NEWPORT
TO LET – WAREHOUSE PREMISES WITH YARD
18,138 sq m (195,236 sq ft) on 9.53 acres
Neptune Works, Usk Way, Newport NP20 2SS

Overhead craneage
24 hour on site security
Port handling services available
Opportunity

18,138 sq m (195,236 sq ft) industrial/warehouse facility on a self contained site extending to approximately 9.53 acres (3.85 ha), with 2 storey office accommodation – available to let, 0.5 miles south of Newport city centre. The property benefits from overhead craneage servicing each bay and 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, W.E. Dowds (Shipping) Ltd, International Timber and Speedy Hire.

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). Newport city centre is approximately 0.5 miles to the east and is accessed via the B4327.

Road
- M4 J28 – 3.2km / 2 miles
- M4 J24 – 8.8km / 5.5 miles
- M5 J15 – 38.6km / 24 miles

Rail
- Newport station – 4.8km / 3 miles

Air
- Cardiff Airport – 42.6km / 26.5 miles
- Bristol Airport – 60.2km / 37.4 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.

Specification

- Multi point access
- Detached warehouse facility with office provision measuring 18,138 sq m (195,243 sq ft) on a self contained site of 9.53 acres (3.85 ha)
- Minimum eaves height of 7 metres
- Overhead craneage to all bays
- Conveyor area
- Designated staff and visitor parking
- Yard areas at each end of the property

Accommodation

<table>
<thead>
<tr>
<th>Production/Offices – Main Warehouse</th>
<th>14,820 sq m</th>
<th>159,521 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canopy</td>
<td>2,006 sq m</td>
<td>21,593 sq ft</td>
</tr>
<tr>
<td>Workshop</td>
<td>1,109 sq m</td>
<td>11,937 sq ft</td>
</tr>
<tr>
<td>Workshop/Stores</td>
<td>203 sq m</td>
<td>2,185 sq ft</td>
</tr>
<tr>
<td>Total</td>
<td>18,138 sq m</td>
<td>195,236 sq ft</td>
</tr>
</tbody>
</table>

Potential Uses

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

Rent

On Application.
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 (quotations 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.

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.

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.

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

Rob Ladd  
Partner  
E: rob.ladd@cushwake.com  
T: 02920 262254

Chris Yates  
Associate  
E: chris.yates@cushwake.com  
T: 02920 262272

Haydn Dawson  
Estate Manager, South Wales  
E: hdawson@abports.co.uk  
T: 02920 835032  
M: 07725 096334

Ralph Windeatt  
Head of Commercial  
E: rwindeatt@abports.co.uk  
T: 02920 835062  
M: 07802 270776