

ST. MODWEN PARK NEWPORT



**TO LET UNIT 2 - HIGH QUALITY WAREHOUSE AND INDUSTRIAL UNIT
29,635 SQ FT (2,993 SQ M) READY FOR COMPLETION Q2: 2021**



CAF RAIL UK

SWANSEA - PADDINGTON MAINLINE

M4 J23A

ST. MODWEN PARK 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 is already complete. This 100 acre business park is strategically located at the gateway to South Wales, around 25 miles from Cardiff and Bristol. Junction 23a of the M4 Motorway is within 2 miles via Queen's Way.

Units 2 and 3 are currently under construction with targeted practical completion for Q2 2021. Unit 1 was the first unit on the estate and is let to Amazon. To the rear of the site is CAF Rail UK's purpose built train assembly facility. The remainder of the site has been earmarked for further development.

St. Modwen is passionate about creating space for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

Changing places. Creating better futures.



UNIT 2

AMAZON

ENTRANCE

GLAN LLYN REGENERATION (4,000 Homes & Associated Amenities)

QUEEN'S WAY

ST. MODWEN PARK NEWPORT

WHY NEWPORT?

- Gross weekly pay in Newport is 11% below the national average for the UK
- Average hourly pay £12.94/hour (National average £14.88/hour)
- Newport population 154,700
- Labour availability in Newport at 5.4% compared to national average 4.2%
- Increased demand in Newport as a location following removal of Severn Bridge tolls

*Source: ONS data

ST. MODWEN PARK NEWPORT IS A 100 ACRE BUSINESS PARK STRATEGICALLY LOCATED AT THE GATEWAY TO SOUTH WALES





ST. MODWEN PARK NEWPORT

UNIT 2 DELIVERS A 29,635 SQ FT BUILDING PROVIDING HIGH QUALITY WAREHOUSE AND INDUSTRIAL SPACE.

All floor areas are approximate gross internal areas:

UNIT 2		
WAREHOUSE	26,899 sq ft	2,498 sq m
OFFICE	2,736 sq ft	254 sq m
TOTAL	29,635 sq ft	2,752 sq m
Level access loading doors	2	
Car parking spaces	38	



SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

TERMS

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

PLANNING

Planning consent is for commercial, business and service, general industrial, storage or distribution (E/B2/B8).

WARRANTIES

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

EPC

Available upon completion.

ST. MODWEN PARK NEWPORT

SPECIFICATION

This high quality space has planning consent for commercial, business and service, general industrial, storage or distribution (E/B2/B8), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor. Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



OFFICE

- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Air conditioned
- Passenger lift
- Ground & first floor WCs



WAREHOUSE

- 8m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- 2 level loading access doors

EXTERNAL

- 36m secure yard
- Security lighting – office car park / service yard
- Covered cycle shelter
- Dedicated parking and loading areas
- Electric vehicle charging
- 24 hour access



Similar unit - St. Modwen Park Gloucester



Similar unit - St. Modwen Park Avonmouth

St. Modwen Industrial & logistics designs, builds, owns and manages high-quality Industrial & logistics assets in the uk.

Concentrated around major infrastructure and conurbations, customers include some of the world's biggest logistics and e-commerce organisations as well as significant national and regional enterprises.

As one of the UK's most active developers of speculative and built-to-suit industrial & logistics buildings, our commercial development activity is focused on sites where we are well-positioned to meet the needs of our customers.

We build and own warehouse properties for a range of customers by using our strategic land or acquiring land from third parties while drawing up plans based on expected local demand. With planning permission in place, we prepare the land before construction takes place to either deliver speculative buildings or create bespoke ones for customers who in turn lease the property. We own the majority of these properties for the long term.

Our team of dedicated experts focus on bringing our sites forward for both speculative and build to suit development, delivering quality buildings and outcomes via our project delivery teams, responding to our customers' requirements through our leasing teams and building long term relationships with our asset management teams.



TWO LEVEL
LOADING ACCESS



50 KN PER M2 FLOOR
LOADING (UNIFORM
DISTRIBUTED) AND
90 KN (9 TONNE) RACK
POINT LOADING



8M CLEAR
INTERNAL
HEIGHT AND
36M YARD DEPTH



FIRST FLOOR OFFICE
WITH FLEXIBLE
UNDERCROFT FOR
OCCUPIER FIT-OUT



MAXIMUM POWER
CAPACITY FOR SITE
IS 8 MVA.



CAR CHARGING POINTS
AND PHOTOVOLTAIC
ROOF PANELS



24-HOUR
ACCESS

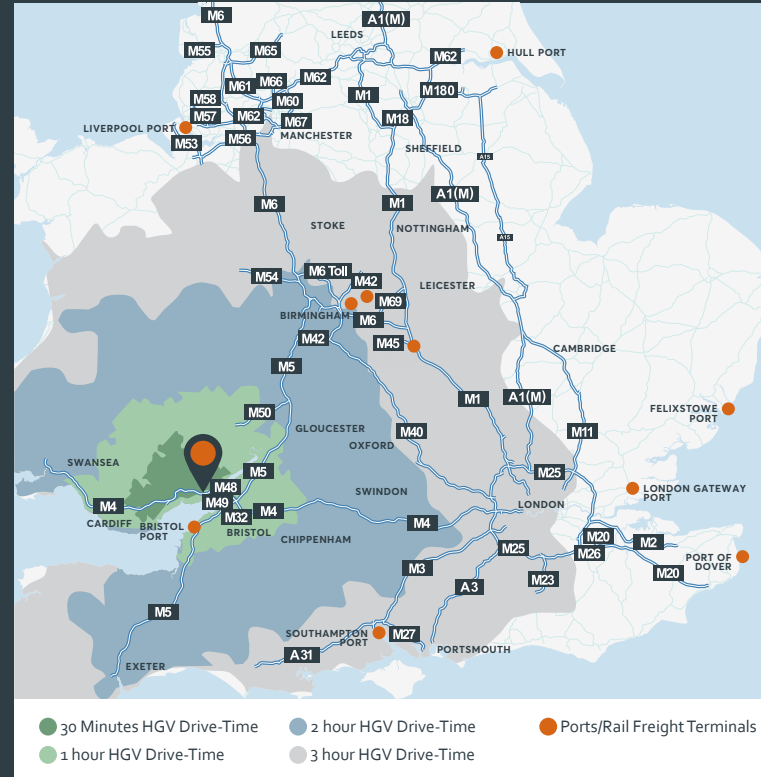
ST. MODWEN PARK NEWPORT



NP19 4QZ



Maps not to scale.



LOCATION:

St. Modwen Park Newport
Newport
Wales
NP19 4QZ

DISTANCES:

M4 Junction 23a	2 miles
Port of Newport	7 miles
Cardiff	25.8 miles
Cardiff Airport	33.9 miles
Bristol	25.8 miles
Bristol Airport	30.7 miles

Travel distances are approximate

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