

ST. MODWEN PARK NEWPORT

NP19 4QZ



EPC
A+ rated



Target accreditation
BREEAM Excellent



6 minutes to
M4, J23a

BUILT IN 12 MONTHS FROM AGREEMENT FOR LEASE

TO LET: UP TO CIRCA 622,000 SQ FT (57,135 SQ M)

Changing spaces in Newport

St. Modwen Park Newport provides flexible opportunities to the occupier market within the industrial and logistics sectors.

St. Modwen Park Newport is a key strategic site, where 213,000 sq ft of industrial and logistics warehouses are already complete (as of Q4 2022). This 100 acre business park is strategically located at the gateway to South Wales, around 18 miles from Cardiff and 25 miles from Bristol. Junction 23a of the M4 motorway is within 4 miles via the A4810/Queen's Way.

Units 8-10 are to be delivered in Q3 2023. Amazon was the first unit on the estate. Mitel and Genpower were built in 2021. To the rear of the site is CAF Rail UK's purpose built train assembly facility. Phase 3 of the project, comprising of units 4-7, completed at the end of 2022.

The remainder of the site has outline planning consent for further development, available on a build to suit basis. These opportunities provide up to circa 622,000 sq ft in a single unit, or via a combination of smaller unit sizings to suit individual occupier needs.

Why choose Newport?



Part of a 100 acre business park



Outline planning permission for up to 622,000 sq ft



Excellent road, rail, air and sea links, with the city served by the Port of Newport



