

IMPERIAL

ONE

UNDERGOING
REFURBISHMENT

IMPERIAL PARK, CELTIC WAY, NEWPORT, NP10 8FS

1,011,569 SQ FT

TO LET / FOR SALE - THE LARGEST AVAILABLE MANUFACTURING
AND DISTRIBUTION FACILITY IN THE UK - ONE MILLION SQ FT

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IMPERIAL ONE

Large scale manufacturing and distribution facility; suitable for owner occupation, subdivision, redevelopment or alternative uses, with full vacant possession.



1,011,569 SQ FT

THE OPPORTUNITY



40.93 Acre Site
(45% Site Cover)



10MVA
Power



Steel Portal
Frame Construction



Dual Access
to Site



35-63m
Yard Depths



360 Degree Site
Circulation



2 Secure
Gatehouse Entrances



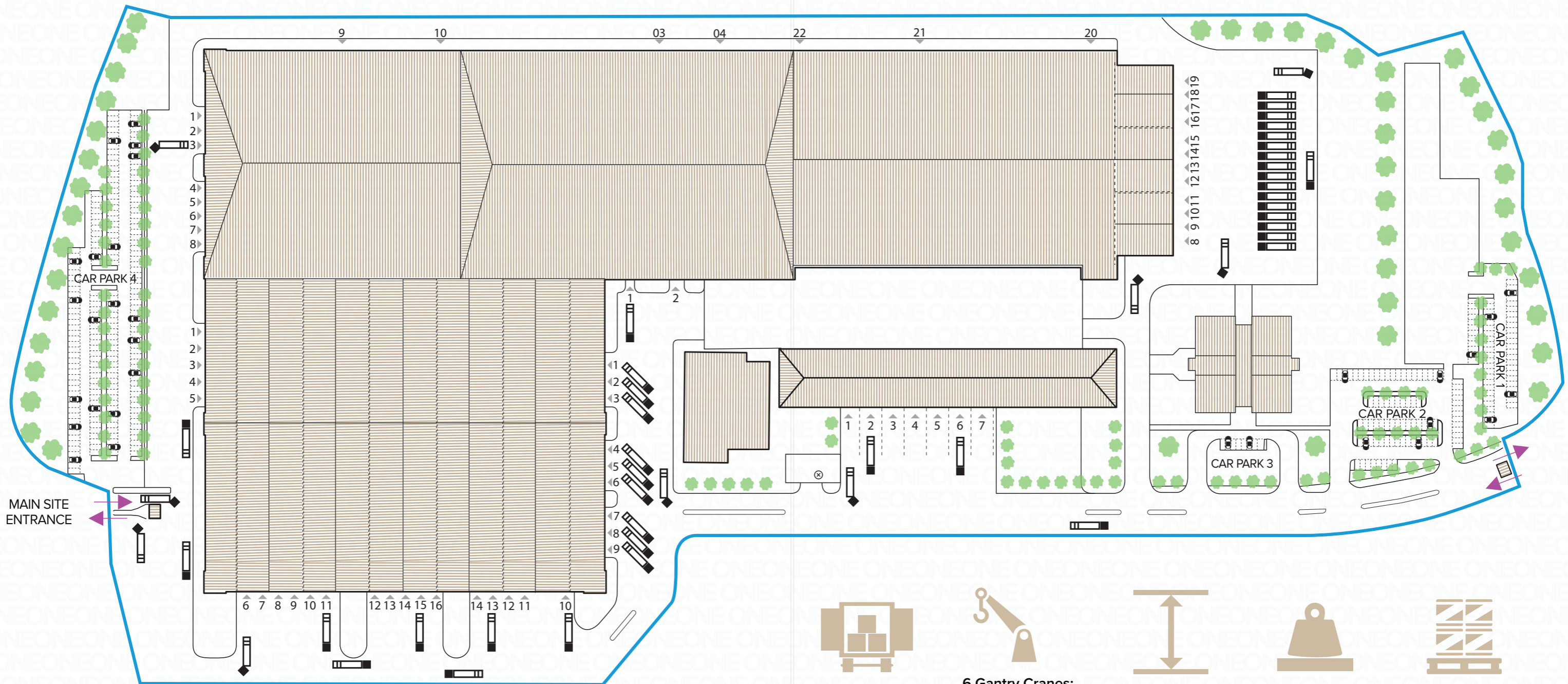
1.4 Acre
HGV/Lorry Park



336 Car
Parking Spaces



Self-contained
Office Block



Loading
Canopy



6 Gantry Cranes:
4 x 25 Tonne
2 x 15 Tonne



7.0 - 10.4m Clear
Internal Heights



Structural
