

ST. MODWEN  
PARK  
NEWPORT

NP19 4RG

///ELATED.PURIFIED.BUMPS



BUILD TO SUIT OPTIONS



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



Located on established industrial park with 7 existing occupiers



Planning permission for B1, B2 and B8 secured

BUILD TO SUIT

BUILT IN 12 MONTHS FROM AGREEMENT FOR LEASE

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



# High performance space for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **St. Modwen 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 unit sizing to suit individual occupier needs, that will deliver benefits for your business, your people and the environment.

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

St. Modwen Park Newport provides flexible opportunities to the occupier market within the industrial and logistics sectors.

This 100 acre business park is strategically located at the gateway to South Wales, around 18 miles from Cardiff and 25 miles from Bristol. Junction 23a of the M4 motorway is within 4 miles via the A4810/Queen's Way.

The estate and surrounding area benefits from the de-tolling of the Severn Bridges, further enhancing its location and access to the South West and Wales. It also provides motorway links to London and the South East, Birmingham and the Midlands.

Immediately adjacent to the site is the under construction Llan Glyn residential development where up to 4,000 homes will be built, along with amenities such as a local centre, pub, school and associated playing fields. To date over 1,200 homes have been completed along with the pub. The local centre will complete in the near future.

The site is also located under 2 miles from Newport Retail Park, which provides a wealth of amenities including supermarkets, coffee shops and restaurants.

\*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.



**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.\*



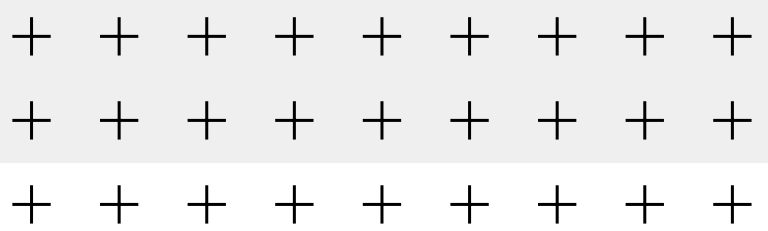
**15% roof lights** reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



