NEWPORT
TO LET
14,795 sq ft – 70,395 sq ft
(1,374.5 sq m – 6,539.9 sq m)
3&4 Shed, West Way Road,
Newport, NP20 2UW
Available Property

24 Hour Access
8 Dock Level Access Doors
Excellent Road Links via Newport Southern Distributor Road and M4

Delivering Property Solutions
Description

The property comprises 2 internally linked detached single storey industrial warehouse. The warehouse buildings are of steel frame and brick construction, profiled sheet steel to the elevations of 3 shed and benefits from 8 Dock Level loading doors. Internally, the warehouse a provides clear rectangular shaped space finished with concrete floors, lighting and a clear internal height of c. 5.4 metres in 3 shed and 7.0m in 4 Shed.

Location

3&4 Shed is located off East Way Road Newport Dock. 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. The property is situated about one mile south of Newport City Centre and benefits from excellent communications with direct road access to the A48 Southern Distributor Road and the M4, J24 and J28, connecting Newport with London and the Midlands. The Port offers multimodal freight facilities with deep-sea access and direct links to the national rail network.

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

Rail
Newport station 4.8km / 3 miles

Air
Cardiff Airport 42.6 km / 26.5 miles
Bristol Airport 60.2 km / 37.4 miles

Specification

+ Situated close to Newport City Centre
+ The port accommodates deep-sea trade
+ The site has access to port-related utilities and services. A full assessment of available utilities will be provided on request
+ The site benefits from strong transport links

Potential Uses

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

Use Class
B2/B8

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 size (Draught: up to 10.0m Beam: up to 26.0 / 27.0m Length: 198m DWT: 35,000 tonnes). ABP can provide handling services (quotation on application).
West Way Road, Newport Docks, Newport, Available Property

- M4
- J28
- A48
- North Dock
- South Dock
- River Usk
- West Way Road

ALL ANNOTATIONS ARE INDICATIVE ONLY.
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.

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

Rent
On application.

Service Charge
Contribution towards the maintenance of common areas of the estate and providing on-site security.

Viewing
Available by prior appointment.

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

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

Liam Slater
E: liam.slater@abports.co.uk
T: 02920 835 041
M: 07702 907 891