

# NO.1 NEW WAREHOUSE

Newhouse Industrial Estate, Chepstow,  
NP16 6UD



Indicative Computer Generated Image of a completed warehouse/distribution building.

**Leasehold or Freehold Build to Suit Opportunities.  
Up to 100,000 sq ft (9,290 sq m) / 6 acres.**

- ✓ Prime location at the Severn Crossing entrance to South Wales
- ✓ Prominent gateway site at Junction 2 of the M48 motorway



**SEVERN BRIDGE**

**TO BRISTOL, M5 MOTORWAY, M4 MOTORWAY EAST, LONDON, SOUTH WEST, WEST MIDLANDS**

**HOWARD TENENS LOGISTICS**

**SEVERN LINK DISTRIBUTION CENTRE**

**REID LIFTING**

**BOND INTERNATIONAL**

**TO NEWPORT, CARDIFF, M4 MOTORWAY WEST, SOUTH WALES**

## **KEY ATTRIBUTES**

✓ Prime location at the Severn Crossing entrance to South Wales

✓ Prominent gateway site at Junction 2 of the M48 motorway

✓ Direct Motorway access to the M4/M5 Corridors and national motorway network

# NEWHOUSE IS HOME

Newhouse Industrial Estate is a major logistics hub totalling approximately 2 million sq ft of industrial and logistics accommodation in 33 buildings covering a core 120 acres.

The estate provides important local and regional employment, and is home to major occupiers including Asda, Bidfood, ALUK, Mon Motors, Bond International and Micheldever Tyres.

The plot is located at the entrance to the site, highly visible from the Severn Crossing and M48 East and Westbound traffic.

SEVERN / AVONMOUTH

RIVER SEVERN

ZENITH LOGISTICS

AALCO

ASDA

BIDFOOD

MON MOTORS

MICHELDEVER TYRES

ALUK

✓ Home to Asda, Bidfood, ALUK, Mon Motors, Bond International and Micheldever Tyres

✓ Allocated for Class B2 and B8 uses

✓ Suitable for a variety of commercial uses, subject to any necessary consents

# NEWHOUSE IS THE NO.1 OPPORTUNITY

## THE OPPORTUNITY

The Site is situated in a prominent gateway position adjacent to Junction 2 of the M48 motorway, and at the entrance to Newhouse Industrial Estate. The Site offers the opportunity to accommodate traditional industrial or logistics buildings, or an iconic headquarters style facility with views of the Severn Bridge and over the Severn Estuary from an elevated position.

Build to suit opportunities will be considered either on a leasehold or freehold basis for traditional industrial or logistics employment uses, or alternative commercial uses, subject to planning.

Buildings can be designed in accordance with a typical institutional specification, or bespoke to suit specific occupier requirements.



## POTENTIAL ACCOMMODATION

Proposals can be considered for the whole or part of the 6 acre site.

The site is capable of accommodating buildings up to 100,000 sq ft (9,290 sq m).

The plan indicates a single institutional industrial or logistics building accommodated utilising the whole site.

# TYPICAL SPECIFICATION



High Quality Land-scaped Environment



5-10% Office Content



Steel Portal Frame Construction



Ground & Dock Level Loading Access



Up to 125 Car Parking Spaces



Up to 15m Eaves Height



Minimum 40m Yard Depth



50 KN/m<sup>2</sup> Floor Loading



Secure Yard

Industrial or logistics buildings can be provided in accordance with typical institutional specifications, subject to planning.

## PLANNING

The Site is allocated for Class B2 and B8 uses. It may be suitable for a variety of alternative commercial uses, subject to any necessary consents.

## SUSTAINABILITY

Buildings will meet A-rated Energy Performance standard, and can also be designed to fulfil specific occupier sustainability requirements such as BREEAM, as required and subject to terms.

## EMPLOYEE AMENITY & WELL-BEING

The Site is situated on an edge of industrial estate location, with easy access to Chepstow town centre and its associated amenities. Further and more immediately accessible convenience amenities are proposed on the adjacent plot.

Being situated on a prominent plot elevated above Newhouse Industrial Estate itself, the Site offers potential for an attractive landscaped setting with views of the Severn Bridge and over the Severn Estuary.

Bespoke staff well-being requirements can be accommodated within any proposed development, as required and subject to terms.

# NEWHOUSE IS CONNECTED

Newhouse Industrial Estate benefits from its own road access directly off Junction 2 of the M48 motorway, providing motorway access to the M4 westwards towards Newport, Cardiff and South Wales, or eastwards towards Bristol, the M5 motorway, with South West England, London and the Midlands beyond.

As such, it provides a strategic location at the gateway to South Wales, whilst being situated in a prime logistics location to serve the wider South West England and South Wales region.

