





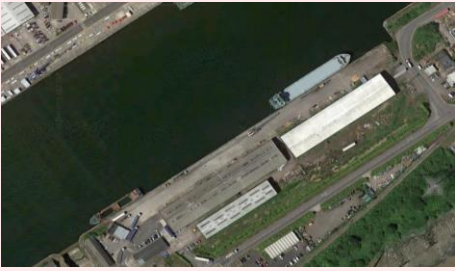







NEWPORT PORT - AVAILABILITY SCHEDULE

ADDRESS	SITE NUMBER (SEE PLAN)	SIZE	QUOTING RENT (PER ANNUM)	DESCRIPTION
Land at South Side Dock, East Way Road 	1	17.10 acres	Terms Available on Application	The site is located at the southern end of the Port, accessed off East Way Road. The site comprises approximately 17.10 acres of development land benefitting from direct quay access onto Alexandra Docks. Clearance / remedial works required prior to occupation. Timescales are available on request.
Land at West Way Road 	2	1.70 acres (UNDER OFFER)	£59,500 per annum	The site is located approximately 0.50 miles west of the Port entrance, fronting onto West Way Road. The plot comprises a secure storage yard of 1.70 acres. Specification includes a fully fenced, concrete surfaced site with lighting, power, water and drainage all connected.
3 & 4 Shed, East Way Road 	3	54,989 sq ft	Terms Available on Application	The property is located approximately 1 mile south of the Port entrance, fronting onto (and accessed via) East Way Road. Specification includes: <ul style="list-style-type: none"> • 8 dock level doors • 5.40m minimum eaves • Ancillary yard accommodation

<p>Land at Tom Lewis Way</p> 	<p>4</p>	<p>1.50 acres</p>	<p>£52,500 per annum</p>	<p>The site is located approximately 0.50 miles west of the Port entrance, located off Tom Lewis Way (which connects to West Way Road in turn).</p> <p>The plot comprises a secure storage yard of 1.50 acres.</p> <p>Specification includes a fully fenced, concrete surfaced site with lighting, power, water and drainage all connected.</p>
<p>Atlantic Site, South Side, South Dock</p> 	<p>5</p>	<p>75.00 acres (gross)</p>	<p>Terms Available on Application</p>	<p>The site comprises a large parcel of land situated at the southern boundary of the Port, accessed via East Way Road.</p> <p>The land is capable of sub-division to provide smaller development plots, or for use as open storage (subject to clearance works). Specification varies throughout (majority unsurfaced, part scrub).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>Land South of Cemex, East Way Road</p> 	<p>6</p>	<p>2.25 acres</p>	<p>Terms Available on Application</p>	<p>The site is situated at the eastern boundary of the Port, with access provided via East Way Road.</p> <p>The site comprises a flat parcel of scrub land fronting the quayside, with potential for use as open storage or a development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>

<p>Land to rear of 1 Shed, East Way Road</p> 	<p>7</p>	<p>1.50 acres</p>	<p>Terms Available on Application</p>	<p>Land is situated on the eastern side of the Port, accessed via East Way Road, in close proximity to the Port entrance.</p> <p>The site comprises a regular shaped parcel running parallel to East Way Road with current specification comprising scrub land. 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>Land North of TG Howell, West Way Road</p> 	<p>8</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>Land at West Way Road</p> 	<p>9</p>	<p>17.00 acres</p>	<p>Terms Available on Application</p>	<p>The site is located on the western side of the Port and is accessed via (and fronts onto) West Way Road.</p> <p>The site comprises a largely level plot, consisting of predominantly scrub land at present. The site has the potential to use for open storage or as a development site (design and build opportunities) and could be subdivided to suit individual occupier requirements.</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>

<p>Land to rear of 11 Shed, Tom Lewis Way</p> 	<p>10</p>	<p>3.30 acres</p>	<p>Terms Available on Application</p>	<p>The site is located on the western side of the Port and is accessed via (and fronts onto) Tom Lewis Way.</p> <p>The site comprises a largely level plot, consisting of predominantly scrub land at present. 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>Gypfor Site, Tom Lewis Way</p> 	<p>11</p>	<p>12.30 acres</p>	<p>Terms Available on Application</p>	<p>The site is located at the south western extent of the Port and is accessed via (and fronts onto) Tom Lewis Way.</p> <p>The site comprises a large parcel, capable of subdivision to suit individual occupier requirements, currently consisting of predominantly scrub land. 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>Newport Port Office, East Way Road</p> 	<p>12</p>	<p>7,000 sq ft</p>	<p>£40,000 per annum</p>	<p>The Port office is located centrally within the Port and is accessed via East Way Road, situated approximately 1 mile from the port entrance.</p> <p>The property comprises a 3-storey office building which is configured to provide a combination of open plan and cellular office accommodation with a number of conference and meeting rooms.</p> <p>The Port office also benefits from generous on-site car parking facilities.</p>

Former LDH Premises, West Way Road



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6,585 sq ft warehouse
3,013 sq ft offices
on 0.94 acres

£47,500 per annum

Detached warehouse premises (6.52m minimum eaves rising to 9.70m) with 4 level loading doors and a 5 tonne crane in situ, together with office and WCs.

There is a separate 2 storey office block to the front of the site which includes reception, meeting rooms, offices, stores and WCs.

The site is fenced to the boundary and measures 0.94 acres.

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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Current aerial images taken from Google Maps