





NEWPORT PORT - AVAILABILITY SCHEDULE

| ADDRESS | SITE NUMBER (SEE PLAN) | SIZE | QUOTING RENT (PER ANNUM) | DESCRIPTION |
|--|------------------------------|----------------------------------|-----------------------------------|---|
| Land North of TG Howell, West Way Road | 1 | 2.70 acres | Terms Available on Application | The site is located on the western side of the Port and is accessed via West Way Road. 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). Clearance / remedial works required prior to occupation. Timescales are available on request. |
| Neptune Works, Usk Way | 2 | 91,171 sq ft with 1 acre yard | Terms Available on Application | Premises comprise a prominent semi- detached warehouse with an addition 1 acre of yard areas and loading to southern elevations. The site is prominently positioned at the entrance to the Port, fronting onto Usk Way and is fully fenced. Specification includes a minimum eaves of 7m and 6 level access loading. |







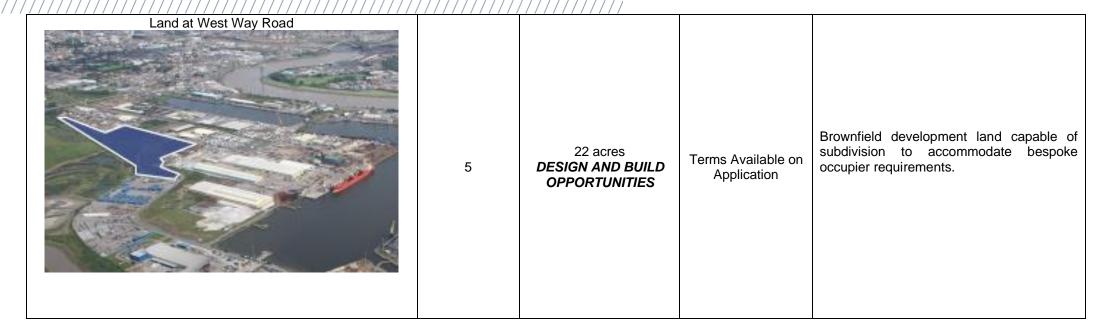
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| Premises at West Way Road | 3 | 49,871 sq ft on 5.91 acres | £400,000 per annum | Premises comprise 2 detached warehouses with multiple level access loading doors and minimum eaves heights ranging 6.60m - 7.50m, on a fully fenced tarmac surfaced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

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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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