Two international airports within 45 minutes of the city



Ideally located for national distribution



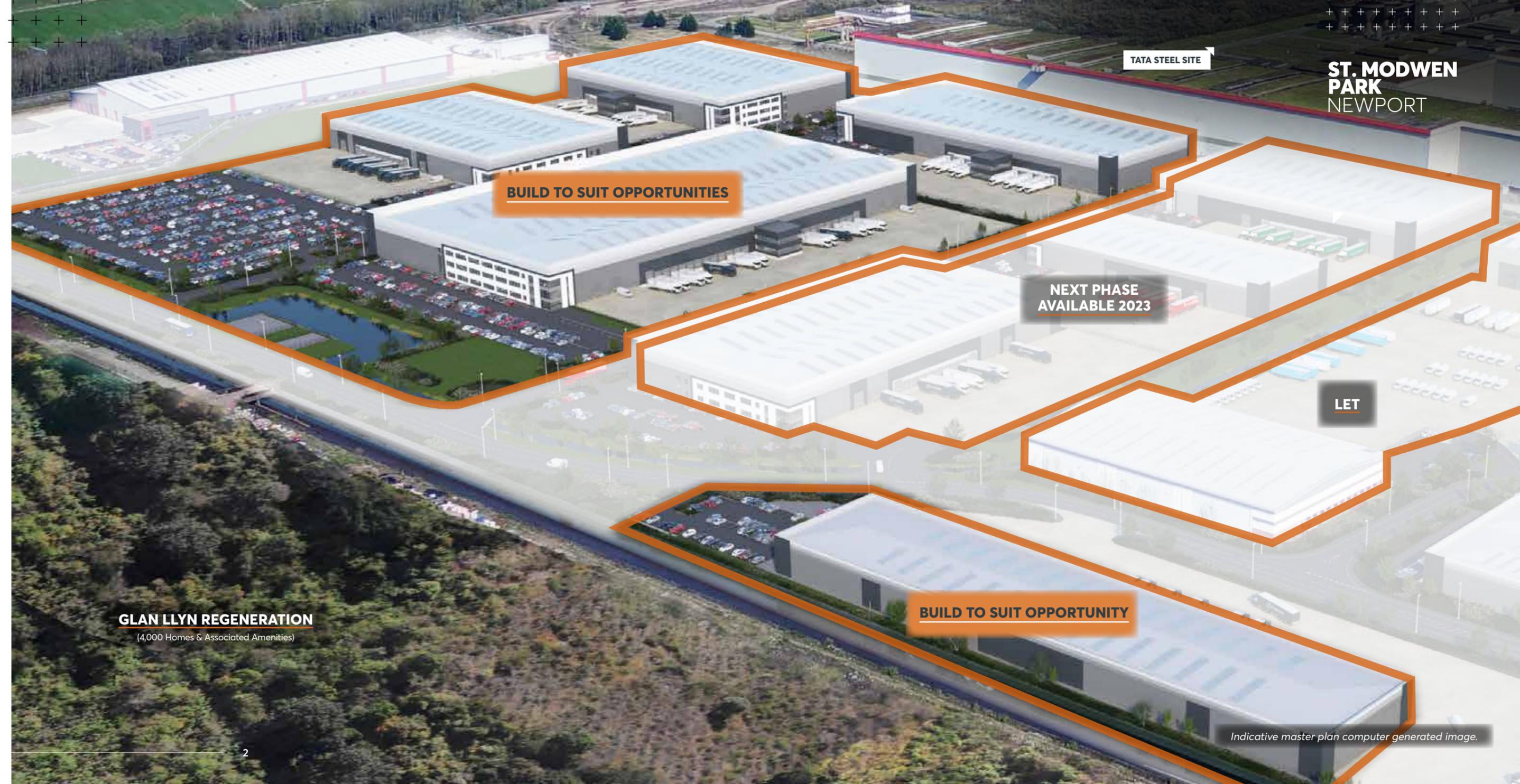
Built to our Swan Standard



24 hour access, 365 days of the year



Net Zero Carbon operational to offices



Indicative master plan computer generated image.



Why choose Newport?

Newport is a major commercial location at the gateway to South Wales, benefitting from a strong local labour force and excellent transport links.



Strong and diverse labour pool



79.7% of the population are economically active, as opposed to 75.7% (Wales average) and 79.1% (UK average)



Nearly half a million economically active people within 30 minutes' drive of the city



Average (median) full time weekly wage of £550 (6.25% lower than the UK average)



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



Excellent road, rail, air and sea links with the city served by the Port of Newport

TRAVEL DISTANCES



CITIES/MAJOR TOWNS

| | |
|-------------|-----------|
| Cardiff | 18 miles |
| Bristol | 25 miles |
| Swindon | 60 miles |
| Birmingham | 106 miles |
| Southampton | 121 miles |
| London | 130 miles |



RAIL FREIGHT TERMINALS

| | |
|-----------------|-----------|
| Port of Newport | 3.5 miles |
| Port of Bristol | 19 miles |



AIRPORTS

| | |
|------------|-----------|
| Bristol | 29 miles |
| Cardiff | 33 miles |
| Birmingham | 100 miles |
| Heathrow | 118 miles |



MAJOR ROADS

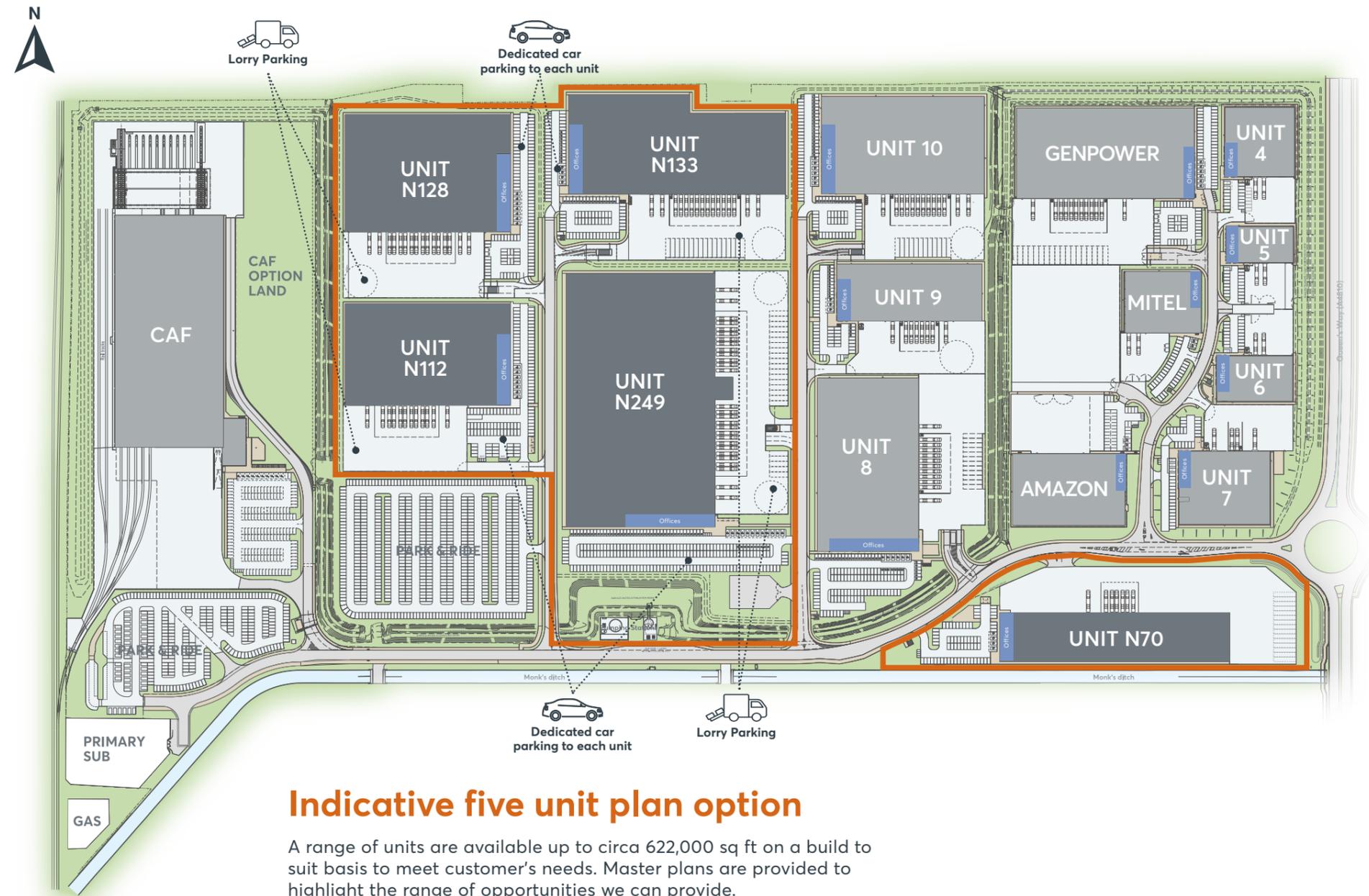
| | |
|------------------|-----------|
| A48 | 1.5 miles |
| M4, Junction 23a | 4 miles |
| A449 | 4 miles |
| M5 | 16 miles |

Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.





Indicative five unit plan option

A range of units are available up to circa 622,000 sq ft on a build to suit basis to meet customer's needs. Master plans are provided to highlight the range of opportunities we can provide.

Site plan is indicative.

Schedule of accommodation

- 

50-90 kN sq m subject to haunch height
- 

PV solar panels. Roofs designed to take 100% PV as standard
- 

Office space with lift and flexible undercroft area
- 

Up to 8 MVA of power supply
- 

EV car charging
- 

15% roof lights
- 

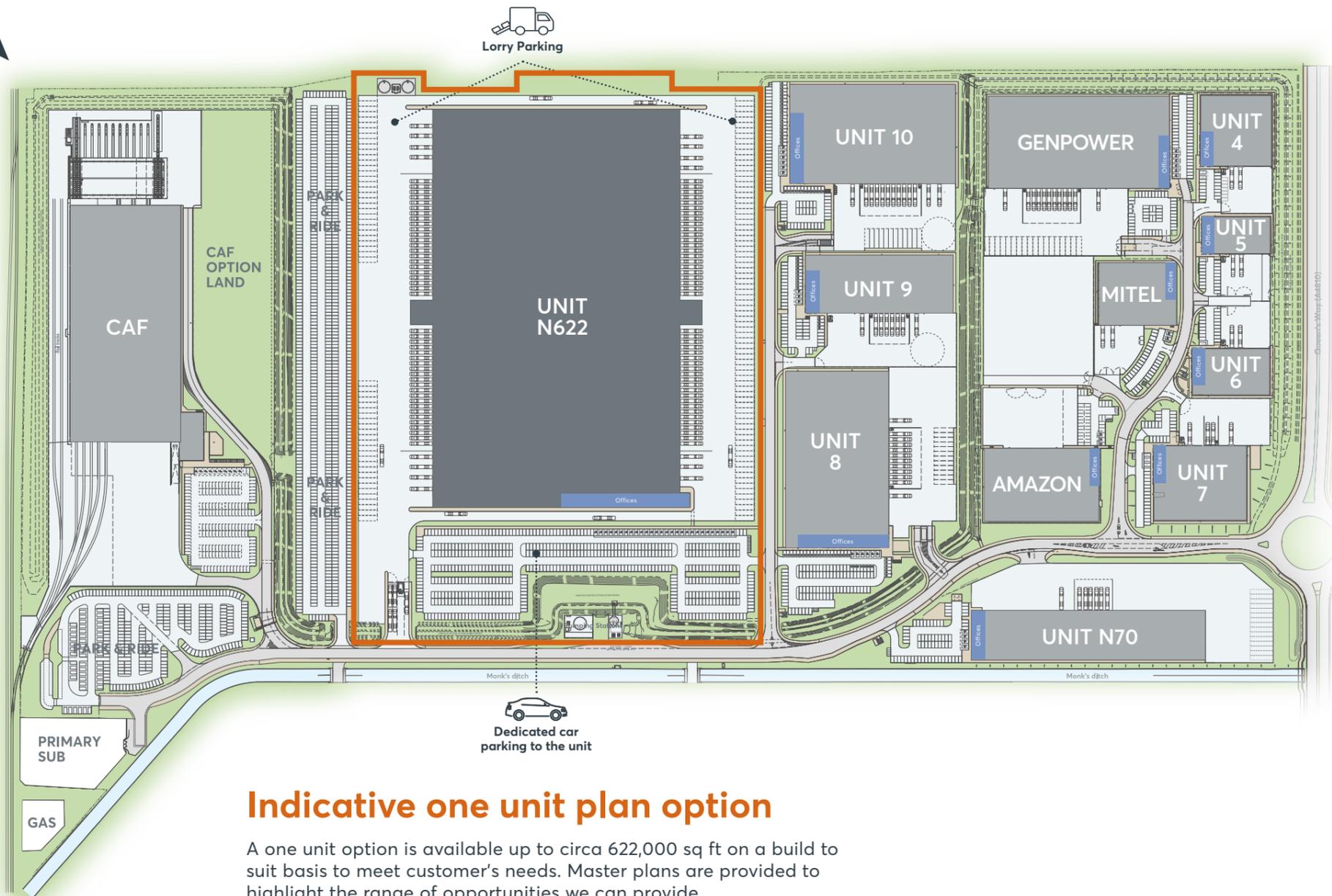
Up to 25+m internal height subject to planning

