



Land Development

# N44 | INDURENT PARK NEWPORT

Celtic Business Park, Newport, NP19 4QZ

## N44 | 44,071 SQ FT

Unit N44 offers 44,071 sq ft of high-specification logistics and industrial space

Unit N44 offers 44,071 sq ft of high-specification logistics and industrial space, designed to support efficient large-scale operations. With an EPC A+ rating and targeting BREEAM Excellent certification, the unit reflects Indurent's commitment to delivering sustainable, energy-efficient buildings.

The warehouse benefits from generous clear internal heights and roof structures designed to accommodate 100% PV coverage, enhancing long-term operational savings. High-quality office accommodation is also provided, along with EV car charging infrastructure. Strategically located just 3 miles from Junction 23A of the M4, the unit offers direct connectivity to Cardiff, Bristol, and the wider UK logistics network. This phase of Indurent Park Newport will be available from Q2 2026.

Lease Type

New



### Unit Summary

- Solar panels
- BREEAM Excellent
- 15% Roof Lights
- EPC A+
- EV Car charging
- Premier Industrial Location

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£0.00	£0.00
Rates	Not specified	Not specified
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£0.00	£0.00

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

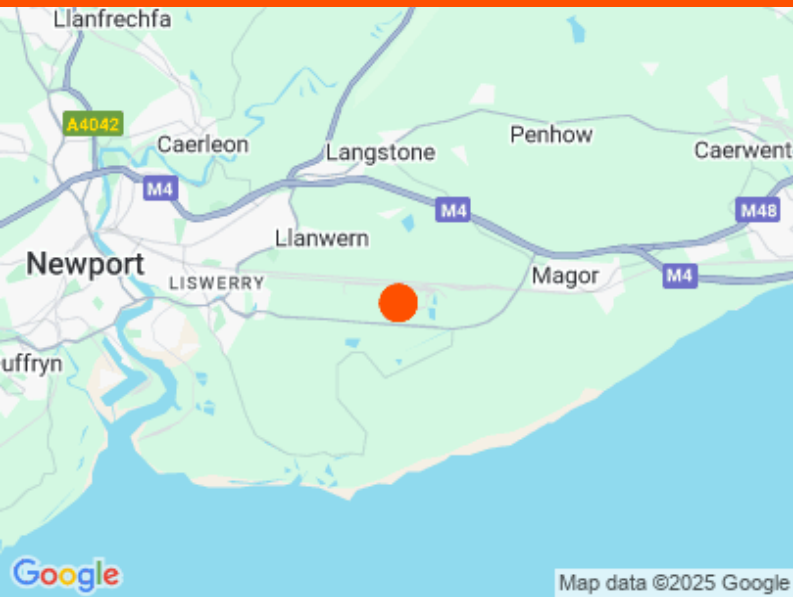
→ For more info please visit: [unit.info/U1D0800006](https://unit.info/U1D0800006)

+44(0) 808 169 7554

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## Location

The development is connected by a 2 mile stretch of dual carriageway to Junction 23a of the M4 Motorway.



Road  
M4: 2 miles



Airport  
Bristol: 29 miles



Rail  
Newport: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A

## Key Contact



**Carys Allen**  
Development Director

"Carys is a Development Director based in Birmingham."



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