**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.



# You're well-connected

**ST. MODWEN  
PARK  
NEWPORT**



**3.5 MILES**

from Port of Newport and  
109 miles from Pembroke Docks



**4 MINS**

to junction 23a of the M4



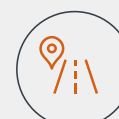
**18 MILES**

from Cardiff centre and  
26 miles from Bristol centre



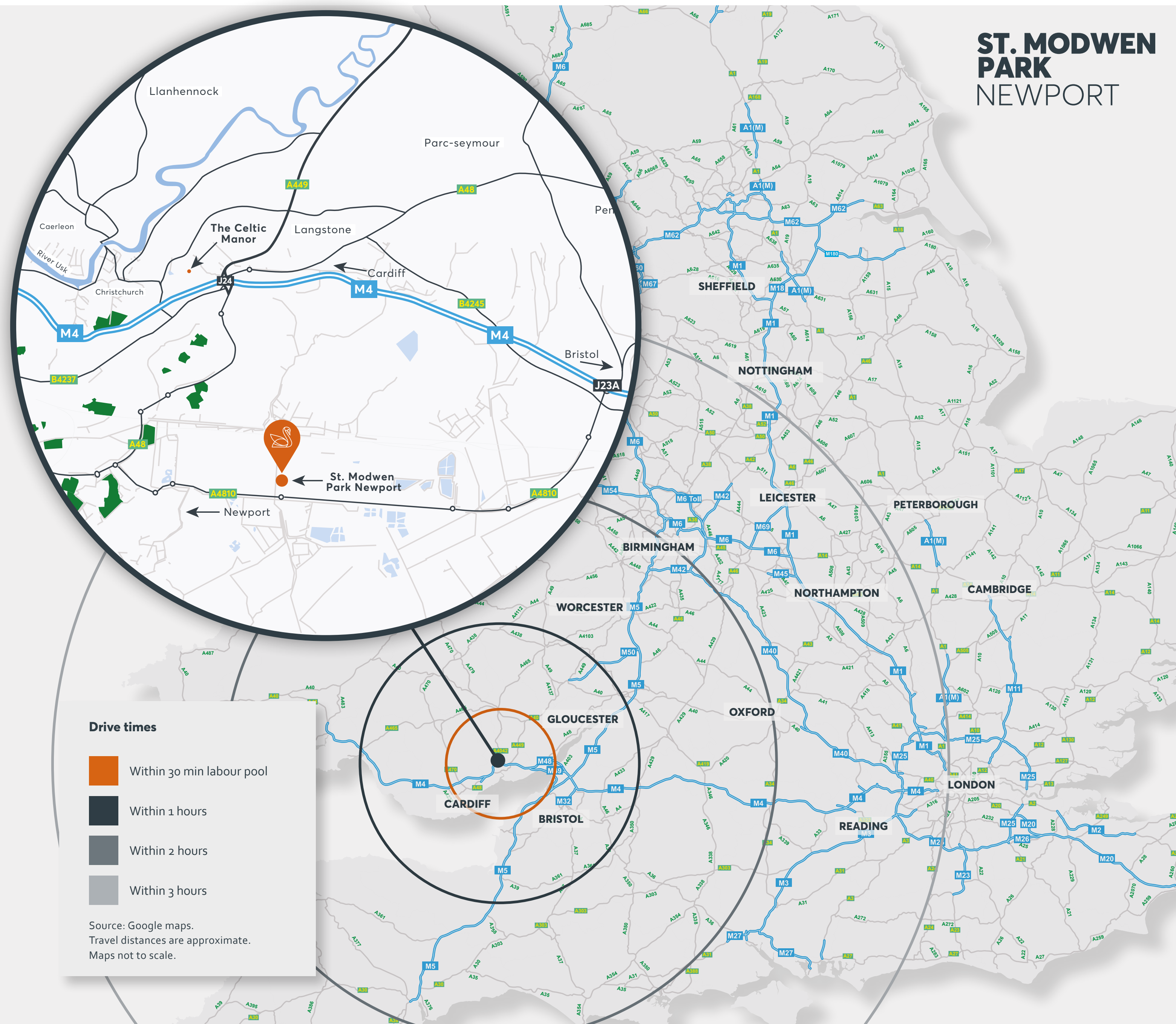
**UNDER 45 MINS**

to drive to two international  
airports (Cardiff and Bristol)



**STRATEGICALLY LOCATED**

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





Build to Suit plots (indicative layout)

Why choose St. Modwen Park Newport?



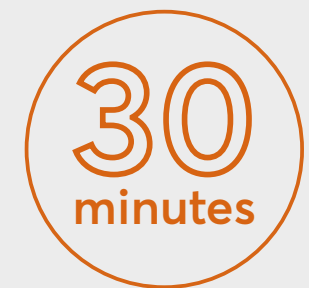
4 minutes to  
M4, J23a



Average full time weekly  
wage of £540.60 (11.78%  
lower than the UK average)\*