Five unit plan option

| | UNIT N249 | UNIT N133 | UNIT N128 | UNIT N112 | UNIT N70 |
|------------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|----------------------------------|
| WAREHOUSE INC. GROUND FLOOR CORE & STAIR | 227,554 SQ FT (21,140 SQ M) | 118,293 SQ FT (10,990 SQ M) | 116,520 SQ FT (10,825 SQ M) | 100,705 SQ FT (9,356 SQ M) | 66,475 SQ FT (6,176 SQ M) |
| GROUND FLOOR TRANSPORT OFFICE | 1,665 SQ FT (155 SQ M) | 1,665 SQ FT (155 SQ M) | | | |
| FIRST FLOOR OFFICE INC. CORE & STAIR | 6,200 SQ FT (576 SQ M) | 3,889 SQ FT (361 SQ M) | 3,837 SQ FT (356 SQ M) | 5,571 SQ FT (518 SQ M) | 3,775 SQ FT (351 SQ M) |
| FIRST FLOOR TRANSPORT OFFICE | 1,642 SQ FT (153 SQ M) | 1,642 SQ FT (153 SQ M) | | | |
| SECOND FLOOR OFFICE INC. CORE & STAIR | 6,200 SQ FT (576 SQ M) | 3,889 SQ FT (361 SQ M) | 3,837 SQ FT (356 SQ M) | 5,571 SQ FT (518 SQ M) | |
| THIRD FLOOR PLANT DECK & STAIR | 6,200 SQ FT (576 SQ M) | 3,889 SQ FT (361 SQ M) | 3,837 SQ FT (356 SQ M) | | |
| TOTAL | 249,461 SQ FT (23,176 SQ M) | 133,267 SQ FT (12,381 SQ M) | 128,031 SQ FT (11,894 SQ M) | 111,847 SQ FT (10,392 SQ M) | 70,250 SQ FT (6,527 SQ M) |

*All floor areas are approximate gross internal areas.





Indicative one unit plan option

A one unit option is available up to circa 622,000 sq ft on a build to suit basis to meet customer's needs. Master plans are provided to highlight the range of opportunities we can provide.

Site plan is indicative.

Schedule of accommodation



50-90 kN sq m subject to haunch height



PV solar panels



Office space with lift and flexible undercroft area



Up to 8 MVA of power supply



EV car charging



15% roof lights



Up to 25+m internal height subject to planning

One unit plan option

| | UNIT N622 |
|-------------------------|------------------------------------|
| WAREHOUSE | 573,973 SQ FT (53,324 SQ M) |
| GF CORE | 4,796 SQ FT (445 SQ M) |
| FIRST FLOOR OFFICES | 13,196 SQ FT (1,226 SQ M) |
| SECOND FLOOR OFFICES | 9,912 SQ FT (921 SQ M) |
| THIRD FLOOR OFFICES | 9,912 SQ FT (921 SQ M) |
| FOURTH FLOOR PLANT DECK | 9,912 SQ FT (921 SQ M) |
| DOCK LOADING DOORS | 88 |
| LEVEL LOADING DOORS | 15 |
| TOTAL | 621,701 SQ FT (57,758 SQ M) |

*All floor areas are approximate gross internal areas.



