



45,000 sq ft (4,180.64 sq m)

Property Highlights

- **New design & build distribution warehouse**
- **Adjacent to J23A of M4**
- **21 miles east of Cardiff; 22 miles west of Bristol**
- **Self-contained site with 35m loading yard depth**
- **Minimum eaves height 8 meters**
- **2 dock loading doors & 2 level doors**
- **Available on pre let basis**

For more information, please contact:

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South West & Wales

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cushmanwakefield.com

Location

Wales 1 Business Park is a key strategic site fronting onto the B4245 (Magor Road) and adjacent to Junction 23A of the M4 Motorway. Travel times by car are:

- M5 Junction 15 (14 miles) 20 minutes
- M48 (2 miles) 5 minutes
- M49 (8 miles) 12 minutes
- Cardiff (21 miles) 37 minutes
- Newport (9 miles) 20 minutes
- Bristol (22 miles) 30 minutes

The site has excellent connectivity to Newport, with the city served by road, rail, air and sea links, and the Port of Newport. London is only 90 minutes by train and 2 international airports are located within 45 minutes.

Description

The premises will comprise a detached new build industrial / warehouse facility with B8 planning consent. Specification will include a minimum 8m eaves height, 37.5kn sq m floor loading, 2 dock and 2 level access loading doors opening onto a 35m deep yard. Office accommodation is proposed to amount to c. 5% of the gross internal area (approximately 200 sq m).

Accommodation

The premises will have a gross internal area of 4,180.64 sq m (45,000 sq ft).

Energy Performance Certificate

A new EPC will be commissioned on practical completion of the build.

Rent

On application with the agents.

Tenure & Terms

The Unit is available on a pre-let basis by way of a new full repairing and insuring lease for a term of years to be agreed.

Earliest delivery of the premises could be made in Q1 2024.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

Including under applicable anti-money laundering regulations, C&W will require certain information of the successful party. In submitting an offer to lease the property, you agree to provide such information when Heads of Terms are agreed.

Viewing & Further information

For additional information or to arrange a viewing, please contact the joint agents – Cushman & Wakefield or Jenkins Best:

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