



## G.PARK Newark

Land for Sale/To Let Plots from 11 to 40 acres available or build to suit opportunities from 100,000 - 768,000 sq ft



# G.PARK Newark NG24 2ER



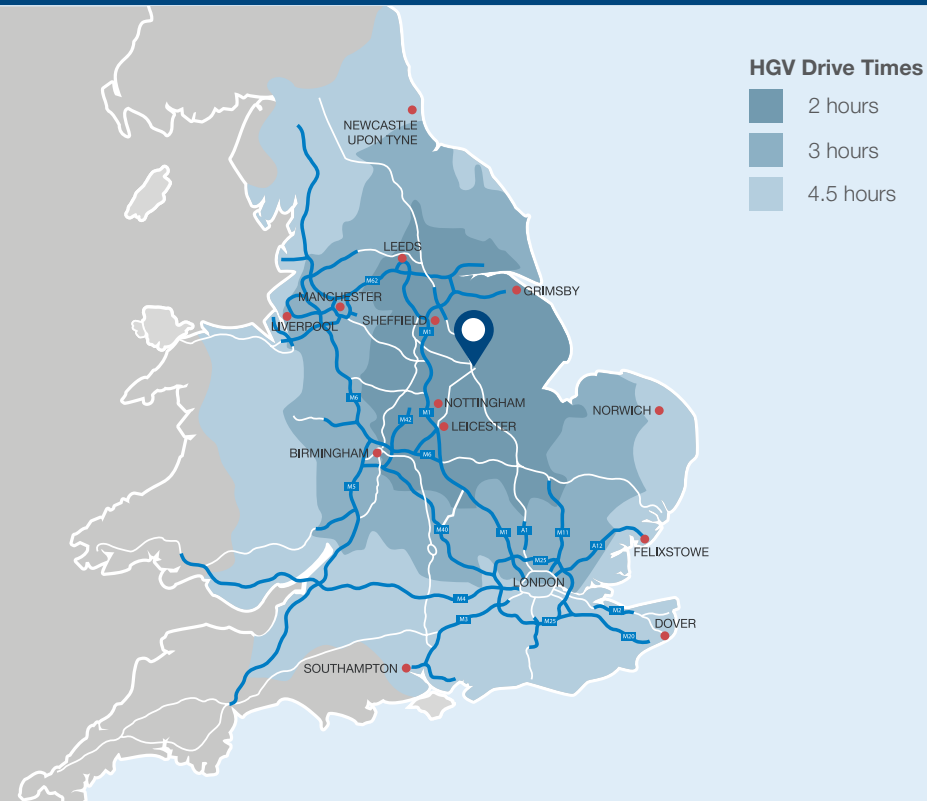
## The Site

- Prominently located close to the A1/A46 intersection
- Flexible unit sizes
- Plot sales from 11 acres upwards
- Attractive rental and freehold terms
- Labour cost lower than national average.

## Planning

The site is designated within the Newark industrial estate policy area. This supports development within B1, B2 and B8 use classes.

The recently dualled A46 provides improved transport links between the A1(M) and M1. Current drivetime has been significantly reduced allowing a greater driving range of the UK in 4.5 hours.





