



INDURENT

PARK NEWPORT

WALES' LARGEST NEW BUILD INDUSTRIAL
AND LOGISTICS DEVELOPMENT.
LINKING SOUTH WALES TO THE SOUTH WEST

NP19 4RG

///ELATED.PURIFIED.BUMPS



Up to
BREEAM
Excellent.



Up to
EPC A+ rating.

FIVE UNITS TO LET

UNITS RANGING FROM:

44,071 SQ FT (4,094.33 SQ M)

TO 115,045 SQ FT (10,688.03 SQ M)

PHASE 6 AVAILABLE DECEMBER 2026

Warehousing that Works.

High performance space for your business.

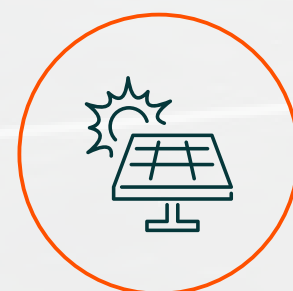
Indurent Park Newport is South Wales' leading industrial and logistics park, providing best-in-class warehouse space for its customers. Once fully developed, the site will have delivered 1.2m sq ft of new space, over 600,000 sq ft of which is already complete.

This next phase will deliver five further units ranging from 44,071 SQ FT (4,094.33 SQ M) to 115,045 SQ FT (10,688.03 SQ M).

This 100 acre park is strategically located 18 miles east of Cardiff and 25 miles west of Bristol, with access to the M4 (J23A) in under 5 minutes.



50-75 kN sq m
subject to haunch
height



PV included as
standard. Roofs
designed to take
100% PV.



Outline planning
permission for
B1, B2, B8 uses



Up to 8 MVA
of power
supply



EV car
charging



10% roof lights



Up to 12.5m clear
internal height



Up to BREEAM
Excellent



EPC
A+ rated

Future phase.

Key

- Next phase
- Prior development phases
- Future Phases / Build To Suit



3 MILES TO
J23A M4 FROM
QUEENSWAY

Tapping in to the workforce.



■ **£728.30**
UK / week

■ **£672.60**
Newport / week

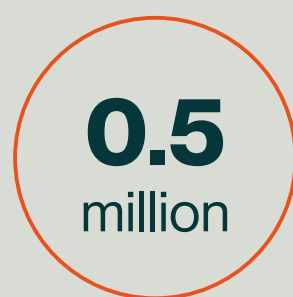
* Nomisweb 2024 data,
gross weekly pay
(full time workers).



