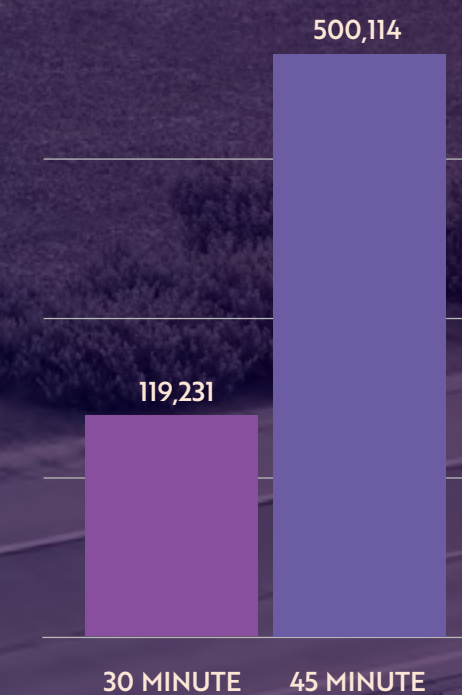
## EMPLOYEES WORKING IN STORAGE & TRANSPORT



## WEEKLY EMPLOYEE WAGE



## RESIDENT POLULATION DRIVE TIME



# SKILLED

NLP benefits from a large economically active labour pool at **119,231** individuals within a **30 minute drive**, and **500,114** within a **45 minute drive**. Of which, **12.5% are already employed** within Transport & Storage roles which gives occupiers access to a **sizeable workforce** with appropriate skills needed for their operations. Weekly wages of this group is **lower than the national and regional averages**, allowing businesses to remain competitive with their human resource expenditure.



# PROVEN

Equation Properties continue to provide quality logistics solutions throughout the UK.



# NEWARK LOGISTICS PARK

NG24 2ER

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Nottinghamshire, NG24 2ER

CONTACT THE JOINT AGENTS FOR MORE INFORMATION

A DEVELOPMENT BY



CAMERON MITCHELL

Cameron.a.Mitchell@cushwake.com

07392 092 534

FRANCO CAPELLA

Franco.Capella@cushwake.com

07834 197 403

01604 232 555

BentallGreenOak 

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million sq ft of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



CARL DURRANT

Carl.Durrant@eu.jll.com

07971 404 655

ED COLE

Ed.Cole@eu.jll.com

07872 677 751

GEMMA CONSTANTINOU

Gemma.Constantinou@eu.jll.com

07936 038 873

0115 908 2120  
020 7493 4933

[jll.co.uk/property](http://jll.co.uk/property)

EQUATION  
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

LOCATION



UNLOCKING.TACTICAL.TITLES

what3words

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