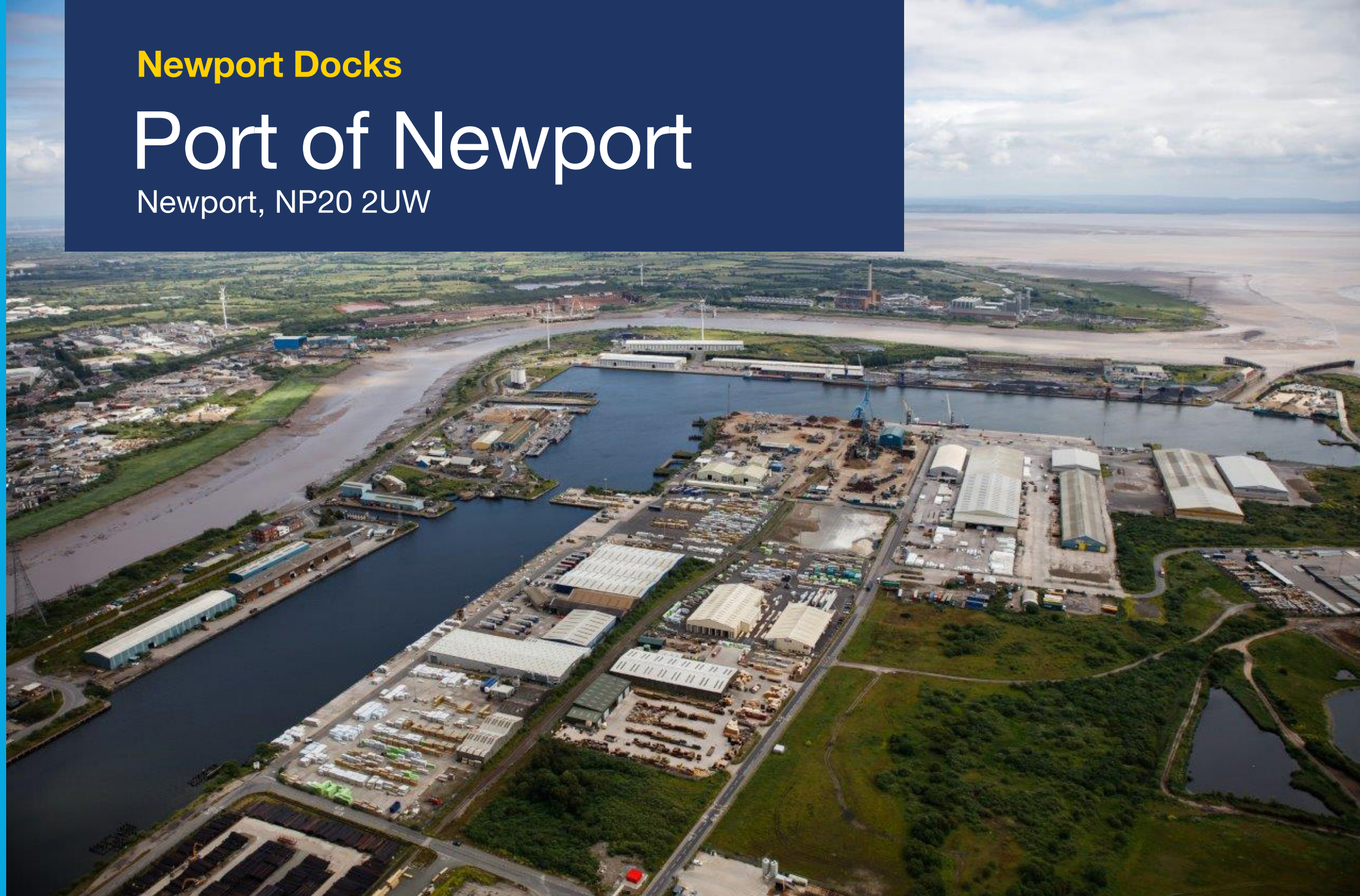


Newport Docks

# Port of Newport

Newport, NP20 2UW

Make it.  
Move it.



**30 hectares (74 acres)  
& 9 hectares (22 acres)**

Min and max single units possible 30,000 - 1,000,000 sq ft

**ABP** | PROPERTY



**Make it. Move it.**

# The development sites at Newport Docks are ideally suited to port-centric manufacturing and logistics uses.

## Property

The Port of Newport provides multimodal freight facilities with deep-sea access, direct links to the national rail network and easy access to the M4 motorway, connecting Newport with London. ABP has invested significantly in Newport, including development of new warehousing, open-storage areas, cargo-handling equipment, additional rail sidings and wind turbines.