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

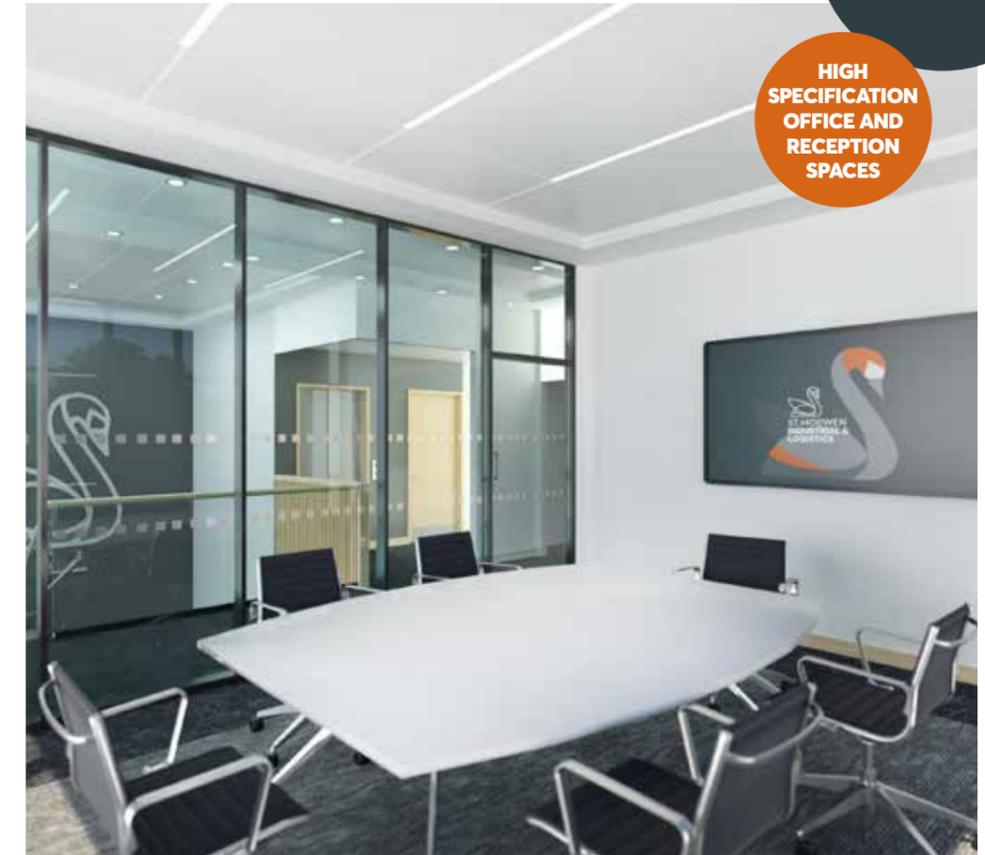
Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code





Our sustainability commitment.



All new strategic land projects will achieve **Net Biodiversity Gain of no less than 10%**



We aim to **divert 95% of all construction waste** away from land fill



All new buildings will be fitted with **SMART Automated Energy Readers**



New buildings over 100k will be fitted with PV panelling to ensure the building achieves an **EPC A+ rating and an operationally Net Zero Carbon office**



All new buildings will be served via **'Green Tariff' energy**



All new buildings will have **EV charging stations** serving 20% of all car parking spaces



All buildings will be designed and built in line with our **2022 Building Code**



All St. Modwen Parks will be designed to reflect **the very best aspects of the Park Code**



Our average Considerate Constructors Scheme (CCS) score will be **40/50**

▶ Sustainability is a key focus for us and our desire to meet carbon neutrality targets is one of the many elements captured in the Swan Standard. It also assists our customers in driving forward their own sustainability agendas, which are more ambitious now than ever before.

The Swan Standard provides a consistent approach to the development of land, construction of warehouse units and the ongoing management of our logistics and industrial parks.

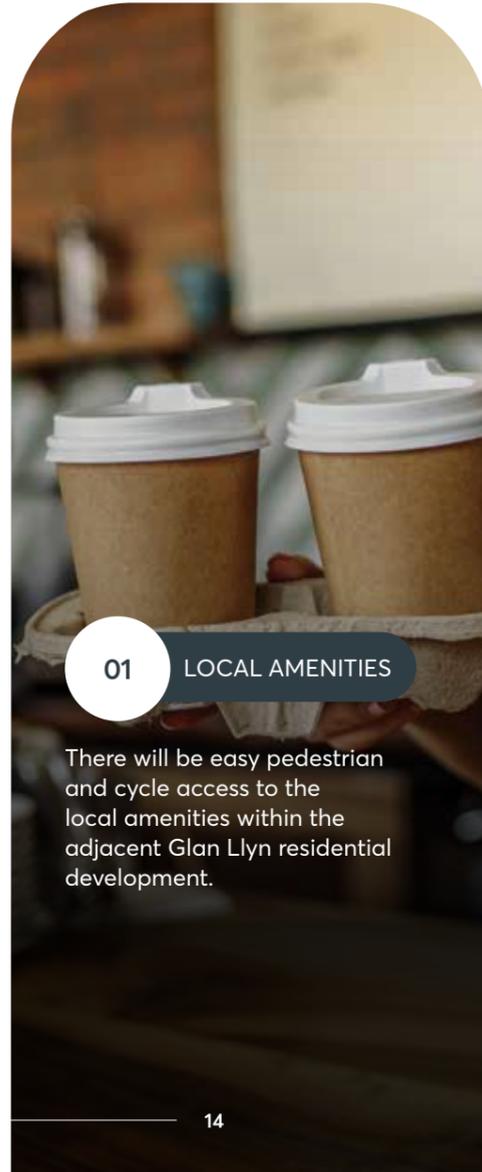
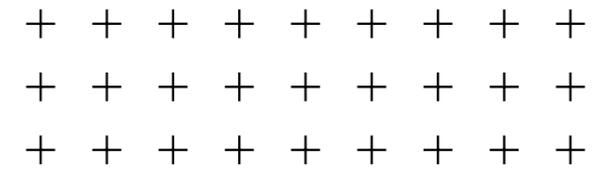
All parks will be fully compliant with the Swan Standard by 2023, which in turn will help deliver on 10% biodiversity net gains on new developments and become net zero carbon by 2025.



