

# ST. MODWEN PARK NEWPORT

NP19 4QZ



THREE HIGH QUALITY WAREHOUSE UNITS AVAILABLE NOW



EPC  
A rated



Additional build  
to suit space  
available



6 minutes to  
M4, J23a

**N24 TO LET:** 23,776 SQ FT (2,209 SQ M)

**N32 TO LET:** 31,999 SQ FT (2,973 SQ M)

**N44 TO LET:** 43,665 SQ FT (4,057 SQ M)

# Changing spaces in Newport

St. Modwen Park Newport provides flexible opportunities to the occupier market within the industrial and logistics sectors.

St. Modwen Park Newport is a key strategic site, where 213,000 sq ft of industrial and logistics warehouses are already complete (as of Q4 2022). This 100 acre business park is strategically located at the gateway to South Wales, around 18 miles from Cardiff and 25 miles from Bristol. Junction 23a of the M4 motorway is within 4 miles via the A4810/Queen's Way.

N17, N24, N32 and N44 were completed in Q4 2022. Amazon was the first unit on the estate. Mitel and Genpower were built in 2021. Units N52, N106 and N116 are to be delivered in Q3 2023. To the rear of the site is CAF Rail UK's purpose built train assembly facility.

The remainder of the site has outline planning consent for further development, available on a build to suit basis. These opportunities provide up to circa 622,000 sq ft in a single unit, or via a combination of smaller unit sizings to suit individual occupier needs.

## Why choose Newport?

 <p>Further Build to Suit opportunities available</p>	 <p>78.2% of the population are economically active as opposed to 76.0% (Wales average)*</p>	 <p>Excellent road, rail, air and sea links, with the city served by the Port of Newport</p>	 <p>Two international airports being within 45 minutes of the city</p>
 <p>Newport is projected to have the greatest population increase (7.2%) of all Welsh local authorities by 2028</p>	 <p>Nearly half a million economically active people within 30 minutes' drive</p>	 <p>24 hour access 365 days of the year</p>	 <p>Average full time weekly wage of £540.60 (11.78% lower than the UK average)*</p>

\*Source: ONS



ST. MODWEN PARK NEWPORT

Indicative master plan computer generated image.



## TRAVEL DISTANCES

### CITIES/MAJOR TOWNS

Cardiff	18 miles
Bristol	25 miles
Swindon	60 miles
Birmingham	106 miles
Southampton	121 miles
London	130 miles

