



INDURENT

PARK NEWPORT

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

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

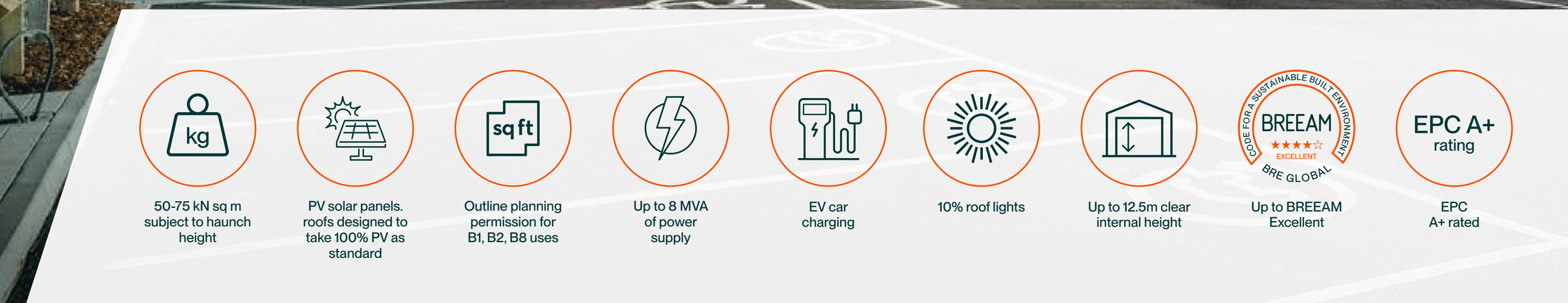
Warehousing that Works.

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.



Future phase.



Tapping in to the workforce.



 £728.30
UK / week

■ £672.60
Newport / week

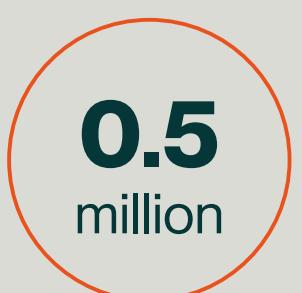
* Nomisweb 2024 data,
gross weekly pay
(full time workers)



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.



INDURENT

PARK NEWPORT
NP19 4RG

15 minute drive time

Population 118,746

30 minute drive time

Population **822,135**

45 minute
drive time

Population 2,398,771

You're well-connected.



