



INDURENT

PARK NEWPORT

NP19 4RG
///ELATED.PURIFIED.BUMPS

BUILD TO SUIT OPPORTUNITIES
Delivery within 12 months of signing an
agreement for lease
TO LET

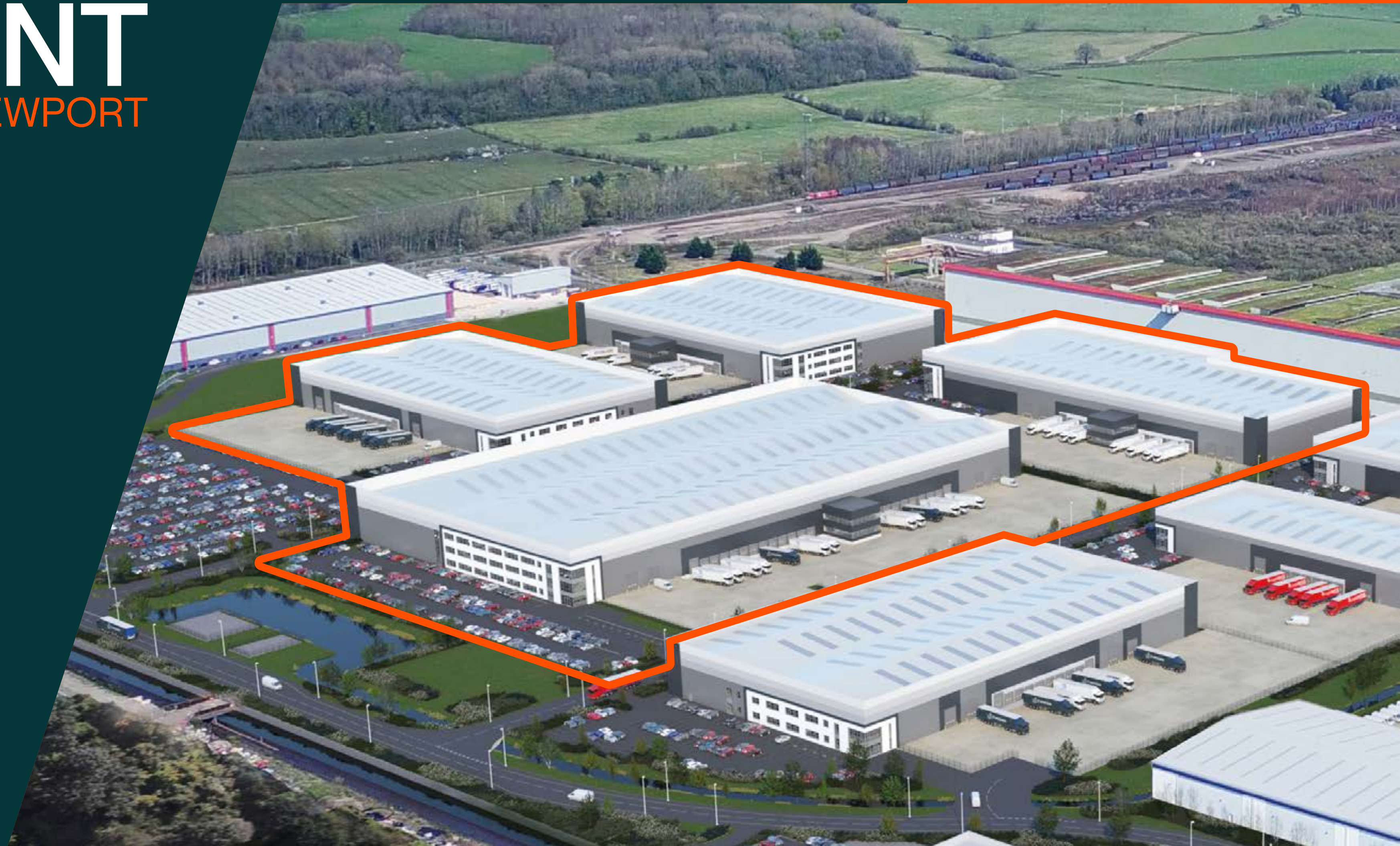
UP TO 615,000 SQ FT
(57,135 SQ M) CROSS-DOCKED