### RAIL FREIGHT TERMINALS

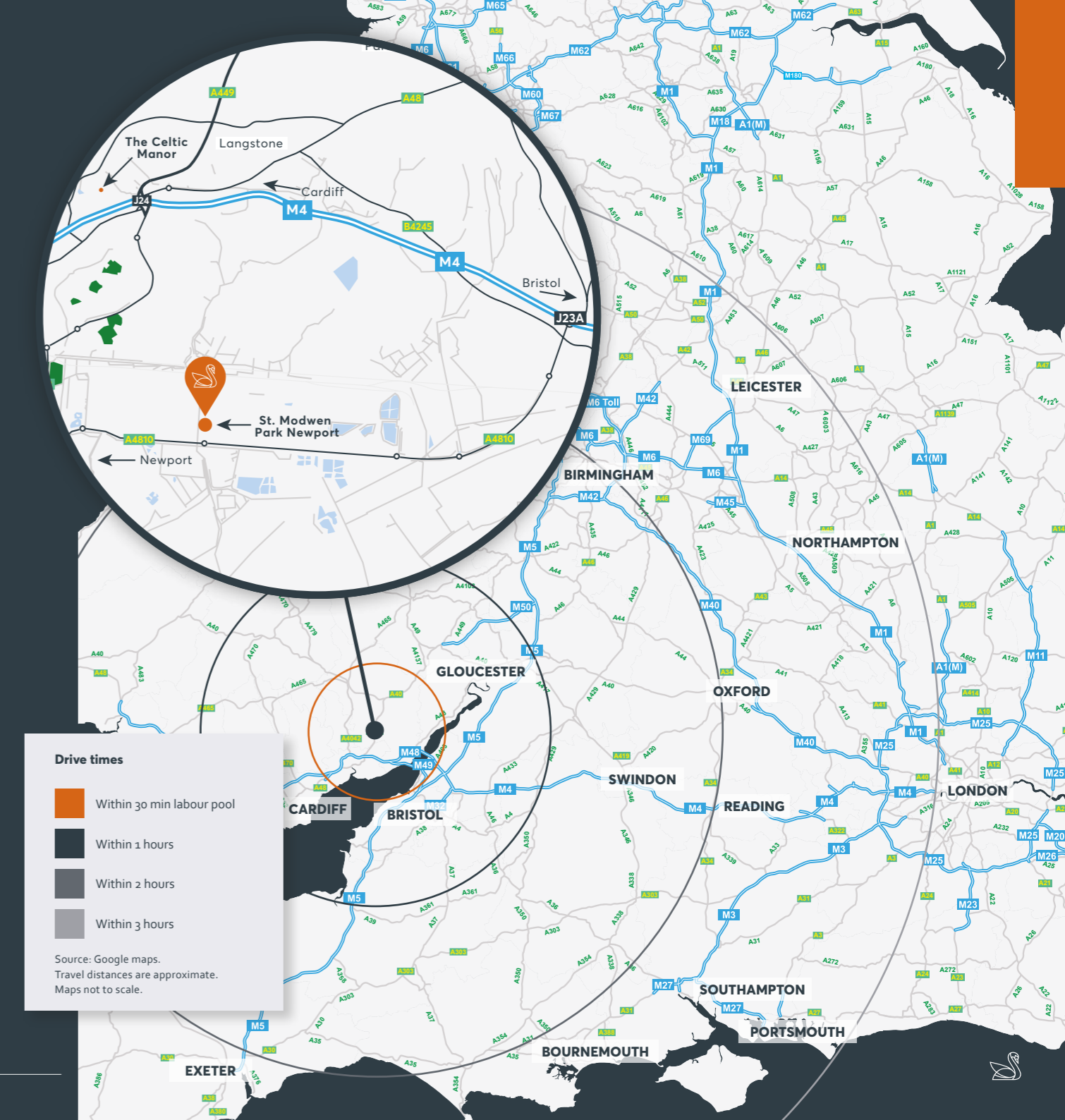
Port of Newport	3.5 miles
Port of Bristol	19 miles

### AIRPORTS

Bristol	29 miles
Cardiff	33 miles
Birmingham	100 miles
Heathrow	118 miles

### MAJOR ROADS

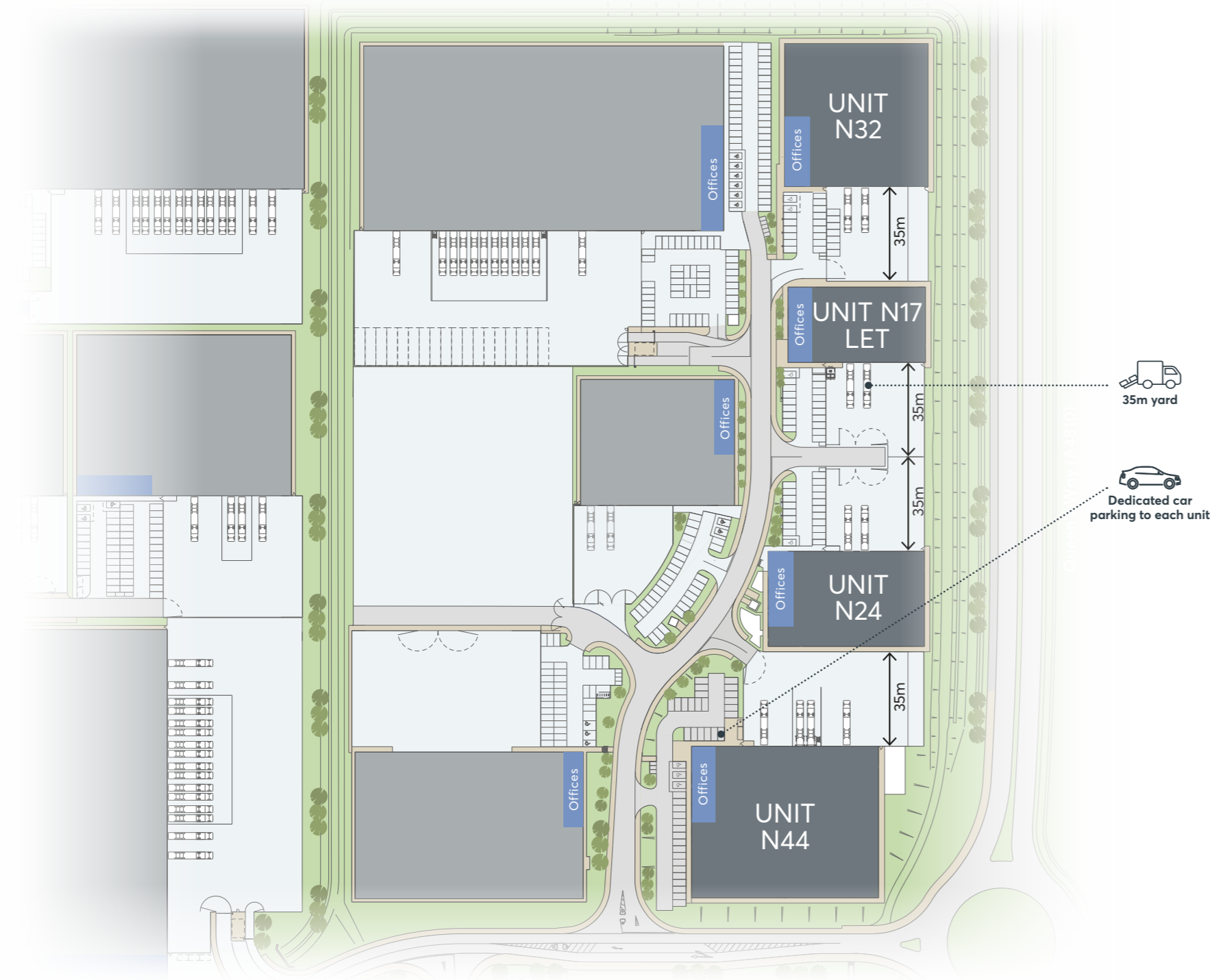
A48	1.5 miles
M4, Junction 23a	4 miles
A449	4 miles
M5	16 miles



#### Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



# Schedule of accommodation



37.5 kN sq m  
floor loading



**BREEAM  
VERY GOOD**



**EPC  
A rated**



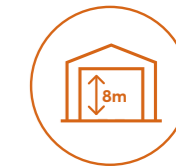
Up to 8 MVA  
of power supply



EV car  
charging



10% roof lights



Up to 8m clear  
internal height

	<b>UNIT N24</b>	<b>UNIT N32</b>	<b>UNIT N44</b>
WAREHOUSE	20,065 SQ FT (1,864 SQ M)	28,309 SQ FT (2,630 SQ M)	39,605 SQ FT (3,769 SQ M)
GF OFFICE	966 SQ FT (90 SQ M)	1000 SQ FT (93 SQ M)	997 SQ FT (93 SQ M)
FF OFFICE	2,745 SQ FT (255 SQ M)	2,690 SQ FT (250 SQ M)	3,063 SQ FT (285 SQ M)
YARD DEPTH	35 M	35 M	35 M
CLEAR INTERNAL HEIGHT	8 M	8 M	8 M
LEVEL ACCESS LOADING DOORS	2	2	2
DOCK LEVEL LOADING DOORS			2
FLOOR LOADING	37.5 kN sq m	37.5 kN sq m	37.5 kN sq m
CAR PARKING	27 car parking 4 EV car charging	37 car parking 4 EV car charging	51 car parking 8 EV car charging
<b>TOTAL</b>	<b>23,776 SQ FT (2,209 SQ M)</b>	<b>31,999 SQ FT (2,973 SQ M)</b>	<b>43,665 SQ FT (4,057 SQ M)</b>

\*All floor areas are approximate gross internal areas.



# The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



**SUSTAINABILITY AT THE CORE**



**HIGH SPECIFICATION OFFICE AND RECEPTION SPACES**



Our Building Code



Our Park Code



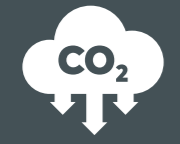







# Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

 Net carbon reduction	 Biodiversity & sustainable environments ambition	 Diversity & inclusions	 Education & future skills	 Health & wellbeing	 Responsible operating practices & partnerships
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# About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen



Part of St. Modwen Developments Ltd. (Owned by Blackstone)



Experts in the planning process



We maintain and manage our space



Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide



# ST. MODWEN PARK NEWPORT

NP19 4QZ



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. December 2022. TBDW 02354-18.