



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
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.

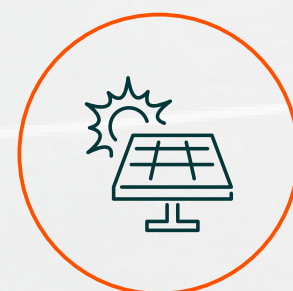
Indurent Park Newport is South Wales' leading industrial and logistics park, providing best-in-class warehouse space for its customers. Once fully developed, the site will have delivered 1.2m sq ft of new space, over 600,000 sq ft of which is already complete.

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 solar panels.
roofs designed to
take 100% PV as
standard



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

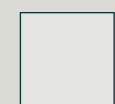
Future phase.



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

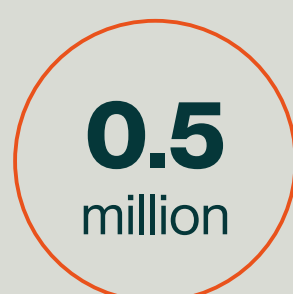
* Nomisweb 2024 data,
gross weekly pay
(full time workers).



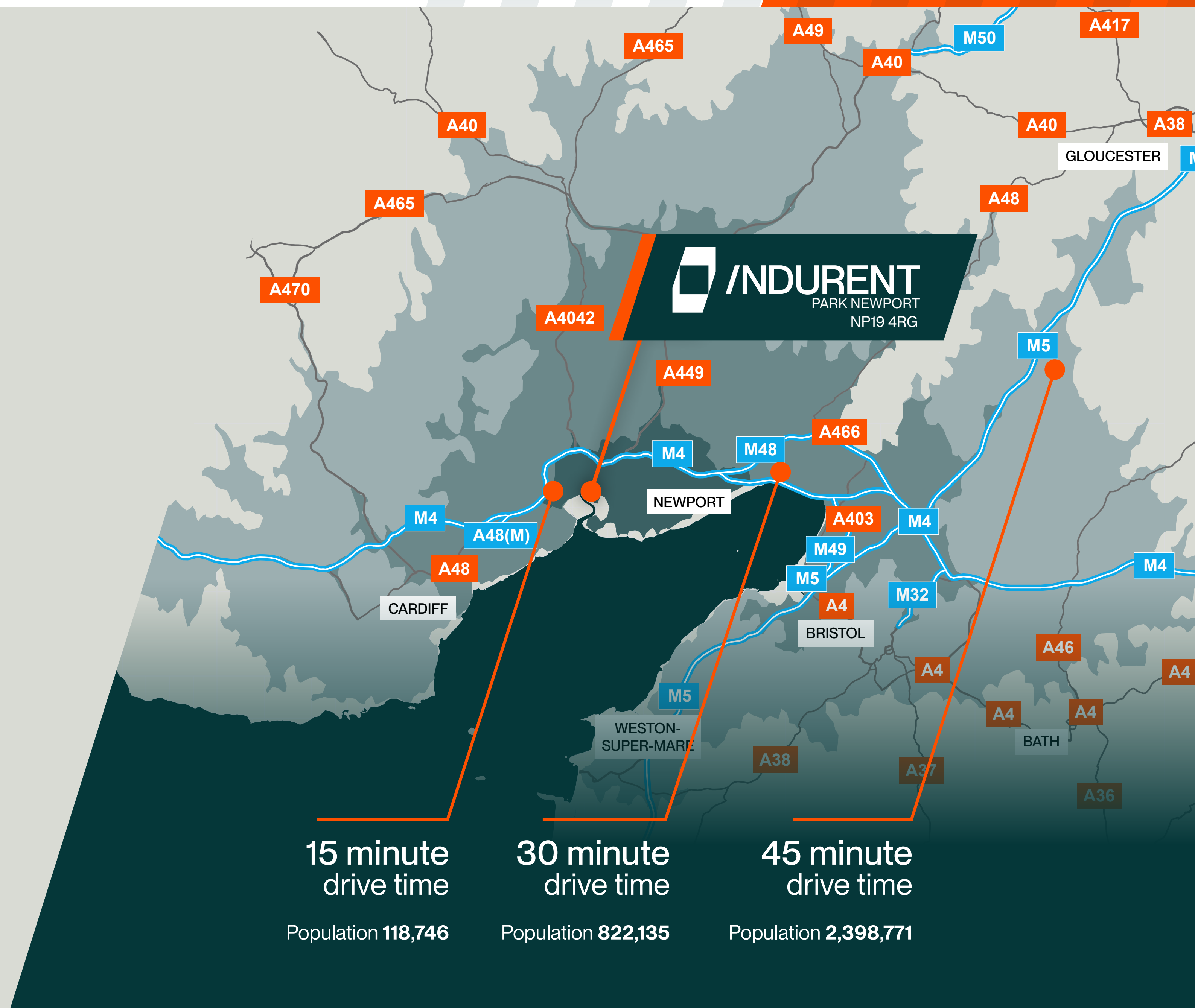
4,000 new homes
being built on Glan Llyn
regeneration site directly
adjoining Indurent Park
Newport.



