

**Units available at thriving award-winning commercial hub in South Wales**



**Strategically located** at the gateway to South Wales, 12 miles from Cardiff and 30 miles from Bristol. Just a six minute drive to reach J23a of the M4 motorway.



**BREEAM Excellent rating achieved** placing these warehouses in the top 10% of warehouses for sustainability



**Smart LED lighting** helping you reduce energy consumption by **up to 75%**



**Greatest population increase** is projected to happen in Newport of all Welsh local authorities by 2028 (7.2%)\*

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. The brand-new warehouse spaces at St. Modwen Park Newport will deliver benefits for your business, your people and the environment.

UNIT 4 / N32 - 31,999 SQ FT (2,973 SQ M)

UNIT 7 / N44 - 43,665 SQ FT (4,057 SQ M)

UNIT 8 / N116 - 116,589 SQ FT (10,831.5 SQ M)

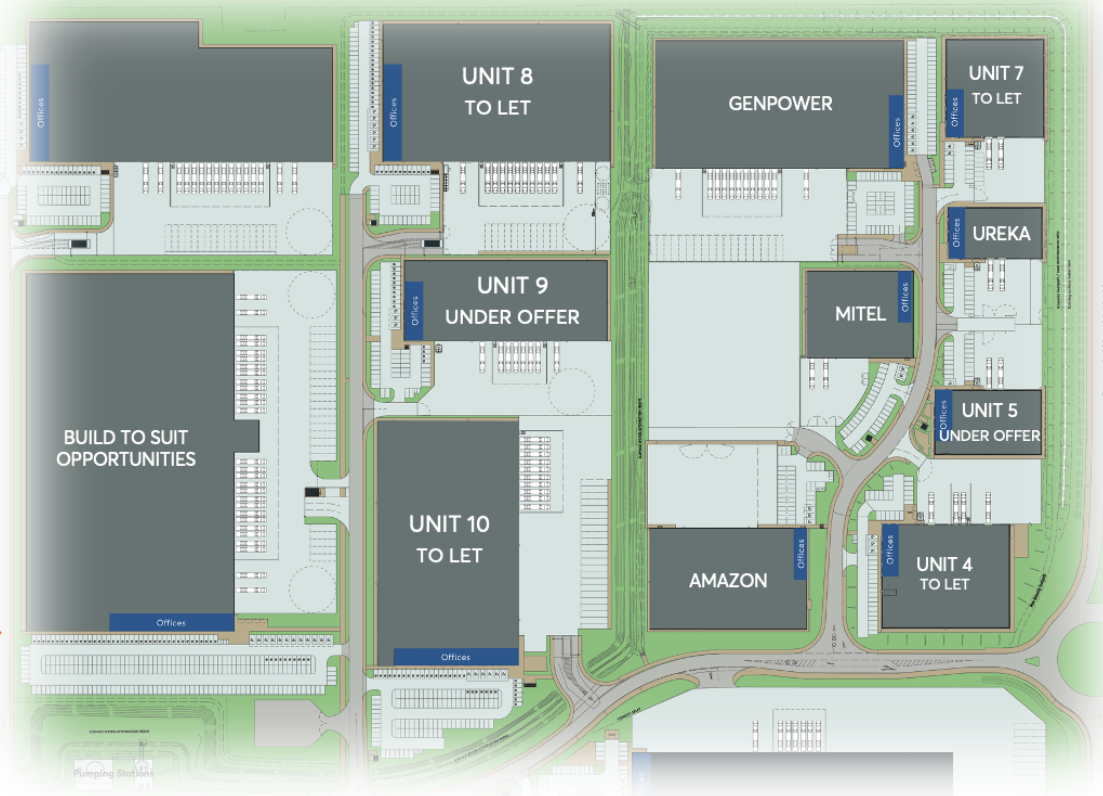
UNIT 10 / N106 - 106,137 SQ FT (9,860.5 SQ M)

Download the brochures below or contact us to arrange a viewing.

[Unit 4 & 7 brochure](#)

[Unit 8 brochure](#)

[Unit 10 brochure](#)



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