






NEWPORT PORT - AVAILABILITY SCHEDULE

ADDRESS	SITE NUMBER (SEE PLAN)	SIZE	QUOTING RENT (PER ANNUM)	DESCRIPTION
<p>Land North of TG Howell, West Way Road</p> 	<p>1</p>	<p>2.70 acres</p>	<p>Terms Available on Application</p>	<p>The site is located on the western side of the Port and is accessed via West Way Road.</p> <p>The plot comprises a regular shaped development parcel (currently of scrub / unsurfaced specification), with potential means of access off two boundaries. The site has the potential to use for open storage or as a development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>Neptune Works, Usk Way</p> 	<p>2</p>	<p>91,171 sq ft with 1 acre yard</p>	<p>Terms Available on Application</p>	<p>Premises comprise a prominent semi-detached warehouse with an addition 1 acre of yard areas and loading to southern elevations.</p> <p>The site is prominently positioned at the entrance to the Port, fronting onto Usk Way and is fully fenced.</p> <p>Specification includes a minimum eaves of 7m and 6 level access loading.</p>

<p>Premises at West Way Road</p> 	<p>3</p>	<p>49,871 sq ft on 5.91 acres</p>	<p>£400,000 per annum</p>	<p>Premises comprise 2 detached warehouses with multiple level access loading doors and minimum eaves heights ranging 6.60m - 7.50m, on a fully fenced tarmac surfaced site of 5.91 acres, providing a low site density operation.</p> <p>The premises front onto West Way Road and benefit from office accommodation to the smaller of the two warehouses.</p>
<p>Atlantic Site, East Way Road</p> 	<p>4</p>	<p>74 acres DESIGN AND BUILD OPPORTUNITIES</p>	<p>Terms Available on Application</p>	<p>Brownfield development land capable of subdivision to accommodate bespoke occupier requirements.</p> <p>Benefits from proximity to rail head and quayside access.</p>

<p>Land at West Way Road</p> 	<p>5</p>	<p>22 acres DESIGN AND BUILD OPPORTUNITIES</p>	<p>Terms Available on Application</p>	<p>Brownfield development land capable of subdivision to accommodate bespoke occupier requirements.</p>
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VAT is payable in addition on all quoting rents.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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

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