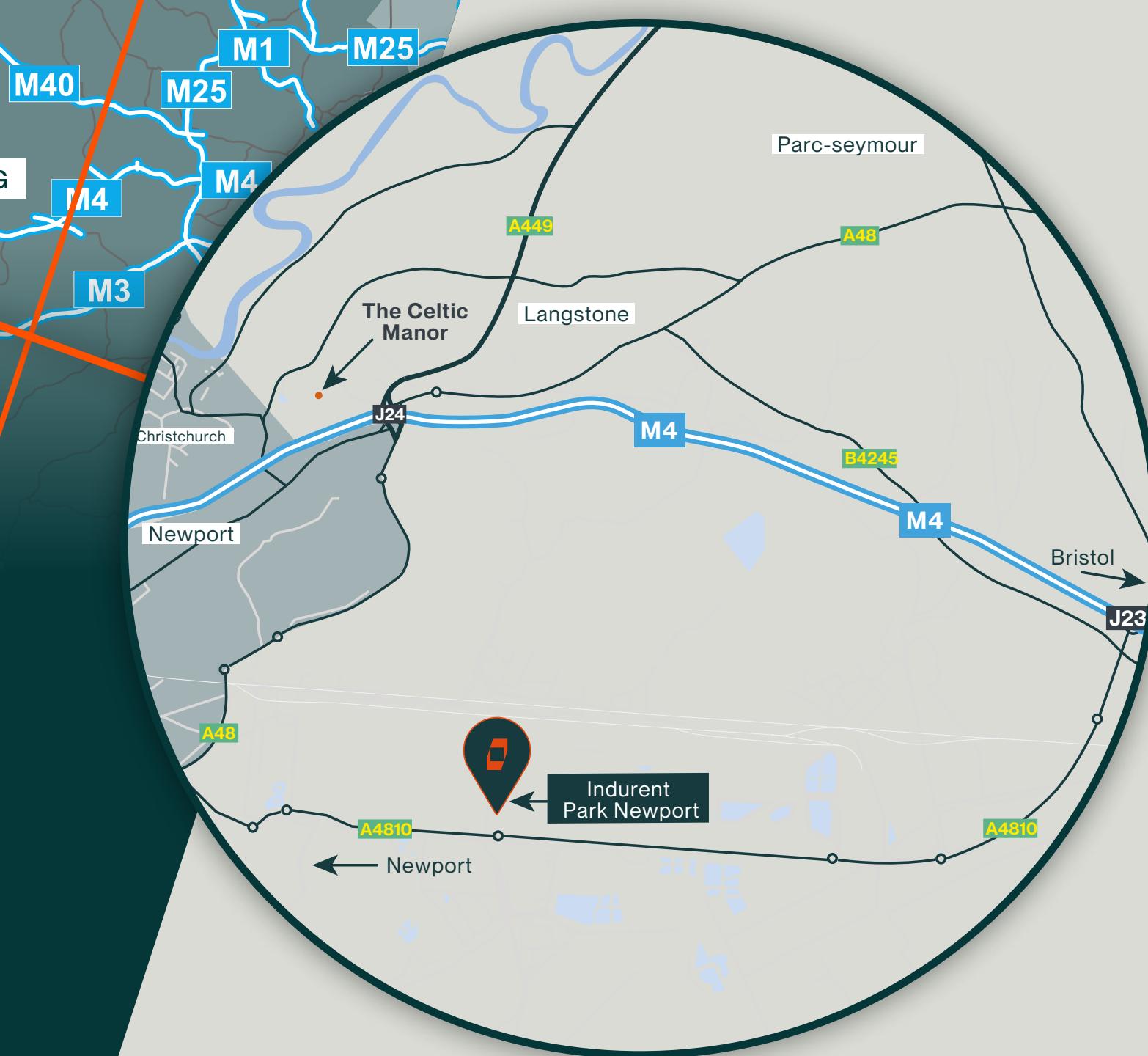
PORTS

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

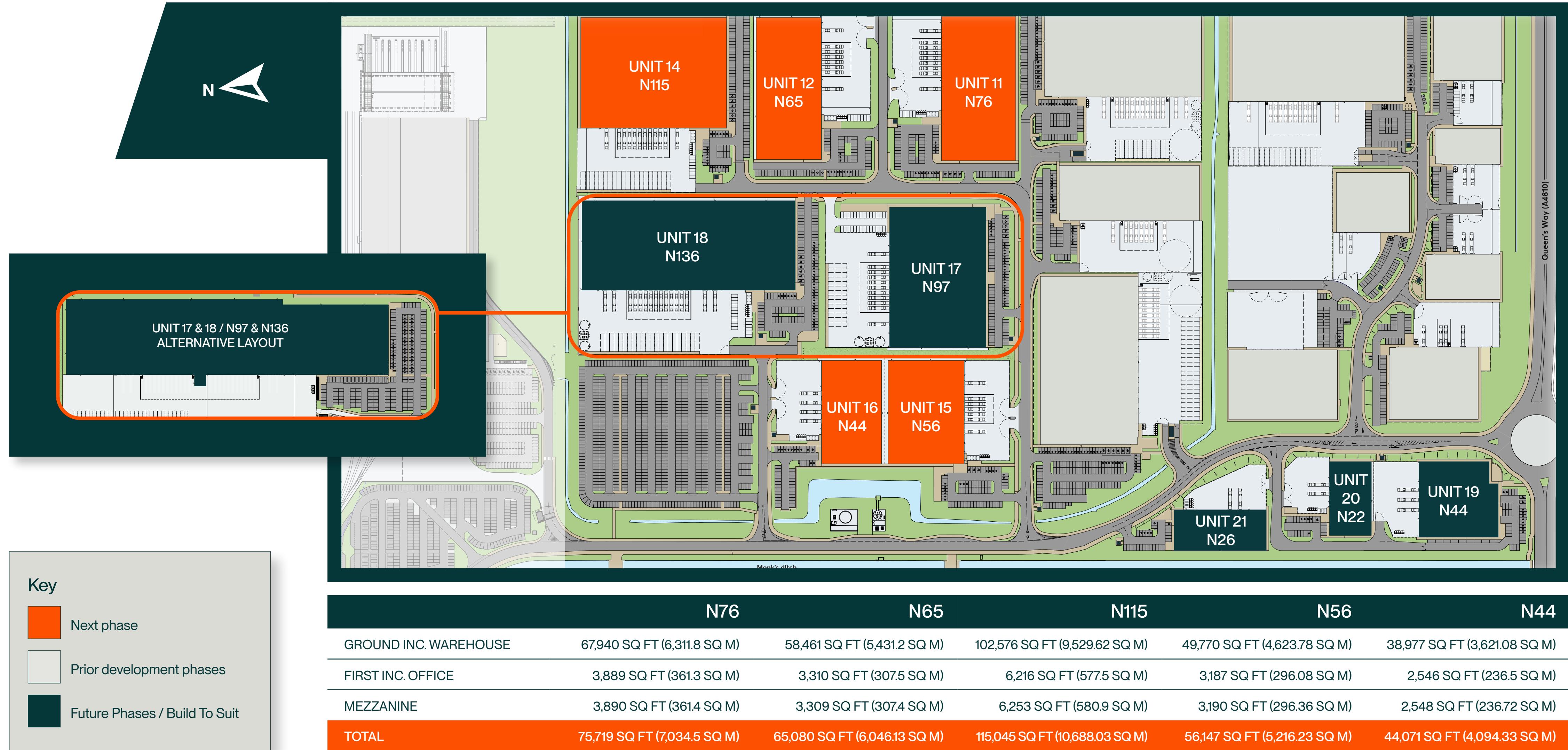
AIRPORTS

