

TO LET

ABP | PROPERTY

Newport Point

INDUSTRIAL / WAREHOUSE UNITS
on a 29 acre site (11.7 hectares)

- Units up to 80,000 sq ft
- Available as a whole or in part

Alexandra Docks, Port of Newport, Wales
NP20 2NQ [///wing.even.plus](http://wing.even.plus)



UNIQUE
QUAYSIDE
OPPORTUNITY



MULTI-MODAL
TRANSPORT
CONNECTIONS



SUITABLE FOR
INDUSTRIAL
OPEN STORAGE



24 HOUR
MANNED
SECURITY



M4 - 2 MILES
(VIA A48)

PORT OF NEWPORT

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.

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.

Local occupiers include:

CEMEX Newport
Premier Forrest Products
Dragon Asphalt Ltd Newport
Unimetals
Speedy Hire
Saica Pack

DEMOGRAPHICS

Within a 45 minute drive time:



Population of over two million (2,360,284).



1,159,616 people are economically active (60.2% of the population).



Over the next ten years the **population is expected to grow** by approximately 100,000 people.

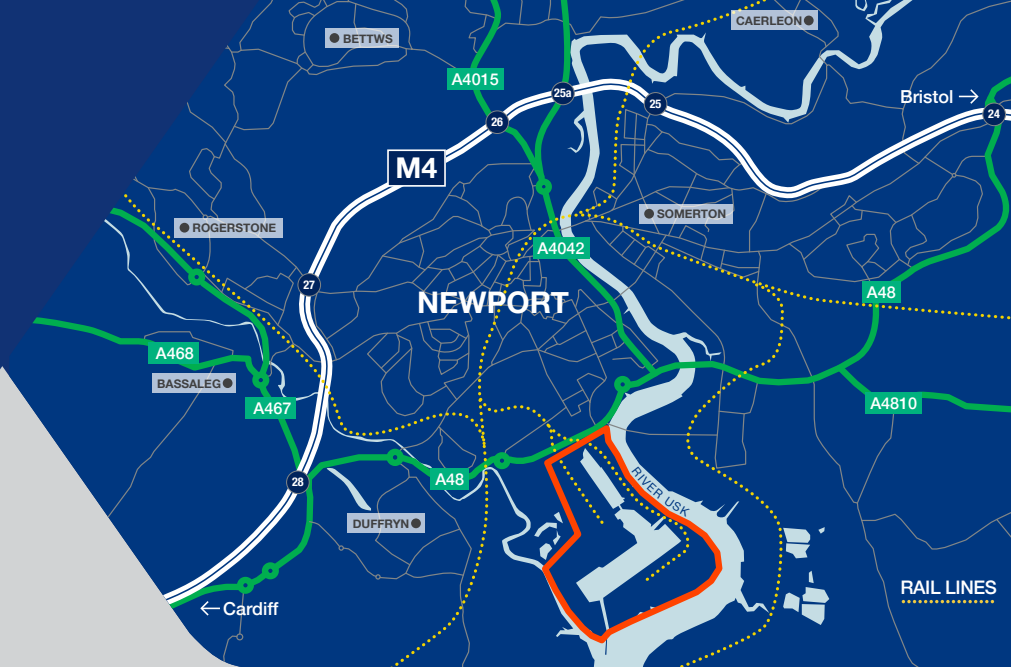


9% of the population work in manufacturing – higher than overall UK rate of 7.2% of total population.

Data: CACI Limited 2024 & Oxford Economics Global Data Workstation Q3 2023.



See more information on the Port of Newport at:
property.abports.co.uk/port/newport/21147



NEWPORT POINT

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 multi-modal 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.

	Existing Building Size (SQ FT)	Site Area (Acres)
A	B14 8,298 B15 28,100	4.89
B	18,869 (warehouse 1) 31,002 (warehouse 2)	4.11
C	N/A	1.80
D	N/A	1.50
E	5,751 (office & canteen) 44,272 (SH03) 52,613 (SH02)	6.50
F	79,774 (SH03)	8.65
G	N/A	1.50



Providing a **total of 268,679 sq ft** of built accommodation across a **total site area of 29 acres**

CONNECTIONS



BY ROAD



BY RAIL



BY SEA



The Port of Newport benefits from excellent connectivity with direct road access to the A48 Southern Distributor Road (SDR) and the M4, J24 and J28, connecting Newport with London and the Midlands.

The Port offers multi-modal freight facilities with deep-sea access and direct links to the national rail network.

BY SEA

Direct access to deep-water berths.

The Port is strategically located at the mouth of the River Usk, providing access to the Bristol Channel.

BY ROAD

A48 -	1.1 miles
M4 - J28	3.3 miles
M4 - J25A	3.7 miles
M4 - J24	5.5 miles

KEY LOCATIONS

Cardiff	-	11.9 miles (26 mins)
Bristol	-	31 miles (50 mins)
Swansea	-	50 miles (1 hr)
Birmingham	-	105 miles (2 hrs 10 mins)
Pembroke Dock	-	107 miles (2 hrs 5 mins)
London	-	139 miles (3 hrs)



Find out more about
the 'Newport Masterplan'



Learn About ABP's
'Ready for Tomorrow' Strategy

/// TENURE & TERMS

The properties are available by way of a new lease for a term of years to be agreed.

/// 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 to be responsible for their own legal costs.

/// EPC

Energy performance certificates are available on request.

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PROPERTY

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PORT OF NEWPORT, WALES

