

NEWARK LOGISTICS PARK

NG24 2ER



A DEVELOPMENT BY

EQUATION
PROPERTIES



A NEW LOGISTICS OPPORTUNITY — DEVELOPMENT READY



9 month
construction
programme*

*subject to specification



Planning consent
granted for up to
738,475 SQ FT



Development
available for
Let or Sale



up to 30m
haunch height
available (STP)



B1, B2 & B8
use classes



Fully enabled
and serviced plot



Flexible unit
sizes available



Up to
4 MVA

Newark Logistics Park

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

UNLOCKING.TACTICAL.TITLES



what3words



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 accommodate flexible unit sizes up to 738,475 sq ft, available for pre-let or turnkey freehold. 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

Unit sizes available up to
738,475 sq ft
Leasehold or Freehold
37 acres



SUSTAINABLE

BREEAM 'Excellent'
EPC A rating.



PRIME LOCATION

Prominent location
1 mile from the
A46/A1 intersection.



WORKFORCE

187,630 working age
population within a 30-min drive
(Source: Nomis)



PLANNING GRANTED

Detailed planning consent
in place for 738,475 sq ft
masterplan option
Height - up to 30m haunch
height available (STP)



FUTURE PROOF

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





NEWARK LOGISTICS PARK IS FULLY ENABLED AND READY FOR VERTICAL DEVELOPMENT WITH GROUNDWORKS ALREADY UNDERTAKEN AND 4 MVA POWER SUPPLY CONNECTED TO SITE.

This entails the scheme is immediately available for vertical development with all masterplan options available within a 9-month construction programme.

The perimeter illustrated below is Option 1 - CROSS-DOCKED 738,475 SQ FT LOGISTICS FACILITY.



OPTION 1



ACCOMMODATION OPTION 1

CROSS-DOCKED 738,475 SQ FT LOGISTICS FACILITY

PLANNING CONSENT GRANTED AND DELIVERABLE WITHIN A 9-MONTH CONSTRUCTION PROGRAMME

NLP

[OPTION 1](#)
[OPTION 2](#)
[OPTION 3](#)

WAREHOUSE

- 50 kN/m2 Floor Loading
- EPC A Rating
- BREEM 'Excellent' Rating
- 18M Haunch Height

EXTERNAL

- 50M Yard Depth
- EV Parking Bays
- Secured Entrances Independent Gates
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

UNIT 1		SQ FT		
WAREHOUSE AREA	715,000		HAUNCH HEIGHT	18 M
OFFICE (INCL. GF CORE)	17,875		LEVEL ACCESS LOADING DOORS	22
TRANSPORT OFFICES	5,000		DOCK LOADING DOCKS	90
GATEHOUSE	600		CAR PARKING SPACES	460
TOTAL AREA (GIA)	738,475		HGV PARKING SPACES	127
SUBJECT TO FINAL MEASUREMENT			CYCLE PARKING SPACES	50
			MOTORCYCLE PARKING SPACES	46
			EV CHARGING POINTS (ACTIVE)	46
			EV CHARGING POINTS (PASSIVE)	92
			YARD DEPTH	50 M
			POWER SUPPLY	4 MVA