- + Single unit occupancy of **30,000 - 1,000,000 sq ft**
- + Site can be sub-divided to **suit occupier requirements**
- + **Bespoke design** and build opportunities

## Planning

The sites are located within the port which is allocated for **Use Class: B1** (B2 & B8 - Operational port / industrial use, in the Newport Local Development Plan (2011 - 2026). The port also benefits from:

- + **Extensive permitted development rights for port-related activities**
- + **Interested parties are advised to contact Newport City Council (Planning) directly**
- + **Situated in the Cardiff Capital Region**

## People

Newport has a large workforce with broad and diverse experience across multiple sectors. The area is proud to host leading brands operating in construction and aggregates.

- + Total population of **156,400**
- + **69,400** skilled workforce with NVQ 2+ qualifications
- + **7,000 people** work in the manufacturing industry

Source: [nomisweb.co.uk](http://nomisweb.co.uk)

## Power

The Port of Newport benefits from a robust power infrastructure.

- + Sufficient power to meet demand
- + We will work closely with **potential occupiers** to ensure their specific energy requirements can be accommodated
- + Option to develop green power solutions

# Why could port-centric manufacturing and logistics work for your business?

If you're manufacturing, modifying and distributing goods locally, nationally and globally then locating at the heart of Britain's industrial and consumer supply chains has many advantages.

## Ten key benefits of locating your business on our ports



**Route optimisation** – be at the heart of the UK consumer and industrial supply chains



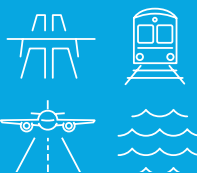
**Strategic land and property** opportunities in key UK locations



**Accessibility** to port services



**Access the green energy** you need to power your supply chain and decarbonise your business



**Multi-modal connectivity:** link your supply chain with Road, Rail & Sea



**CO<sub>2</sub> Savings**



**Established working relationships** with LEP's, local and national government



**Links to** local educational institutions



**Available local workforces**



**Capitalise on our expertise** in planning, design and build

# Connected to the World

The Port of Newport is one of the leading ports in South Wales and the UK. The port builds on a rich heritage of international trade and continues to serve businesses throughout Britain. The port offers direct access to deep water and close proximity to major shipping lanes.

## 1 Billion

Every year the port handles some £1 billion of trade

## 1.8 Million

The port handles 1.8 million tonnes of goods annually

## 4,100

Jobs supported nationally

## 275 Million

Contributed to the economy annually

### Port Services

The Port handles 1.8 million tonnes of goods annually. The port is a major hub for 'long product' steel, sea dredged aggregates, liquid bulks and construction materials including forest products and has expertise in bulk and break bulk cargoes.

The dock can accept vessels to the current maximum constraints:

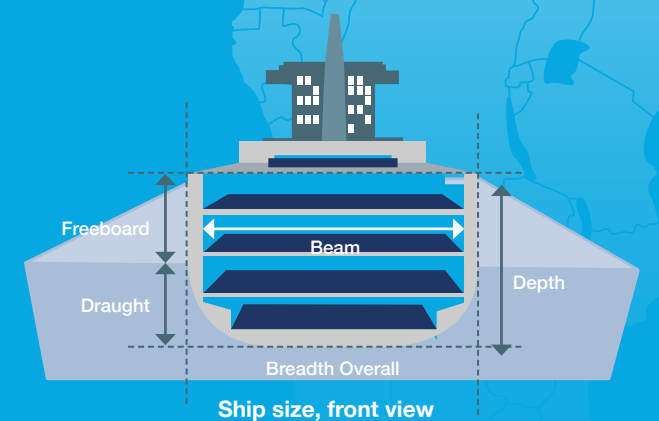
**Draught:** up to 7.6m / 10.4m

**Beam:** up to 17.0 / 30.1 m

**Length:** 122m / 244m

**DWT:** up to 40,000 tonnes

(ABP can provide separate handling services quotation on application).



