/INDURENT
PARK NEWPORT

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

NP19 4RG
///ELATED.PURIFIED.BUMPS



BREEAM EXCELLENT – CODE FOR A SUSTAINABLE BUILT ENVIRONMENT – BRE GLOBAL

Up to BREEAM Excellent.

EPC A+ rating

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

Tapping in to the workforce.



- £728.30 UK / week
- £672.60 Newport / week

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



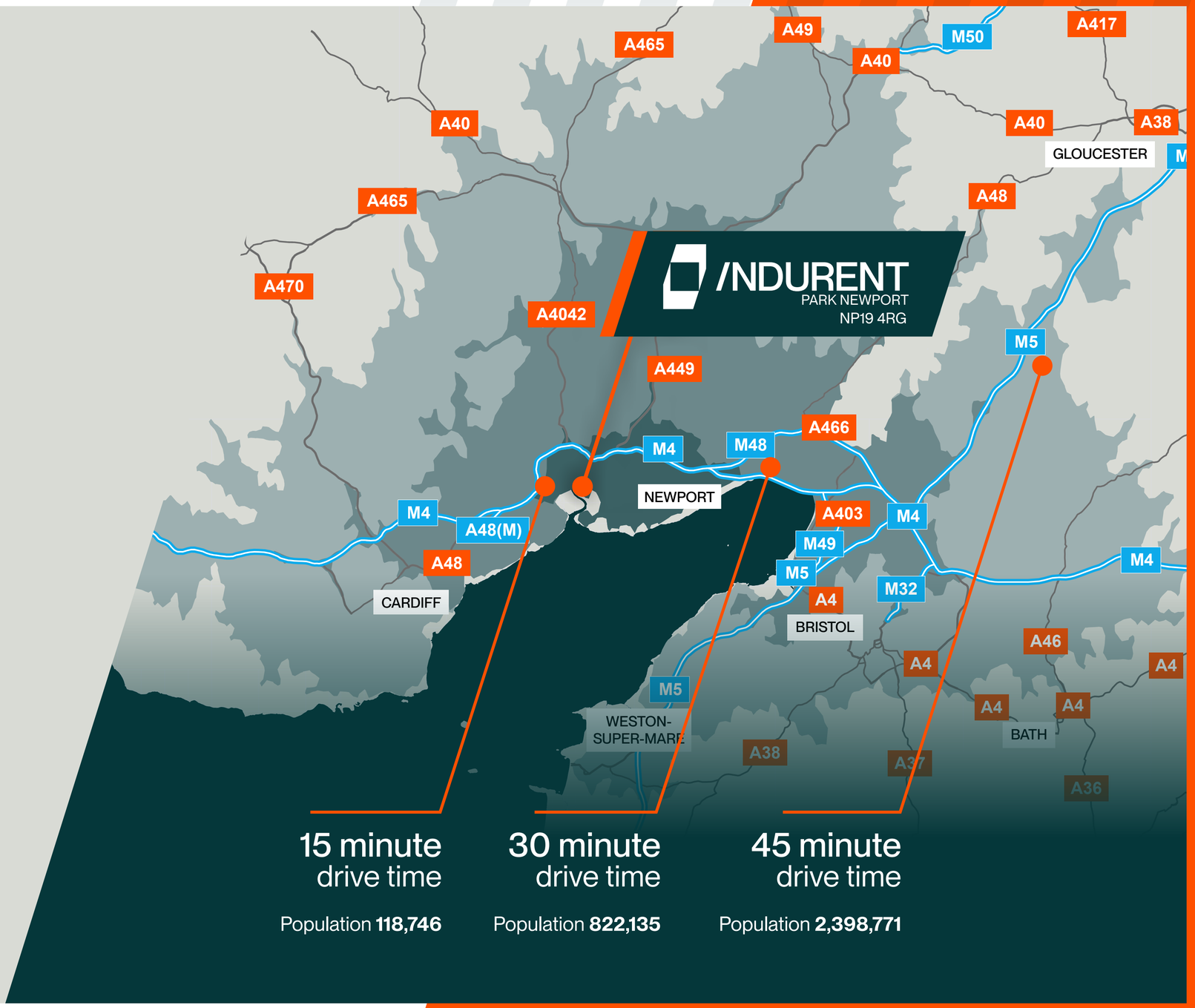
4,000 new homes being built on Glan Llyn regeneration site directly adjoining Indurent Park Newport.