Mezzanines



4 Stoklin Pallet
Lifts

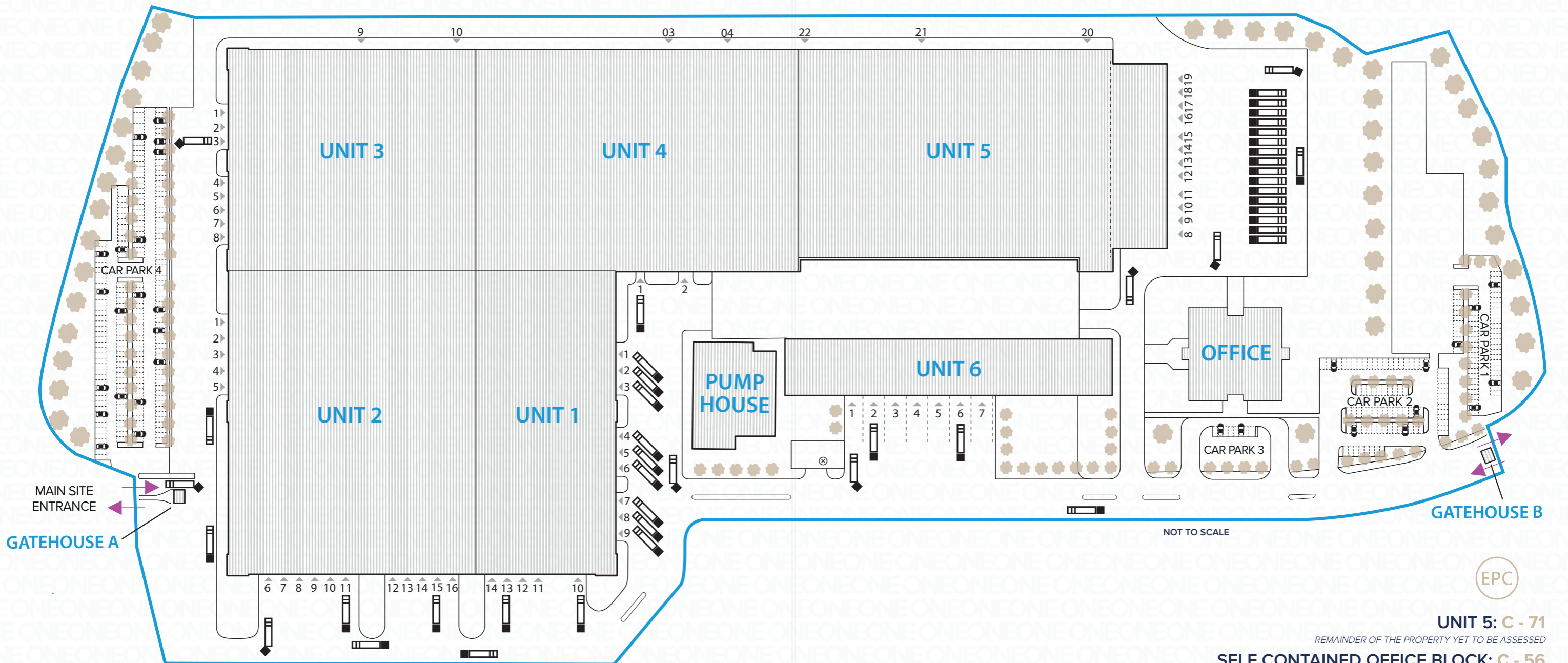


ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement (1st Edition) 2015 and comprises the following Gross Internal Areas (GIA):

Unit	Floor	Use	Area		Loading Doors No.
			Sq m	Sq ft	
Unit 1	Ground	Warehouse	8,890	95,691	14
Unit 2	Ground	Warehouse	15,908	171,232	16
Unit 3	Ground	Warehouse	11,557	124,400	10
Unit 4	Ground	Warehouse	15,322	164,924	4
Unit 4	First Floor	Warehouse	15,368	165,420	-
Unit 5	Ground	Warehouse	14,065	151,394	15

Unit	Floor	Use	Area		Loading Doors No.
			Sq m	Sq ft	
Unit 5	Canopy	Warehouse	2,100	22,604	-
Unit 5	First Floor	Warehouse	1,567	16,867	-
Unit 6	Ground	Warehouse	3,877	41,731	7
Pump House	Ground	Warehouse	1,692	18,212	-
Office	Ground	Office	1,778	19,138	-
Office	First	Office	1,778	19,138	-
Gatehouse A	Ground	Ancillary	54	581	-
Gatehouse B	Ground	Ancillary	22	237	-
Total:			93,978	1,011,569	66



