

# To Let

### A New Industrial / Distribution Development, with flexible unit sizes. Can accommodate one unit of 750,000 sq ft or split into two units.

- 50m yard depth
- 50kN/m2 floor loading
- 15% roof lights to warehouse
- Secured entrances independant gates
- Targeting EPC 'A' rating and Breeam 'excellent'

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

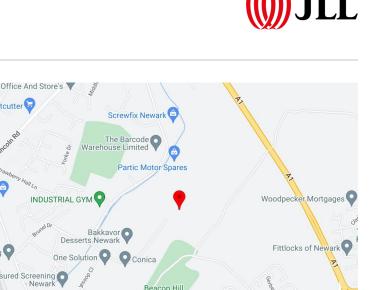
**750,000 sq ft** 69,677.28 sq m

Reference: #83651



## **Newark Logistics Park**

Brunel Drive, Newark-on-Trent, NG24 2ER



JSB Swim

The Old Orchard

Greenfi



#### Summary

Available Size	750,000 sq ft / 69,677.28 sq m
EPC	EPC exempt - No building present

#### Description

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 can offer a range of unit sizes up to 750,000 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.

#### Location

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.

#### Accommodation

The accommodation comprises of the following

Description	sq ft	sq m
1 Unit Masterplan - Unit 1	750,000	69,677.28

Conservation Park

#### Specification

- WAREHOUSE
- 50kN/m2 floor loading
- EPC A rating
- BREEAM excellent rating
- 15% roof lights to warehouse

#### EXTERNAL

- 50m yard depth
- EV parking bays
- Secured entrance independent gates
- Perimeter paladin estate fencing

#### OFFICE

- LED light with smart control
- Grade A open plan office
- VRF heating and comfort cooling
- Double height glazed HQ reception

#### TRANSPORT LINKS

#### AIRPORTS

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

Catwick Airport 172 miles Obro E1 mine

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