

TRITAX PARK NEWARK

397,283 sq ft

READY TO OCCUPY Q2 2025

FURTHER DESIGN & BUILD OPPORTUNITIES AVAILABLE UP TO
970,000 sq ft



SCAN FOR MORE



Net zero carbon
in construction



BREEAM rating:
'Excellent'

Indicative computer-generated image

ACCOMMODATING YOUR FUTURE

THE SITE



Indicative computer-generated image

TRITAX PARK
NEWARK

ACCOMMODATION

UNIT 01

Warehouse	34,996 sq m	376,694 sq ft
3 storey Offices	1451 sq m	15,619 sq ft
2 storey Hub Offices	437 sq m	4,708 sq ft
Gatehouse	24 sq m	262 sq ft
TOTAL	36,908 sq m	397,283 sq ft

Haunch Height	15 m
Dock Doors	38
Level Access Doors	4
HGV parking	87
Floor Loading	50 kN/m²
Car Parking Places	307

UNIT 03

Warehouse	40,412 sq m	435,000 sq ft
3 storey Offices	1,795 sq m	19,318 sq ft
2 storey Hub Offices	372 sq m	4,000 sq ft
Gatehouse	24 sq m	262 sq ft
TOTAL	42,603 sq m	458,580 sq ft

Haunch Height	18 m
Dock Doors	44
Level Access Doors	4
HGV parking	73
Floor Loading	60 kN/m²
Car Parking Places	355

UNIT 02

Warehouse	17,651 sq m	190,000 sq ft
3 storey Offices	548 sq m	5,900 sq ft
2 storey Hub Offices	372 sq m	4,000 sq ft
Gatehouse	24 sq m	262 sq ft
TOTAL	18,595 sq m	200,162 sq ft

Haunch Height	15 m
Dock Doors	20
Level Access Doors	2
HGV parking	37
Floor Loading	50 kN/m²
Car Parking Places	155

UNIT 04

Warehouse	27,406 sq m	295,000 sq ft
3 storey Offices	1,050 sq m	11,300 sq ft
2 storey Hub Offices	372 sq m	4,000 sq ft
Gatehouse	24 sq m	262 sq ft
TOTAL	28,852 sq m	310,562 sq ft

Haunch Height	15 m
Dock Doors	30
Level Access Doors	3
HGV parking	62
Floor Loading	50 kN/m²
Car Parking Places	240



SCAN FOR MORE



*All measurements are GIA.



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UNIT 01 SPECIFICATIONS



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.

SPECIFICATION DETAILS:

 **15m**
EAVES HEIGHTS

 **04**
LEVEL ACCESS
DOORS

 **50**
KN/M2

 **SECURE**
YARD AND CAR
PARKING

 **PV**
SOLAR PV

 **EPC**
'A' RATING

 **38**
DOCK LEVEL
DOORS

 **87**
HGV PARKING
SPACES

 **307**
CAR PARKING
SPACES

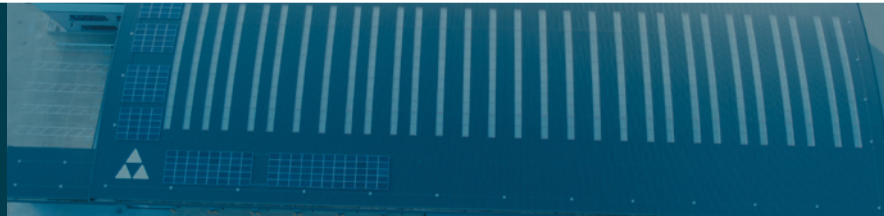
 **62**
EV SPACES

 **POWER**
2.0MVA

 **50m**
YARD DEPTH

POTENTIAL ANNUAL ENERGY
SAVINGS PER YEAR FROM
THE SOLAR PV =

£133,824 PER YEAR*



*This is based on a 557.6 kWp array being installed to 20% of the roof generating 418,200 kWh of energy per year, charged at £0.32 per unit (the roof is capable of receiving 100% PV coverage).



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
A46 / A1	0.5	1
Newark City Centre	1.5	6
Leicester	39	55
Nottingham	23	39
Manchester	82	120
London M25	109	130

AIRPORT	MILES	MINS
East Midlands	35	50
Birmingham	76	81
London Luton	109	112
Stansted	110	105
Heathrow	138	139

PORTS	MILES	MINS
Immingham	55	70
Liverpool	129	149
London Gateway	143	146
Felixstowe	140	148
Dover	199	213

RAIL	MILES	MINS
East Midland Gateway	34	50
Doncaster IPort	37	42
Dirft	63	67

ECONOMIC ACTIVITY

500+ New Jobs

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

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

500,114



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

500,114





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[tritaxbigbox.co.uk/our-spaces/newark](https://www.tritaxbigbox.co.uk/our-spaces/newark)

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