

To Let

49,871 sq ft of industrial/ warehouse space on 5.91 acres

- Unique Port Side Opportunity
- Multimodal Transport Connections (Road, Rail and Sea)
- 24 Hour Manned Security
- 2 Miles to the M4 Motorway via A48

Warehouse 1&2

Newport Point, Port Of Newport, Newport, NP20 2WD

49,871 sq ft

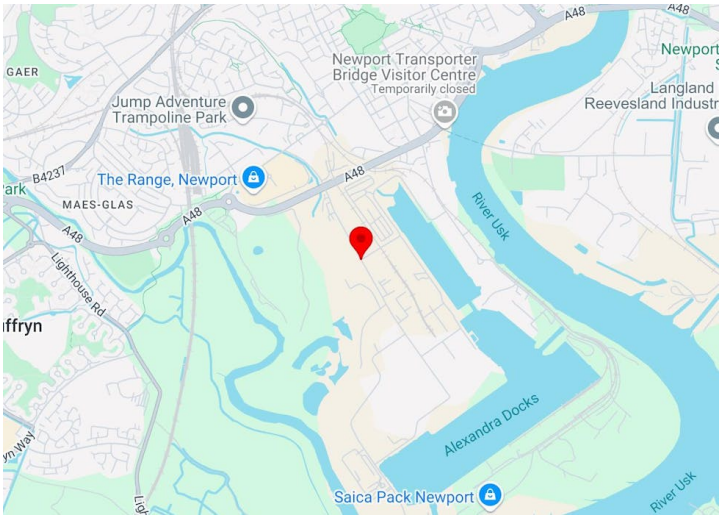
4,633.17 sq m

Reference: #271383

Warehouse 1&2

Newport Point, Port Of Newport, Newport, NP20 2WD





Summary

Available Size	49,871 sq ft / 4,633.17 sq m
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Newport Point is a unique 29 acre quayside fronting site that comprises a range of industrial warehousing (from 8,298 sq ft through to approximately 80,000 sq ft), supporting a range of flexibly sized industrial and logistics operations. With rail connectivity running through the site, together with ability to move freight via road and sea, this multimodal connectivity to / from site allows for integration of diverse cargo handling needs, making it an ideal location for access to both national and international markets.

The Port of Newport is a deep-sea port capable of accommodating vessels up to 244m LOA, with direct rail links to the national network. The site benefits from a skilled stevedore workforce handling a wide range of global commodities, including steel, timber, aggregates, and fertilisers. Supported by a 24/7 marine services team managing vessel movements across ABP's South Wales ports, Newport Point handles approximately 12 million metric tons of cargo annually and generates around 12MW of renewable energy across the South Wales ports.

Location

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

Junction 28 of the M4 Motorway is approximately two 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.

Terms

The property is available by way of a new Lease for a term of years to be agreed.

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