OPTION 2

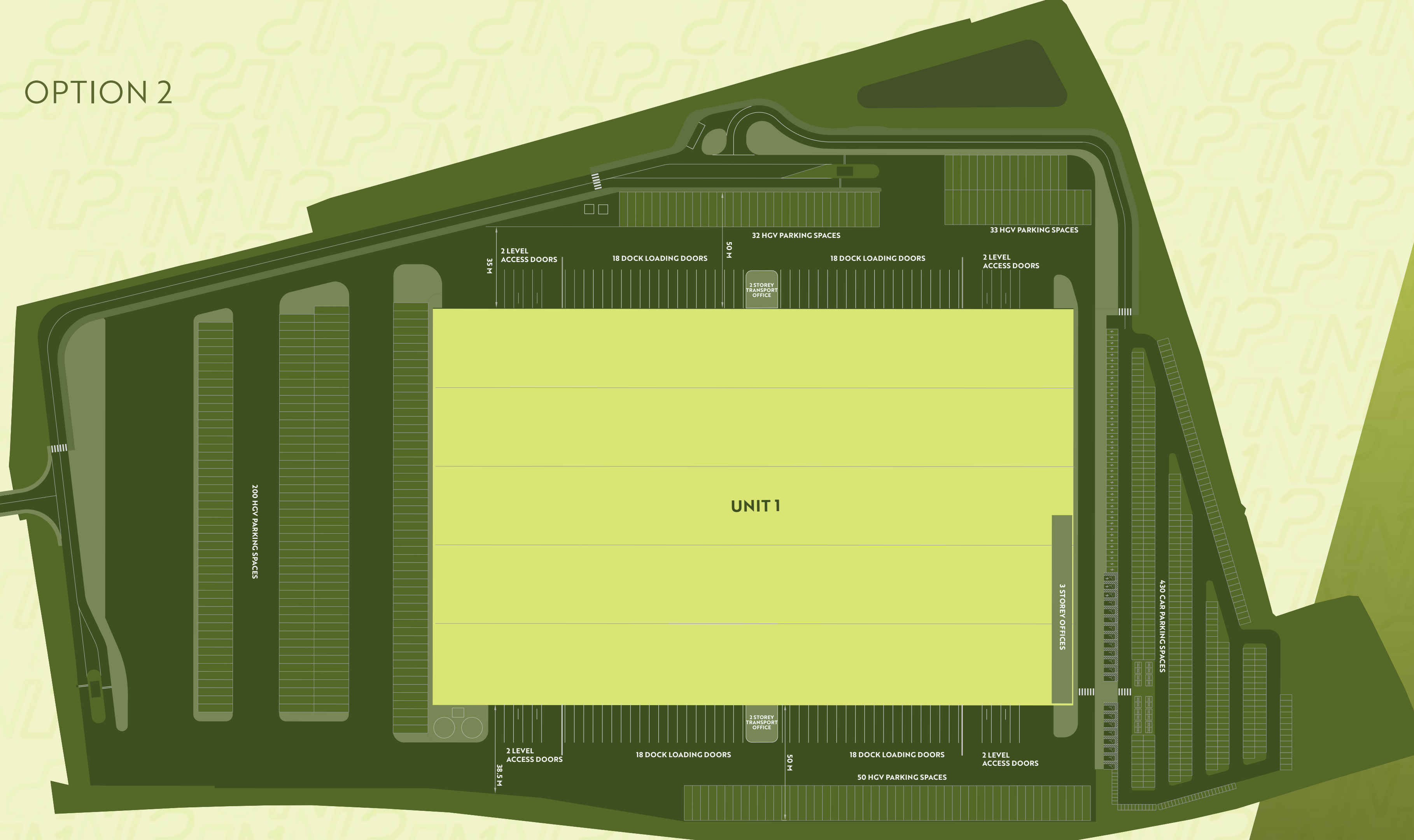
ACCOMMODATION OPTION 2

LOW-DENSITY CROSS-DOCKED 520K LOGISTICS FACILITY.

AMENDMENT TO PLANNING CONSENT REQUIRED
DELIVERABLE WITHIN A 12-MONTH CONSTRUCTION PROGRAMME



- OPTION 1
- OPTION 2
- OPTION 3



WAREHOUSE

- 50 kN/m2 Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- 18M Haunch Height