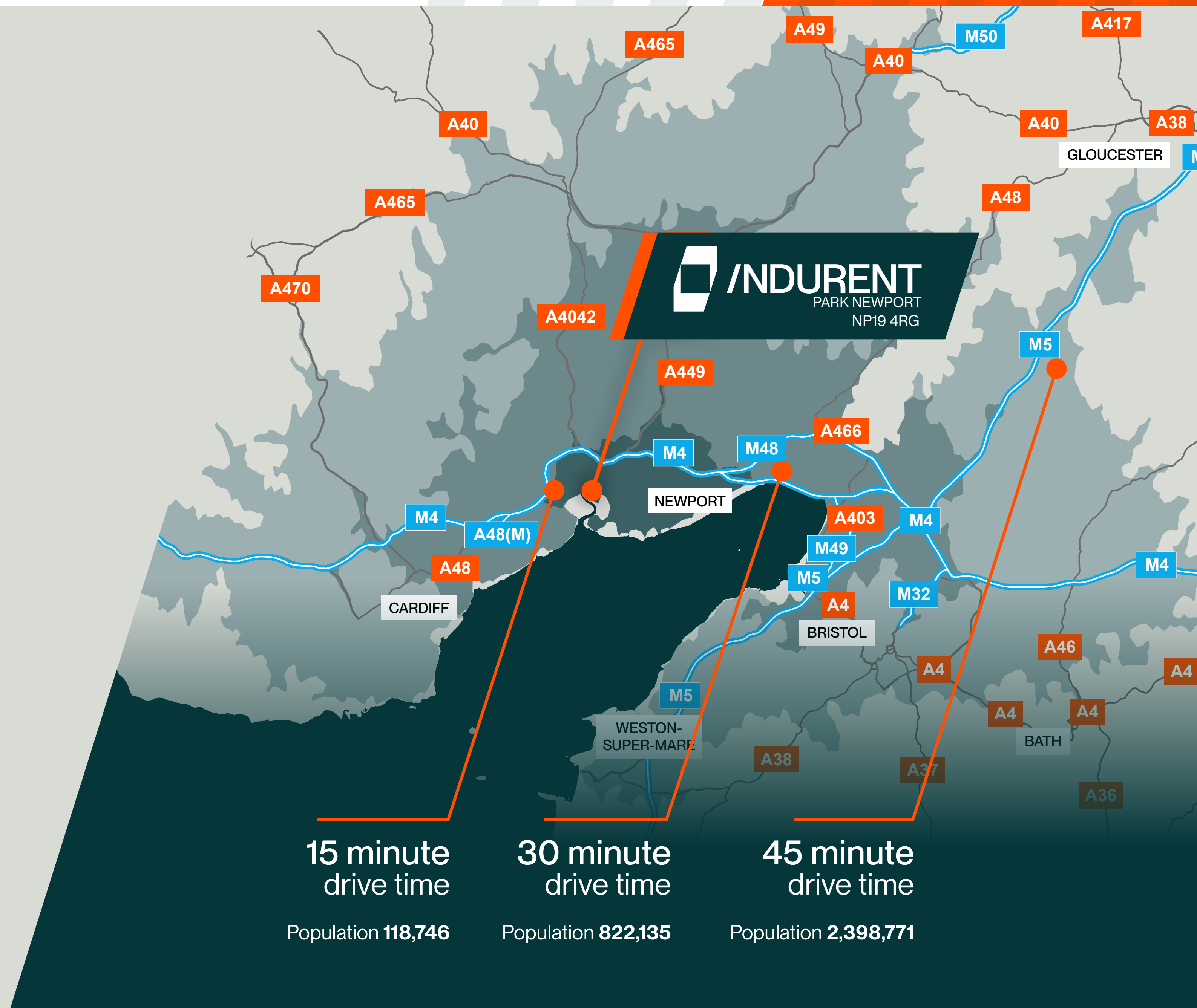
4,000 new homes
being built on Glan Llyn
regeneration site directly
adjoining Indurent Park
Newport.



Projected population
increase in Newport
(2018-2028) - the
fastest rate in Wales.



Economically active
people within 30 mins
drive time.



You're well-connected.

PORTS

PORT OF NEWPORT	4.4 MILES
PORT OF CARDIFF	18 MILES
AVONMOUTH DOCKS	20 MILES
ROYAL PORTBURY DOCKS	22 MILES
PORT TALBOT	44 MILES
PORT OF SWANSEA	52 MILES
PEMBROKE DOCK	110 MILES

AIRPORTS

CARDIFF	29 MILES
BRISTOL	30 MILES
SWANSEA	65 MILES
BIRMINGHAM	102 MILES

Taken from Google Maps.
Map and population data: Smappen.