UNIT 5: C - 71
 REMAINDER OF THE PROPERTY YET TO BE ASSESSED
SELF CONTAINED OFFICE BLOCK: C - 56

PROPOSALS

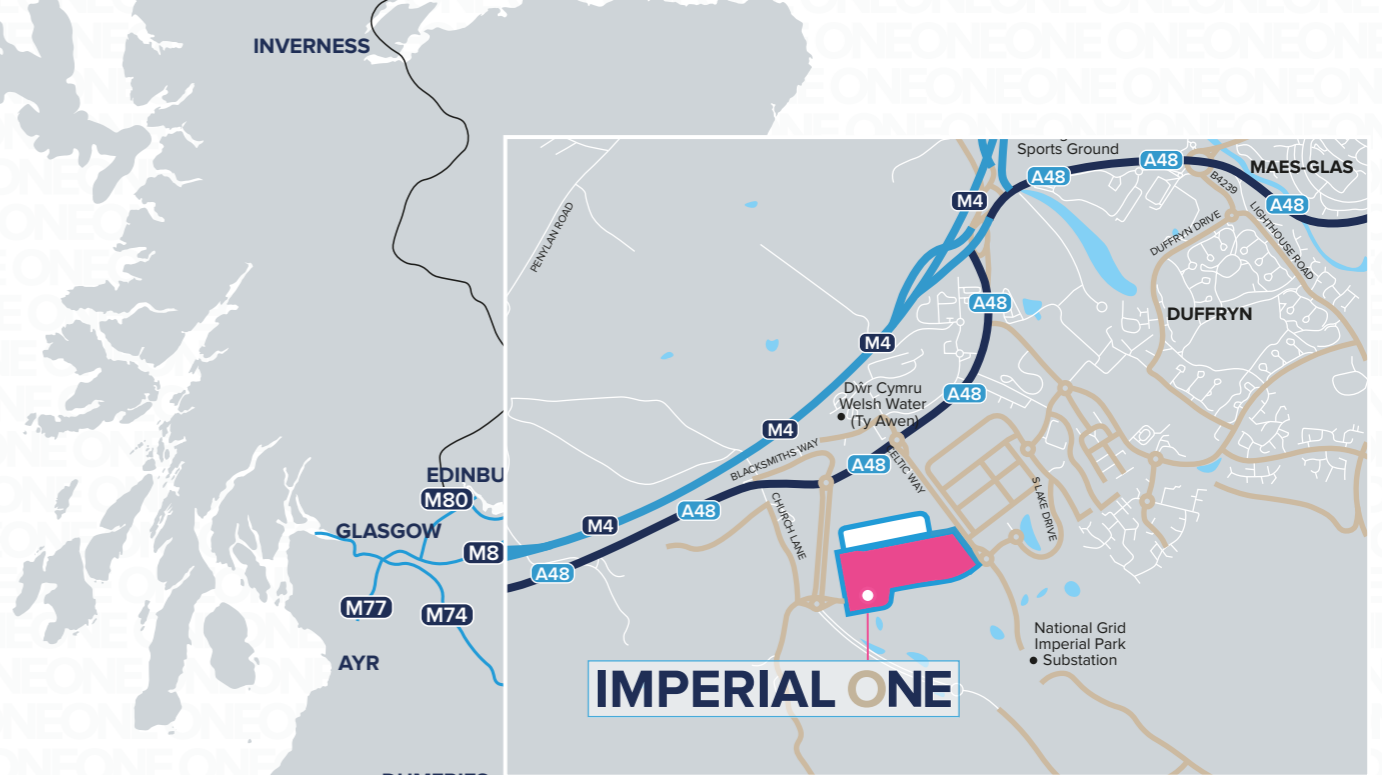
Indicative images only




LOCATION

Newport's location between Cardiff and Bristol has resulted in it becoming one of the principal commercial centres in South Wales. It benefits from excellent road communications being situated immediately off Junction 28 of the M4 Motorway. This provides access to Cardiff and Swansea to the west, as well as Bristol and London to the east. The South East Wales Transport Commission has recently made recommendations on public transport improvements in this area which includes the proposed construction of a 'park & ride' train station at Coedkernew, immediately to the south of Imperial One.

In 2018, the toll charge to cross the Seven Bridge and the Prince of Wales Bridge ceased, further enhancing Cardiff's business potential and prospects for economic growth.



HGV DRIVE TIMES

PLACES 	Distance (Miles)	Journey (Minutes)	AIRPORTS 	Distance (Miles)	Journey (Minutes)
Birmingham	99	120	Birmingham	106	110
Bristol	35	41	Bristol	39	49
Cardiff	11	18	Cardiff	25	37
Dover	217	224	City of London	183	199
Harwich	232	236	East Midlands	145	140
Leeds	226	221	Gatwick	162	163
Liverpool	197	208	Heathrow	127	132
London	148	172	Liverpool	192	197
Manchester	185	201	Manchester	177	179
Newcastle upon Tyne	312	308	PORTS 		
Newport	4	10	Dover	216	223
Plymouth	141	143	Felixstowe	233	241
Ramsgate	220	229	Holyhead	220	272
Sheffield	198	197	Kingston upon Hull	245	248
Southampton	126	129	Liverpool	202	207
Sunderland	307	310	Newport	3.5	8
Swindon	63	68	Portsmouth	141	153
			Ramsgate	219	225
			Southampton	128	134



IMPERIAL PARK, NEWPORT

ALEXANDRA DOCKS

NEWPORT

M4

J28

A48

INTEGRA BUSINESS SOLUTIONS

AIRBUS

DWR CYMRU WELSH WATER

WALES & WEST UTILITIES

SSCL

SAFRAN SEATS

SMITH NEWS

WELSH NHS

DAC BEACHCROFT

LLOYDS BANK

GO COMPARE

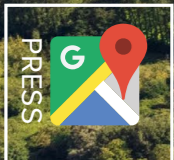
TARGET GROUP

G24 POWER

VANTAGE DATA CENTER

IQE SEMICONDUCTORS

ESSENTRA PACKAGING



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