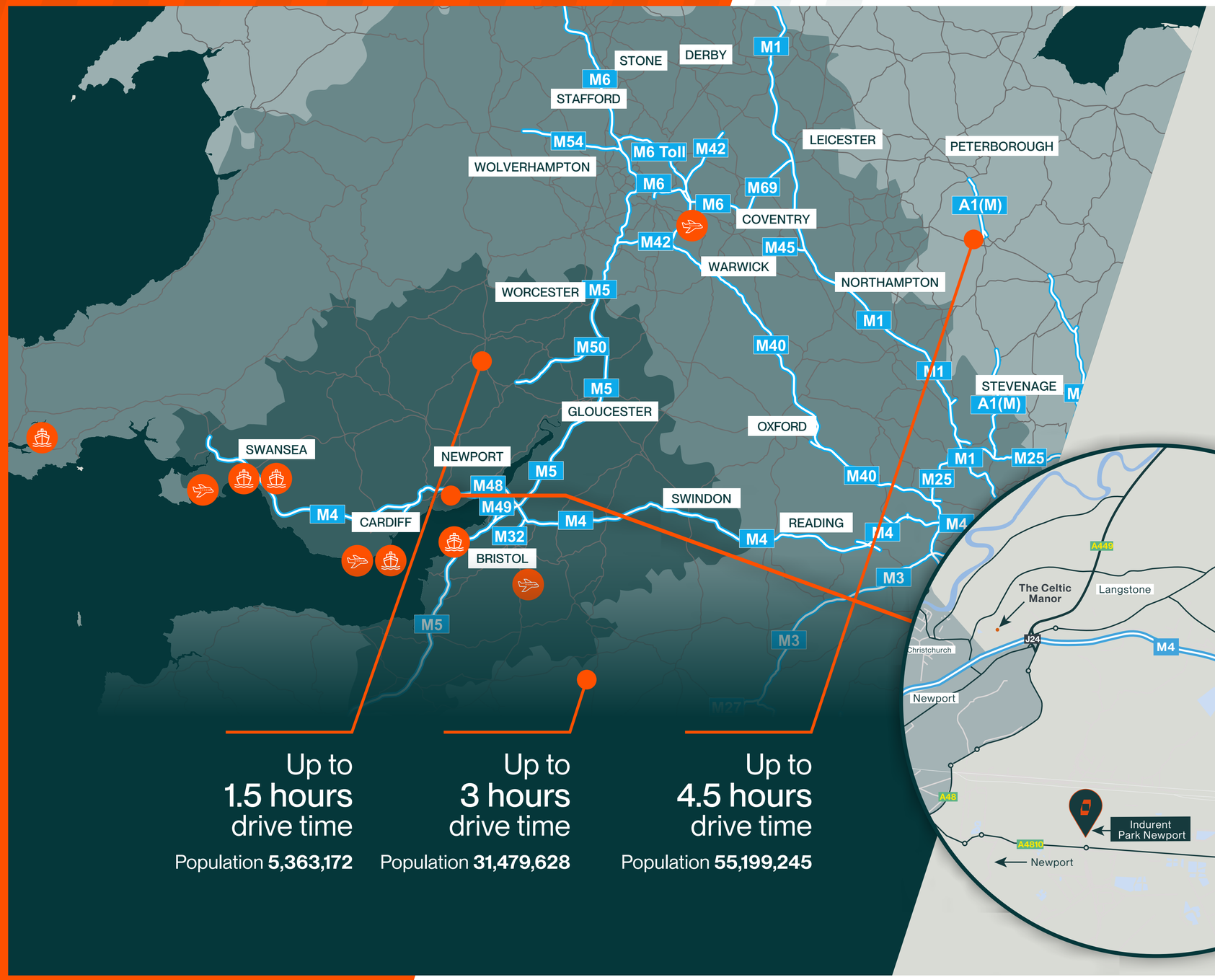
7.2%

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

0.5 million

Economically active people within 30 mins drive time.





