

# newark gateway

A1 · A46

Bespoke occupier solutions  
up to **2 million** sq ft  
for sale/to let

Unique Industrial/Warehouse  
Development Opportunity

[www.newarkgateway.co.uk](http://www.newarkgateway.co.uk)

CROSSROADS TO THE NORTH, SOUTH, EAST AND WEST

## Strategic Location

ROAD	Miles	Time
A1	1	3 mins
A46	4	11 mins
Lincoln	21	33 mins
Nottingham	22	40 mins
Mansfield	24	43 mins
M1 J27	28	50 mins
Leicester	36	51 mins
Leeds	77	1hr 29 mins
Birmingham	81	1hr 29 mins
London	123	2hr 27 mins

SEAPORTS	Miles	Time
Immingham	59	1hr 18 mins
Hull	62	1hr 22 mins
London Gateway	143	2hrs 22 mins
Felixstowe	143	2hrs 28 mins

INLAND PORTS	Miles	Time
East Midlands Gateway	33	56 mins
DIRFT	61	1hr 8 mins
Widnes	130	2hrs 25 mins

AIRPORTS	Miles	Time
East Midlands Airport	33	56 mins
Robin Hood Airport	41	57 mins
Birmingham Airport	75	1hr 23 mins

PASSENGER RAIL	Time
London King's Cross	1 hour 17 mins

Source: UK Haulier, Google

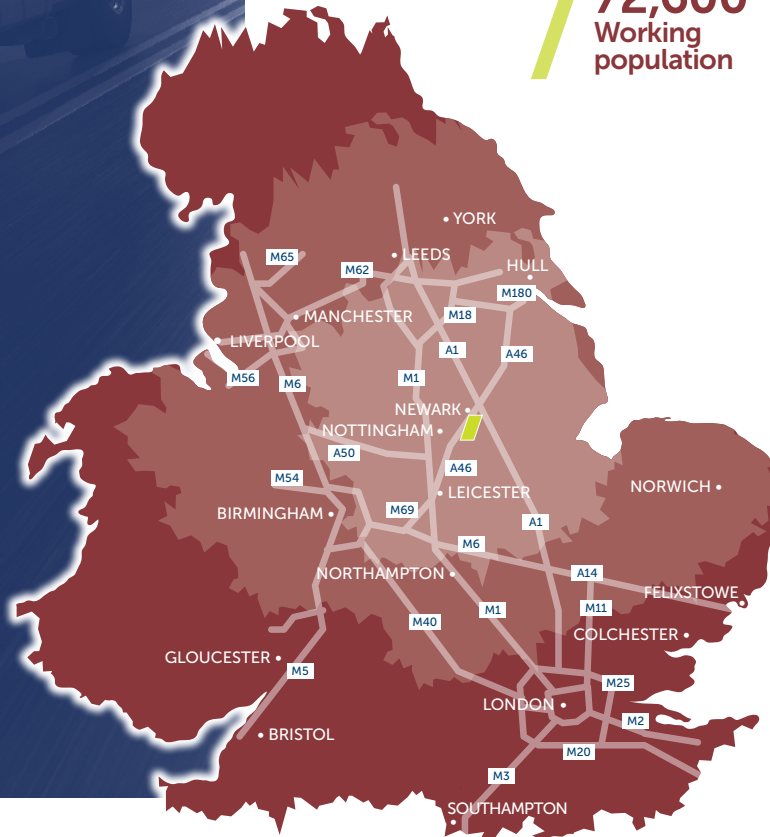
## Flexible Workforce

Newark has an increasing population and competitive labour costs, making it an ideal location for your business.



**82%**  
Economically Active  
78% UK average

All above data taken from nomisweb.co.uk unless otherwise stated





- Outline consent for B1, B2 & B8 uses
- Bespoke building solutions
- Leasehold & Freehold opportunities

**110 acres** ideally placed to serve midland, northern and eastern markets

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Newark Gateway occupies a strategic position in the heart of the UK. It is located just minutes from the A1 and close to the recently upgraded A46 dual carriageway, providing fast and reliable access to major Cities in the region and across the country.





## Urban&Civic plc

Urban&Civic strives to be a best in class property company which crafts strategic sites and commercial developments that

deliver results for all stakeholders. We believe in doing things right and we define ourselves by the quality of our projects.

