

**TO LET // SECURE YARD // 0.50 ACRES // £30,000 PER ACRE (EXCL.)**



**A2, EAST WAY ROAD,  
PORT OF NEWPORT,  
NEWPORT  
NP20 2UW**

**// SPECIFICATION**

- Available as a whole or part (0.50 acres)
- Secure Port Environment - 24-hour security
- Regular shaped site with perimeter fencing and services
- Level site with a compact hardcore surface
- Multimodal connectivity – road / rail / sea

## **OVERVIEW**

The land comprises a level, surfaced area of approximately 0.50 acres, situated within the secure confines of the Port of Newport, located just 3 mile south of Newport City Centre. The yards can be taken as a single space or as two separate yards.

The Port of Newport's steel terminal provides over 30,000sqm of modern, covered storage dedicated to steel import and export operations. A recently upgraded bulk terminal allows for simultaneous discharge of two vessels of up to 40,000dwt. Across the port there is 8ha of open storage, with more than 25,000 sqm of multi-purpose covered storage available.

## **PORT SERVICES**

The Port handles 1.8 million tonnes of goods annually and has expertise in the handling of steel, forest products and bulk cargoes.

The docks can accept vessels of varying sizes:

- Draught: 10.4m
- Beam: 30.1m
- Length: 244m
- DWT: 40,000 tonnes.
- (ABP can provide separate handling services quotation on application)





## Location

Newport handles around £1 billion of UK trade every year. Our ports provide leading facilities and equipment, operated by our expert teams who can safely and efficiently handle a wide variety of different cargoes. The Port of Newport benefits from excellent connectivity with direct road access to the A48 Southern Distributor Road and the M4, J24 and J28, connecting Newport with London and the Midlands. The port offers multimodal freight facilities with deep-sea access and direct links to the national rail network.

### ACCOMMODATION

Available individually or as a single site.

Site extends to 0.50 acres in total.

Please note that services can be made available to this site.

### RENT

Quoting £30,000 pa.

VAT charged in addition.

### SERVICE CHARGE

A service charge will be payable for the estate services provided - budget to be confirmed. (Subject to VAT at the standard rate).

### SERVICES

Mains electricity and water are available to the property.

Interested parties are advised to make their own enquiries regarding connectivity, capacity and suitability of the same.

### LEGAL COSTS

Each party responsible for their own legal and professional costs.

### TENURE

The site is available by way of a new Lease - period to be agreed.



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