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**

You're well-connected.

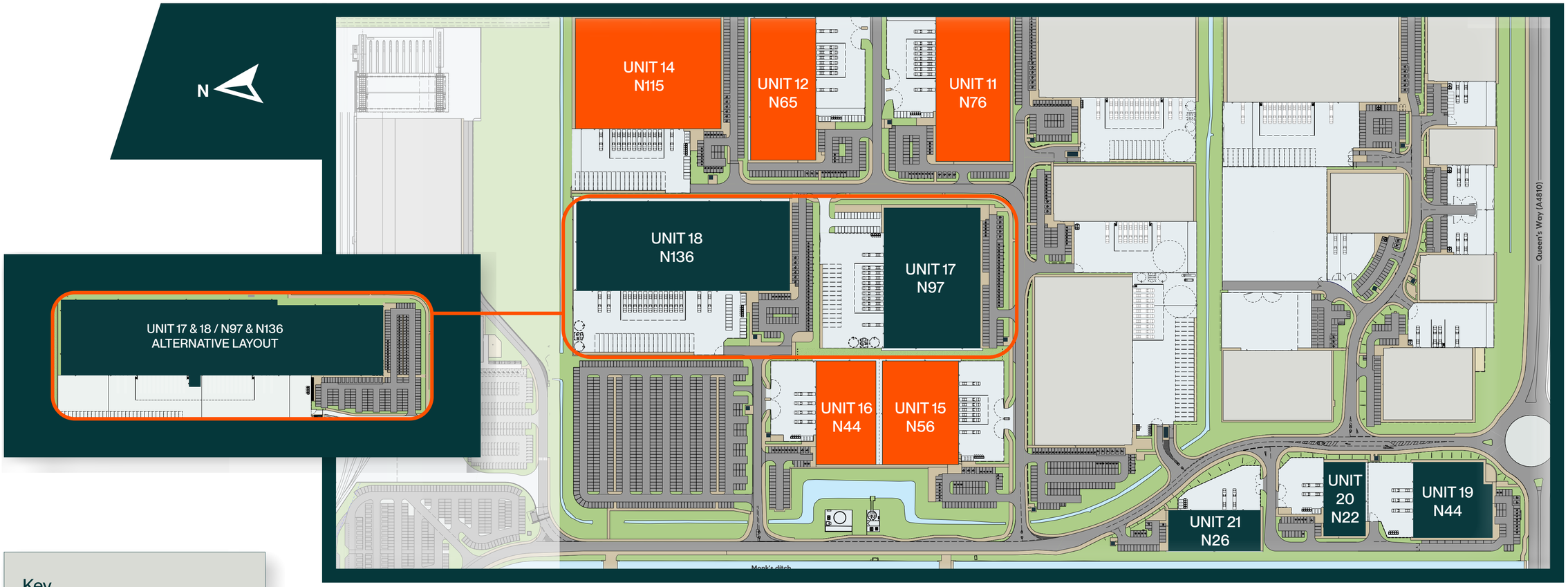
PORTS	
PORT OF NEWPORT	4.4 MILES
PORT OF CARDIFF	18 MILES
AVONMOUTH DOCKS	20 MILES
ROYAL PORTBURY DOCKS	22 MILES
PORT TALBOT	44 MILES
PORT OF SWANSEA	52 MILES
PEMBROKE DOCK	110 MILES

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

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

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 plan is indicative.

Unit plans.



