

# Design & Build



## Brunel Park, Newark

### Strategically located adjacent the A1

- 40-Acre (16.2 Ha) commercial development site located adjacent the A1.
- Approximately one mile east of Newark Town Centre.
- Ideal for larger scale distribution and manufacturing businesses.
- Buildings constructed on a 'design and build' basis to suit individual occupiers requirements.
- New MKM builders' merchants has recently been completed.
- Terms on application.



# Brunel Park, Newark

Brunel Park is a 40-acre business park with prominent frontage to the A1 and close to its junction with the A46 and A17. Existing occupiers include Nottinghamshire County Council, Highways England, MKM, Sunbelt, Howden Joinery and Travis Perkins.

## Location

Brunel Park is strategically located adjacent the A1 at its junction with the A46 and A17 trunk roads and approximately one mile east of Newark town centre.

The A1 provides a strong north-south link to London, with the M25 being approximately 100 miles south. It also provides an important link to the M62/M18/ M180 northern motorway network. The A46 trunk road bypasses the town and provides a dual carriageway link to Lincoln to the east and the M1 at Leicester to the west. The A17 trunk road provides a further important link to East Anglia.

The historic town of Newark is an important commercial centre in the East Midlands, some 130 miles north of London and within half an hour's drive of both Lincoln and Nottingham. Newark is on the 'East Coast Main Line' to London Kings Cross.

## Accommodation

The 40 acre (16.2 ha) site is considered ideal for larger scale distribution and manufacturing businesses but we will also consider constructing offices and industrial/warehouse premises from around 5,000 sq ft (500 sq m). Surfaced, fenced compounds are also available.

## Tenure

Buildings are constructed on a 'design and build' basis to suit individual occupiers' requirements and offered to let. A minimum ten-year lease term is normally required. The letting of compound/depots on a shorter term basis will also be considered.

## Services

All mains services are available. Brunel Drive and Stephenson Way are adopted and therefore maintainable at public expense.

## Further Information

For further information or to discuss your requirements please contact:

Dan Race MRICS - Development Director or

Adrian Bower MRICS - Estate Manager

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