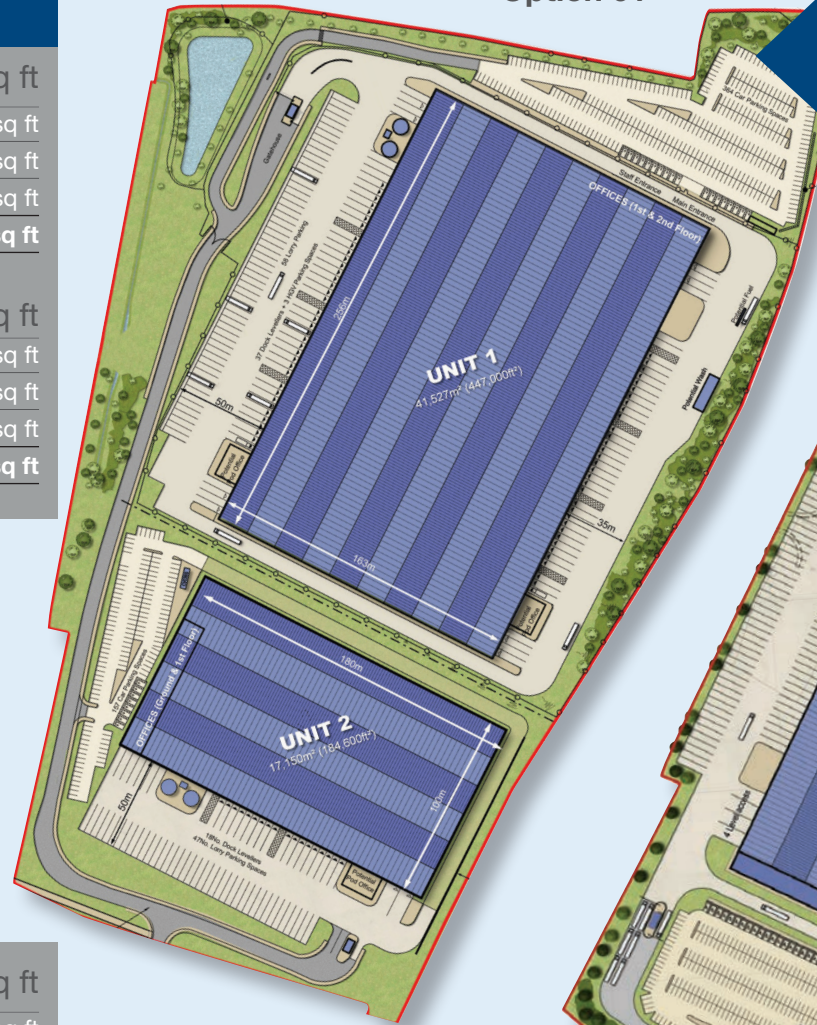
# Build to suit options

<b>Option 01 - Unit 1</b>	469,650 sq ft
WAREHOUSE	447,539 sq ft
OFFICE (2 LEVELS)	22,350 sq ft
GATEHOUSE	300 sq ft
<b>TOTAL</b>	<b>469,650 sq ft</b>

<b>Option 01 - Unit 2</b>	203,360 sq ft
WAREHOUSE	184,600 sq ft
OFFICE	18,460 sq ft
GATEHOUSE	300 sq ft
<b>TOTAL</b>	<b>203,360 sq ft</b>

<b>Option 02 - plus expansion</b>	586,670 sq ft
WAREHOUSE	550,000 sq ft
OFFICE	36,370 sq ft
EXPANSION	177,460 sq ft
GATEHOUSE	300 sq ft
<b>TOTAL</b>	<b>586,670 sq ft</b>

Option 01



Units available from 100,000 sq ft to  
**768,000** square feet

Option 02





## Sustainability

Our warehouses are best in class for sustainability which make them cheaper for our customers to operate and maintain. We include environmental initiatives in all our standard buildings.

The key benefits are:

- To reduce operating costs for the customer
- To respond to customers' CSR agenda
- To reduce CO<sub>2</sub> emissions
- To reduce energy and water usage
- To use recyclable materials.

## SatNav

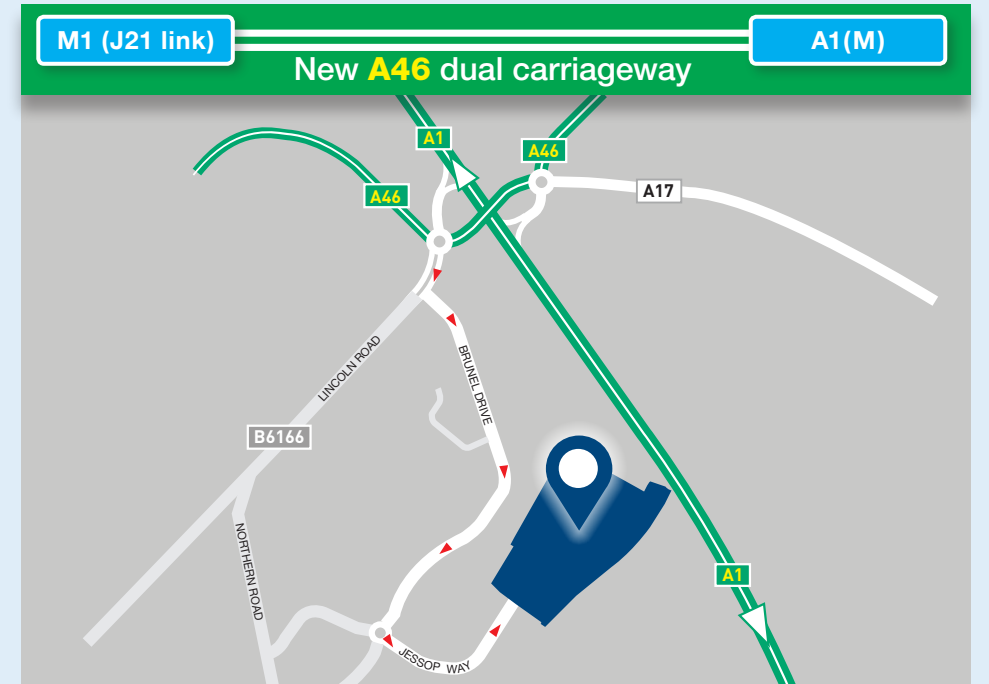


# NG24 2ER



## Travel distances

Lincoln	18 miles	Peterborough	51 miles
Mansfield	22 miles	Nearest Port (Immingham)	54 miles
Nottingham	24 miles	Birmingham	73 miles
Leicester	39 miles	Central London	126 miles
M1. Junction 21	40 miles	Channel Tunnel	202 miles



**About IDI Gazeley** DI Gazeley (Brookfield Logistics Properties) is one of the world's leading investors and developers of logistics warehouses and distribution parks with 59 million square feet of premier assets under management and additional prime land sites to develop another 55 million square feet of distribution facilities

near major markets and transport routes in North America, Europe and China. As part of Brookfield Property Partners, we belong to one of the world's largest and most sophisticated owners, operators and investors in real estate. For further information, please visit [www.brookfieldlogisticsproperties.com](http://www.brookfieldlogisticsproperties.com)



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### Terms

Available freehold or leasehold – details upon application. Please contact the agents for a detailed proposal.