

ST. MODWEN PARK NEWPORT



NP19 4RG

///SEATS.TRICYCLE.SUPPOSE



PV panels included at no extra cost, generating energy savings of up to £56,000 per annum*



Target accreditation places this building in the top 10% of UK warehouses for sustainability

HIGH QUALITY WAREHOUSE AVAILABLE TO LET

UNIT 10: 106,137 SQ FT (9,860.5 SQ M)

*BASED ON AS-BUILT PV YIELD FROM EPCA+ REQUIREMENT, ASSUMES 100% FULL ENERGY CONSUMPTION IN YEAR 1 AND UNIT RATE OF 30P PER KWH

High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Unit 10** is a **highly sustainable warehouse** that will deliver benefits for your business, your people and the environment.

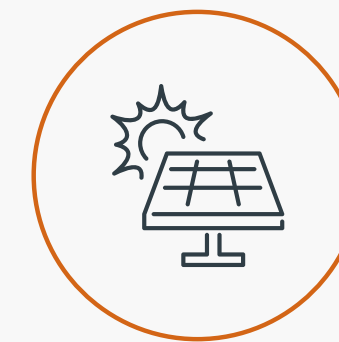
An ideal location for the South West

St. Modwen Park Newport provides flexible opportunities to the occupier market within the industrial and logistics sectors.

This 100 acre business park is strategically located at the gateway to South Wales, around 18 miles from Cardiff and 25 miles from Bristol. Junction 23a of the M4 motorway is within 4 miles via the A4810/Queen's Way.

The estate and surrounding area benefits from the de-tolling of the Severn Bridges, further enhancing its location and access to the South West and Wales.

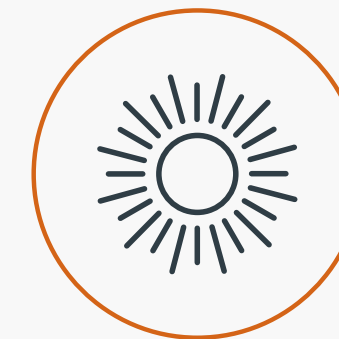
*data obtained using TM54 energy modelling software.



PV panels included at no extra cost, generating **energy savings of up to £56,000 per annum***.



Smart LED lighting helping you reduce energy consumption by **up to 75%**.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent target accreditation places this warehouse in the top 10% of warehouses in the UK for sustainability.



With an **EPC A+ rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Why choose Unit 10?



6 minutes to
M4, J23a



Average full time weekly
wage of £540.60 (11.78%
lower than the UK average)*



Excellent road, rail, air and
sea links, with the city served
by the Port of Newport



Nearly half a million
economically active people
within 30 minutes' drive



Greatest population increase

is projected to happen in Newport of all Welsh local authorities by 2028 (7.2%)



Strong and diverse labour pool

with nearly half a million economically active people within 30 minutes' drive



An economically active population

of 78.2% in Newport as opposed to 76% (Wales average)

You're well-connected

**ST. MODWEN
PARK
NEWPORT**



3.5 MILES

from Port of Newport



6 MINS

to junction 23a of the M4



18 MILES

from Cardiff centre



UNDER 45 MINS

to drive to two international airports (Cardiff and Bristol)

Drive times

-  Within 30 min labour pool
-  Within 1 hours
-  Within 2 hours
-  Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

Schedule of accommodation

UNIT 10	
WAREHOUSE INC. GF OFFICE	93,751 SQ FT (8,828.5 SQ M)
FF OFFICE	5,453 SQ FT (506.6 SQ M)
SF PLANT DECK	5,655 SQ FT (525.4 SQ M)
TOTAL	106,137 SQ FT (9,860.5 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	12.5 M
LOADING DOCKS	8
LEVEL ACCESS LOADING DOORS	2
HGV PARKING	12
CAR PARKING	116
ELECTRIC CAR CHARGING POINTS	30

All floor areas are approximate gross internal areas.
*Subject to final plan.



