





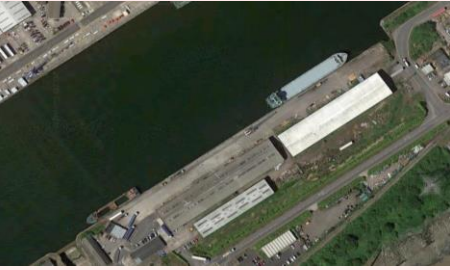








## NEWPORT PORT – AVAILABILITY SCHEDULE

ADDRESS	SITE NUMBER (SEE PLAN)	SIZE	QUOTING RENT (PER ANNUM)	DESCRIPTION
Land at South Side Dock, East Way Road 	1	17.10 acres	Terms Available on Application	<p>The site is located at the southern end of the Port, accessed off East Way Road.</p> <p>The site comprises approximately 17.10 acres of development land benefitting from direct quay access onto Alexandra Docks.</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
Land at West Way Road 	2	3.40 acres	£35,000 per acre per annum	<p>The site is located approximately 0.50 miles west of the Port entrance, fronting onto West Way Road.</p> <p>The plot comprises a secure storage yard of 3.40 acres. Specification includes a fully fenced, concrete surfaced site with lighting, power, water and drainage connected.</p>
3 & 4 Shed, East Way Road 	3	55,000 sq ft	£120,000 per annum	<p>The property is located approximately 1 mile south of the Port entrance, fronting onto (and accessed via) East Way Road.</p> <p>Specification includes:</p> <ul style="list-style-type: none"> <li>• 8 dock level doors</li> <li>• 5.40m minimum eaves</li> <li>• Ancillary yard accommodation</li> <li>• Potential to be sub-divided from c.15,000 sq ft</li> </ul>

<p>Land at Tom Lewis Way</p> 	<p>4</p>	<p>2.40 acres</p>	<p>£35,000 per acre per annum</p>	<p>The site is located approximately 0.50 miles west of the Port entrance, located off Tom Lewis Way (which feeds onto West Way Road in turn).</p> <p>The plot comprises a secure storage yard of 2.40 acres. Specification includes a fully fenced, concrete surfaced site with lighting, power, water and drainage connected.</p>
<p>Atlantic Site, South Side, South Dock</p> 	<p>5</p>	<p>75.00 acres (gross)</p>	<p>Terms Available on Application</p>	<p>The site comprises a large parcel of land situated at the southern boundary of the Port, accessed via East Way Road.</p> <p>The land is capable of sub-division to provide smaller development plots, or for use as open storage (subject to clearance works). Specification varies throughout (majority unsurfaced, part scrub).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>Land South of Cemex, East Way Road</p> 	<p>6</p>	<p>2.25 acres</p>	<p>Terms Available on Application</p>	<p>The site is situated at the eastern boundary of the Port, with access provided via East Way Road.</p> <p>The site comprises a flat parcel of scrub land fronting the quayside, with potential for use as open storage or a development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>

<p>Land to rear of 1 Shed, East Way Road</p> 	<p>7</p>	<p>1.50 acres</p>	<p>Terms Available on Application</p>	<p>Land is situated on the eastern side of the Port, accessed via East Way Road, in close proximity to the Port entrance.</p> <p>The site comprises a regular shaped parcel running parallel to East Way Road with current specification comprising scrub land. The site has the potential to use for open storage or as a development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>Land North of TG Howell, West Way Road</p> 	<p>8</p>	<p>2.70 acres</p>	<p>Terms Available on Application</p>	<p>The site is located on the western side of the Port and is accessed via West Way Road.</p> <p>The plot comprises a regular shaped development parcel (currently of scrub / unsurfaced specification), with potential means of access off two boundaries. The site has the potential to use for open storage or as a development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>Land at West Way Road</p> 	<p>9</p>	<p>17.00 acres</p>	<p>Terms Available on Application</p>	<p>The site is located on the western side of the Port and is accessed via (and fronts onto) West Way Road.</p> <p>The site comprises a largely level plot, consisting of predominantly scrub land at present. The site has the potential to use for open storage or as a development site (design and build opportunities) and could be subdivided to suit individual occupier requirements.</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>

<p>Land to rear of 11 Shed, Tom Lewis Way</p> 	<p>10</p>	<p>3.30 acres</p>	<p>Terms Available on Application</p>	<p>The site is located on the western side of the Port and is accessed via (and fronts onto) Tom Lewis Way.</p> <p>The site comprises a largely level plot, consisting of predominantly scrub land at present. The site has the potential to use for open storage or as a development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>Gypfor Site, Tom Lewis Way</p> 	<p>11</p>	<p>12.30 acres</p>	<p>Terms Available on Application</p>	<p>The site is located at the south western extent of the Port and is accessed via (and fronts onto) Tom Lewis Way.</p> <p>The site comprises a large parcel, capable of subdivision to suit individual occupier requirements, currently consisting of predominantly scrub land. The site has the potential to use for open storage or as a development site (design and build opportunities).</p> <p>Clearance / remedial works required prior to occupation. Timescales are available on request.</p>
<p>22 Shed, Tom Lewis Way</p> 	<p>12</p>	<p>32,300 sq ft</p>	<p>Terms Available on Application</p>	<p>The warehouse is located at the south western extent of the Port and is accessed via (and fronts onto) Tom Lewis Way.</p> <p>Construction is currently under way for the provision of a 32,300 sq ft detached warehouse with yard and level access loading doors.</p> <p>Full terms, timescales and specification are available on request.</p>

<p>Newport Port Office, East Way Road</p> 	<p>N/A</p>	<p>7,000 sq ft</p>	<p>£40,000 per annum</p>	<p>The Port office is located centrally within the Port and is accessed via East Way Road, situated approximately 1 mile from the port entrance.</p> <p>The property comprises a 3-storey office building which is configured to provide a combination of open plan and cellular office accommodation with a number of conference and meeting rooms.</p> <p>The Port office also benefits from generous on-site car parking facilities.</p>
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**Anti-Money Laundering Regulations**

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

For further information or to arrange a viewing, please contact:

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*Current images taken from Google Maps – Site photographs to be updated in due course.*