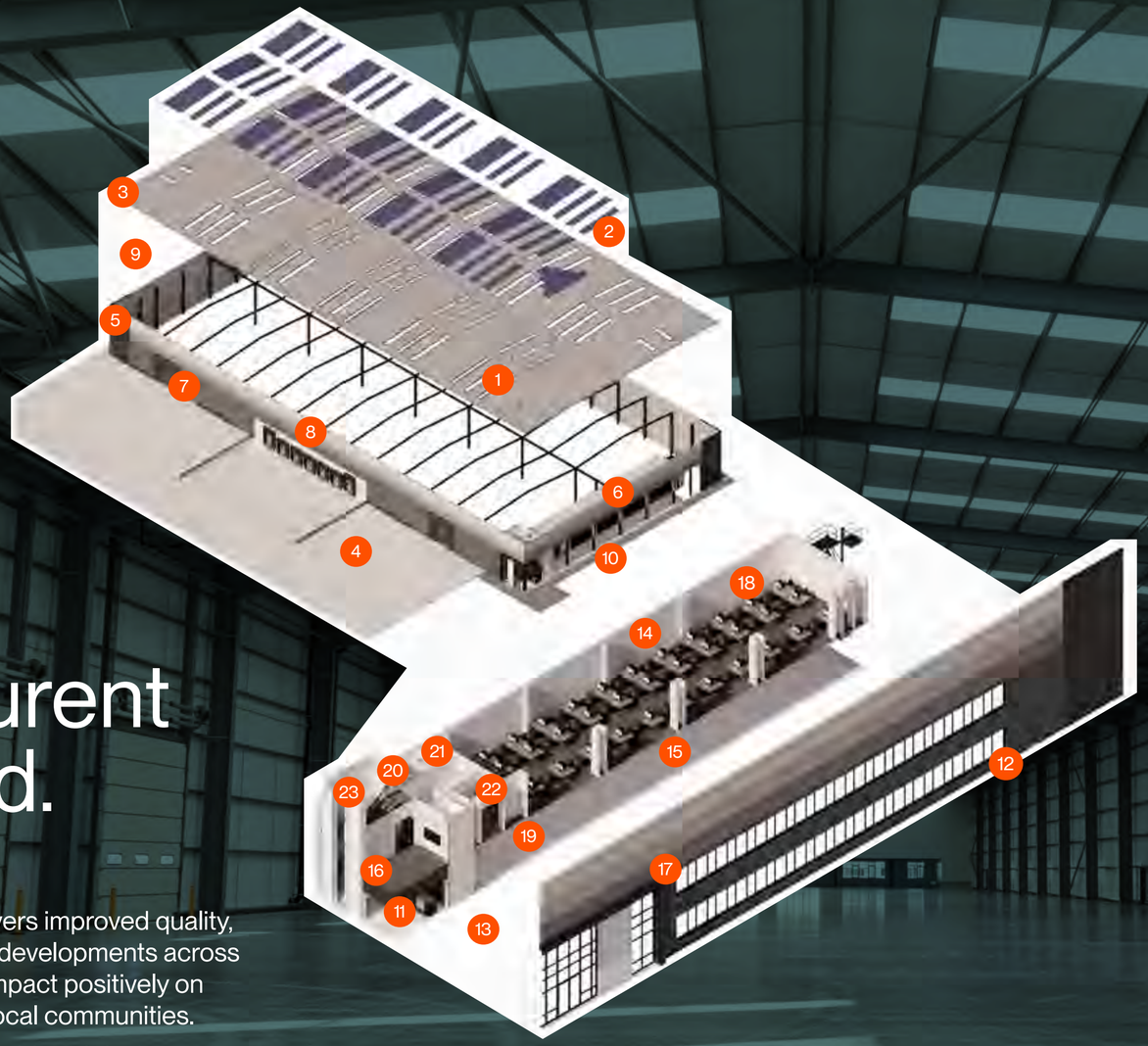
	N56	N44
GROUND INC. WAREHOUSE	49,770 SQ FT	38,977 SQ FT
FIRST INC. OFFICE	3,187 SQ FT	2,546 SQ FT
MEZZANINE	3,190 SQ FT	2,548 SQ FT
TOTAL	**56,147 SQ FT**	**44,071 SQ FT**
YARD DEPTH	35M	35M
DOCK LEVEL LOADING DOORS	5	-
LEVEL ACCESS DOORS	2	4
POWER kVA	313	305
CAR PARKING SPACES	42	41

Unit plan is indicative.

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. 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.

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