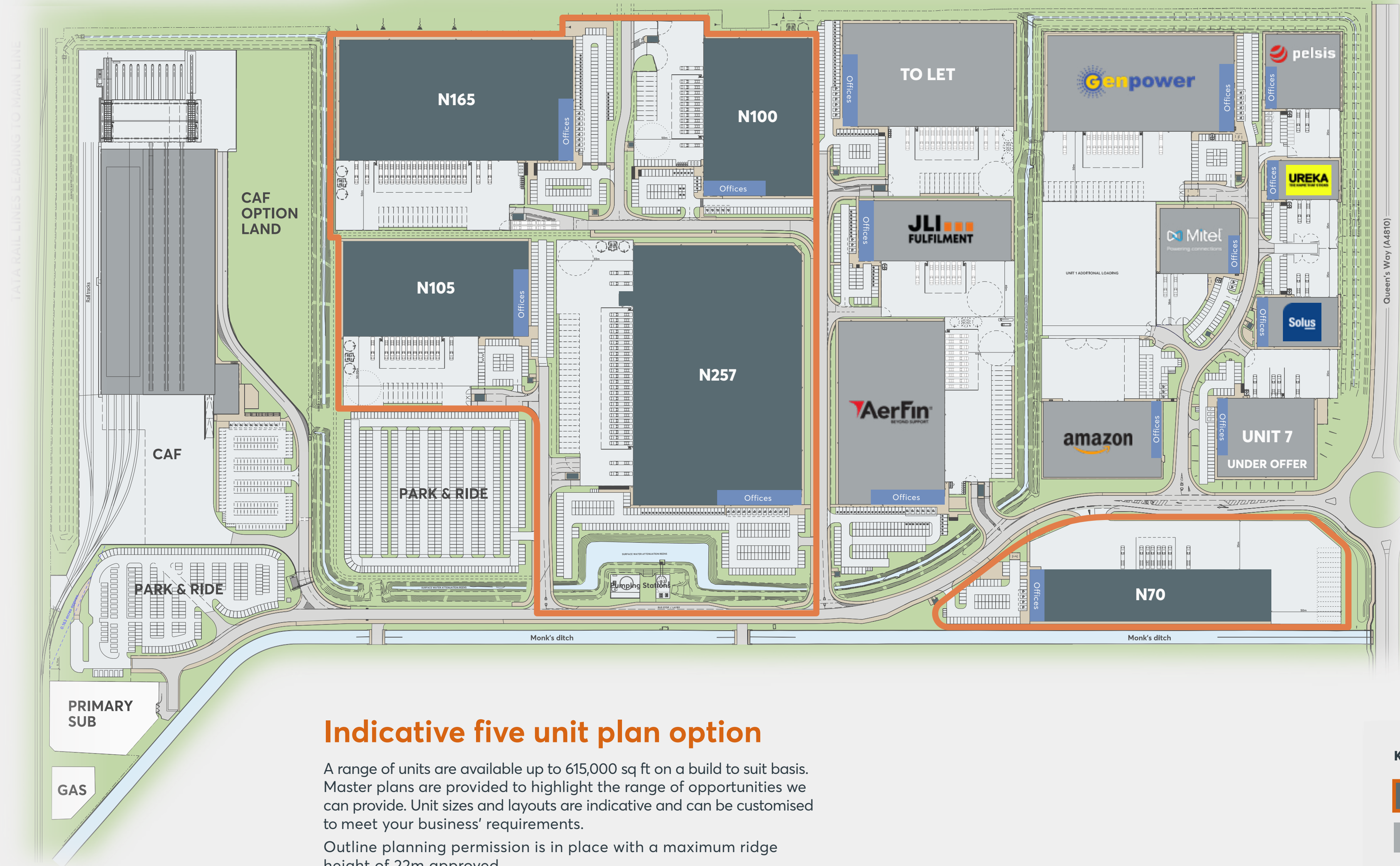
Excellent road, rail, air and  
sea links, with the city served  
by the Port of Newport



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



## Flexible Build to Suit options



### Indicative five unit plan option

A range of units are available up to 615,000 sq ft on a build to suit basis. Master plans 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.



