

A DEVELOPMENT BY

EQUATION  
PROPERTIES



# NEWARK LOGISTICS PARK

## NG24 2ER

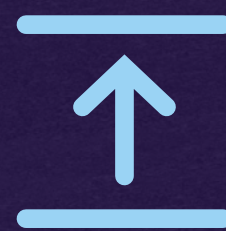
A NEW LOGISTICS OPPORTUNITY  
— DEVELOPMENT READY



Flexible unit  
sizes available



Planning consent  
granted for up to  
738,475 SQ.FT



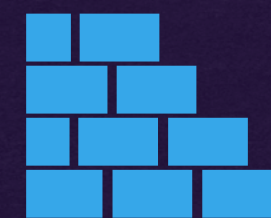
Up to 18m  
haunch height



B1, B2 & B8  
use classes



Fully enabled  
and serviced plot



9 month  
construction  
programme\*

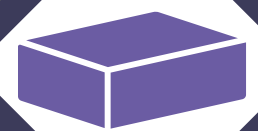
\*subject to specification

**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 can accommodate flexible unit sizes of 166,350 – 738,475 SQ FT.  
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

Flexible unit sizes available  
166,350 – 738,475 SQ FT  
9 month  
construction programme  
24hr Access.



## 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)



## 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.

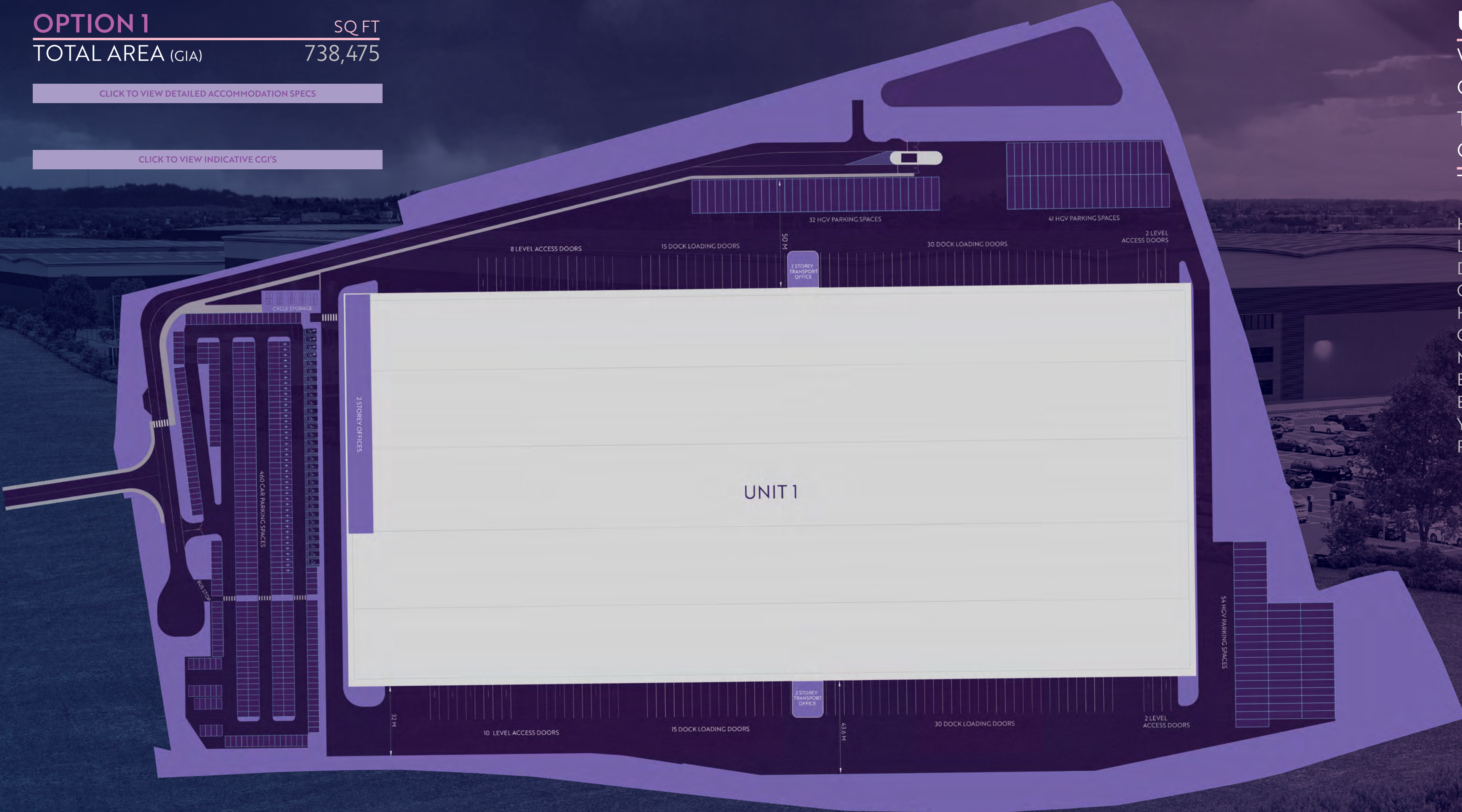
OPTION 1

SQ FT

TOTAL AREA (GIA)738,475

CLICK TO VIEW DETAILED ACCOMMODATION SPECS

CLICK TO VIEW INDICATIVE CGI'S



UNIT 1

SQ FT

WAREHOUSE AREA715,000

OFFICE (INCL. GF CORE)17,875

TRANSPORT OFFICES5,000

GATEHOUSE600

TOTAL AREA (GIA)738,475

HAUNCH HEIGHT18M

LEVEL ACCESS LOADING DOORS22

DOCK LOADING DOCKS90

CAR PARKING SPACES460

HGV PARKING SPACES127

CYCLE PARKING SPACES50

MOTORCYCLE PARKING SPACES46

EV CHARGING POINTS (ACTIVE)46

EV CHARGING POINTS (PASSIVE)92

YARD DEPTH50M

POWER SUPPLY2.6 mVa

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

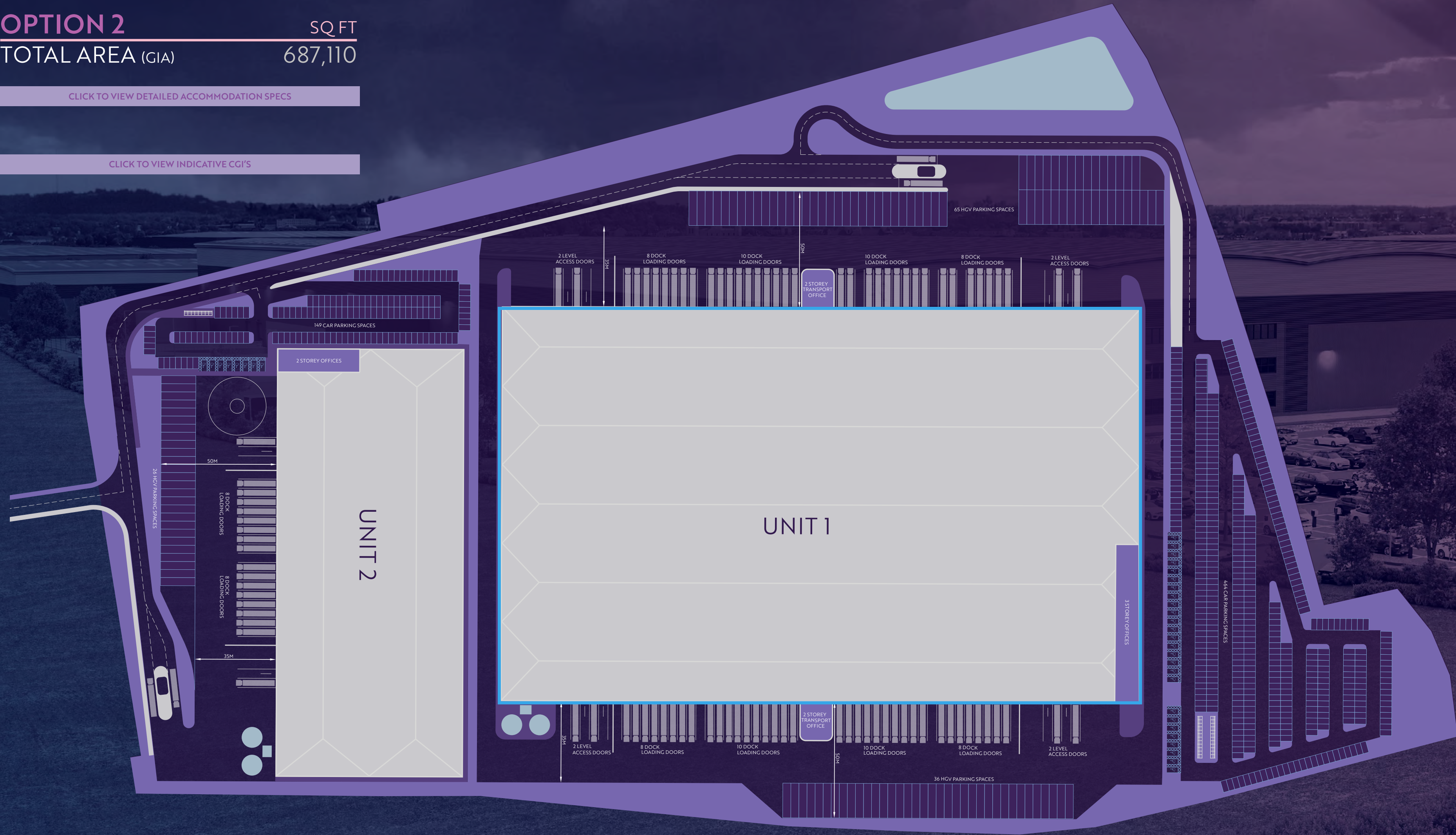
OPTION 2

SQ FT

TOTAL AREA (GIA)687,110

CLICK TO VIEW DETAILED ACCOMMODATION SPECS

CLICK TO VIEW INDICATIVE CGI'S



