

WEST WAY ROAD, NEWPORT

4,633 sq m (49,871 sq ft) on a site
of 2.39 ha (5.91 acres)

Port of Newport, NP20 2WD

Available Q4 2023

Road, rail and sea connectivity

2 x detached warehouses / distribution facilities
on a self-contained site of 5.91 acres

Close proximity to Newport city centre and the M4
(via the A48 link road to junction 28)



Opportunity

The premises comprise two detached warehouse units totalling 4,633 sq m (49,871 sq ft), on a self-contained site of 2.39 ha (5.91 acres), set within the secure confines of the Port of Newport, just 2.5 miles from Newport city centre.

Specification of the warehousing includes a minimum height that ranges from 6.50m to 10.00m, offices and welfare facilities and level access loading doors off multiple elevations. The site itself is fully self-contained with fencing to the perimeter and a large surfaced yard area.

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

Newport Docks fronts onto the A48 trunk road, with the port entrance accessed from the same. 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.

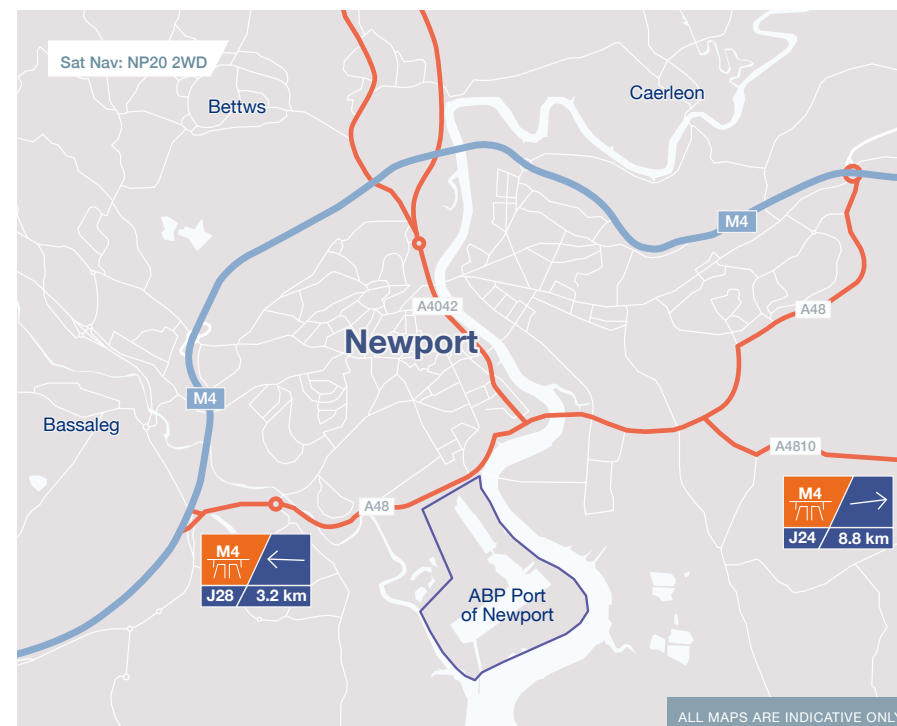
Accommodation

	SQ M	SQ FT
Warehouse 1 (Roadside)	1,752.94	18,869

Office/welfare included in the above total
Min eaves 6.6m Max eaves 10m

	SQ M	SQ FT
Warehouse 2	2,880.16	31,002

Min eaves 7.5m Max eaves 12m



Port of Newport



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 (quotation on application).

Planning

The Port of Newport is allocated in Newport's Local Development Plan (2011-2026) as an area which is subject to Policy EM2, which 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.

Service Charge

A provision will be included for 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.

Potential Uses

- + Industrial
- + Logistics
- + Warehousing
- + Distribution
- + Open storage

Tenure

The property is available on a leasehold basis for a term of years to be agreed. Rent on application with the joint agents.

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



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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.

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