## CONNECTIONS

Approximate distances and drive times to key locations are as follows:

KEY LOCATION	MILES	KM	APPROX. DRIVE TIME
M48 J1	Adjacent	Adjacent	0 minutes
Chepstow	2.9	4.7	7 minutes
M4 Eastbound	6.3	10.2	4 minutes
M4 Westbound	7.8	12.6	6 minutes
M4/M5 Interchange	8.0	12.9	6 minutes
Bristol	16.8	27.0	23 minutes
Avonmouth Docks	17.5	28.1	25 minutes
Newport	17.9	28.8	24 minutes
Newport Docks	17.8	28.7	24 minutes
Cardiff	30.7	49.4	38 minutes
Gloucester	38.9	62.6	45 minutes
Birmingham	96.8	155.7	1 hour 36 minutes
London	123.4	198.6	2 hours 26 minutes

## INVESTMENT IN THE REGION

The removal of the Severn Bridge tolls in 2019 has significantly boosted investment into this area of Monmouthshire, which has increasingly become very attractive as a residential alternative for families in South West England, and especially in Bristol.

Business investment is following suit, with the catchment benefitting from the availability of a large local pool of skilled and blue-collar labour.



# NEWHOUSE TO MEET YOUR NEEDS

## THE DEVELOPER

East Mon Holdings Limited (EMH) is a property development and investment company, founded in 1971, and set up to deliver the hugely successful Newhouse Industrial Estate located immediately adjacent to the original Severn Bridge crossing near Chepstow.

EMH have assembled a highly experienced development team of market leading technical consultants and advisors, who can immediately be mobilised to work with occupiers to plan and deliver a development which meets the bespoke requirements of the occupier.

## BUILDING DELIVERY

Build to suit opportunities can be delivered within 12 months, subject to planning.

## TENURE

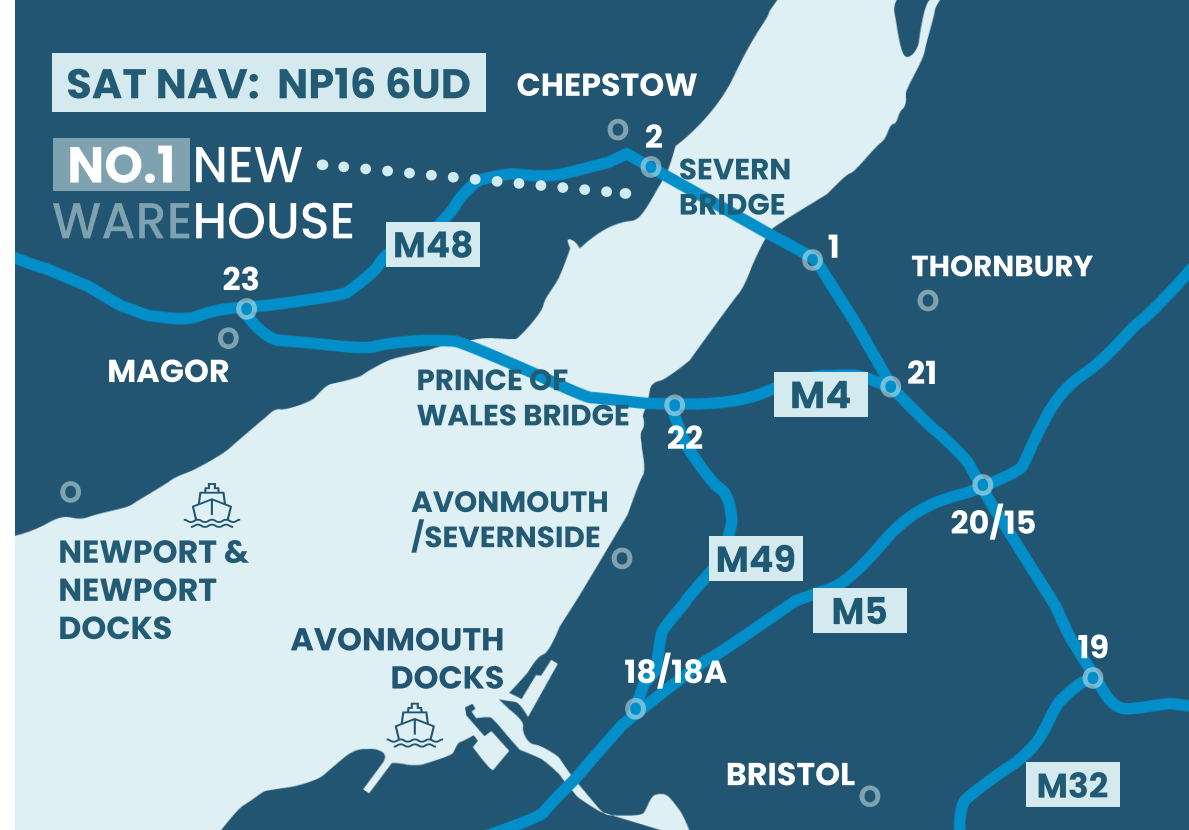
Build to suit opportunities will be considered either on a leasehold or freehold basis, for whole or part of the Site.

## QUOTING TERMS

EMH would be delighted to attend site viewings or meetings with proposed occupiers to provide further background to the Site, and to discuss how occupier bespoke requirements and timescales can be accommodated.

## SITE VIEWINGS

Site viewings can be accommodated by prior arrangement with the Sole Agents, CBRE.



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East Mon Holdings Limited

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