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

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



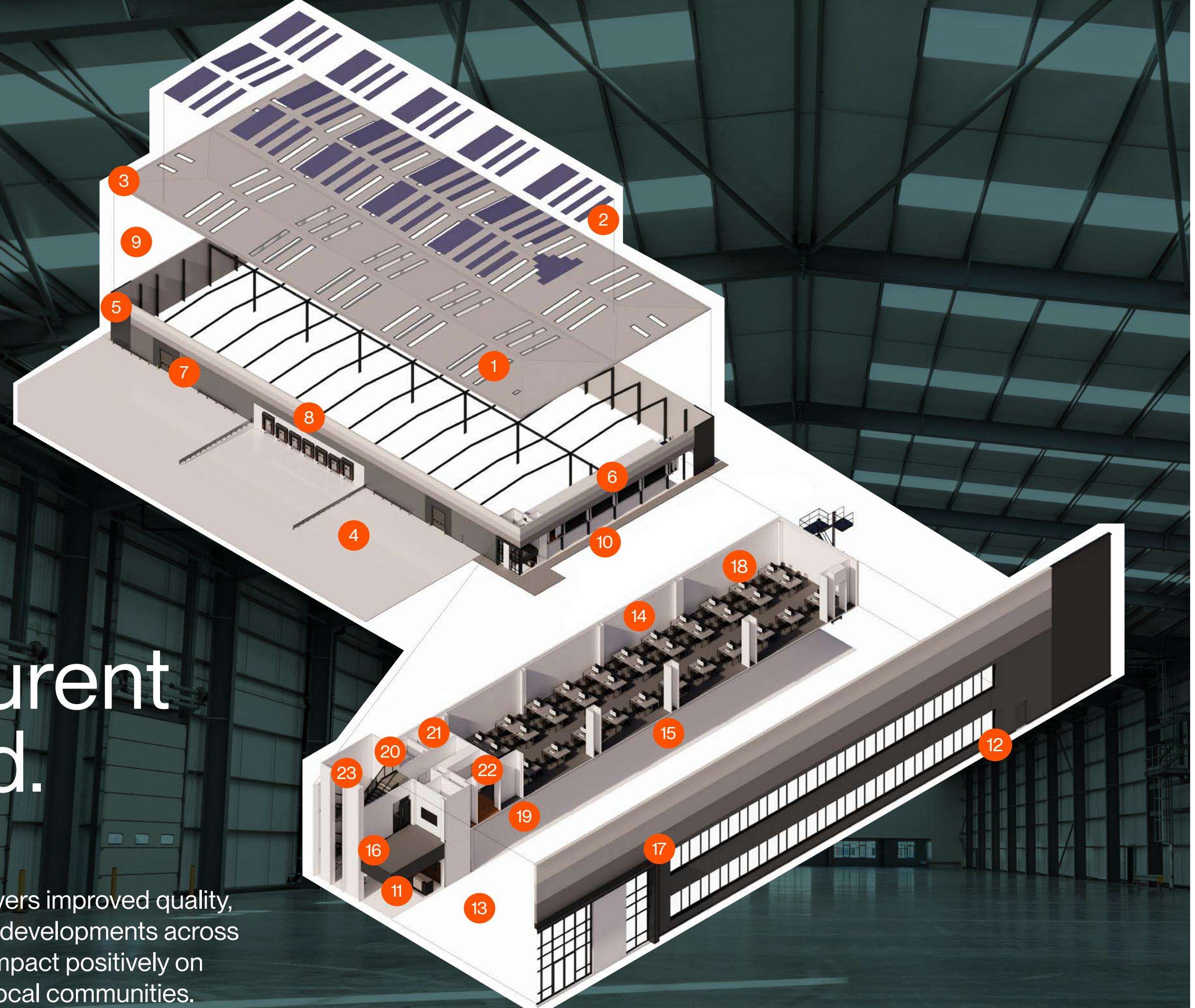
Masterplan.