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

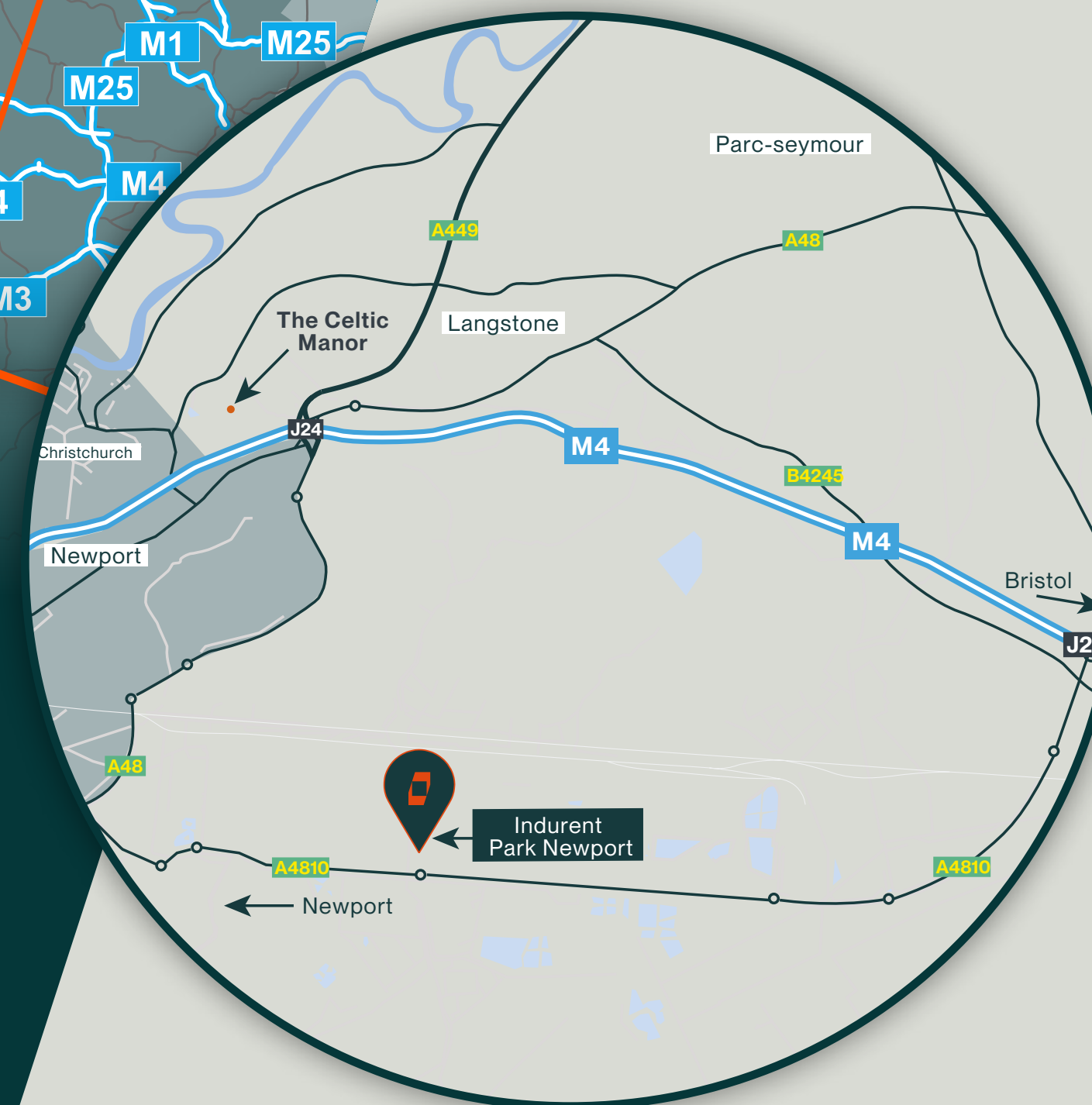
Population **5,363,172**

Up to
3 hours
drive time