With a targeted EPC A+
rating, customers can
lower their energy bills,
all whilst delivering net
zero carbon offices



Target accreditation
of BREEAM Excellent for
units over 70,000 sq ft



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building, Indurent Park Newport has outline planning consent for further development, available on a build to suit basis. These opportunities provide up to 615,000 sq ft in a single unit, or via a combination of smaller units to suit occupier needs. This 100 acre business park is strategically located 18 miles from Cardiff and 25 miles from Bristol. Junction 23a of the M4 is within 4 miles and accessed via the Queensway.

An ideal location for the South West, South East, the Midlands and beyond

Indurent Park Newport is the largest speculative scheme in Wales with excellent access to the South West. It also provides motorway links to London, the South East, Birmingham and the Midlands.

Immediately adjacent to the site is the Glan Llyn development where up to 4,000 new homes will eventually be built, together with amenities including a local centre, pub, school and playing fields.

The site is also located in close proximity to Newport Retail Park, which provides a wealth of amenities including supermarkets, coffee shops and restaurants.



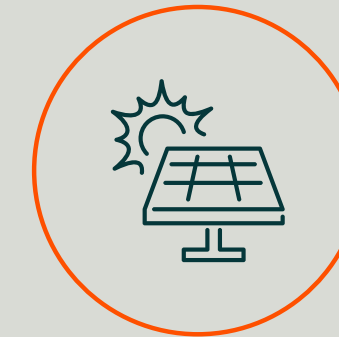
Warehousing that Works.



Planning permission secured for B1, B2 and B8 uses.



Your unit will be part of a 100 acre well-established business park, ideally located for national distribution.



Savings from rooftop PV indicatively £56,000 per annum on c.100,000 sq ft building.*



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent target accreditation for units over 70,000 sq ft.



With a targeted EPC A+ rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.

*Based on as-built PV yield from installed solar panels, assumes 100% full energy consumption in year 1 and unit rate of 30p per kwh.

Why choose Indurent Park Newport?



4 miles to M4, J23a and 16 miles to the M4 / M5 interchange.



Newport's gross weekly wage is £629 for full time workers which is 7.85% below the UK average.



Rail and sea connections via the Port of Newport. Cardiff and Bristol International Airports are 30 miles and 29 miles respectively from site.