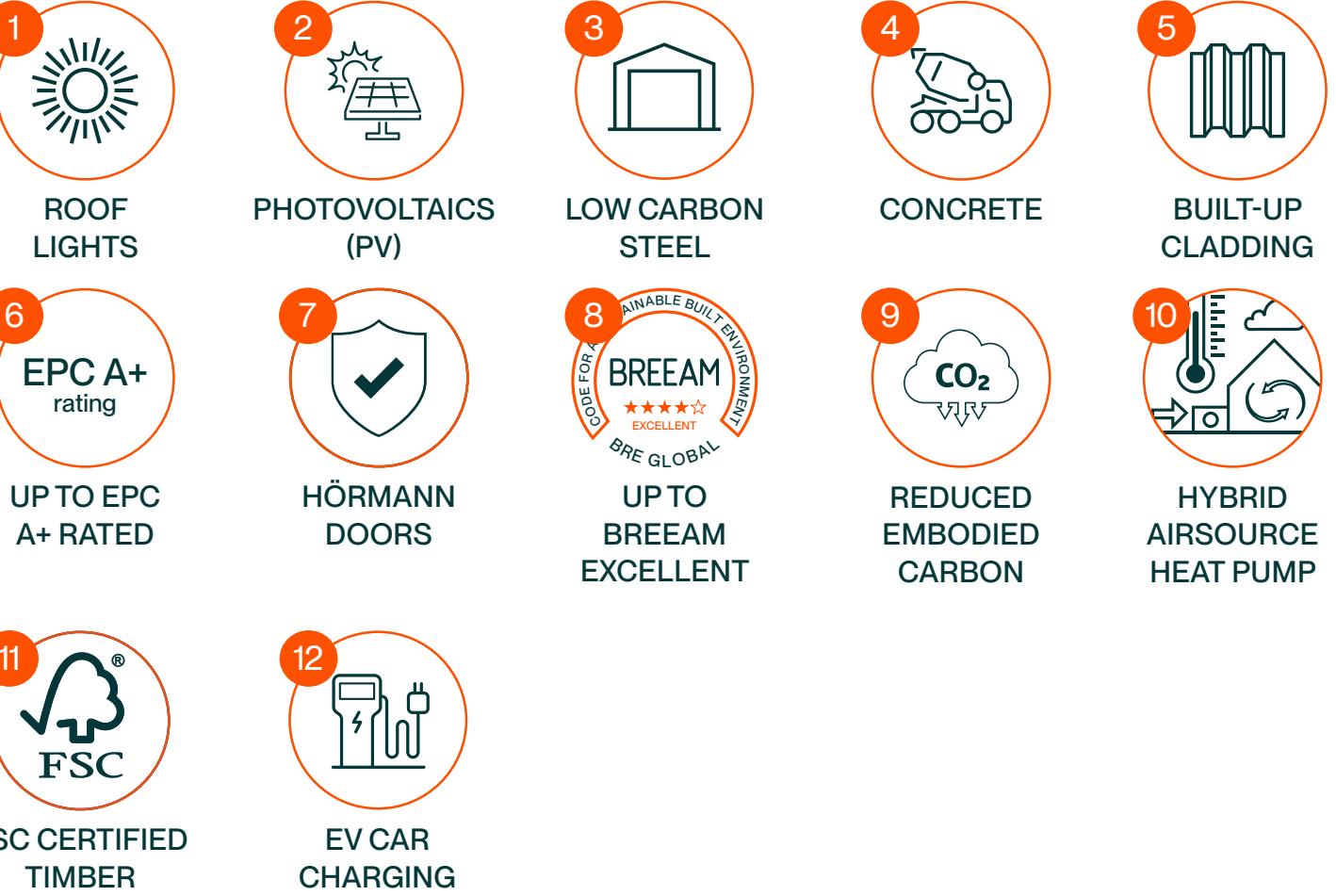
The Indurent standard.

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



Offices

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





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.





HANNAH BRYAN-WILLIAMS
Senior Customer & Leasing Manager

07971 386 918

hannah.bryan-williams@indurent.com



CARYS ALLEN
Development Director

07720 070 492

carys.alien@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. 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. January 2026. TBDW 06372-03.



Warehousing that Works.

indurent.com

@indurentUK @indurent @indurentUK