

To Let

Well Located Warehouse / Industrial Unit on the Port of Newport with Port and Rail Connectivity.

- Strategic South East Wales location
- Prominent position fronting Usk Way / SDR
- Close proximity to M4 and Newport city centre
- Dockside Access / Facilities available

Neptune Works, Usk Way

Port of Newport, Newport, NP20 2SS

91,171 sq ft

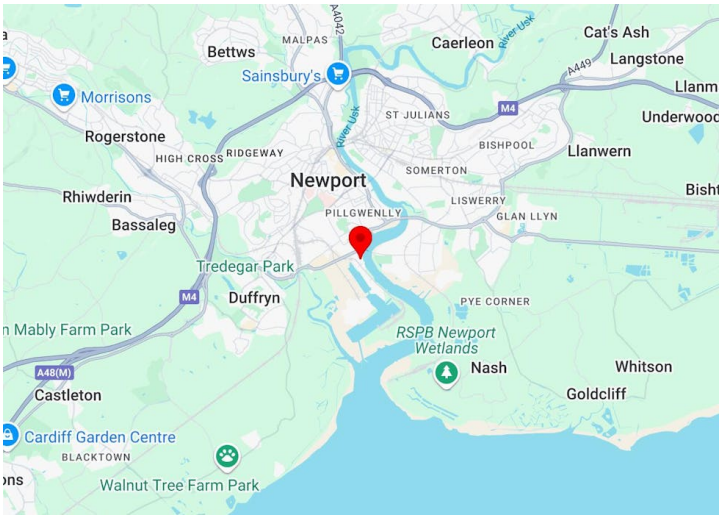
8,470.06 sq m

Reference: #271396

Neptune Works, Usk Way

Port of Newport, Newport, NP20 2SS





Summary

Available Size	91,171 sq ft / 8,470.06 sq m
EPC	B (50)

Description

Well located self-contained warehouse / industrial facility within the Port of Newport, South Wales. Excellent road links via the Newport Southern Distributor Road and the M4 Motorway.

Location

The property is strategically located at Port of Newport, directly accessed via road from the Newport Southern Distributor Road. The SDR provides an excellent link to the M4 Motorway at Junctions (28) West and (24) East. The Port also benefits from rail and sea access making this a strategic multi-modal transport location.

Specification

- Strategic South East Wales location
- Prominent position fronting Usk Way / SDR
- Close proximity to M4 and Newport city centre
- Dockside Access / Facilities available
- Rail connectivity
- 24 Hour security / access / operation
- Detached unit on self-contained site
- Warehouse - min. eaves 7 metres
- 6 No. level loading doors
- Large external yard area (c. 1.1 acres)

Accommodation

The premises comprises a warehouse / industrial unit totaling 8,470 sq m (91,171 sq ft), with a site / yard area of approximately 1.1 acres.

Terms

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

Rateable Value

Rateable Value - to be re-assessed subject to completion of sub-division works.

Estate Service Charge / Building Insurance

Each occupier contributes towards the cost of maintaining the common areas of the Port Estate. Estate Service Charge contribution to be confirmed.

Legal Costs

Each party responsible for their own legal costs.

Kate Openshaw

0292 072 6003 | 07592 112070

kate.openshaw@jll.com

Adam Conway

02920726013 | 07709507372

adam.conway@jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 25/02/2026