

# TO LET / OPEN STORAGE OPPORTUNITY / 3 ACRES (1.2 hectares)

THE SITE

SOUTH DOCK

TOM LEWIS WAY

**TOM LEWIS WAY,  
PORT OF NEWPORT**

/// [cups.range.shock](https://cups.range.shock)



24HR MANNED  
SECURITY



M4 - 2 MILES  
(VIA A48)



PERIMETER  
FENCING



HIGH MAST  
LIGHTING



TARMAC  
SURFACE



3 PHASE  
POWER

# PORT OF NEWPORT

The most easterly of ABP's South Wales Ports, Newport has excellent links to the nearby M4 and direct rail connections. The Port occupies a prime location to serve the UK's main industrial and commercial regions. ABP has invested significantly in Newport over the past few years, in schemes such as new warehousing facilities, open storage areas and additional rail sidings. The Port of Newport is a steel, metals, recycling and renewable energy hub.

Local occupiers include CEMEX Newport, Unimetals, Speedy Hire, Premier Forest Products and Saica Pack.



See more information on the Port of Newport at:  
[abports.co.uk/locations/newport/](https://abports.co.uk/locations/newport/)

## DESCRIPTION

The site comprises three acres of open storage land, available from Q3 2026.  
The site will benefit from the following:

24HR MANNED SECURITY

HIGH MAST LIGHTING

FULLY FENCED PERIMETER

TARMAC SURFACE

3 PHASE POWER SUPPLY

## PORT CAPABILITIES

Vessel Size (Max)

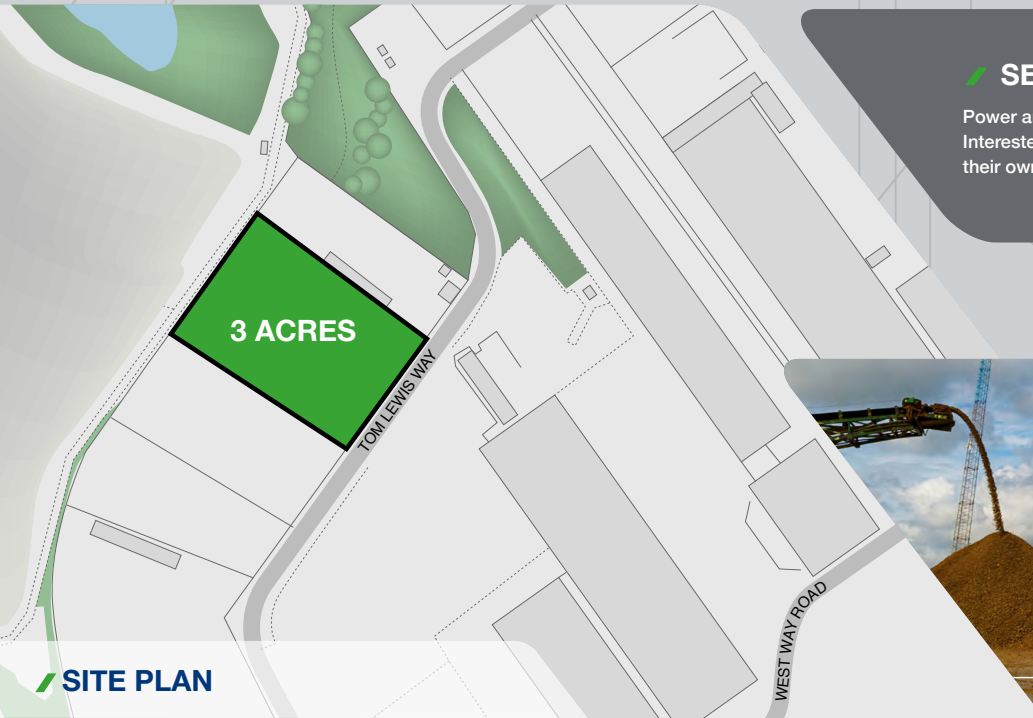
Length 198 metres

Beam 26 metres

Draft 10 metres

## SERVICES

Power and water can be made available.  
Interested parties are advised to make  
their own specific enquiries to ABP.





## LOCATION



### ROAD

- A48 - 1.1 miles / 1.8 km
- M4 (J28) - 2 miles / 3.2 km
- M4 (J24) - 5.5 miles / 8.8 km
- M5 (J15) - 24 miles / 38.6 km



### 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.

### LEASE TERM FLEXIBILITY

In addition to conventional lease arrangements, ABP may consider flexible agreements to respond to business needs.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### TERMS

Sites are available on a leasehold basis for a term of years to be agreed.

### RATES

On application.

### ANTI-MONEY LAUNDERING

The occupier will be required to submit documentation to satisfy anti-money laundering regulations plots are let.

[abports.co.uk/property/open-storage/](https://abports.co.uk/property/open-storage/)

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