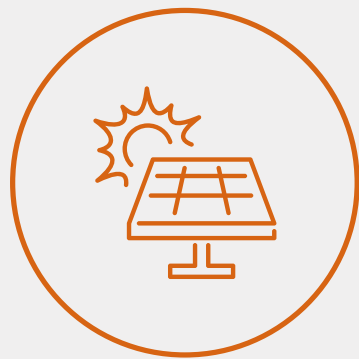
# Schedule of accommodation

## Five unit plan option indicative layout

	UNIT N70	UNIT N100 - DETAILED PLANNING PERMISSION ALREADY GRANTED	UNIT N105	UNIT N165 - DETAILED PLANNING PERMISSION ALREADY GRANTED	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)	912 SQ FT (84.73 SQ M)	899 SQ FT (83.52 SQ M)	899 SQ FT (83.52 SQ M)	899 SQ FT (83.52 SQ M)
GF SECONDARY STAIR		316 SQ FT (29.36 SQ M)	301 SQ FT (27.96 SQ M)	301 SQ FT (27.96 SQ M)	301 SQ FT (27.96 SQ M)
FF OFFICES	3,775 SQ FT (350.71 SQ M)	2,580 SQ FT (239.69 SQ M)	3,144 SQ FT (292.09 SQ M)	2,784 SQ FT (258.64 SQ M)	4,544 SQ FT (422.15 SQ M)
FF CORE		1,377 SQ FT (127.93 SQ M)	1,420 SQ FT (131.92 SQ M)	1,386 SQ FT (128.76 SQ M)	1,386 SQ FT (128.76 SQ M)
FF SECONDARY STAIR		341 SQ FT (31.68 SQ M)	356 SQ FT (33.07 SQ M)	356 SQ FT (33.07 SQ M)	356 SQ FT (33.07 SQ M)
SF OFFICES				2,784 SQ FT (258.64 SQ M)	4,544 SQ FT (422.15 SQ M)
SF CORE				1,386 SQ FT (128.76 SQ M)	1,386 SQ FT (128.76 SQ M)
SF SECONDARY STAIR				356 SQ FT (33.07 SQ M)	356 SQ FT (33.07 SQ M)
GF TRANSPORT OFFICE					1,020 SQ FT (94.76 SQ M)
GATEHOUSE		256 SQ FT (23.78 SQ M)			256 SQ FT (23.78 SQ M)
PLANT DECK/AMENITY AREA ABOVE OFFICE		3,794 SQ FT (352.47 SQ M)	4,467 SQ FT (415 SQ M)	4,080 SQ FT (379.04 SQ M)	5,825 SQ FT (541.16 SQ M)
PLANT DECK SECONDARY STAIR		538 SQ FT (49.98 SQ M)	453 SQ FT (42.09 SQ M)	463 SQ FT (43.01 SQ M)	463 SQ FT (43.01 SQ M)
TOTAL 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)