Ship size, front view

# Gateway to Britain

The site benefits from excellent connections with direct road access to the A48 Southern Distributor Road and the M4, J24, J25A 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

<b>A48</b>	1.8 km / 1.1 miles
<b>M4 J28</b>	5.3 km / 3.3 miles
<b>M4 J24</b>	8.8 km / 5.5 miles
<b>M4 J25A</b>	5.9 km / 3.7 miles

## Rail

The sites benefit from direct rail access which can be extended to allow transportation of freight and products via the Great Western mainline.

**Newport station** 4.8km / 3 miles

## Sea

Direct access to deep-water berths. The Port is strategically located at the mouth of the River Usk, providing access to the Bristol Channel.

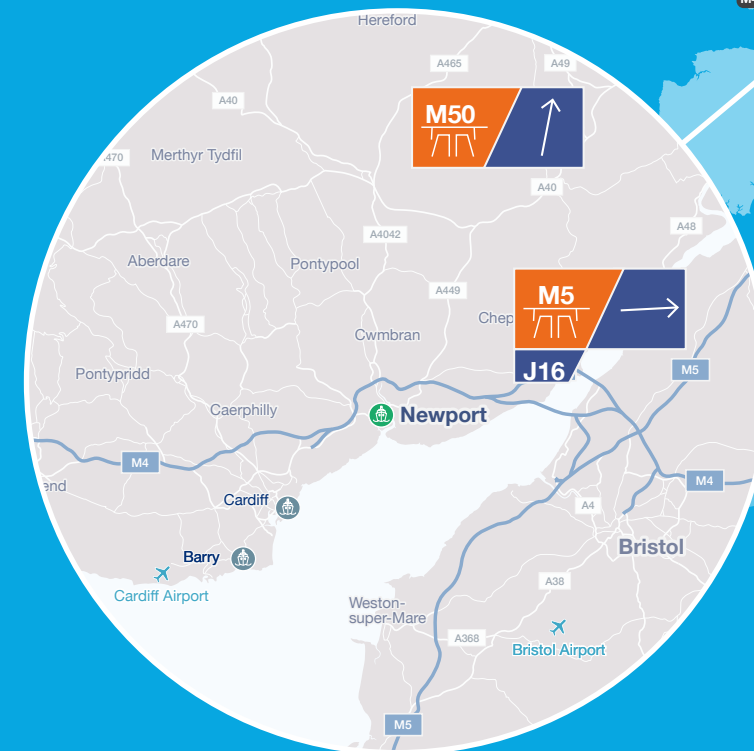
## Air

<b>Cardiff Airport</b>	42.6 km / 26.5 miles
<b>Bristol Airport</b>	60.2 km / 37.4 miles
<b>Birmingham Airport</b>	164 km / 102 miles
<b>Heathrow Airport</b>	199 km / 124 miles

## Distance from the port

<b>Cardiff</b>	18 km / 11 miles	29 mins
<b>Bristol</b>	50 km / 31 miles	42 mins
<b>Swansea</b>	78 km / 49 miles	1hr 23 mins
<b>Birmingham</b>	169 km / 105 miles	1 hr 57 mins
<b>Southampton</b>	193 km / 120 miles	2 hrs 35 mins
<b>London</b>	223 km / 138 miles	2 hrs 45 mins

Distances and drive times sourced from AA Route Planner



Rail linked quayside access ideal for low carbon transportation





The 2 sites at the heart of the Port Estate of Newport comprise 30 hectares (74 acres) & 9 hectares (22 acres). The port offers multimodal freight facilities with deep-sea access and direct links to the national rail network. Backed by a programme of ongoing investment, our ports provide leading facilities and equipment, operated by our expert teams who can safely and efficiently handle a wide variety of different cargoes.

West Way Road site  
9 hectares (22 acres)



River Usk

Protected railway corridor



Atlantic Site  
30 hectares (74 acres)

# Property



# Demographics

**1 Billion**

Every year the port handles some £1 billion of trade

**156,400**

Newport population (2020)

**30%**

of manufacturing jobs above **National Average**

**-10%**

labour costs 10% less than **National Average**

**7.2%**

Newport is projected to have the greatest population increase (7.2%) of all Welsh local authorities by 2028

**90 Mins**

Into central London by train

**11.8% Lower**

Construction costs in Wales are 11.8% cheaper than in the East Midlands

**2 International**

airports within 45 minutes

**3 Junctions**

2 M4 Junctions, providing easy access to the Midlands, the Southwest and the M4 Corridor

**40.2%**

of the the population (37,000 people) educated to NVQ 4+ level and above

**77.4%**

of the population of Newport is economically active



# A hub for manufacturing

## Bespoke facility case study

The design and build of an environmentally and cost-effective route-optimised facility for plasterboard manufacturer Knauf.