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

SQ FT

WAREHOUSE AREA	500,000
OFFICE (INCL. GF CORE)	15,460
TRANSPORT OFFICES	5,000
GATEHOUSE	300
TOTAL AREA (GIA)	520,760

HAUNCH HEIGHT	18M
LEVEL ACCESS LOADING DOORS	8
DOCK LOADING DOCKS	72
CAR PARKING SPACES	450
HGV PARKING SPACES	101
CYCLE PARKING SPACES	148
MOTORCYCLE PARKING SPACES	45
EV CHARGING POINTS (ACTIVE)	45
EV CHARGING POINTS (PASSIVE)	90
YARD DEPTH	50M
POWER SUPPLY	1.7 mVa

UNIT 2

SQ FT

WAREHOUSE AREA	157,750
OFFICE (INCL. GF CORE)	8,300
GATEHOUSE	300
TOTAL AREA (GIA)	166,350

HAUNCH HEIGHT	12.5M
LEVEL ACCESS LOADING DOORS	2
DOCK LOADING DOCKS	16
CAR PARKING SPACES	155
HGV PARKING SPACES	27
CYCLE PARKING SPACES	48
MOTORCYCLE PARKING SPACES	16
EV CHARGING POINTS (ACTIVE)	15
EV CHARGING POINTS (PASSIVE)	31
YARD DEPTH	50M
POWER SUPPLY	600 kVa