EXTERNAL

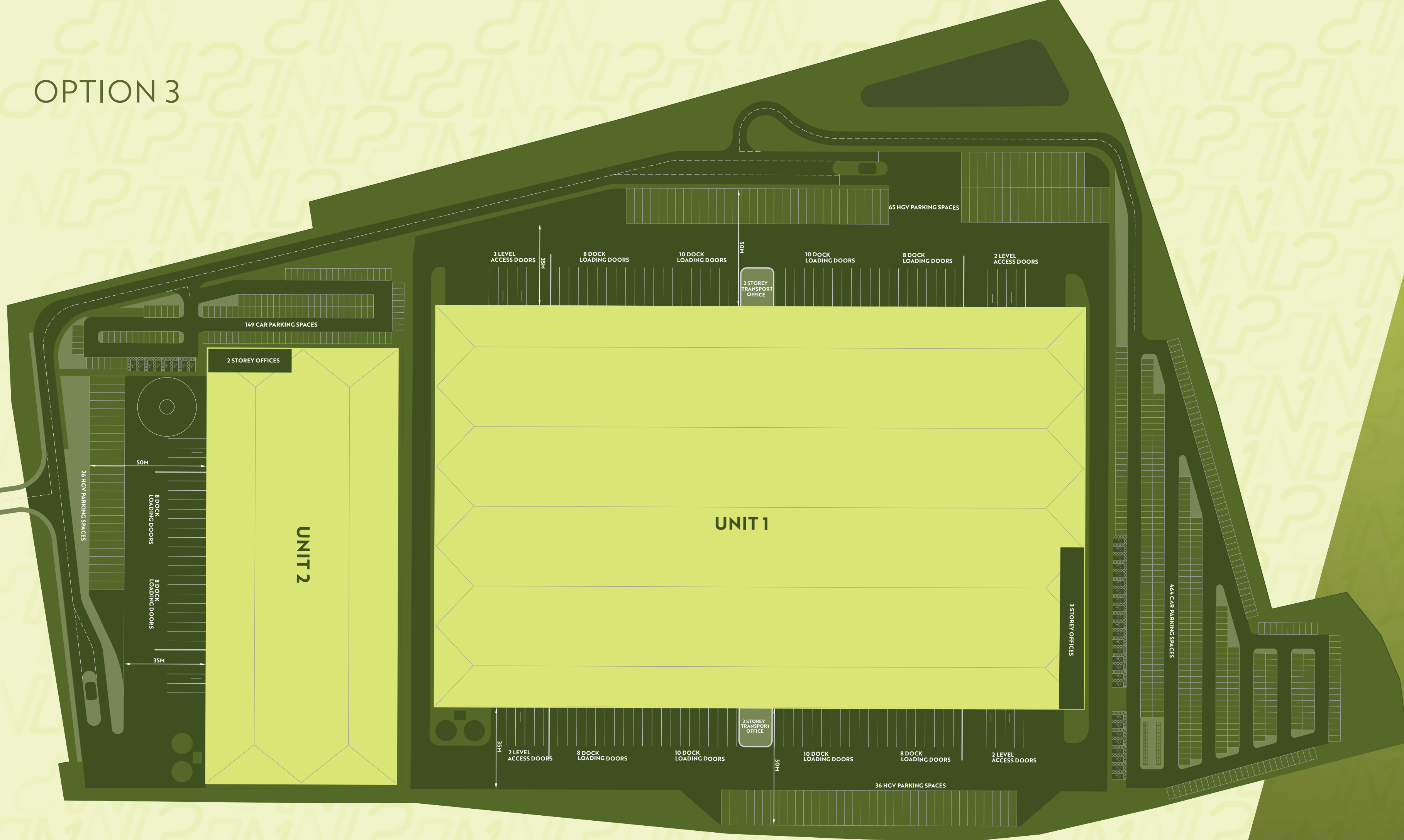
- 50M Yard Depth
- EV Parking Bays
- Secured Entrances Independent Gates
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

UNIT 1		SQFT		
WAREHOUSE AREA	500,000		HAUNCH HEIGHT	18 M
OFFICE (INCL. GF CORE)	15,460		LEVEL ACCESS LOADING DOORS	8
TRANSPORT OFFICES	5,000		DOCK LOADING DOCKS	72
GATEHOUSE	300		CAR PARKING SPACES	430
TOTAL AREA (GIA)	520,760		HGV PARKING SPACES	315
SUBJECT TO FINAL MEASUREMENT			CYCLE PARKING SPACES	148
			MOTORCYCLE PARKING SPACES	45
			EV CHARGING POINTS (ACTIVE)	45
			EV CHARGING POINTS (PASSIVE)	90
			YARD DEPTH	50 M
			POWER SUPPLY	4 MVA