The businesses' raw material, gypsum, can be imported directly by sea via the adjacent deep-water berth to remove the requirement for an inland transport leg. The product is created using wind and solar power generated on the port. The finished product is then distributed utilising lower CO2 transport options; sea for the Irish market, rail and road.

This state-of-the-art facility reflects Knauf's determination to reduce the carbon emissions associated with large-scale manufacturing. The plant will also have on-site recycling as part of its commitment to the circular economy.



## Existing Port Customers





# Opportunity

**Atlantic Site  
30 hectares  
(74 acres)**



**West Way Road site  
9 hectares  
(22 acres)**



**38.63 hectares (95.47 acres) of available port land to let within the secure confines of the Port of Newport.**

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, agribulks, recycling and renewable energy hub. Existing occupiers on the Port include Sims Recycling, Origin Fertilisers, W.E. Dowds (Shipping) Ltd, International Timber, Tata Steel and Speedy Hire.

## Specification

- + 38.63 hectares (95.47 acres) of brownfield development land
- + Use Class: B1 (B2 & B8 - Operational port / industrial use in the Newport Local Development Plan (2011- 2026)
- + Situated in the Cardiff Capital Region
- + The port has the ability to accommodate deep-sea trade
- + The site is wholly owned by ABP and leasehold facilities can be designed and built to meet individual occupier requirements
- + The site has access to port-related utilities and services. A full assessment of available utilities will be provided on request
- + The site can be sub-divided to suit individual occupier requirements up to 30,000 - 1,000,000 sq ft
- + Excellent road access to Junctions 24, 25A and 28 of the M4 motorway
- + Bespoke design and build opportunities available
- + Multi modal connectivity – road / rail / sea

## Potential Uses

- + Industrial
- + Port-related uses
- + Logistics
- + Warehouse
- + Manufacturing and processing

## Working with Local and National Government

ABP has strong working relationships with the Welsh Government, Newport City Council and Cardiff Capital Region, who work closely with businesses to facilitate the provision for investment in the growth of this fast-growing region.



Phone: 03000 040414  
Email: [info@cardiffcapitalregion.wales](mailto:info@cardiffcapitalregion.wales)

<https://www.cardiffcapitalregion.wales>



Phone: (01633) 233598 or (01633) 233600  
Email: [business.services@newport.gov.uk](mailto:business.services@newport.gov.uk)

