

# NEWPORT

TO LET

Warehousing / Office / Open Storage  
Land / Design & Build Opportunities

Port of Newport, NP20 2UW

Available Property

M4  
J28 - 3.2 km / 2 mi

A48

M4  
J24 - 8.8 km / 5.5 mi

Road, rail and sea connectivity

Situated within the Cardiff Capital  
Region and a grant assisted (C) area

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



# Opportunity

Our available development sites, open storage, warehousing and office accommodation are situated within the secure confines of the Port of Newport, which is conveniently located 0.5 miles south of Newport city centre and 2 miles west of the M4 motorway (Junction 28).

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

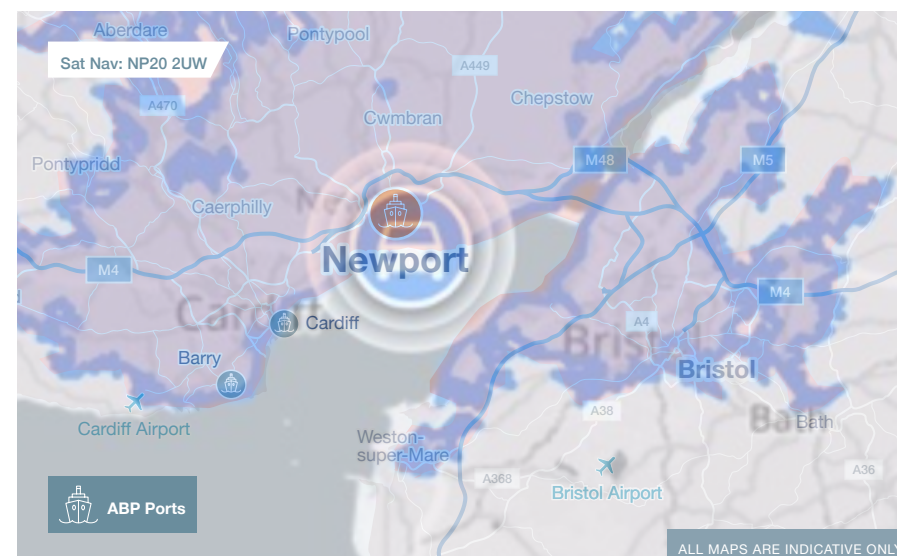
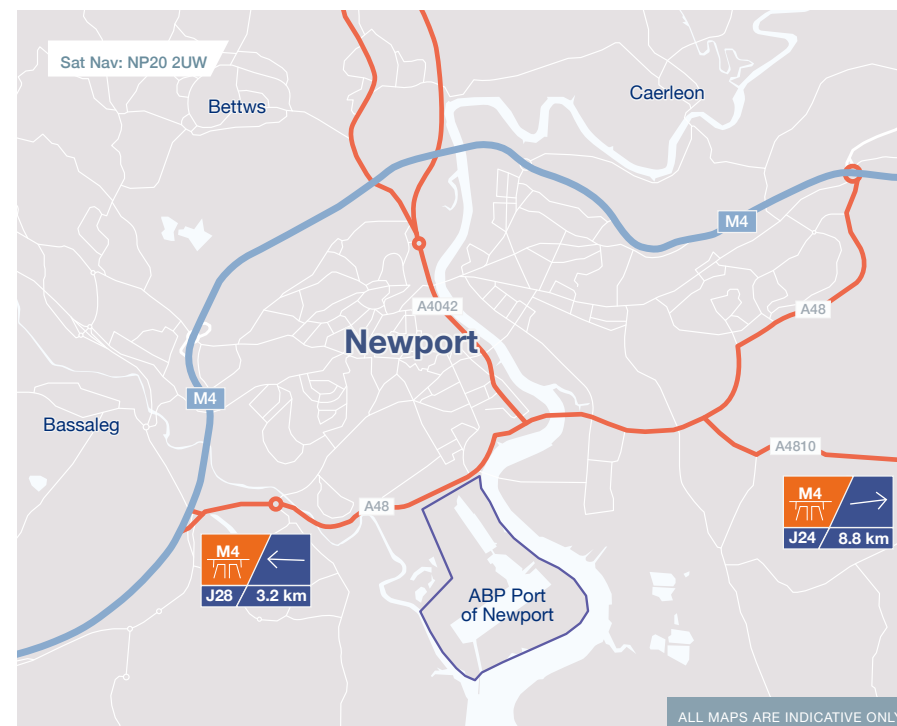
**Sea** Close proximity to deep water berths which provide deep-sea access. The port is strategically located at the mouth of the River Usk, providing access to the Bristol Channel.

## 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).

## Potential Uses

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





# Port of Newport Opportunities





# Land Space Funding

## Planning

Newport Docks 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.

## Tenure

The Port offers leasehold opportunities for open storage, existing accommodation or for bespoke development to meet individual occupier requirements. Terms are available on application and as per the insert schedule

## 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.

## Financial Support

The Port of Newport is located in an area designated as having Category 'C' status under European Commission state aid rules. Qualifying Companies may benefit from additional support.

For further information interested parties should contact the Welsh Government on 03000 603000, [www.businesswales.gov.wales](http://www.businesswales.gov.wales) or [www.gov.wales](http://www.gov.wales)

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.

[abports.co.uk](http://abports.co.uk)