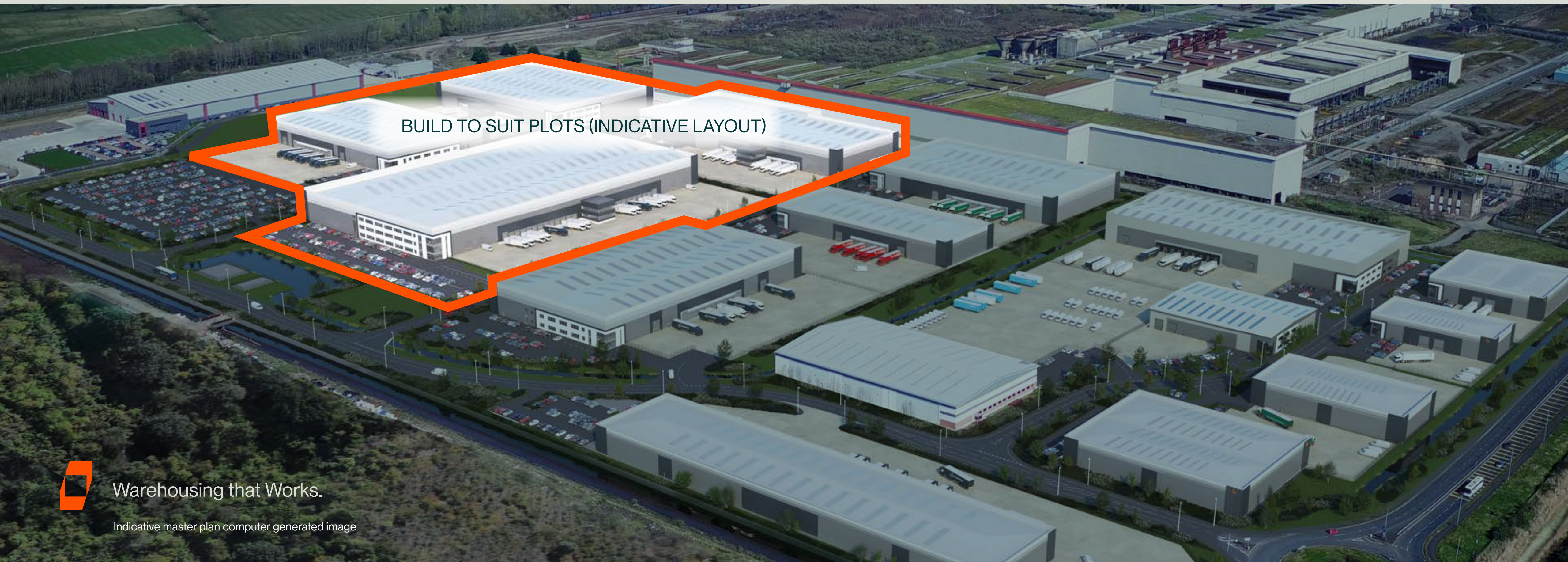


Nearly half a million economically active people within 30 minutes' drive.



Population increase of 7.2% projected to happen in Newport. The greatest increase in all of Welsh local authorities.

Source: NOMIS



Warehousing that Works.

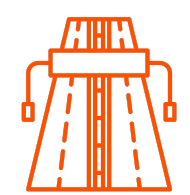
Indicative master plan computer generated image

You're well-connected.



3.5 MILES

from Newport Docks 17 and 19 miles from Cardiff Docks and Avonmouth Docks respectively



4 MILES

to Junction 23a of the M4



18 MILES

from Cardiff city centre and 26 miles from Bristol city centre



UNDER 45 MINS

to drive to two international airports (Cardiff and Bristol)



STRATEGICALLY LOCATED

on the east side of the Newport tunnels, minimising road delays



Warehousing that Works.

Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.




Schedule of accommodation.

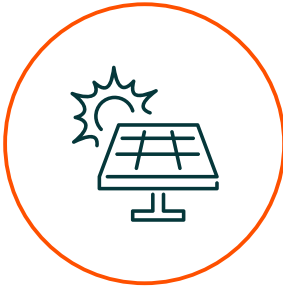
Five unit plan option indicative layout

	UNIT N70	UNIT N100 - <small>DETAILED PLANNING PERMISSION ALREADY GRANTED</small>	UNIT N105	UNIT N165 - <small>DETAILED PLANNING PERMISSION ALREADY GRANTED</small>	UNIT N257
WAREHOUSE	65,653 SQ FT (6,099.36 SQ M)	90,240 SQ FT (8,383.57 SQ M)	93,585 SQ FT (8,694.14 SQ M)	150,444 SQ FT (13,976.70 SQ M)	235,946 SQ FT (21,920.09 SQ M)
GF CORE	822 SQ FT (76.37 SQ M)	1,484 SQ FT (137.87 SQ M)*	1,200 SQ FT (111.48 SQ M)	1,200 SQ FT (111.48 SQ M)	2,476 SQ FT (230.02 SQ M)**
FF OFFICES / CORE	3,775 SQ FT (350.71 SQ M)	4,920 SQ FT (457.08 SQ M)	4,298 SQ FT (399.30 SQ M)	4,526 SQ FT (420.47 SQ M)	6,286 SQ FT (583.98 SQ M)
SF OFFICES / CORE	-	-	-	4,526 SQ FT (420.47 SQ M)	6,286 SQ FT (583.98 SQ M)
PLANT DECK	-	4,332 SQ FT (402.45 SQ M)	4,920 SQ FT (457.09 SQ M)	4,543 SQ FT (422.05 SQ M)	6,288 SQ FT (584.17 SQ M)
TOTAL GIA INC. PLANT DECK	70,250 SQ FT (6,526.44 SQ M)	100,354 SQ FT (9,323.19 SQ M)	104,623 SQ FT (9,719.79 SQ M)	165,239 SQ FT (15,351.20 SQ M)	257,282 SQ FT (23,902.27 SQ M)


