

NEW BUILD
Under Construction



For Sale/To Let

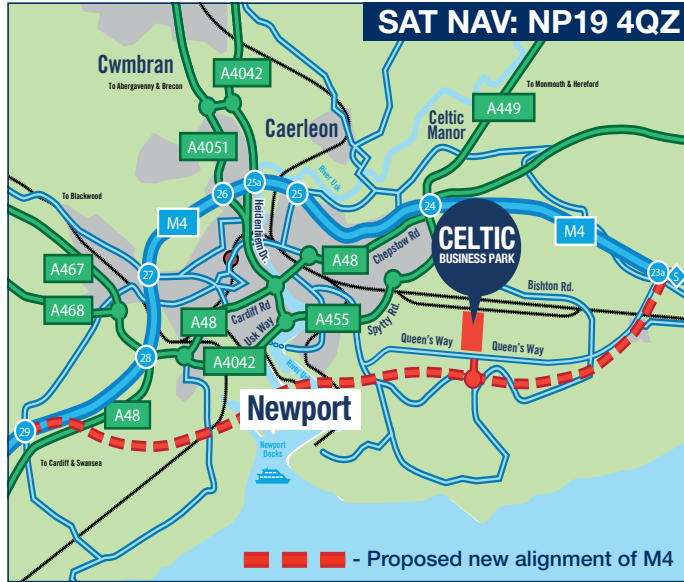
48,149 sq ft (4,473 sq m) suitable for warehouse and industrial

The Gateway to South Wales - Just two miles from Junction 23a M4

Celtic Business Park

Newport, NP19 4QZ

High Quality Warehouse & Industrial Unit



Indicative artists impression of Unit 1

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 is within 2 miles via Queen's Way.

The preferred line of the M4 Relief Route was confirmed in summer 2014 as the 'red dotted' route shown on the map above, with a junction proposed adjacent to Celtic Business Park.

Description

Celtic Business Park is developed and managed by St. Modwen, the UK's leading regeneration specialist.

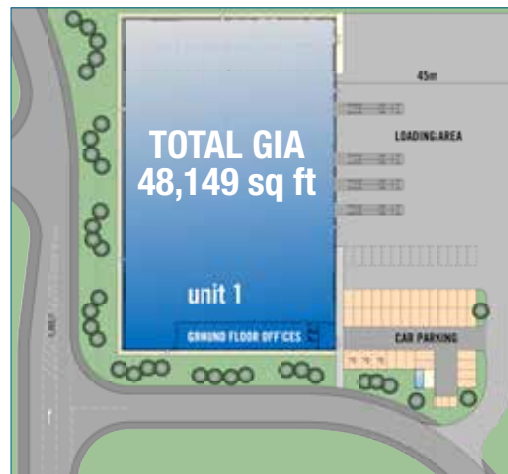
- The site comprises of a major new 100 acre development site.
- When fully developed it will have the capacity to accommodate 1.5 million sq ft of employment space.
- Unit 1 will provide new high quality industrial and distribution space in a well-managed, secure environment.
- Unit 1 is currently under construction.
- Further design and build opportunities are available to suit requirements from 20,000 - 1.25 million sq ft.

Planning

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

Accommodation

All floor areas are approximate ground floor gross internal areas.



	SQ FT	SQ M
Warehouse / Production	45,348	4,213
Ground Floor Offices	2,801	260
TOTAL	48,149	4,473

Specification

- 6% office content.
- 8m clear internal height.
- Large loading yard - 45m depth.
- Separate car parking entrance.

For Further Information

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. JULY 2015.

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