<https://www.newport.gov.uk/splash-homepage>



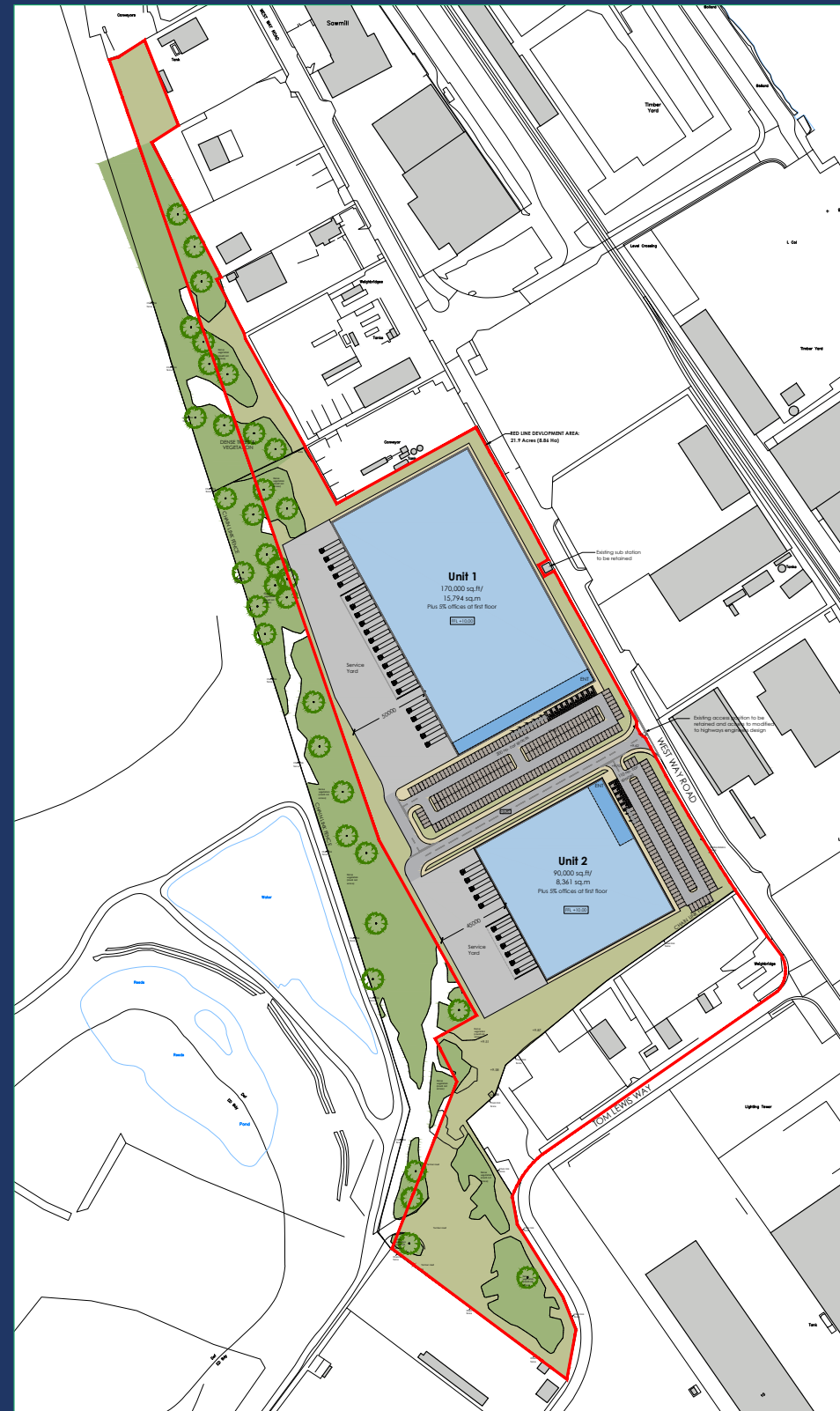
<https://gov.wales>



Atlantic Site



West Way Road Site



# Master plan

An indicative master plan for the sites is shown opposite. Bespoke units can be built to suit specific occupier requirements.

Atlantic Site

Unit 1	65,691 sq m	710,000 sq ft
Unit 2	7,432 sq m	80,000 sq ft
Unit 3	30,658 sq m	330,000 sq ft
Unit 4	2,787 sq m	30,000 sq ft
<b>Total</b>	<b>91,238 sq m</b>	<b>985,000 sq ft</b>

West Way Road Site

Unit 1	15,794 sq m	170,000 sq ft
Unit 2	8,361 sq m	90,000 sq ft
<b>Total</b>	<b>24,155 sq m</b>	<b>260,000 sq ft</b>

(All areas are quoted gross internal)

Indicative plans only. The site could accommodate a single unit of up to 1,000,000 sq ft.