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



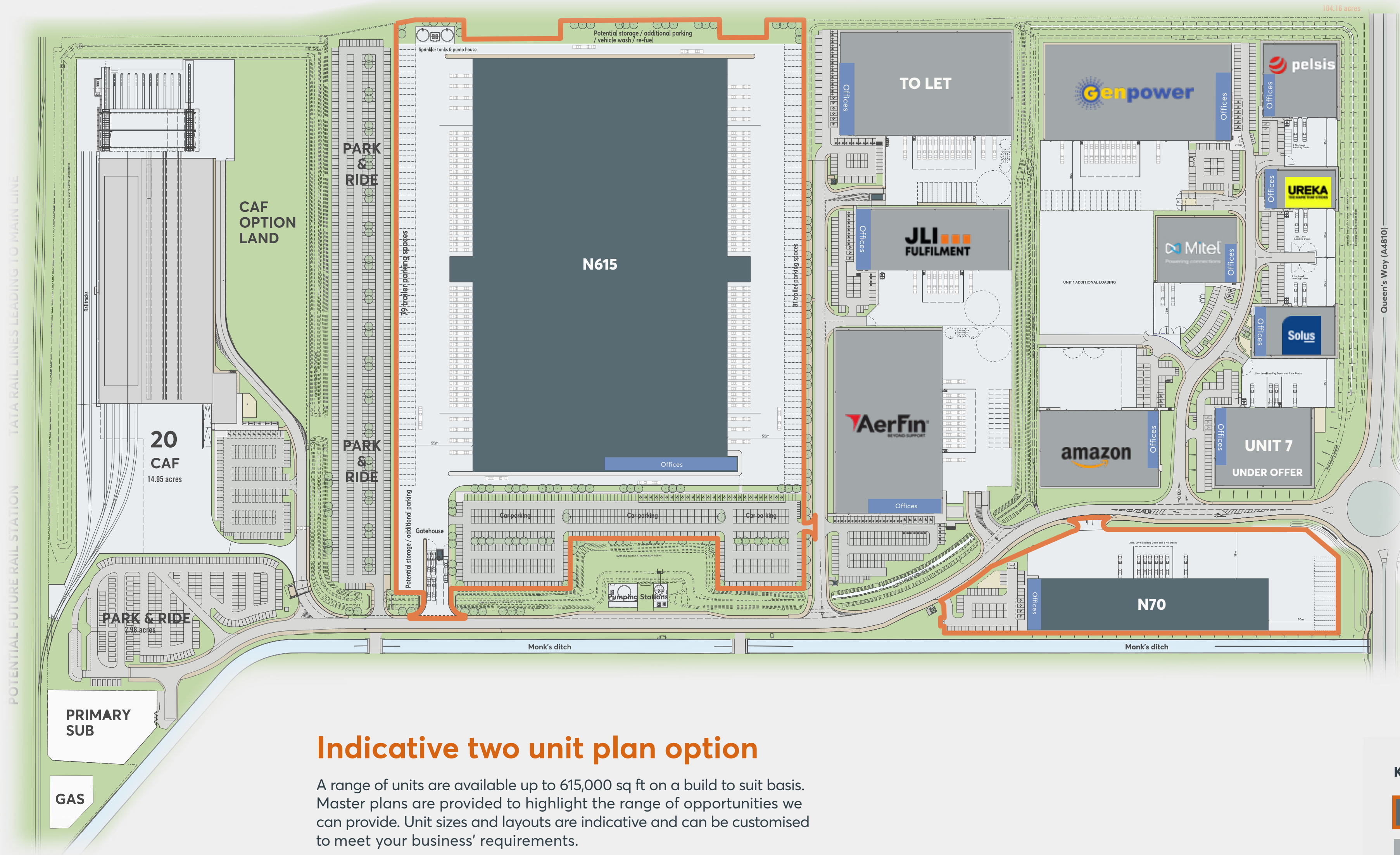
15% roof lights



Up to 22m ridge  
height subject to planning



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. Master plans 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



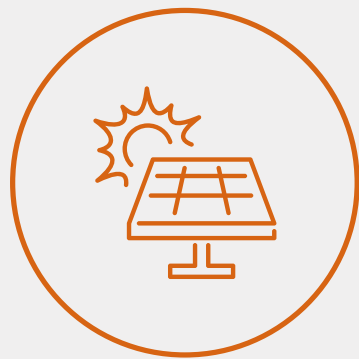
# Schedule of accommodation

## 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 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





### **Greatest population increase**

is projected to happen in Newport of all Welsh local authorities by 2028 (7.2%)



### **Strong and diverse labour pool**

with nearly half a million economically active people within 30 minutes' drive



### **An economically active population**

of 78.2% in Newport as opposed to 76% (Wales average)





**James Irwin-Singer**  
Development Director

“

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 Swan 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*

07976 581 418  
[jirwin-singer@stmodwen.co.uk](mailto:jirwin-singer@stmodwen.co.uk)





“

At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

**Lee Nash,**  
**Head of Development**

“With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work”.

**Huboo, St. Modwen Park Chippenham**

”



# The Swan standard

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

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics 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.

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

- 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



**AAA rated  
white goods**



**Refreshment  
stations**



**Smart  
metering**



**Low VOC/  
organic paints**



**Acoustic  
control**



**Intelligent  
LED lighting**



**Natural  
light**



**Low energy  
lifts**





**SOLAR PV AS  
STANDARD, CAN  
BE INCREASED  
TO 100% ROOF  
COVERAGE AS  
REQUIRED**



**SUSTAINABILITY  
AT THE CORE**



**EV CHARGERS  
INSTALLED  
AS STANDARD**



**HIGH  
SPECIFICATION  
OFFICE AND  
RECEPTION  
SPACES**





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High performance space  
where you need it.

**ST. MODWEN  
PARK  
NEWPORT**

ST. MODWEN PARK NEWPORT  
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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2024. TBDW 04116-18.