Open 200,000 sq ft of Open A1 Retail Accommodation

POSTCODE: NP19 4QQ
Introduction

- Newport Retail Park is situated to the South East of Newport, a major Welsh City located on the M4 motorway between Bristol and Cardiff.
- The City’s principal out of town Retail Park.
- It forms part of a newly designated district centre on the east side of the city with over 4,000 new homes planned.
- 100 acres of new employment space planned to create 1000’s of new jobs.
- Proposed dedicated junction off new M4 extension.
Situated on the M4 Motorway between Bristol and Cardiff.

- 25 miles west of the M4/M5 interchange.
- 2 1/2 hours drive from London.

Main line trains run every 30 minutes to London with a journey time of 11 minutes.

Airports at Bristol and Cardiff serving major UK and European cities.
Catchment

- Urban population over 145,000
- 1.5 million people live within 45 minutes drive time
- 50% of catchment are ABC1 customer profile
- In excess of £72 million weekly spend

Source: Eurodirect 2007
South East Wales principle Retail Park
The Park

- Newport Retail Park totals over 200,000 sq ft of full open A1 retail accommodation including food.
- Mezzanine space available.
- M&S anchors Phase II.
- It forms part of a significant retail and leisure destination with adjoining retail and leisure uses, including a Tesco Extra, UGC Cinema and restaurants.
Introducing top fashion favourites

Newport Retail park brings a host of high street fashion names to this popular area of South Wales, including River Island, New Look, Next, Clarks and Outfit.

With the introduction of M&S to anchor phase II, plus other exciting fashion retailers, the park is rapidly becoming Newport’s stylish place to be.
Prominent location - with well balanced mix
Llanwern area regeneration

- 600 acre regeneration site adjacent to Newport Retail Park.
- Provision for 4,000 new homes.
- Play spaces, sports facilities, open space and parkland, wildlife habitats, with three new lakes at the heart of it all.
- Schools for all ages, youth clubs, nurseries, after school activities.
- Celtic Business Park, a major new 100 acre industrial and warehousing scheme with planning for B1, B2 and B8 uses.
- A local centre with offices, library, doctor’s surgery, police station.
- Shops and supermarkets, restaurants, cafés, bars.
- An integrated transport strategy that includes new road links, cycle routes, footpaths, bus services, a proposed new station at Llanwern and a 1000 space Park and Ride.
Proposed M4 extension

The Council backed £830 million M4 relief road.
Over 200,000 sq ft shopping park now open
High quality finishes
Over 1,500 free car parking spaces
New Tesco Extra Superstore
M&S anchoring Phase II

Summary

For further details of this exciting retail opportunity, including unit availability and timing, please call the leasing agents

Paul Anderson/Tudor Williams
53 Birkenhead Road,
Hoylake, Wirral CH47 5AF
Tel: 0151 632 7575

Simon Wilson/Bradley Smith
1 Manchester Square
London, W1U 3AB
Tel: 0203 058 2000
MISREPRESENTATION ACT 1988 – Whilst every care has been taken in the preparation of this document, its accuracy cannot be guaranteed and neither does it constitute any offer under contract. The Developer and their Agents makes or gives and no person in their respective employment has any authority to make or give any representation or warranty whatever in respect of this development. You must satisfy yourself by inspection or otherwise as to the correctness of this information.

20.08.2013
POSTCODE: NP19 4QQ