OPTION 3



ACCOMMODATION OPTION 3

2-UNIT TRADITIONAL LOGISTICS SCHEME

AMENDMENT TO PLANNING CONSENT REQUIRED
DELIVERABLE WITHIN A 12-MONTH CONSTRUCTION PROGRAMME



- OPTION 1
- OPTION 2
- OPTION 3

WAREHOUSE

- 50 kN/m2 Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- Haunch Height 18M

EXTERNAL

- Yard Depth 50M
- EV Parking Bays
- Secured Entrances Independent Gates
- Perimeter Paladin Estate Fencing

OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

UNIT 1	SQ FT	HAUNCH HEIGHT	18 M
WAREHOUSE AREA	500,000	LEVEL ACCESS LOADING DOORS	8
OFFICE (INCL. GF CORE)	15,460	DOCK LOADING DOCKS	72
TRANSPORT OFFICES	5,000	CAR PARKING SPACES	464
GATEHOUSE	300	HGV PARKING SPACES	127
TOTAL AREA (GIA)	520,760	CYCLE PARKING SPACES	148
SUBJECT TO FINAL MEASUREMENT		MOTORCYCLE PARKING SPACES	45
		EV CHARGING POINTS (ACTIVE)	45
		EV CHARGING POINTS (PASSIVE)	90
		YARD DEPTH	50 M
		POWER SUPPLY	3.5 MVA

UNIT 2	SQ FT	HAUNCH HEIGHT	12.5 M
WAREHOUSE AREA	157,750	LEVEL ACCESS LOADING DOORS	2
OFFICE (INCL. GF CORE)	8,300	DOCK LOADING DOCKS	16
GATEHOUSE	300	CAR PARKING SPACES	149
TOTAL AREA (GIA)	166,350	HGV PARKING SPACES	26
SUBJECT TO FINAL MEASUREMENT		CYCLE PARKING SPACES	48
		MOTORCYCLE PARKING SPACES	16
		EV CHARGING POINTS (ACTIVE)	15
		EV CHARGING POINTS (PASSIVE)	31
		YARD DEPTH	50 M
		POWER SUPPLY	500 KVA