All floor areas are approximate gross internal areas.
Subject to final plan
* Includes Gatehouse
** Includes Gatehouse and GF Transport Office.




50-90 kN sq m
subject to haunch
height



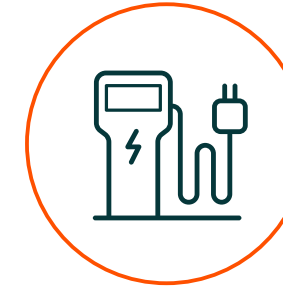
PV solar panels.
Roofs designed
to take 100% PV
as standard




Outline Planning
permission for
B1, B2, B8 uses




Up to 8 MVA
of power
supply



EV car
charging

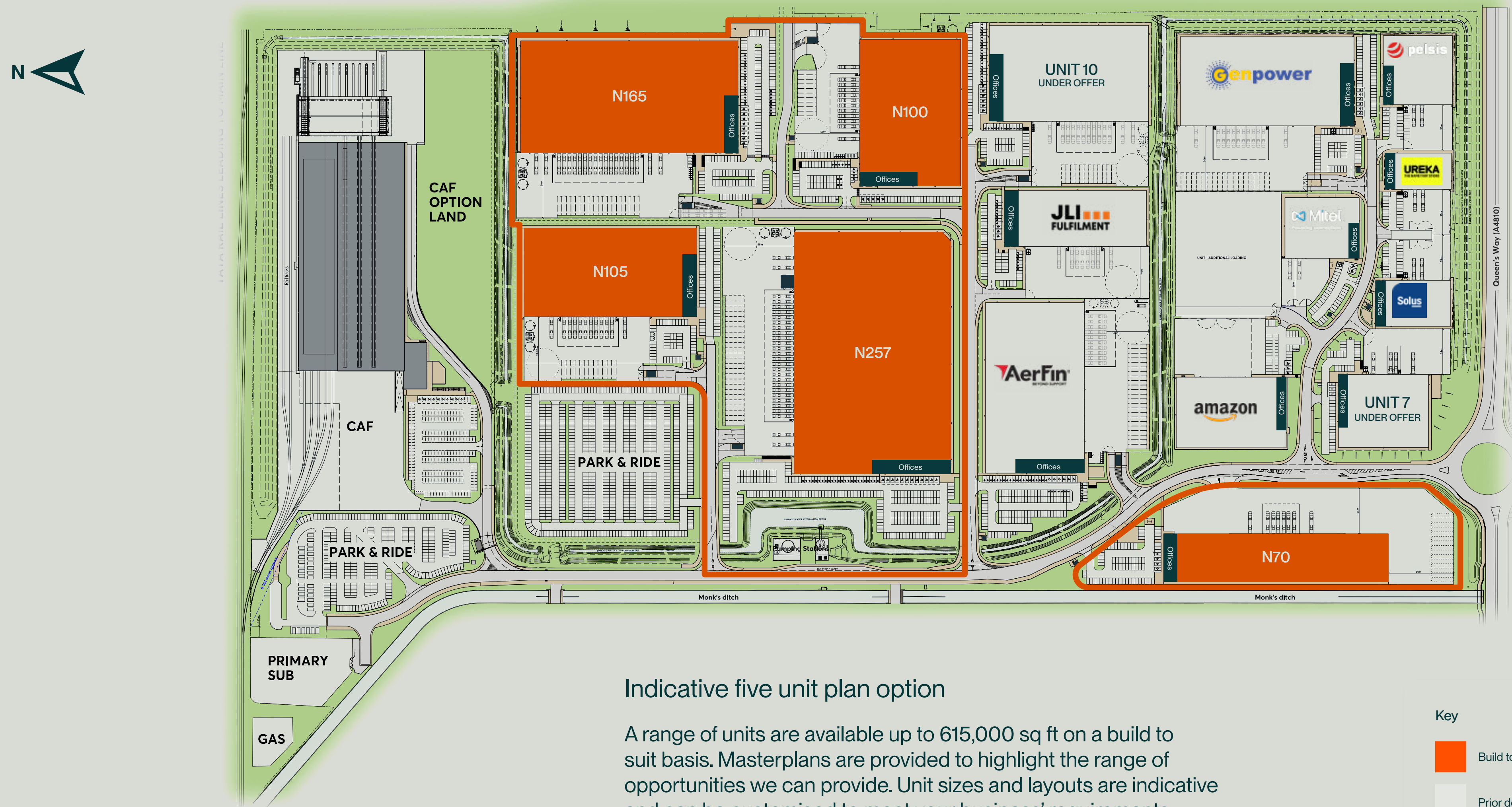


15% roof lights



Up to 22m ridge
height subject to
planning

Flexible Build to Suit options




Warehousing that Works.

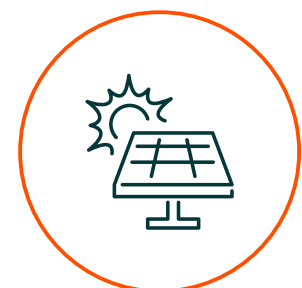
Schedule of accommodation.

Two unit plan option indicative layout


	UNIT N70	UNIT N615
WAREHOUSE	65,653 SQ FT (6,099.36 SQ M)	574,390 SQ FT (53,362.55 SQ M)
GF CORE	822 SQ FT (76.37 SQ M)	793 SQ FT (73.67 SQ M)
FF OFFICES	3,775 SQ FT (350.71 SQ M)	9,912 SQ FT (920.85 SQ M)
SF OFFICES		9,912 SQ FT 920.85 SQ M)
TF OFFICES		9,912 SQ FT 920.85 SQ M)
PLANT DECK		9,912 SQ FT 920.85 SQ M)
TOTAL INC. PLANT DECK	70,250 SQ FT (6,526.44 SQ M)	614,831 SQ FT (57,119.64 SQ M)




50-90 kN sq m
subject to haunch
height



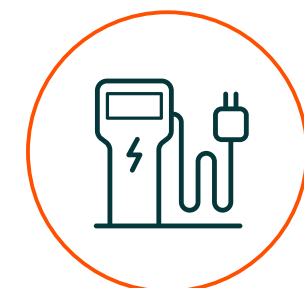
PV solar panels.
Roofs designed
to take 100% PV
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Outline Planning
permission for
B1, B2, B8 uses



