

CELTIC BUSINESS PARK

TO LET

NEWPORT
NP19 4QZ

Severn Bridge tolls abolished December 2018



NEW MODERN WAREHOUSE / INDUSTRIAL UNITS
Units from 29,550 Sq.ft - 99,950 Sq.ft (2,745 Sq.m - 9,286 Sq.m)
Available to occupy 2019



HIGH QUALITY PRODUCTION & DISTRIBUTION UNITS

CELTIC BUSINESS PARK NEWPORT NP19 4QZ



LOCATION

Celtic Business Park is strategically located at the gateway to South Wales, 12 miles from Cardiff and 30 miles from Bristol. Junction 23a of the M4 Motorway is within 2 miles via Queen's Way.

The estate and surrounding area will benefit from a new direct link to the motorway should the proposed M4 Relief Road be constructed.

DESCRIPTION

- Developed and managed by St. Modwen.
- Extensive 100 acre regeneration project, already home to Amazon and CAF's new train production facility.
- Capacity to accommodate 1.3m sq ft of employment space.
- Available for occupation in 2019.
- The infrastructure has been completed throughout the park, and further Build To Suit opportunities are available from 20,000-1.1m sq ft.

ACCOMMODATION

Phase 2 will comprise 2 new high quality units targeted for occupation in 2019.

All floor areas are approximate gross internal areas:

UNIT 2	Sq.ft	Sq.m
Warehouse / Production	26,880	2,497
Frist Floor Offices & Core	2,670	248
Total GIA	29,550	2,745

UNIT 3	Sq.ft	Sq.m
Warehouse / Production	94,675	8,796
First Floor Offices & Core	5,275	490
Total GIA	99,950	9,286

PLANNING

Planning consent is for warehouse, light industrial, industrial (B1c/B2/B8).

SPECIFICATION

- First Floor Office Content - 5% (Unit 3) and 8% (Unit 2) with flexible undercroft space.
- Large Loading Yard – 50m (Unit 3) & 36m (Unit 2) yard depths.
- Unit 2 – internal eaves height 8m.
- Unit 3 – internal eaves height 12m.
- Good proximity to M4 J23a.
- Adjacent to proposed new M4 relief road.
- Unit 1 Let to Amazon.

EPC

Available upon completion.

SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

FOR FURTHER INFORMATION

Please contact the joint sole agents:

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