A great space for people

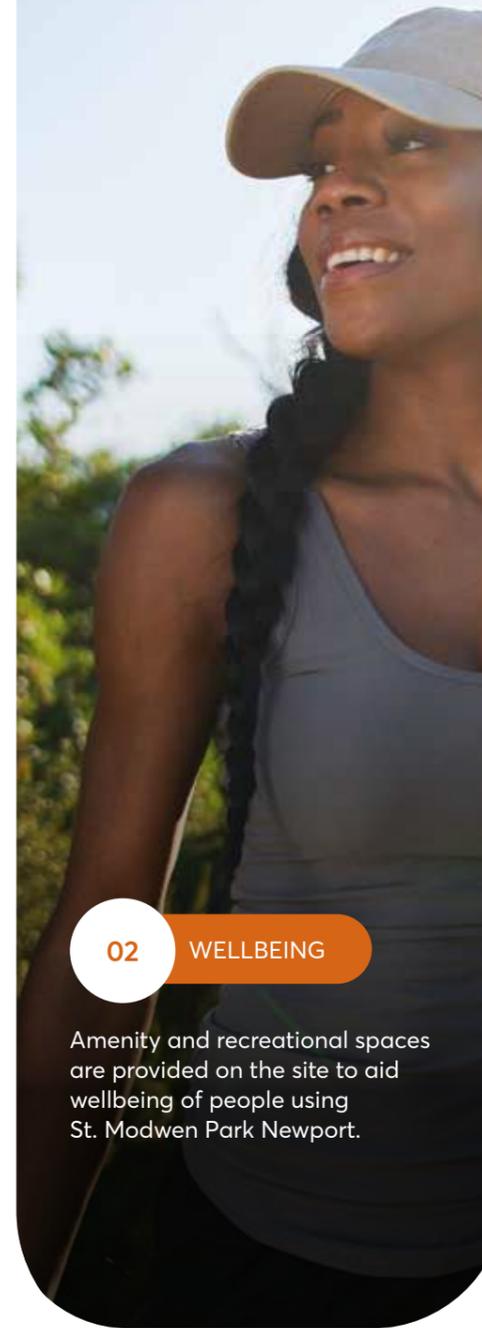
Designed with our customers in mind, our primary goal is to create places where business can thrive, people want to work and that benefit the wider community.

The Swan Standard goes beyond just warehousing. Our parks will offer enhancements across transport, security, environment and wellbeing to help create truly better futures.



01 LOCAL AMENITIES

There will be easy pedestrian and cycle access to the local amenities within the adjacent Glan Llyn residential development.



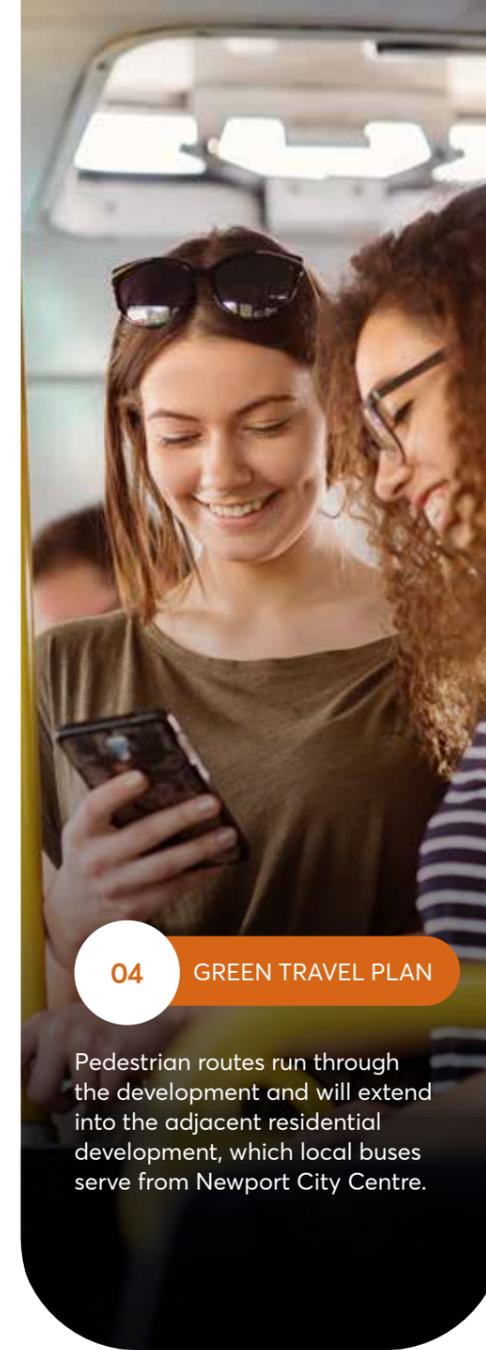
02 WELLBEING

Amenity and recreational spaces are provided on the site to aid wellbeing of people using St. Modwen Park Newport.



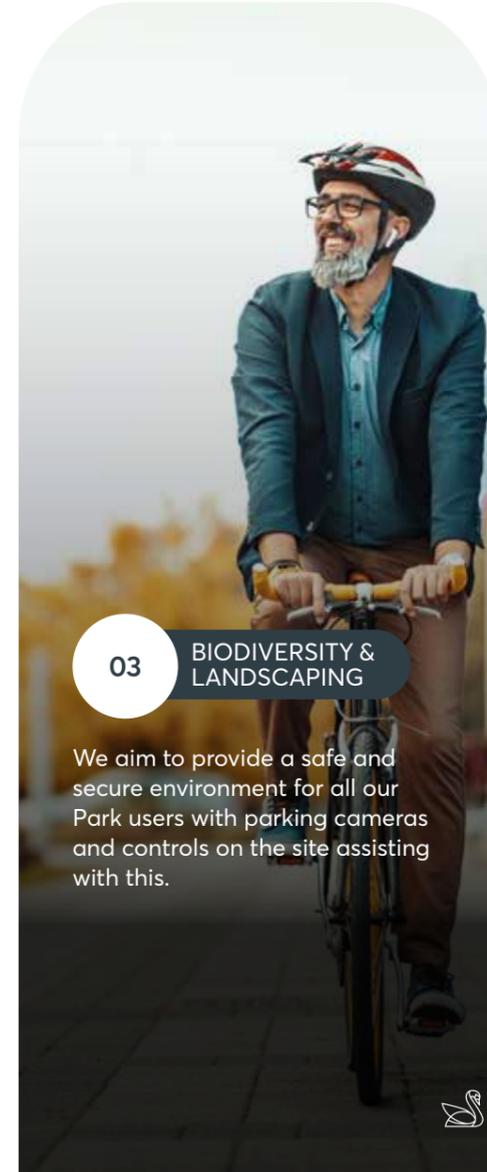
03 BIODIVERSITY & LANDSCAPING

Structured landscaping and surface drainage reens provide a haven for wildlife. Opportunities to access green space and trails will be provided by the adjacent residential development



04 GREEN TRAVEL PLAN

Pedestrian routes run through the development and will extend into the adjacent residential development, which local buses serve from Newport City Centre.



03 BIODIVERSITY & LANDSCAPING

We aim to provide a safe and secure environment for all our Park users with parking cameras and controls on the site assisting with this.





Our responsible

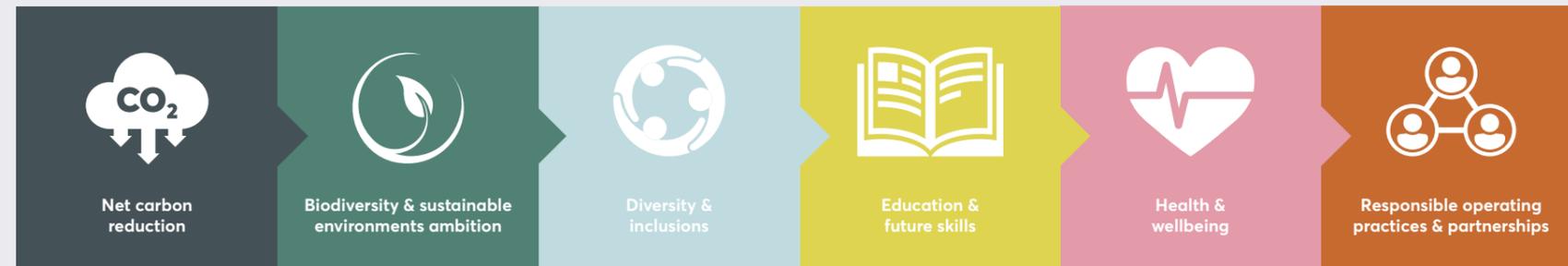
business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