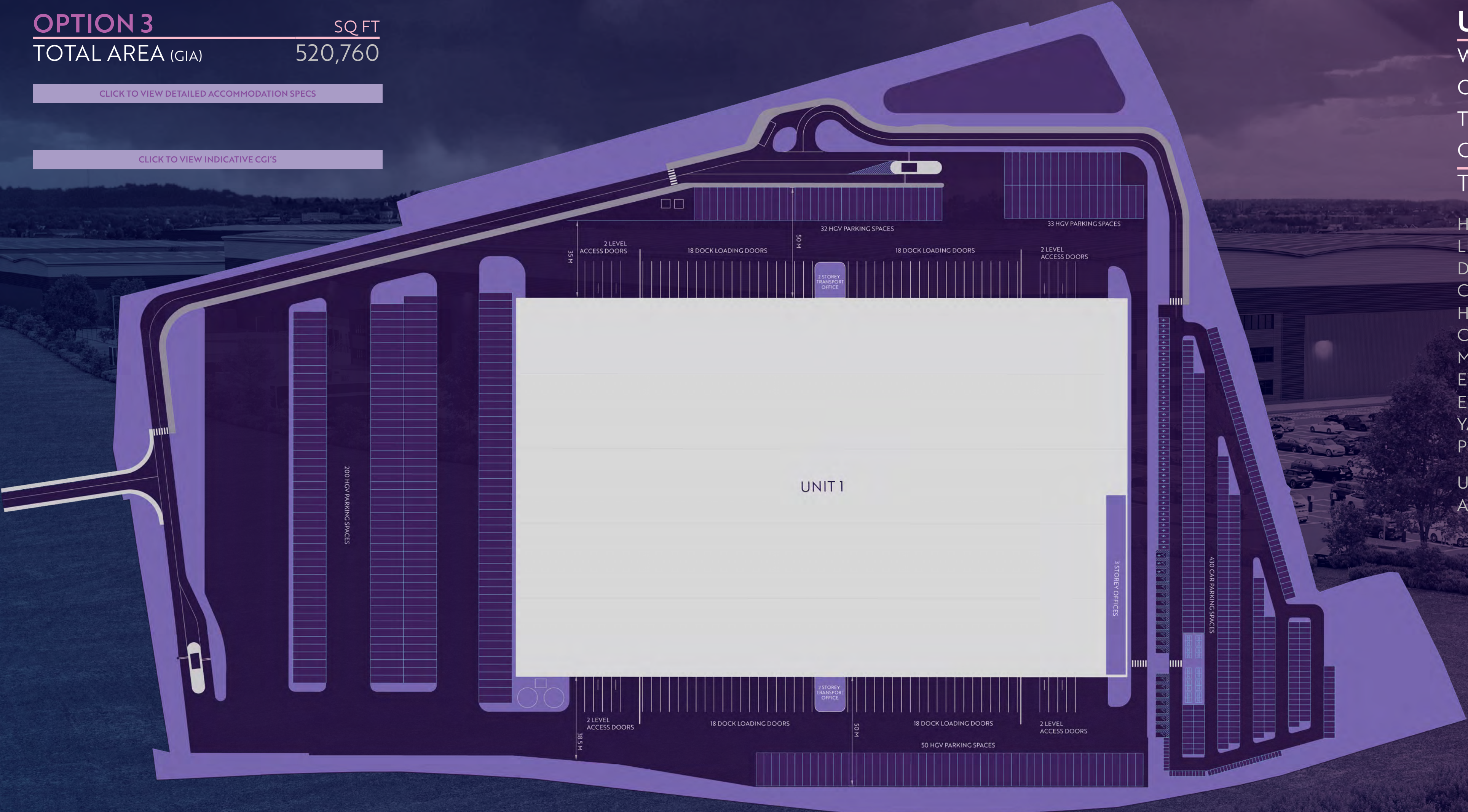
OPTION 3

SQ FT

TOTAL AREA (GIA)520,760

CLICK TO VIEW DETAILED ACCOMMODATION SPECS

CLICK TO VIEW INDICATIVE CGI'S



UNIT 1

SQ FT

WAREHOUSE AREA500,000

OFFICE (INCL. GF CORE)15,460

TRANSPORT OFFICES5,000

GATEHOUSE300

TOTAL AREA (GIA)520,760

HAUNCH HEIGHT18M

LEVEL ACCESS LOADING DOORS8

DOCK LOADING DOCKS72

CAR PARKING SPACES450

HGV PARKING SPACES101

CYCLE PARKING SPACES148

MOTORCYCLE PARKING SPACES45

EV CHARGING POINTS (ACTIVE)45

EV CHARGING POINTS (PASSIVE)90

YARD DEPTH50M

POWER SUPPLY2.6 mVa

UNIT 17.41 acres/

ADDITIONAL YARD3.00 Hectares

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  
Clazed HQ Reception

2 UNIT MASTERPLAN  
INDICATIVE CGI

[CLICK TO VIEW DETAILED ACCOMMODATION SPECS](#)

