

ST. MODWEN PARK NEWPORT

NP19 4RG



EPC
A rated



Additional build
to suit space
available



6 minutes to
M4, J23a

HIGH QUALITY WAREHOUSE UNIT AVAILABLE NOW

UNIT 7 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



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

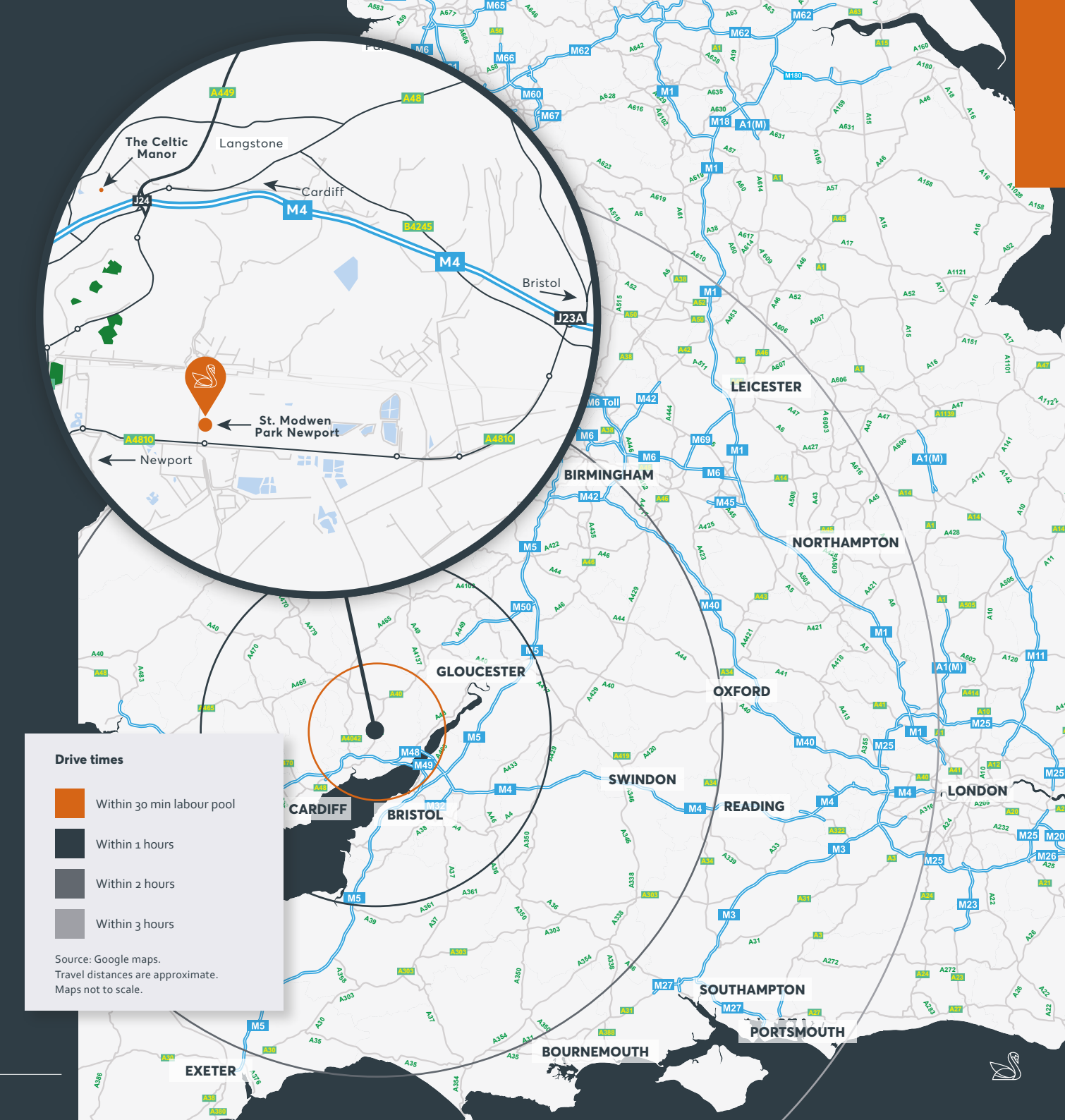
Port of Newport	3.5 miles
Port of Bristol	19 miles