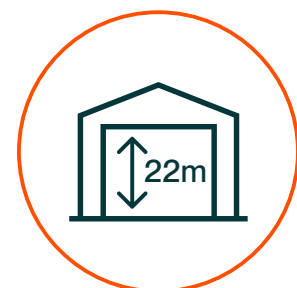
Up to 8 MVA
of power
supply



EV car
charging



15% roof lights

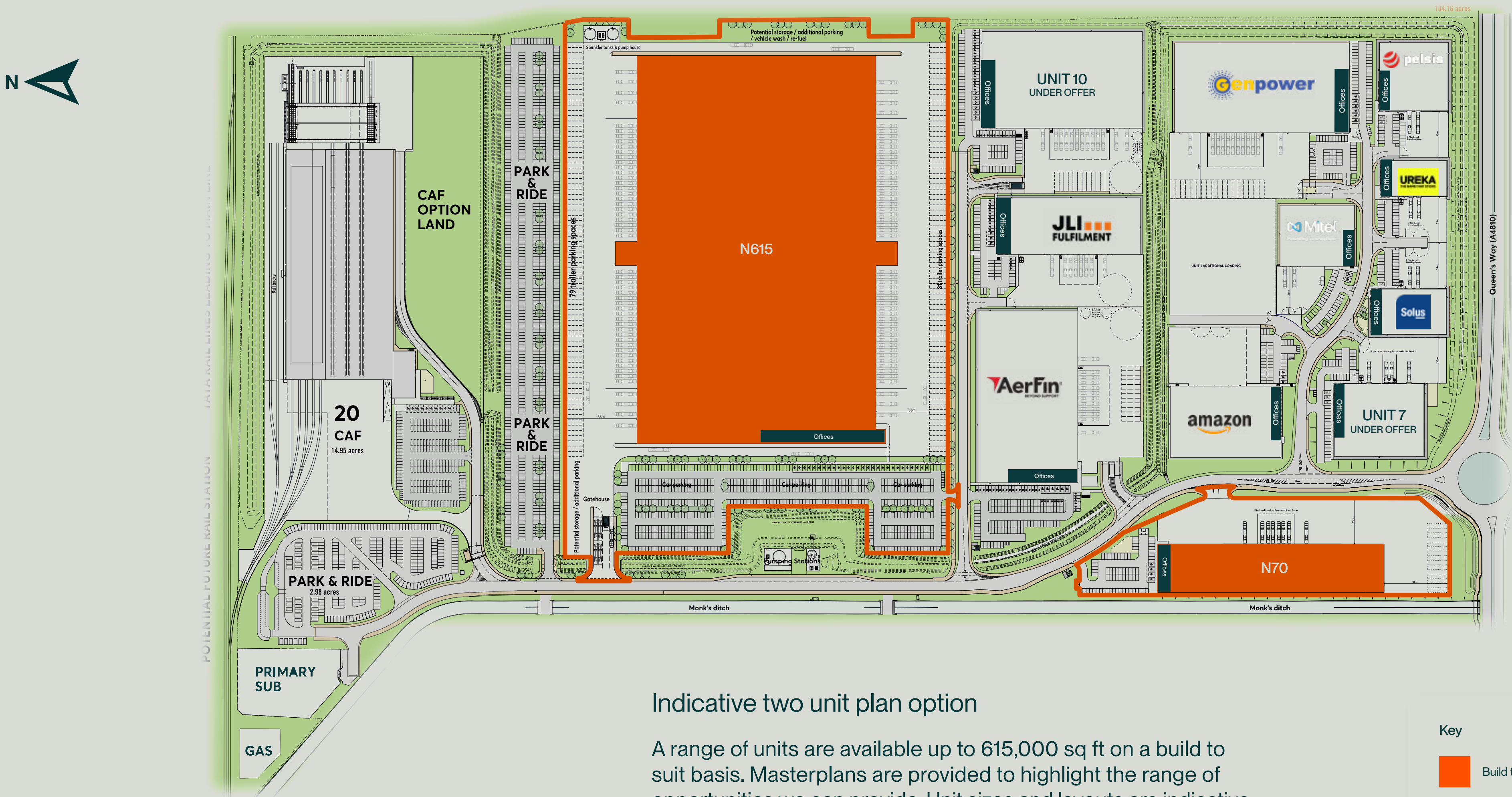


Up to 22m ridge
height subject to
planning

All floor areas are approximate gross internal areas. *Subject to final plan.



Single 615,000 sq ft building





Indicative two unit plan option

A range of units are available up to 615,000 sq ft on a build to suit basis. Masterplans are provided to highlight the range of opportunities we can provide. Unit sizes and layouts are indicative and can be customised to meet your business' requirements.

Outline planning permission is in place with a maximum ridge height of 22m approved.