[CLICK TO VIEW INDICATIVE CGI'S](#)

LINCOLN ROAD

BRUNEL DRIVE

A46

A1

M1 J21

UNIT 1		SQ FT
TOTAL AREA (GIA)		520,760
UNIT 2		SQ FT
TOTAL AREA (GIA)		166,350

# 1 UNIT MASTERPLAN

## INDICATIVE CGI

[CLICK TO VIEW DETAILED ACCOMMODATION SPECS](#)

[CLICK TO VIEW INDICATIVE CGI'S](#)

LINCOLN ROAD

BRUNEL DRIVE

A46

A1

M1 J21

UNIT 1

TOTAL AREA (GIA)

SQ FT

738,475

# 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

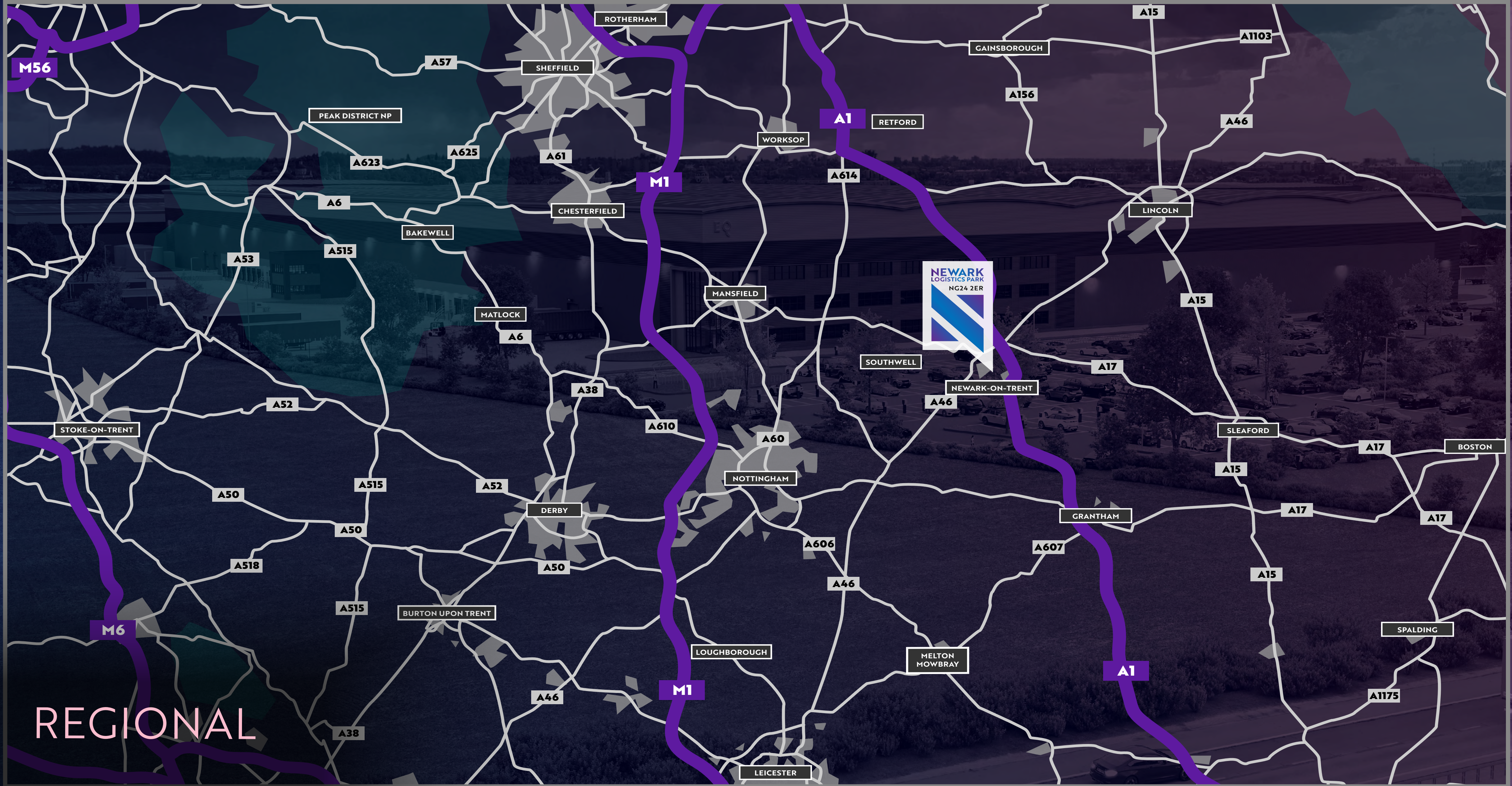
## PLACES

	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

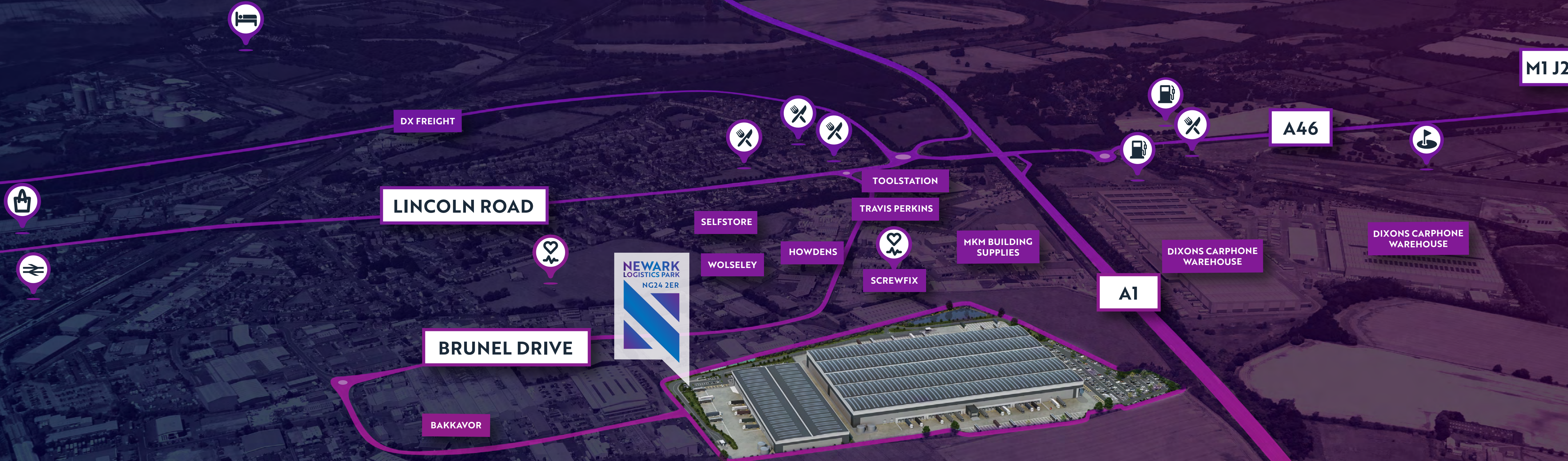
	DISTANCE	JOURNEY
DIRFT	63 MILES	1 HR 7 MINS

15 Mins 30 Mins 45 Mins 2 Hours 3 Hours 4 Hours



# 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.



## 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\*

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

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

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.



CONTACT THE JOINT AGENTS FOR MORE INFORMATION



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



**CUSHMAN &  
WAKEFIELD**

**01604 232 555**

CAMERON MITCHELL

Cameron.a.Mitchell@cushwake.com

07392 092 534

FRANCO CAPELLA

Franco.Capella@cushwake.com

07834 197 403



**JLL®**

**0115 908 2120  
020 7493 4933**

jll.co.uk/property

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

**CBRE**

**020 7182 2000  
0121 616 5555**

www.cbre.co.uk

HANNAH STAINFORTH

hannah.stainforth@cbre.com

07500 990 467

LUKE THACKER

luke.thacker@cbre.com

07733 308 558

A DEVELOPMENT BY

**EQUATION**  
PROPERTIES

 **BGO**

LOCATION



**UNLOCKING.TACTICAL.TITLES**

what3words

**NEWARKLOGISTICSPARK.CO.UK**

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