

FOR SALE

IMPERIAL PARK

NEWPORT | NP10 8FS

M4

OF INTEREST TO OCCUPIERS, INVESTORS & DEVELOPERS

- Modern manufacturing and distribution facility available with full vacant possession.
- Suitable for redevelopment or subdivision to create a multi-let distribution/industrial asset or alternative uses.
- Totalling 1,005,477 sq ft. Comprising warehouse accommodation of 779,872 sq ft on ground floor, 186,720 sq ft on first floor and a 38,067 sq ft two storey office plus ancillary space.
- Excellent links to M4, providing connectivity with the UK motorway network.
- Located 10 minutes from Port of Newport, Wales's leading general cargo port.
- Offers invited in excess of £30,000,000 for the 40 acre freehold site.
- A purchase at this level reflects a highly attractive capital value of £29.84 per sq ft.
- Opportunity to acquire at a 50% discount to the replacement costs for the existing buildings, excluding the 40 acre freehold which is included in the sale.
- Vendor finance may be available to purchasers, subject to application.
- Offering highly functional and affordable space compared to competing locations of Bristol and Avonmouth.

For full details visit the website: imperialpark-newport.com

For further information please contact:

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