



TO LET

Tom Lewis Way,
Newport, **NP20 2WF**

TO LET - OPEN STORAGE OPPORTUNITY - Prime South East Wales Location

- Excellent road links - M4
- Secure Port Location
- Fenced with tarmac level surface
- Electric Supply
- Regular shaped site



Size

3 Acres (1.21 Hectares)

Location

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

Connectivity

Road

A48	1.1 Miles
M4 (J29)	2 Miles
M4 (J24)	5.5 Miles
M5	24 Miles



Water

Sea	0 Miles
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Description

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

PORT CAPABILITIES:

Vessel Size (Max)

Length 198 metres

Beam 26 metres

Draft 10 metres

SERVICES:

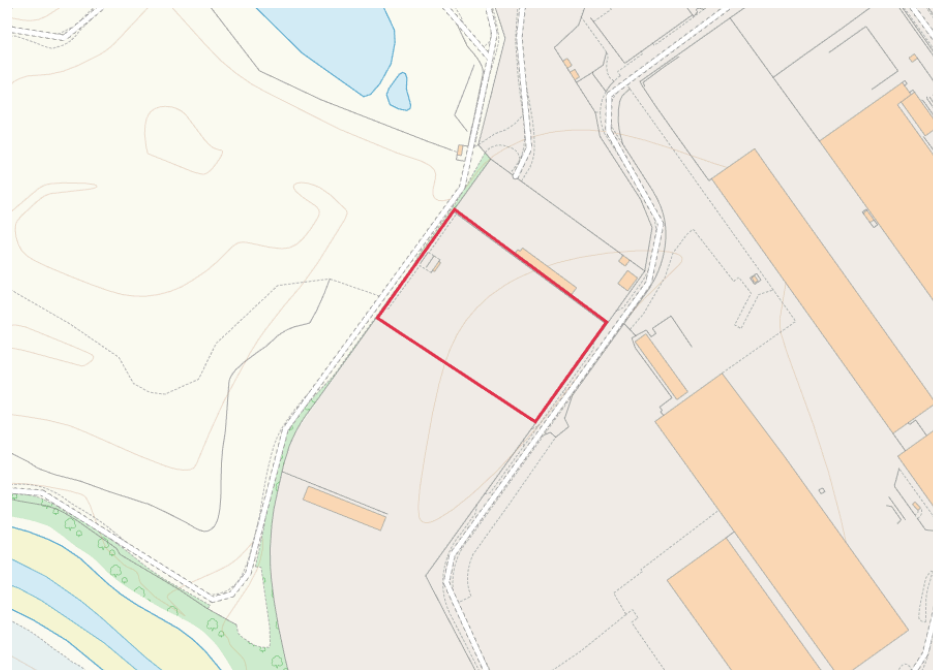
Power and water can be made available.

Interested parties are advised to make their own specific enquiries to ABP.

Specification



EPC: EPC exempt -
No building present



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Sat Nav. NP20 2WF

THE SITE

ALEXANDRA DOCKS

TOM LEWIS WAY

/////funny.finishing.flood



what3words

Lease Terms

New Lease

Business rates

Rates Payable: To be assessed

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - No building present

VAT

Applicable

Contact

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.