Key

-  Build to suit opportunities
-  Prior development phases



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

LET'S TALK



JAMES IRWIN-SINGER

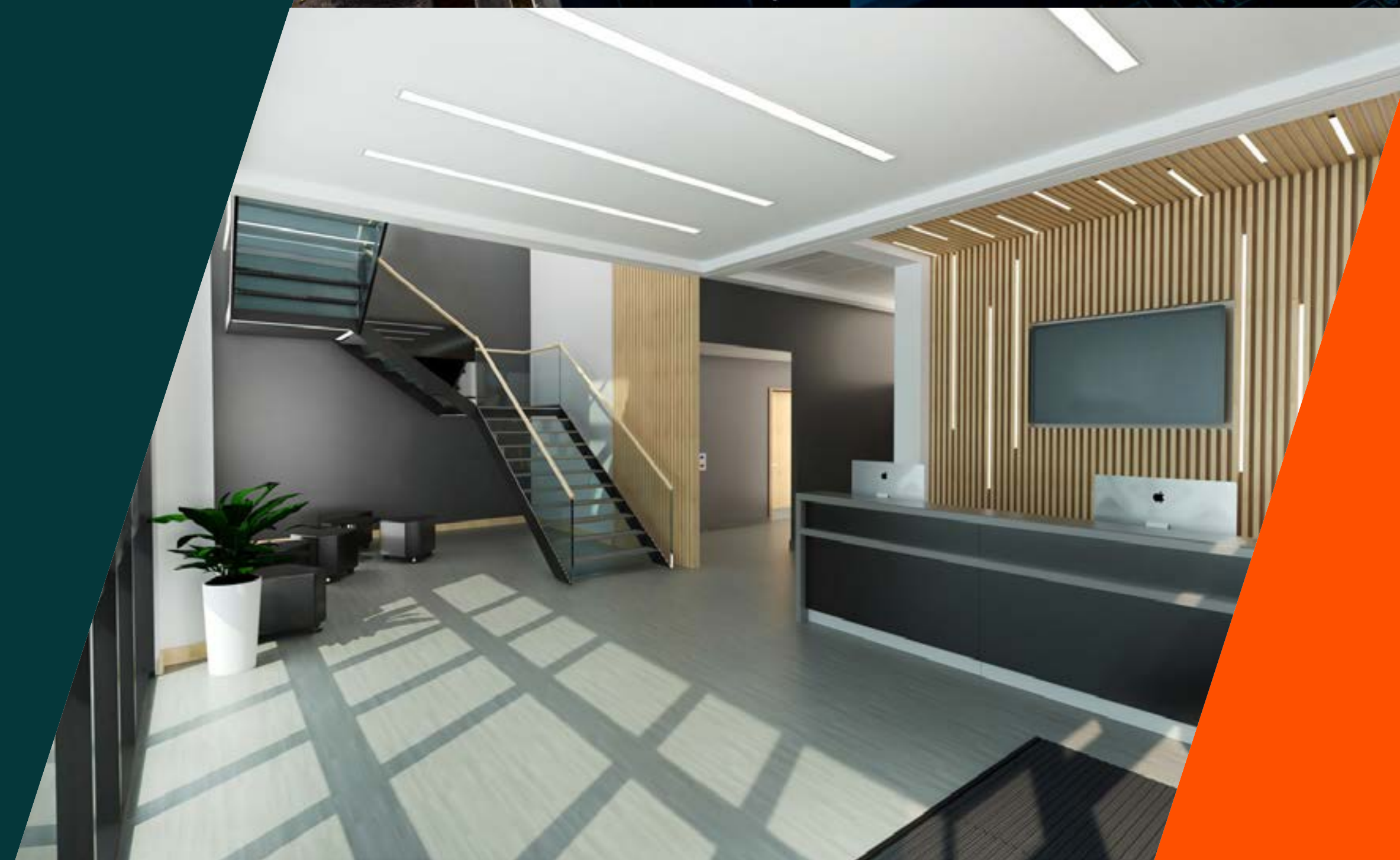
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Warehousing that Works.