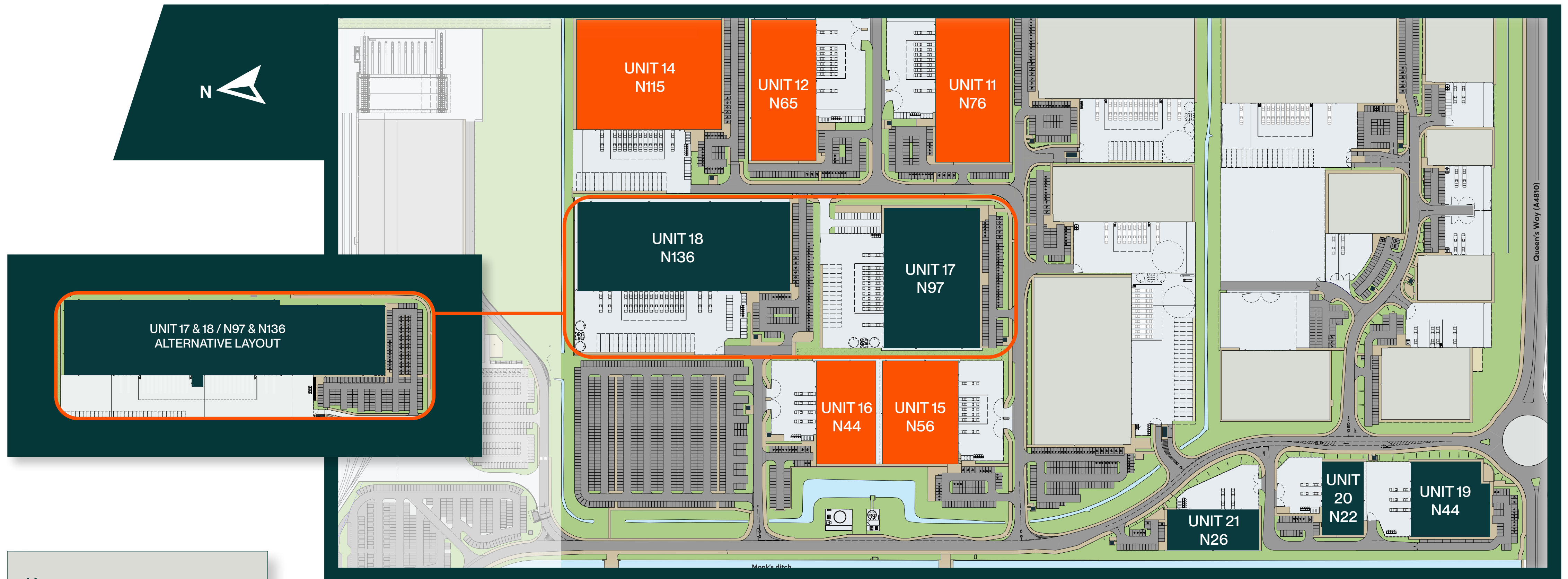
Population **31,479,628**

Up to
4.5 hours
drive time

Population **55,199,245**



/ Masterplan.