**NEWARK
LOGISTICS
PARK** NG24 2ER 



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

A46
LEADING TO M1

A46
TO IMMINGHAM &
GRIMSBY PORTS

LINCOLN ROAD

A1

BRUNEL DRIVE

NEWARK
LOGISTICS
PARK NG24 2ER 

LOCAL

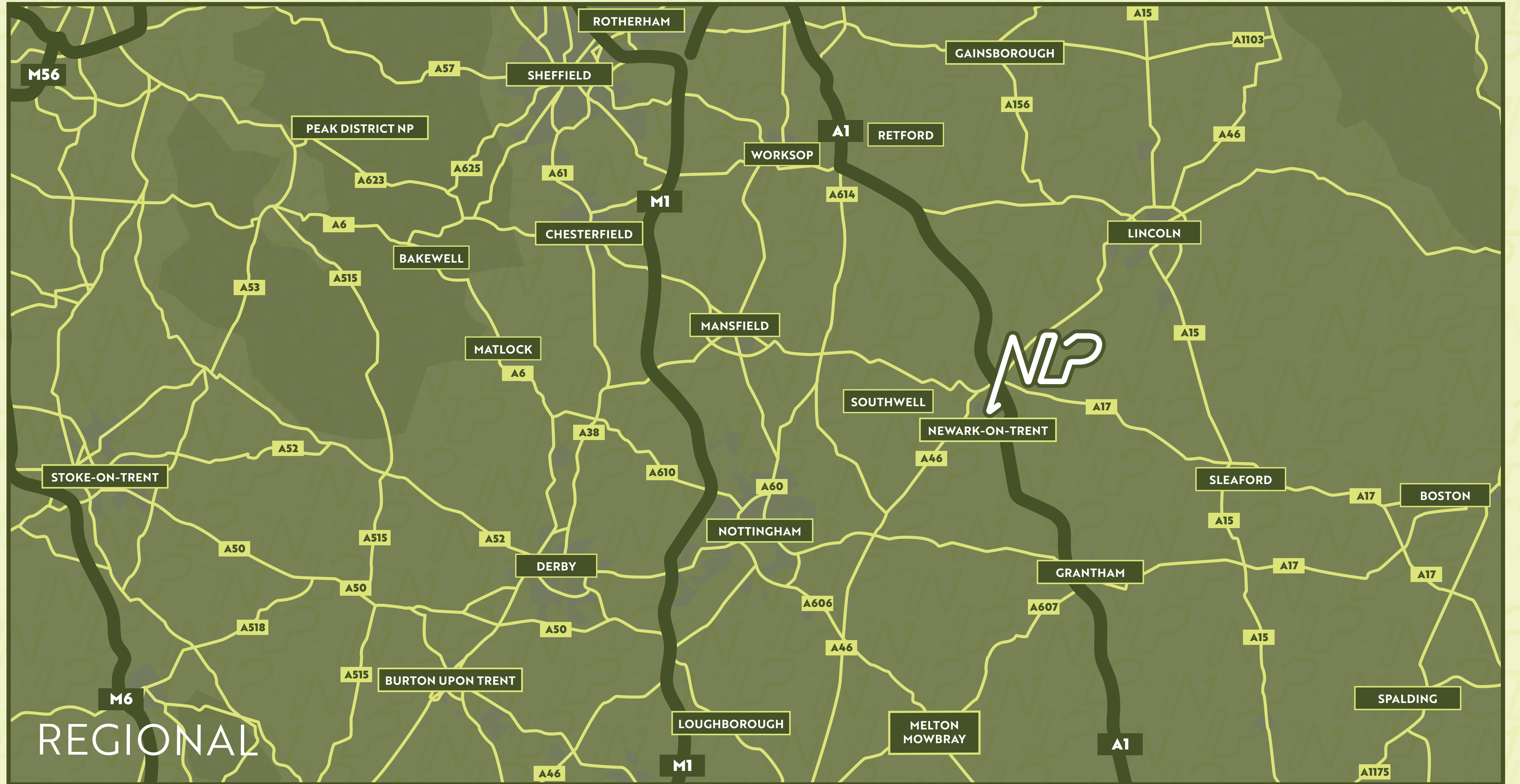
Newark Logistics Park is situated in a key location for logistics serving the Midlands region, with much of the local area occupied by a number of national and international businesses due to the excellent transport links and amenities available.

M18 J2



KEY

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

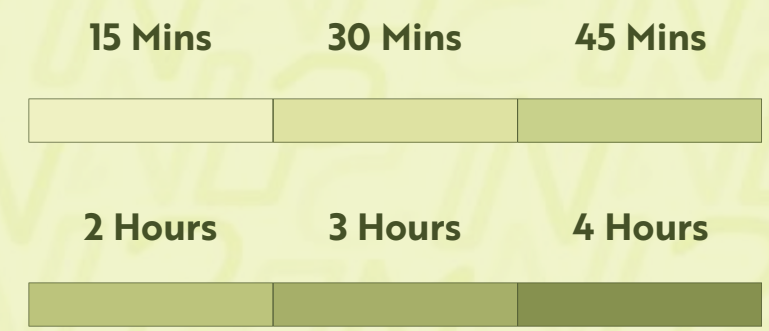


REGIONAL

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

SUSTAINABILITY

DEMOGRAPHICS*

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)

BREEAM
★★★★★
EXCELLENT

'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



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



Cycles 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.

187,630
working age population within a **30-min drive**

815,646
working age population within a **45-min drive**

86.4%
of the GB population is reachable by HGV in a **4.5 hour drive**

305,960
total population within a **30-min drive**

19,433
people are unemployed within a **45-min drive**

1,285,315
total population within a **45-min drive**

SKILLED

NLP Newark Logistics Park benefits from a large working age population of **187,630** within a **30-min drive** and **815,646** within a **45-min drive**. Of which, **36%** are already employed within **Transport & Storage** roles. Weekly wages for this group are **lower** than national and regional averages. **19,433** people are unemployed within a **45-min drive** which illustrates an immediately available labour supply.

* Source CACi / ONS

WEEKLY EMPLOYEE WAGE



PROVEN

[+ View Portfolio](#)

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



PARTNERS

A DEVELOPMENT BY



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.



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.



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