Up to
1.5 hours
drive time

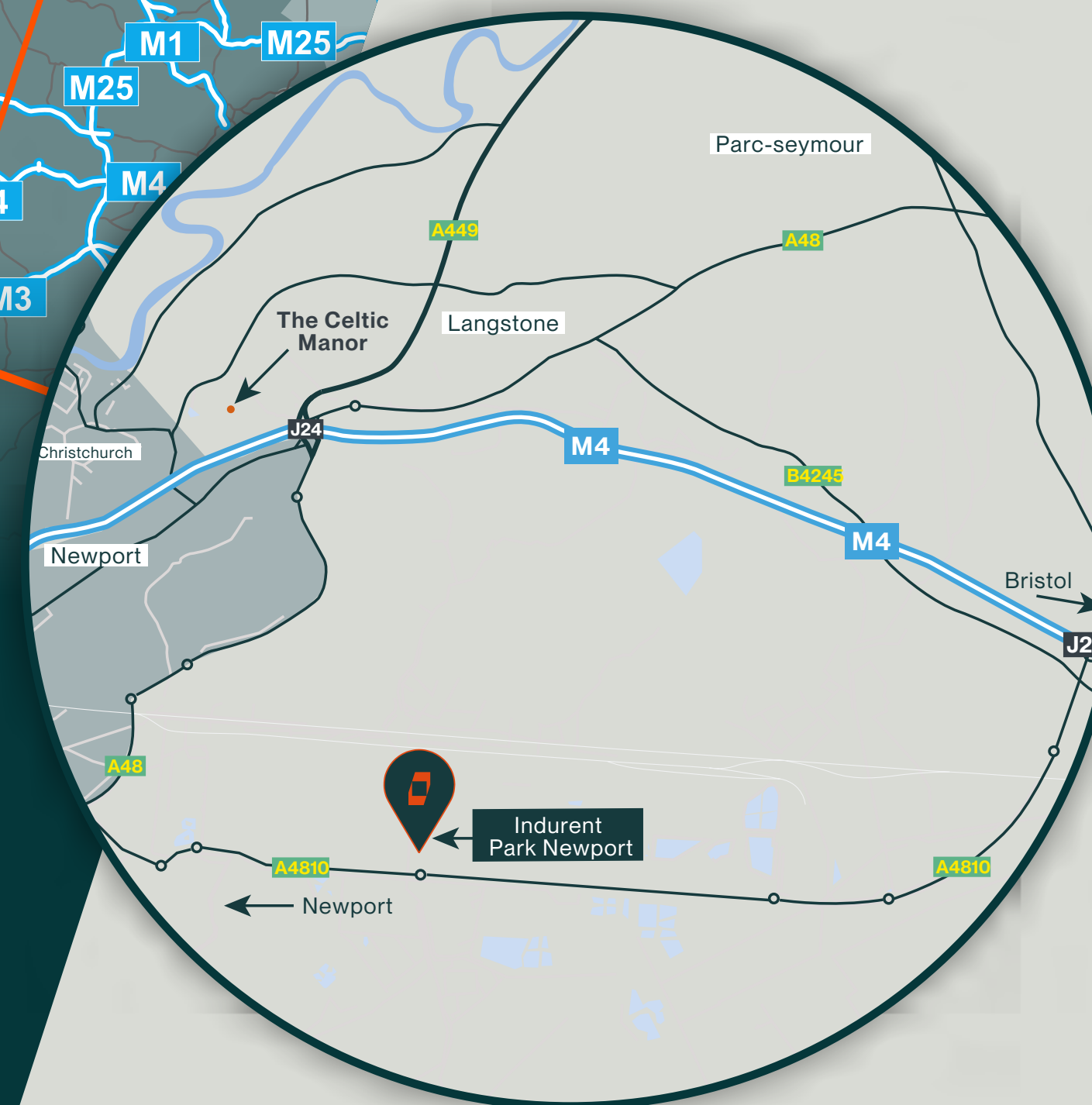
Population **5,363,172**

Up to
3 hours
drive time

Population **31,479,628**