Key



Next phase



Prior development phases



Future Phases / Build To Suit

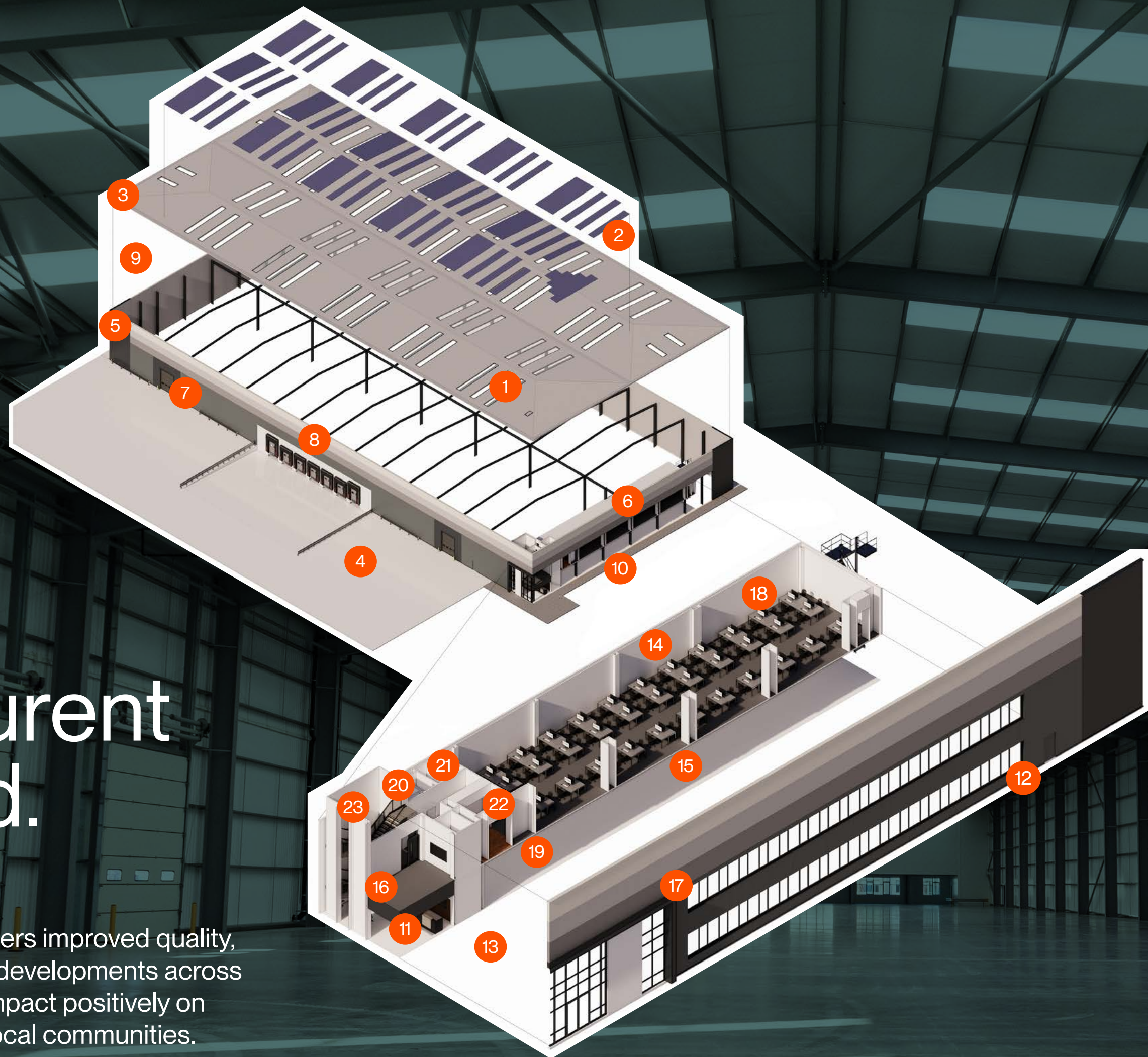
| | N76 | N65 | N115 | N56 | N44 |
|-----------------------|-----------------------------|------------------------------|--------------------------------|------------------------------|------------------------------|
| GROUND INC. WAREHOUSE | 67,940 SQ FT (6,311.8 SQ M) | 58,461 SQ FT (5,431.2 SQ M) | 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.

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

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