

NEWPORT | NP20 2NN

28 EAST

RETAIL PARK

213,713 sq. ft. Prime Retail Park



LOCATION AND DEMOGRAPHICS



28 East Retail Park, Newport, NP20 2NN



28 East Retail Park is situated on Docks Way, approximately 1.5 miles to the south of the city centre. Docks Way is accessed off the Southern Distributor Road (A48), a dual carriageway running to the south of the town and connecting Junctions 24 and 28 of the M4 motorway.



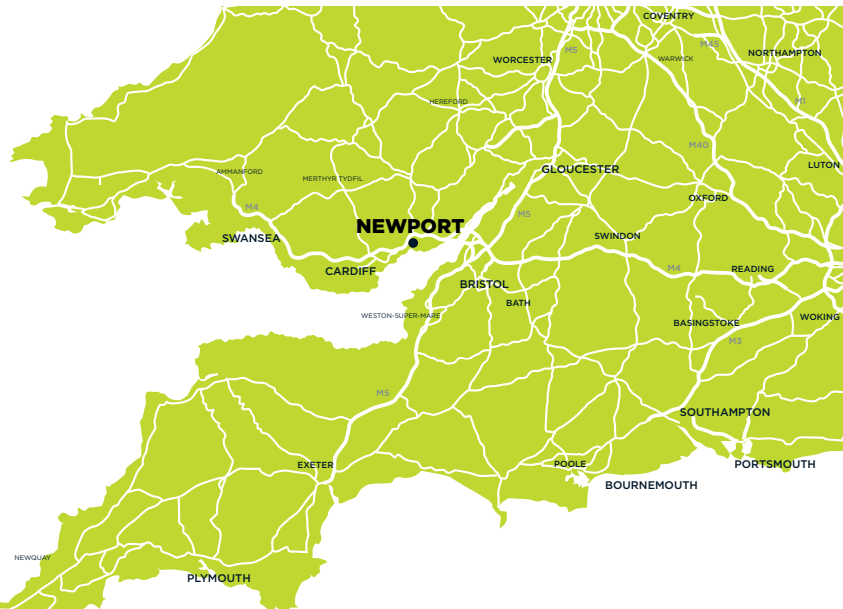
The 2011 census showed Newport to have a total population of 145,736, which ranks 7th of the 23 local and unitary authorities in Wales, and the highest 40% of all local and unitary authorities in England and Wales. (Office of National Statistics, Census 2011).



The subject park extends to an approximate total gross internal ground floor area of 213,565 sq ft constructed in approximately 2001.



There are 828 customer car parking spaces located to the front of the retail units with a car parking ratio of 1:258 sq ft of ground floor area.



MASTERPLAN

28 East Retail Park, Newport, NP20 2NN



Unit	Tenant	Total G.I.A.
1a	B & M	37,450sq ^{ft}
1b	The Range	66,500sq ^{ft}
2	The Food Warehouse (Under Offer)	10,828sq ^{ft}
3	Available	12,192sq ^{ft}
4	Oak FurnitureLand	9,137sq ^{ft}
5	Halfords	9,166sq ^{ft}
5b	Flooring Superstore	5,722sq ^{ft}
5c	Topps Tiles	5,400sq ^{ft}
6	Available	14,015sq ^{ft}
7	DW Fitness clubs	23,723sq ^{ft}
8	Wren Kitchens	20,078sq ^{ft}
A3	KFC	2,921sq ^{ft}
Total		217,132sq^{ft}

Sat Nav
NP20 2NN

Car parking
828

Planning
Bulky Goods

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