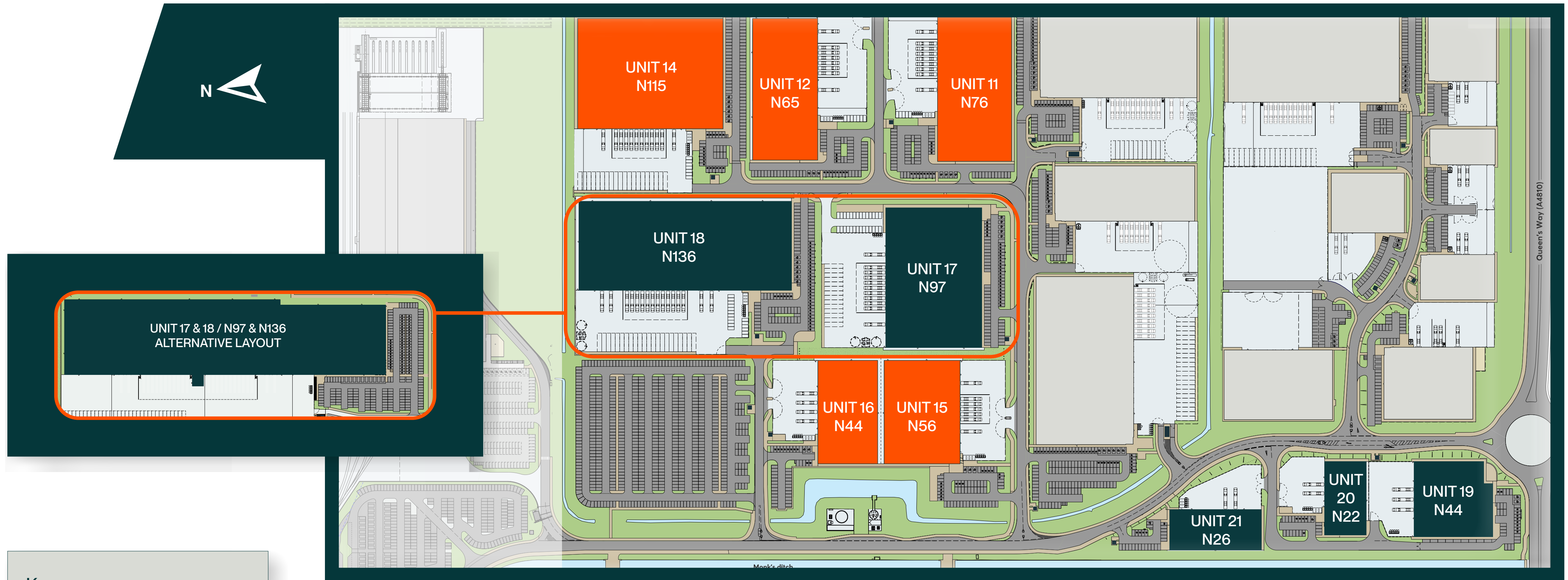
Up to
4.5 hours
drive time

Population **55,199,245**



/ Masterplan.

Unit plan is indicative.