### A track record of delivery

Urban and Civic's Alconbury Weald development totals 3 million square foot of consented

commercial space. The site's combination of scale and flexibility is unique in southern England.



**// Our facility here is a large one, and the Campus is not only able to provide the space and power we need, but chemical storage licences and planning permission have all been straightforward, as the partnership behind the Enterprise Zone is hugely supportive. //**

Andy Williamson, IKO UK Group Managing Director and tenant at Alconbury Weald



up to **2,000,000** sq ft industrial & log

UNIT 1	SQ M	SQ FT
Warehouse	15,902	171,173
Office (2 storey)	837	9,009
Gatehouse	28	301
<b>Total area</b>	<b>16,767</b>	<b>180,483</b>
HGV parking	76	
Car parking	171	
Dock levellers	17	
Level access	2	

UNIT 2	SQ M	SQ FT
Warehouse	13,243	142,544
Office (2 storey)	697	7,502
Gatehouse	28	301
<b>Total area</b>	<b>13,968</b>	<b>150,347</b>
HGV parking	54	
Car parking	133	
Dock levellers	14	
Level access	2	

UNIT 3	SQ M	SQ FT
Warehouse	10,593	114,025
Office (2 storey)	557	6,001
Gatehouse	28	301
<b>Total area</b>	<b>11,178</b>	<b>120,327</b>
HGV parking	43	
Car parking	126	
Dock levellers	11	
Level access	2	

UNITS 4A-4E	SQ M	SQ FT
<b>4A Total area</b>	<b>2,666</b>	<b>28,697</b>
<b>4B Total area</b>	<b>2,666</b>	<b>28,697</b>
<b>4C Total area</b>	<b>3,731</b>	<b>40,160</b>
<b>4D Total area</b>	<b>2,666</b>	<b>28,697</b>
<b>4E Total area</b>	<b>2,666</b>	<b>28,697</b>

UNITS 5A-5C	SQ M	SQ FT
<b>5A Total area</b>	<b>3,731</b>	<b>40,160</b>
<b>5B Total area</b>	<b>3,731</b>	<b>40,160</b>
<b>5C Total area</b>	<b>3,731</b>	<b>40,160</b>

Superb standard specification



#### Warehouse

- FM2 category floor
- 50 kN sq m floor loading
- Clear height up to 15m

#### Office

- Two-storey offices
- Mechanically ventilated system
- Suspended ceilings
- Raised access floors



Indicative layout, subject to detailed planning.

# istics opportunity

Indicative masterplan — for alternative site layouts, go to [www.newarkgateway.co.uk](http://www.newarkgateway.co.uk)

UNIT 6	SQ M	SQ FT
Warehouse	4,608	49,600
Office (2 storey)	246	2,648
<b>Total area</b>	<b>4,854</b>	<b>52,248</b>
HGV parking	12	
Car parking	46	
Dock levellers	5	
Level access	1	

UNIT 7	SQ M	SQ FT
Warehouse	5,376	57,867
Office (2 storey)	286	3,078
<b>Total area</b>	<b>5,662</b>	<b>60,945</b>
HGV parking	12	
Car parking	56	
Dock levellers	6	
Level access	1	

UNIT 8	SQ M	SQ FT
Warehouse	44,135	475,064
Office (2 storey)	2,323	25,003
Gatehouse	28	301
<b>Total area</b>	<b>46,486</b>	<b>500,368</b>
HGV parking	172	
Car parking	416	
Dock levellers	46	
Level access	6	

UNIT 9	SQ M	SQ FT
Warehouse	55,623	598,722
Office (2 storey)	2,927	31,512
Gatehouse	28	301
<b>Total area</b>	<b>58,578</b>	<b>630,535</b>
HGV parking	257	
Car parking	442	
Dock levellers	58	
Level access	6	

UNIT 10	SQ M	SQ FT
Drive-Thru restaurant	204	2,196
Car parking	28	

**Total site area**  
**183,285 sq m**  
**1,972,877 sq ft**

## External

- 50m deep service yards
- Secure fenced site
- Security lighting – office car park and service yard
- Covered cycle shelter

## Sustainability

- Target EPC rating of 'A'
- Minimum BREEAM 'Very Good' (2014)
- Rooftop solar PV to deliver 10% of each buildings regulated energy use