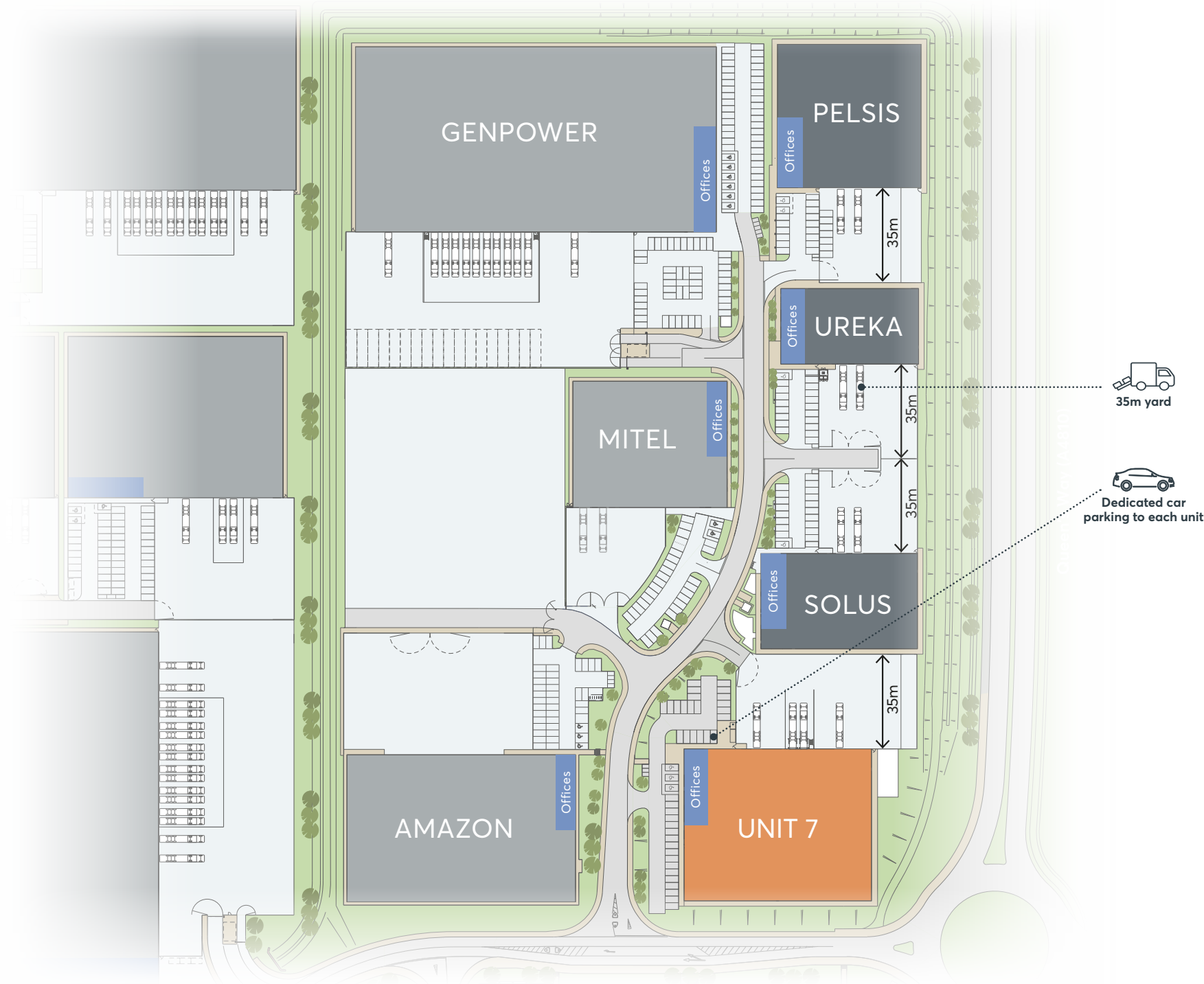
AIRPORTS

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





Schedule of accommodation

ST. MODWEN PARK
NEWPORT



37.5 kN sq m floor loading



BREEAM VERY GOOD



EPC A rated



Up to 210 KvA of power supply



EV car charging



10% roof lights



Up to 8m clear internal height

UNIT 7

WAREHOUSE INC. GF CORE	40,602 SQ FT (3,772 SQ M)
FF OFFICE	3,063 SQ FT (285 SQ M)
YARD DEPTH	35 M
CLEAR INTERNAL HEIGHT	8 M
LEVEL ACCESS LOADING DOORS	2
DOCK LEVEL LOADING DOORS	2
FLOOR LOADING	37.5 kN sq m
CAR PARKING	51 car parking 8 EV car charging
TOTAL	43,665 SQ FT (4,057 SQ M)

*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



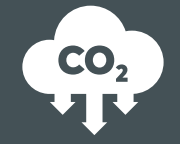







Our responsible business ambitions

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 own and manage all our spaces



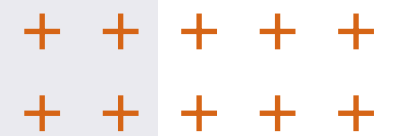
Dedicated team of 85 skilled professionals



Across 432 units



Of warehouse space across 50 parks nationwide



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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. February 2024. TBDW 04116-12.