Key



Next phase



Prior development phases

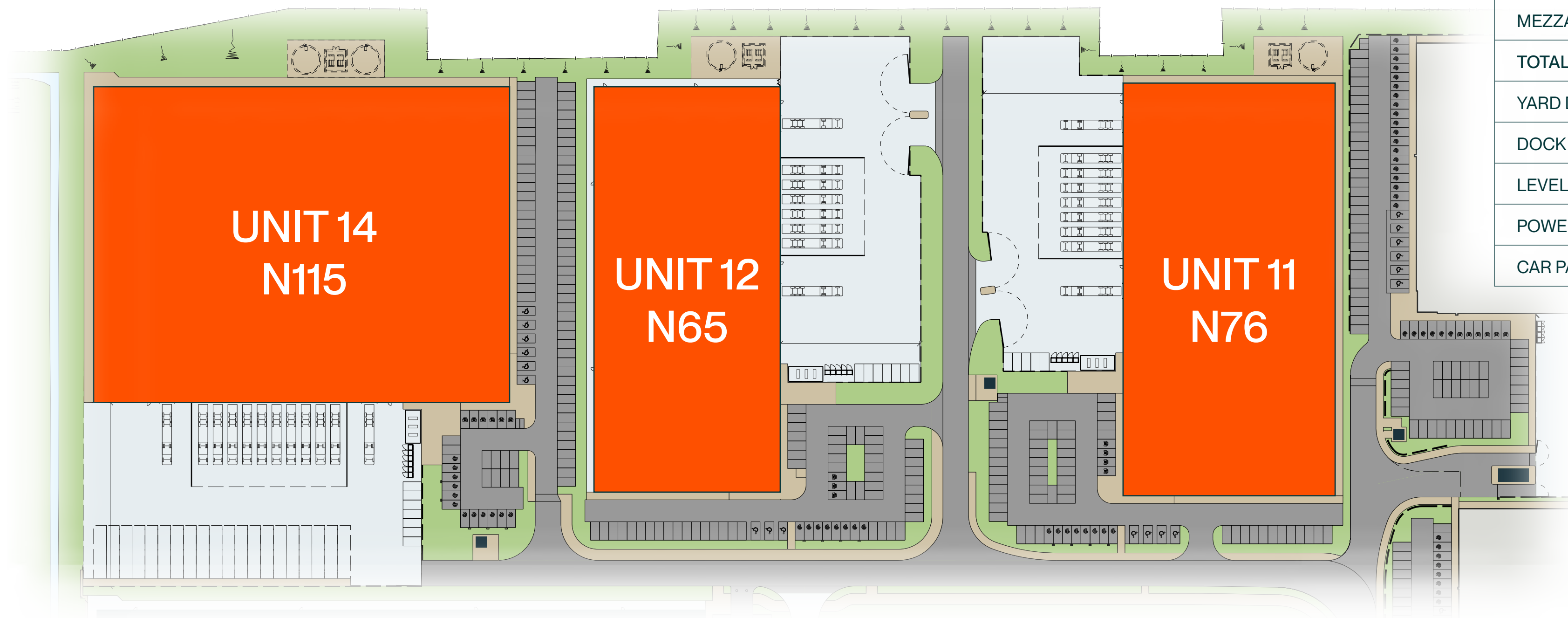


Future Phases / Build To Suit

	N76	N65	N115	N56	N44
GROUND INC. WAREHOUSE	67,940 SQ FT (6,311.8 SQ M)	58,461 SQ FT (5,431.2 SQ M)	102,576 SQ FT (9,529.62 SQ M)	49,770 SQ FT (4,623.78 SQ M)	38,977 SQ FT (3,621.08 SQ M)
FIRST INC. OFFICE	3,889 SQ FT (361.3 SQ M)	3,310 SQ FT (307.5 SQ M)	6,216 SQ FT (577.5 SQ M)	3,187 SQ FT (296.08 SQ M)	2,546 SQ FT (236.5 SQ M)
MEZZANINE	3,890 SQ FT (361.4 SQ M)	3,309 SQ FT (307.4 SQ M)	6,253 SQ FT (580.9 SQ M)	3,190 SQ FT (296.36 SQ M)	2,548 SQ FT (236.72 SQ M)
TOTAL	75,719 SQ FT (7,034.5 SQ M)	65,080 SQ FT (6,046.13 SQ M)	115,045 SQ FT (10,688.03 SQ M)	56,147 SQ FT (5,216.23 SQ M)	44,071 SQ FT (4,094.33 SQ M)

All measurements based on gross internal areas.

/ Unit plans.



	N76	N65	N115
GROUND INC. WAREHOUSE	67,940 SQ FT	58,461 SQ FT	102,576 SQ FT
FIRST INC. OFFICE	3,889 SQ FT	3,310 SQ FT	6,216 SQ FT
MEZZANINE	3,890 SQ FT	3,309 SQ FT	6,253 SQ FT
TOTAL	75,719 SQ FT	65,080 SQ FT	115,045 SQ FT
YARD DEPTH	38M	38M	50M
DOCK LEVEL LOADING DOORS	7	6	10
LEVEL ACCESS DOORS	2	2	2
POWER kVA	438	384	718
CAR PARKING SPACES	74	75	109



/ Unit plans.



