



FOR SALE.

Land / Dev Site. 2.02 Acres (0.82 Ha).

Land at Buchanan Way, Newport, NP10 8FZ.

Description.

This prominent 2 acre freehold site, located within Celtic Springs Business Park, is well situated and easily accessible via the A48 and M4 Motorway (J28), and is suitable for a variety of uses (subject to planning).

Whilst predominantly populated by office accommodation, given its excellent road connectivity, the wider park has recently attracted a new Porsche dealership that will begin trading in 2024.

Accommodation.

Approx. NIA	Acres	Hectares
TOTAL	2.02	0.82



Location.

The City of Newport is Wales' third largest city and is strategically located on the M4, close to the England and Wales border. It benefits from excellent access to the M4 and M50 motorways which service wider motorway networks to West Wales, The Midlands and South West England. Additionally, the city benefits from regular train services to London Paddington with a short journey time of 1hr 45 mins. The City has an immediate population of approximately 145,000 but with a much larger catchment within a 30 minute drive time.

The land is situated on Buchanan Way in Celtic Springs Business Park, one of the most prominent business parks on the M4 Corridor in Wales. The location is just off Junction 28 of the M4 Motorway. Newport City Centre (2 Miles) and Cardiff (10 Miles) are both within easy reach via the M4 and A48.

Surrounding occupiers are largely office occupiers including Airbus Group, Acorn Recruitment, Wales & West Utilities, Welsh Water, Target, Go Compare and Office for National Statistics. The business park is also home to a Holiday Inn Express Hotel, a pub, a coffee shop and Greggs, with a Porsche car dealership soon to open.

Quoting Price.

On application.

VAT.

The land is elected for VAT that will be payable on the sale at the prevailing rate.

Tenure.

The land is available freehold vacant possession.



Cardiff

M4 Motorway

Nursery /
Creche

Subject Site

Airbus

Junction 28

New Porsche
Showroom Site

A48

Greggs

Newport

Bristol

Wales and
West Utilities

Welsh Water



Contact.

For further information, or to arrange a viewing, please contact the agents.



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