



NEWPORT PORT - AVAILABILITY SCHEDULE

ADDRESS	SITE NUMBER (SEE PLAN)	SIZE	QUOTING RENT (PER ANNUM)	DESCRIPTION
<p>Land North of TG Howell, West Way Road</p> 	1	2.70 acres	Terms Available on Application	<p>The site is located on the western side of the Port and is accessed via West Way Road.</p> <p>The plot comprises a regular shaped development parcel (currently of scrub / unsurfaced specification), with potential means of access off two boundaries. The site has the potential to use for open storage or as a development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>Neptune Works, Usk Way</p> 	2	91,171 sq ft with 1 acre yard	Terms Available on Application	<p>Premises comprise a prominent semi-detached warehouse with an addition 1 acre of yard areas and loading to southern elevations.</p> <p>The site is prominently positioned at the entrance to the Port, fronting onto Usk Way and is fully fenced.</p> <p>Specification includes a minimum eaves of 7m and 6 level access loading.</p>
<p>Premises at West Way Road</p>	3	49,871 sq ft on 5.91 acres	£400,000 per annum	<p>Premises comprise 2 detached warehouses with multiple level access loading doors and</p>



Atlantic Site, East Way Road

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minimum eaves heights ranging 6.60m - 7.50m, on a fully fenced tarmac surfaced site of 5.91 acres, providing a low site density operation.

The premises front onto West Way Road and benefit from office accommodation to the smaller of the two warehouses.



Land at West Way Road

4

74 acres
DESIGN AND BUILD OPPORTUNITIES

Terms Available on Application

Brownfield development land capable of subdivision to accommodate bespoke occupier requirements.

Benefits from proximity to rail head and quayside access.

5

22 acres
DESIGN AND BUILD OPPORTUNITIES

Terms Available on Application

Brownfield development land capable of subdivision to accommodate bespoke occupier requirements.



VAT is payable in addition on all quoting rents.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

For further information or to arrange a viewing, please contact:

Rob Ladd

+44 (0)29 2026 2254

robert.ladd@cushwake.com

Anthony Jenkins

+44 (0)29 2034 0033

anthony@jenkinsbest.com

Henry Best

+44 (0)29 2034 0033

henry@jenkinsbest.com