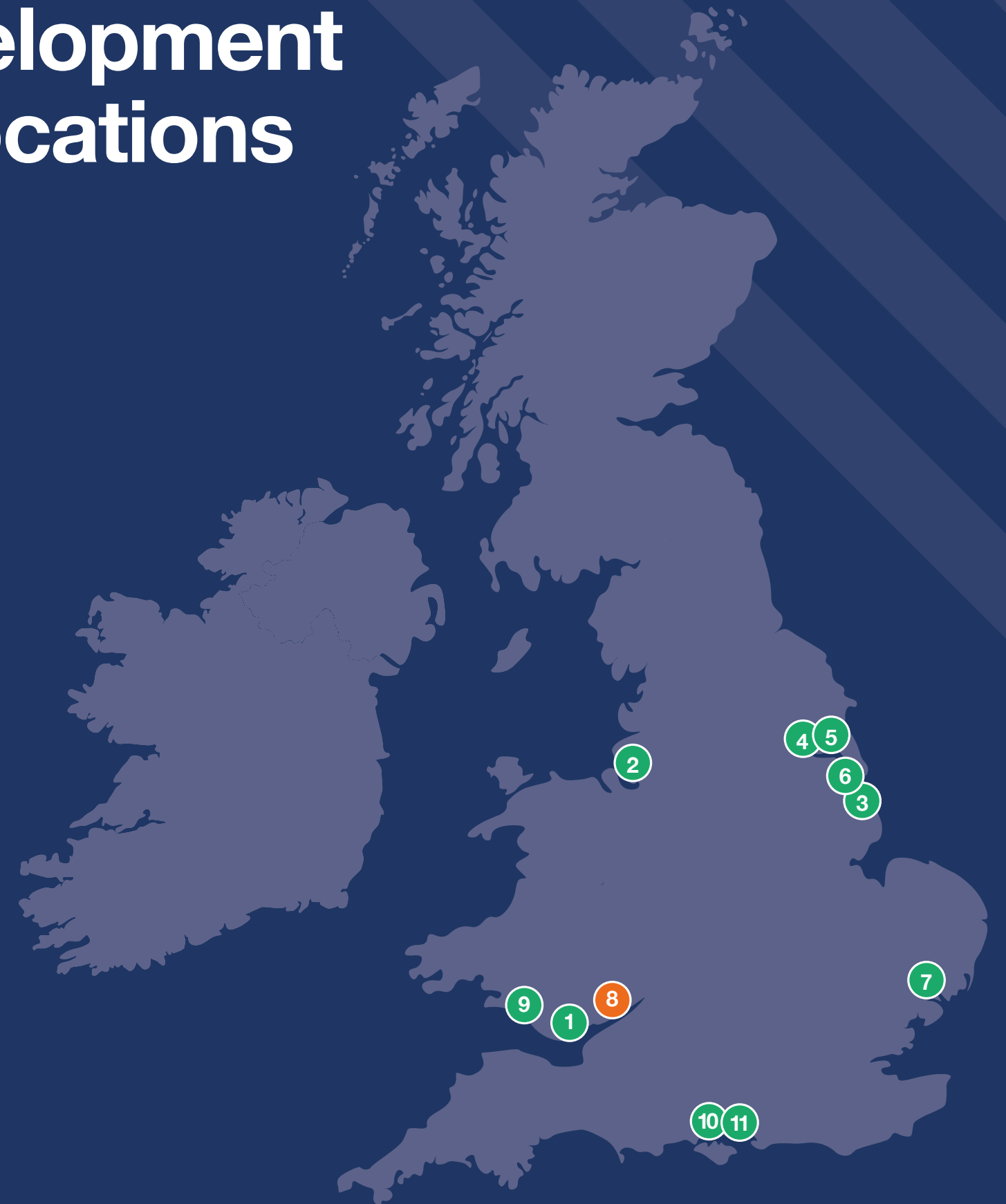
The scheme illustration shown above could be extended to include existing accommodation.



# Strategic port-based development opportunities in key UK locations

Phase 1 of our port-centric manufacturing initiative:

- 1 **Cardiff**  
5.26 hectares 13.02 acres | Brownfield site (Outline planning permission granted)
- 2 **Garston**  
7.32 hectares 18.11 acres | Brownfield site
- 3 **Grimsby**  
36 hectares 89 acres | Brownfield site
- 4 **Humber International Park**  
183 hectares 453 acres | Greenfield site (Freeport tax-assisted zone)
- 5 **Hull**  
58.7 hectares 145 acres | Brownfield site (Freeport tax-assisted zone)
- 6 **Immingham**  
24.59 hectares 60.75 acres | Greenfield site
- 7 **Ipswich**  
7.46 hectares 18.43 acres | Brownfield site
- 8 **Newport**  
38.63 hectares 95.47 acres | Brownfield site – located in Cardiff Capital Region
- 9 **Port Talbot**  
34.23 hectares 84.58 acres | Brownfield site – Tier 1 Grant Assisted Area status
- 10 **Southampton Redbridge**  
9 hectares 22 acres | Brownfield site Freeport-tax-assisted Zone
- 11 **Southampton Marchwood**  
3 hectares 8 acres | Brownfield site





**Make it.  
Move it.**

# Contacts

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



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**E:** philip.cranstone@cbre.com

## Tenure

The site offers leasehold opportunities for bespoke development to meet individual requirements. Terms available on application.

## Services

Mains services consisting of electricity, water and drainage will be made available to site and can be connected at an additional cost to the ingoing tenant.

## 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.



## Delivering 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](http://property.abports.co.uk)

[makeit-moveit.abports.co.uk/newport](http://makeit-moveit.abports.co.uk/newport)

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