7 STILES
NEWPORT RETAIL PARK
NEWPORT, NP19 4QR

TO LET
TRADE COUNTER UNITS FROM 3,000 SQ FT
Location

Newport is situated in south-east Wales along the M4 between Cardiff and the Severn Bridge.

Newport is a short drive from Cardiff and is well connected by road to the nearby city of Bristol (40 minutes drive away). The catchment area includes the towns of Chepstow, Monmouth, Abergavenny, Cwmbram and Pontypridd.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Population</th>
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</thead>
<tbody>
<tr>
<td>10 minutes</td>
<td>65,000</td>
</tr>
<tr>
<td>20 minutes</td>
<td>230,000</td>
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<tr>
<td>30 minutes</td>
<td>900,000</td>
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VAT has now been removed from toll prices by the Government and the tolls are to be abolished completely at the end of 2018.

Seven Stiles Avenue is accessed from J24 of the M4 motorway and by driving 4 minutes along the Newport Southern Distributor Road, the A48.

The M4 motorway runs east west through south Wales towards England.

The A48 runs around south Newport, connected at both ends with the M4 and providing further local connections by road.
The Surrounding Area

Newport Retail and Leisure Park

Newport Retail and Leisure Park is an important focus of activity in Newport. Occupiers include:

Retail
- M&S
- H&M
- New Look
- GAP
- Next
- Peacocks
- Outfit
- River Island
- JD Sports
- Clarks
- Footasylum
- Trespass
- Thomson
- Vision Express
- The Perfume Shop
- Claire’s
- EE
- Iceland
- Poundland
- ScS Sofas
- Asda Living
- Clintons

Restaurants
- M&S Restaurant
- Boots
- The Carphone Warehouse
- Tesco Extra
- Tapi Carpets
- Home Bargains
- Matalan
- Costa
- Pizza Express
- Nando’s
- Caffè Nero
- Asda Living
- Tesco Extra
- McDonald’s
- Harvester
- Pizza Hut
- Subway
- Tiffins Spytty
- Frankie & Benny’s
- Gemelli

Leisure
- Cineworld
- Energi Trampoline Park
- Xercise4Less
- Newport International Sports Village

Glan Llyn

Glan Llyn will be transformed over the coming years into a high quality residential, business and sustainable community development delivering 4,000 new homes and 6,000 new jobs. This is a £1bn regeneration project by St Modwen, which will transform the 600 acre, former Newport Llanwern Steelworks site into a major new community for South Wales.

Newport International Sports Village

Newport International Sports Village is a multi-sport complex located just 0.9 miles (approx. 2 minute drive time) from Seven Stiles Avenue. The complex includes a football development centre, athletics/football stadium, velodrome and attached cycle speedway track, tennis centre, swimming pool and cricket pitches. The Velodrome has been used by the Great Britain track cycling team in preparation for major sporting events including the Olympics.
Areas
The current design of building consists of two retail units, each one providing 20,000 sq ft of retail space. Customer and service access are kept separate for operational reasons. The new site has a total of 163 designated car parking spaces.

These units can be split in order to accommodate the specific size requirements of a Trade Counter occupier along with provision for yard areas and loading zones, subject to planning consent.

Planning
The proposed layout reflects the consented planning application 01/0915/F approved on 5 March 2002.

Timescales
Construction will commence once the pre lets have been secured.

The Terms
Available on application.

Viewing and Further Information
For further information or to arrange a viewing please contact the sole agents: