

# CELTIC BUSINESS PARK

# TO LET

NEWPORT  
NP19 4QZ

Severn Bridge tolls abolished December 2018



\*Unit 1 Internal Image



\*Indicative external image



Indicative CGI of Unit 2

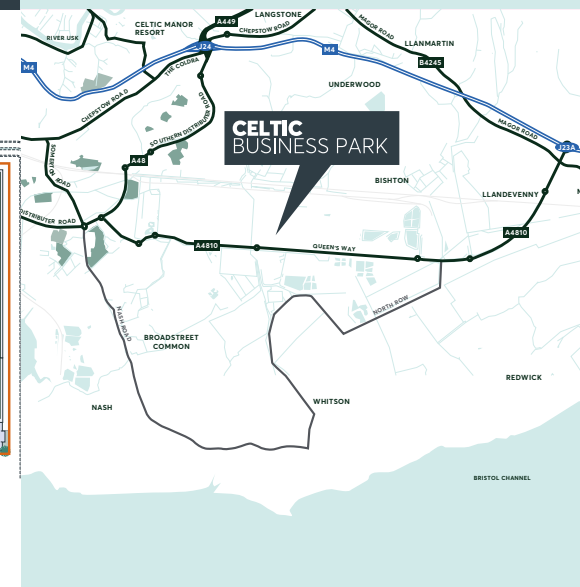
**NEW MODERN WAREHOUSE / INDUSTRIAL UNITS**  
**Units from 29,550 Sq.ft - 99,950 Sq.ft (2,745 Sq.m - 9,286 Sq.m)**  
**Available to occupy 2019**



# HIGH QUALITY PRODUCTION & DISTRIBUTION UNITS

## CELTIC BUSINESS PARK

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### LOCATION

Celtic Business Park is strategically located at the gateway to South Wales, 12 miles from Cardiff and 30 miles from Bristol. Junction 23a of the M4 Motorway is within 2 miles via Queen's Way.

The estate and surrounding area will benefit from a new direct link to the motorway should the proposed M4 Relief Road be constructed.

### DESCRIPTION

- Developed and managed by St. Modwen.
- Extensive 100 acre regeneration project, already home to Amazon and CAF's new train production facility.
- Capacity to accommodate 1.3m sq ft of employment space.
- Available for occupation in 2019.
- The infrastructure has been completed throughout the park, and further Build To Suit opportunities are available from 20,000-1.1m sq ft.

### ACCOMMODATION

Phase 2 will comprise 2 new high quality units targeted for occupation in 2019.

All floor areas are approximate gross internal areas:

UNIT 2	Sq.ft	Sq.m
Warehouse / Production	26,880	2,497
First Floor Offices & Core	2,670	248
<b>Total GIA</b>	<b>29,550</b>	<b>2,745</b>

UNIT 3	Sq.ft	Sq.m
Warehouse / Production	94,675	8,796
First Floor Offices & Core	5,275	490
<b>Total GIA</b>	<b>99,950</b>	<b>9,286</b>

### PLANNING

Planning consent is for warehouse, light industrial, industrial (B1c/B2/B8).

### SPECIFICATION

- First Floor Office Content - 5% (Unit 3) and 8% (Unit 2) with flexible undercroft space.
- Large Loading Yard - 50m (Unit 3) & 36m (Unit 2) yard depths.
- Unit 2 - internal eaves height 8m.
- Unit 3 - internal eaves height 12m.
- Good proximity to M4 J23a.
- Adjacent to proposed new M4 relief road.
- Unit 1 Let to Amazon.

### EPC

Available upon completion.

### SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

### FOR FURTHER INFORMATION

Please contact the joint sole agents:



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