

NEWPORT

TO LET - WAREHOUSE WITH YARD
8.470 sq m (91,171 sq ft) with 1 acre yard

Neptune Works, Usk Way,
Newport NP20 2SS

Property to let - Warehouse with yard

Minimum eaves of 7m

Port benefits from road, rail and sea
connectivity and 24 hour security

M4 (J28) 2 miles to the west; M4 (J23A)
7 miles to the east, via the A48

Opportunity

8,470 sq m (91,171 sq ft) industrial warehouse facility including a yard of approximately 1 acre, available to let 0.5 miles south of Newport city centre. The property benefits from a clear internal minimum eaves height of 7 metres.

The Port provides multimodal facilities, including direct quayside access, capable of accommodating vessels of up to 40,000 dwt. ABP has invested significantly in Newport over the past few years, in schemes such as new warehousing facilities, open storage areas, and additional rail sidings. The Port of Newport is a steel, metals, recycling and renewable energy hub. Existing occupiers on the Port include Sims Recycling, Origin Fertilisers, Hicks Transport and Stark Building Materials.

Location

Neptune Works is located in a prominent position at the East Gate Entrance to Newport Dock, fronting on to the A48 trunk road.

Junction 28 of the M4 Motorway is approximately 2 miles to the west and accessed via the Southern Distributor Road (SDR A48). Newport city centre is approximately 0.5 miles to the east and is accessed via the B4327.

Road M4 J28 – 3 km / 2 miles
M4 J24 – 8 km / 5 miles
M5 J15 – 38 km / 24 miles

Rail Newport station – 4 km / 3 miles

Air Cardiff Airport – 42 km / 26 miles
Bristol Airport – 60 km / 37 miles

Sea Close proximity to deep water berths which provide deep-sea access. The port is strategically located at the mouth of the River Usk, providing access to the Bristol Channel.

Rent

On Application.

Specification

- + New LED lighting throughout
- + 6x level-loading doors
- + Secure (fenced) site
- + Warehouse facility with yard
- + Minimum eaves height of 7 metres
- + Designated staff and visitor parking
- + Rail connected

Tenure

The property is available on a leasehold basis. Terms available on application.



Potential Uses

- + Industrial
- + Logistics
- + Warehousing
- + Distribution
- + Manufacturing and processing
- + Storage



Port Services

The Port handles 1.7 million tonnes of goods annually and has expertise in the handling of containers, steel, forest products and bulk cargoes. The docks can accept vessels of varying sizes (**Draught:** up to 10.0m **Beam:** up to 26.0 / 27.0 m **Length:** 198m **DWT:** 35,000 tonnes). ABP can provide handling services (quotation on application).

Planning

The Property lies within the Newport Docks allocation area which is subject to Policy EM2 of Newport's Local Development Plan (2011-2026). The policy promotes the continued use of the existing 206 hectare employment site for uses within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. The Council will support development of this nature which is complementary to, and does not hinder, the operational use of the port.

Service Charge

A provision will be included in any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on-site security.

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



Rob Ladd
Partner

E: rob.ladd@cushwake.com
T: 02920 262254
M: 07912 798 717



Henry Best

E: henry@jenkinsbest.com
T: 029 2034 0033
M: 07738 960 012

Viewing

Available by prior appointment.

EPC

A copy of the EPC can be made available on request.

Services

Mains electricity and water are available to the property. Interested parties are advised to make their own enquiries regarding connectivity, capacity and suitability of the same.

Land Space Funding



Liam Slater

E: liam.slater@abports.co.uk
M: 07890 276 228

Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

property.abports.co.uk

Every effort has been made to ensure that the information contained in this document is correct and is believed to be so at the date of publication. Associated British Ports accepts no responsibility or liability for the accuracy of this document. The descriptions, measurements and/or area sizes contained therein are included as a general outline only, for the guidance of intended purchasers or lessees, and do not form part of any contract. Photographs and site or development land plans are indicative only.