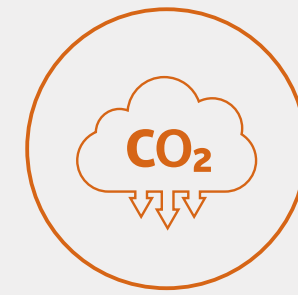
BREEAM Excellent
rating targeted



50 kN sq/m
floor loading



15% roof
lights



Operationally
net zero carbon
to offices



Swan standard
specification



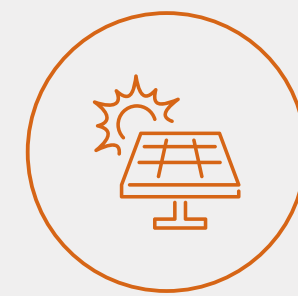
EPC
A+ rated



EV car
charging



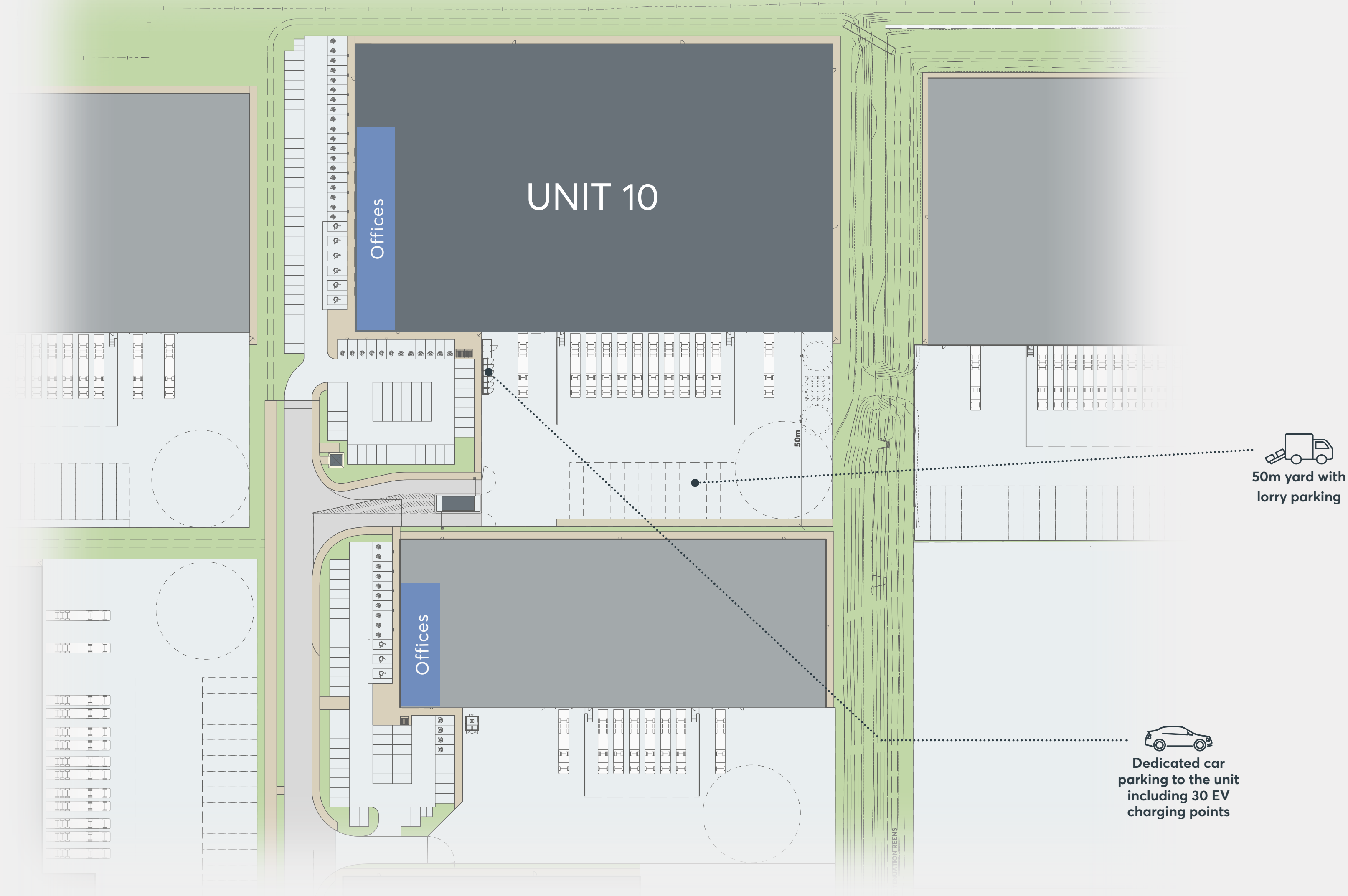
Up to 12.5m clear
internal height



PV panels included
as standard



424 kVA of
power supply




50m yard with
lorry parking


Dedicated car
parking to the unit
including 30 EV
charging points

Site plan is indicative.



Ben Quarrie
Development Director

“

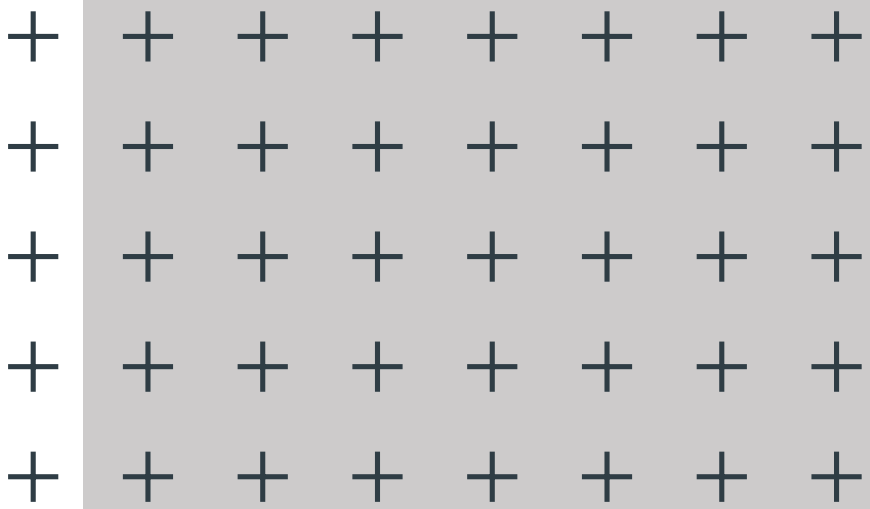
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work - which is good news for your employees and the environment.

Let's talk

07773 537 191
ben.quarrie@stmodwen.co.uk





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

“With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work”.

Huboo, St. Modwen Park Chippenham



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



**AAA rated
white goods**



**Refreshment
stations**



**Smart
metering**



**Low VOC/
organic paints**



**Acoustic
control**



**Intelligent
LED lighting**



**Natural
light**



**Low energy
lifts**



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**



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BEN QUARRIE

Development Director

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High performance space where you need it.

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. October 2023. TBDW 04116-09.