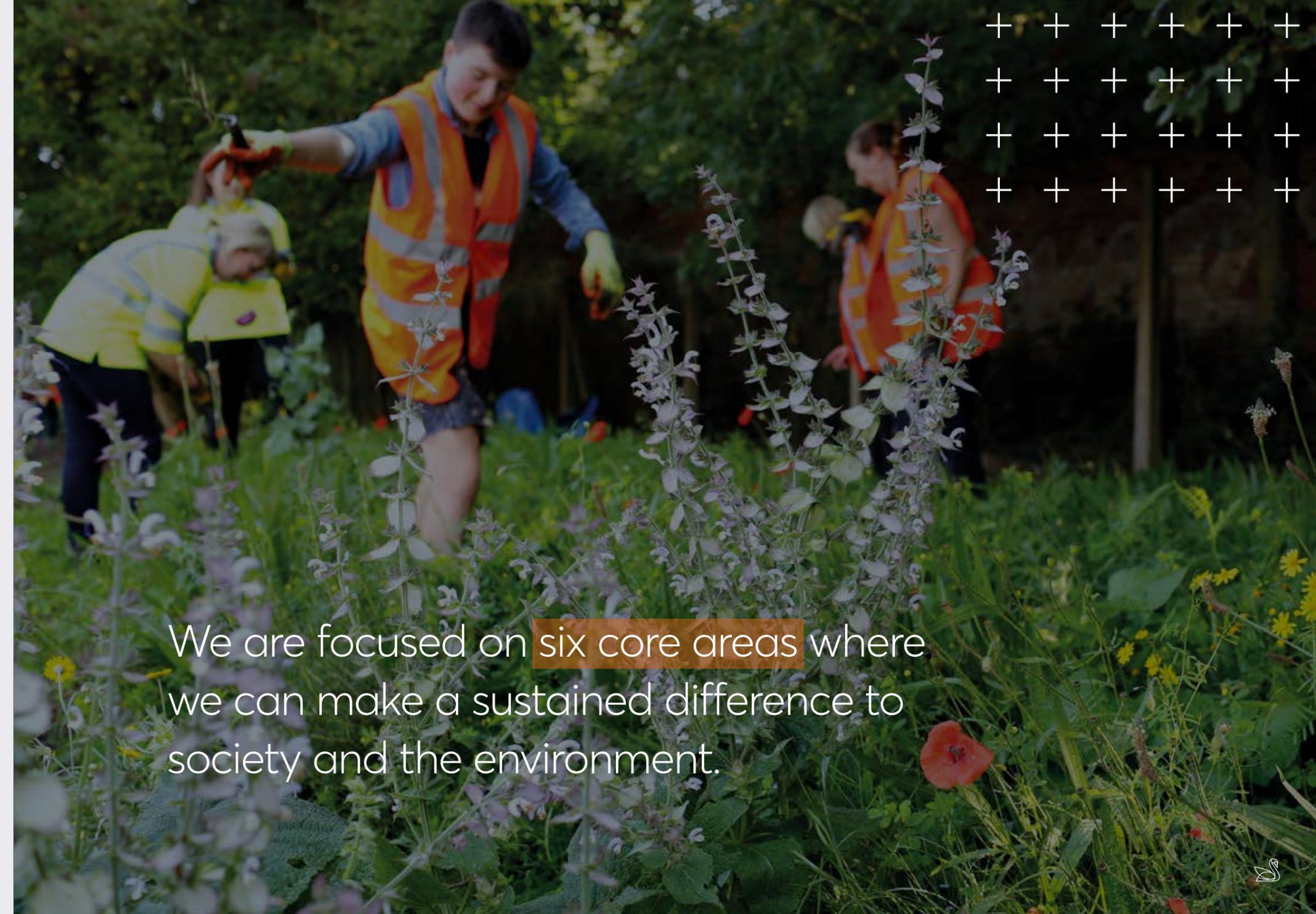
In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

At St. Modwen Park Newport we have turned part of the former steelworks into a high-quality location for businesses to thrive and have enhanced the natural environment in the process.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:



We are focused on **six core areas** where we can make a sustained difference to society and the environment.





About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.



Part of St. Modwen Developments Ltd.
(Owned by Blackstone)



Experts in the planning process



We maintain and manage our space



Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide



Our Values



We unlock potential

We have a rich heritage of improving communities through regeneration, so we see the potential in every opportunity. We overcome challenges, learn and evolve to create something better.



We're joined up

We collaborate, share expertise and work with people, ideas and opportunities to create better outcomes for the long term. We aspire to create a strong team culture.



We build quality outcomes

We always strive to deliver quality outcomes for which we will be accountable and of which we can be proud today and for the future.



We do what we say

We have a vision for the future, make lasting commitments and deliver on our promises.



We do the right thing

We always act with integrity, honesty and respect and put safety first (before anything else).



ST. MODWEN PARK NEWPORT

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. January 2023. TBDW 02354-04.