## Power

- Suitable for distribution or industrial applications

## Planning

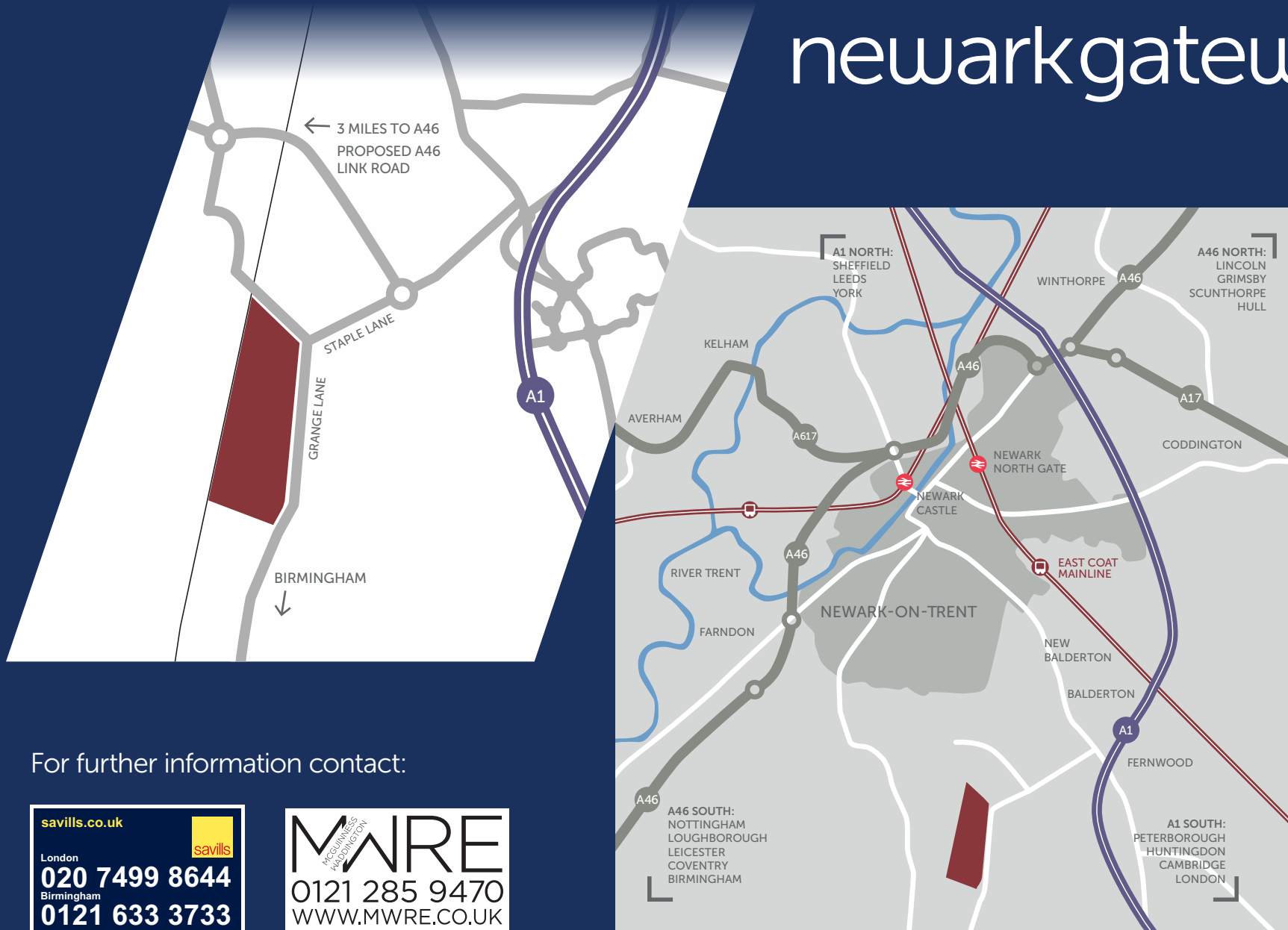
- Outline planning consent for B1, B2 & B8 industrial and distribution uses.

## Terms

- Buildings will be available on either a freehold or leasehold basis, subject to terms, alternatively freehold disposals of parcels of land will be considered.

# newarkgateway.co.uk

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Urban & Civic plc