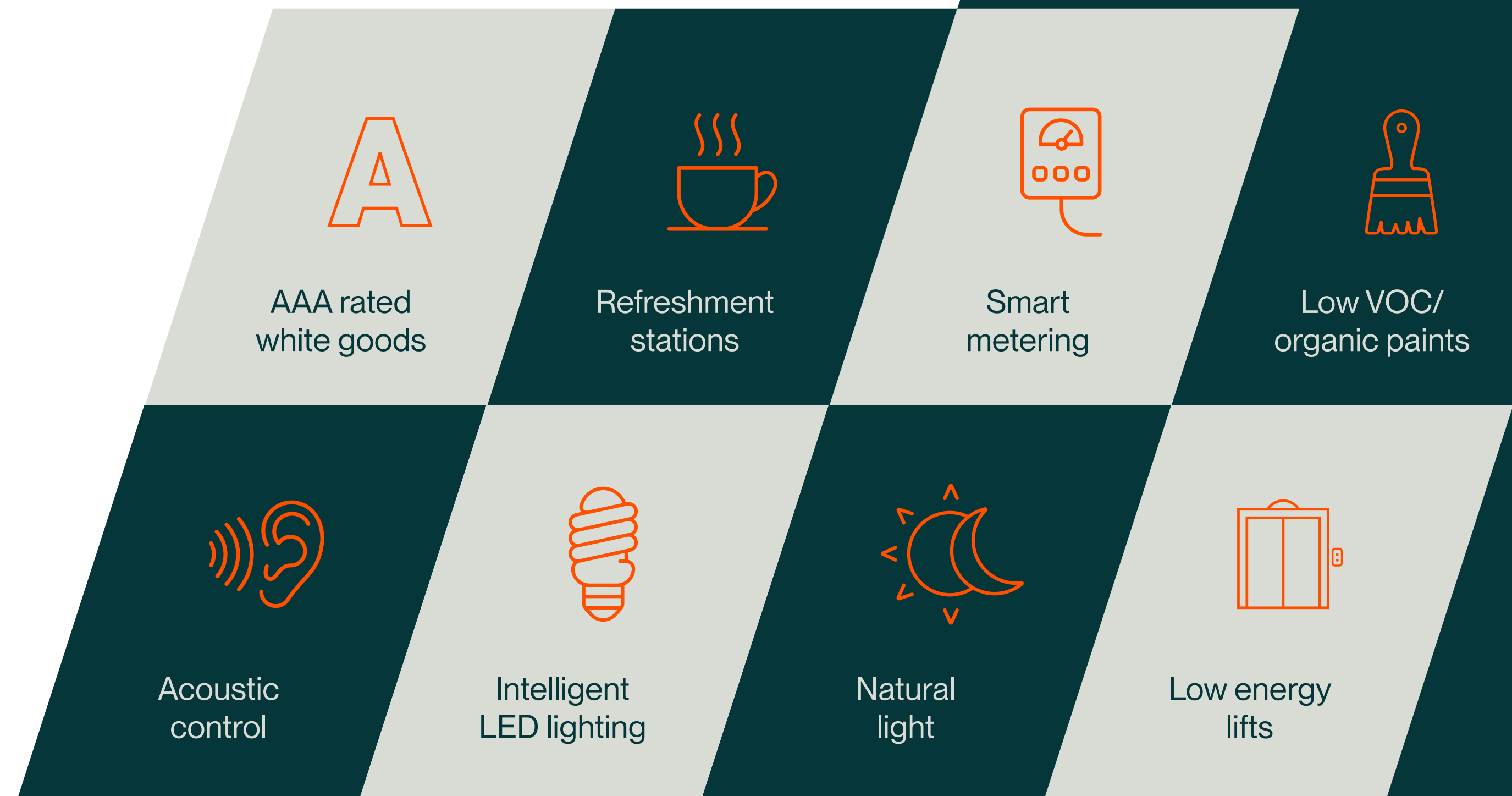
The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



Warehousing that Works.



Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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Warehousing that Works.



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Warehousing that Works.

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