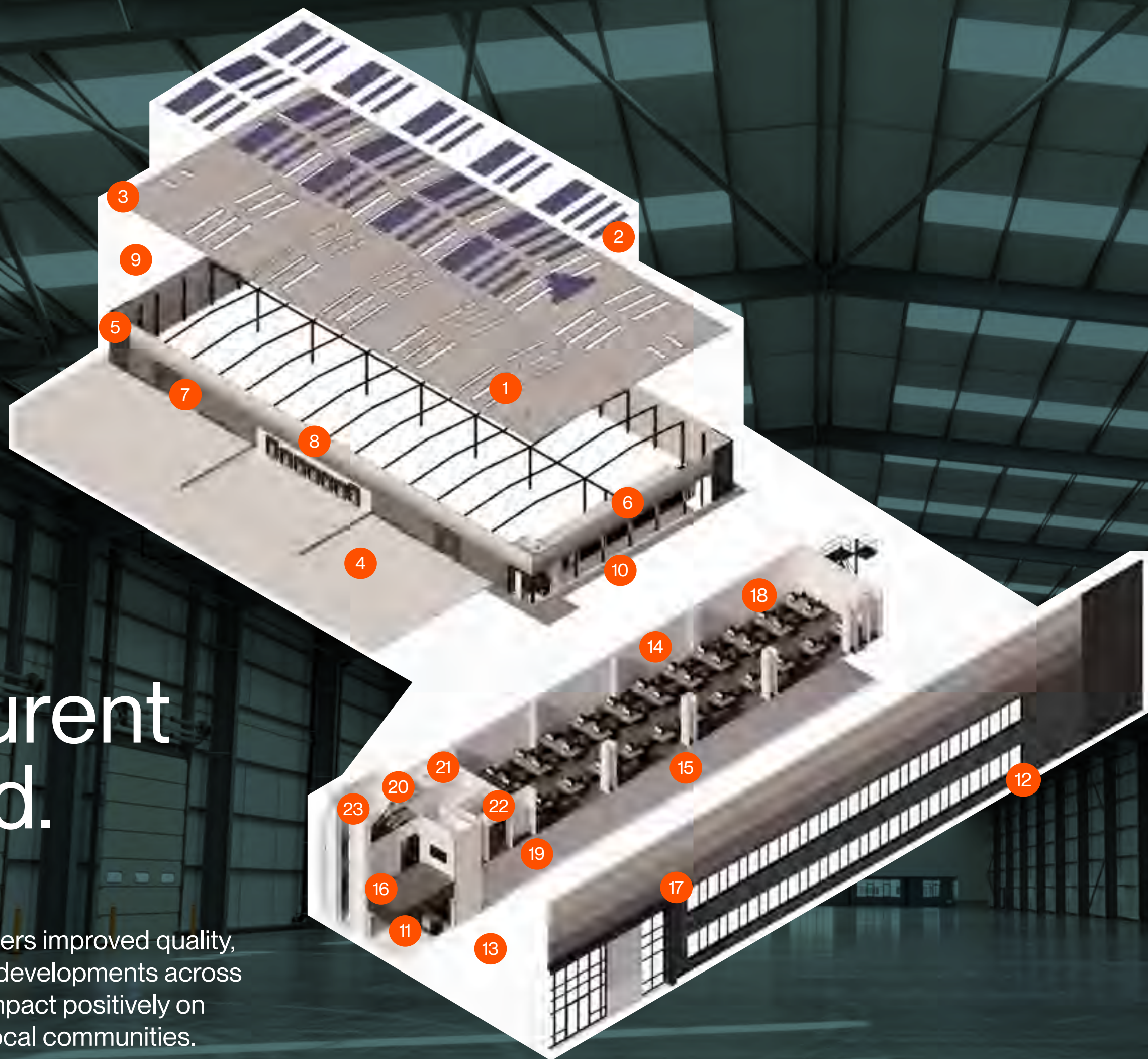
	N56	N44
GROUND INC. WAREHOUSE	49,770 SQ FT	38,977 SQ FT
FIRST INC. OFFICE	3,187 SQ FT	2,546 SQ FT
MEZZANINE	3,190 SQ FT	2,548 SQ FT
TOTAL	56,147 SQ FT	44,071 SQ FT
YARD DEPTH	35M	35M
DOCK LEVEL LOADING DOORS	5	-
LEVEL ACCESS DOORS	2	4
POWER kVA	313	305
CAR PARKING SPACES	42	41



The Indurent Standard.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent 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.



Building and external

- 1  ROOF LIGHTS
- 2  PHOTOVOLTAICS (PV)
- 3  LOW CARBON STEEL
- 4  CONCRETE
- 5  BUILT-UP CLADDING
- 6  EPC A+ rating
UP TO EPC A+ RATED
- 7  HÖRMANN DOORS
- 8  UP TO BREEAM EXCELLENT
- 9  REDUCED EMBODIED CARBON
- 10  HYBRID AIRSOURCE HEAT PUMP
- 11  FSC CERTIFIED TIMBER
- 12  EV CAR CHARGING

Offices

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

- 13  NATURAL LIGHT
- 14  INTELLIGENT LED LIGHTING
- 15  RECYCLED CARPETS
- 16  CO² SENSORS
- 17  SMART METERING
- 18  LOW VOC/ ORGANIC PAINTS
- 19  HIGH EFFICIENCY WHITE GOODS
- 20  LOW ENERGY LIFTS
- 21  LOW FLUSH WC
- 22  ECO HAND DRYERS
- 23  ACOUSTIC CONTROL



Sustainability at the core.

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



A new community.

4,000 new homes underway at Glan Llyn.

Local centre, pub, school and playing fields nearby.

New transport links including roads, cycle routes, footpaths and bus services.

Open parkland, wildlife habitats and new lakes.



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Warehousing that Works.

indurent.com @indurent