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By email: jon@asbriplanning.co.uk

19th February 2026

Dear Jon

Units A1-A5, Boss Park, Stephenson Street, Newport, NP19 0RB

I understand that you are in the process of submitting a planning application for Units A1 – A5 Boss Park, Stephenson Street, Newport, NP19 0RB, and have requested our professional opinion and overview detailing the current market demand for these units.

The following will therefore provide a brief overview on the South Wales Industrial Market, analysis of the immediate supply, and details of recent transactions.

Location

The property is situated within Boss Park, a newly established industrial estate created as part of the regeneration of the former Orb Steelworks, which ceased operations in 2020. The surrounding area is a long-standing commercial and industrial location incorporating Stephenson Street and the Felnex Industrial Estate, which form part of Newport's primary eastern employment corridor.

The site lies approximately 1.5 miles east of Newport City Centre, in close proximity to the Port of Newport (Associated British Ports) and the wider Newport Retail Park. The Grade II* listed Newport Transporter Bridge is positioned to the south-west of the estate.

Boss Park benefits from excellent access to the regional road network via the Newport Southern Distributor Road (A48/A455).

- Junction 23A of the M4 is located approximately 7.3 miles to the east.
- Junction 24 is around 4 miles to the north-east.
- Junction 28 is situated 4.2 miles to the west.

The road network provides strong east-west links across South Wales.

Occupiers in the immediate vicinity include Hasbro, Bisley, Halo, KLA, Wales & West Utilities, and Owens Group, representing a diverse range of occupiers.

Description

The new build industrial / warehouse units constructed over three self-contained terraces all finished to the following specification:

- Steel portal frame construction
- Insulated side elevations
- Pitched roof
- Level access door to the front
- 3 phase power
- 6m minimum eaves
- Single toilet facility

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There is the potential to create secure yard / additional parking in parts. The estate is all set within a securely fenced perimeter.

Available from 3,000 sq ft upwards and the site has been marketed since November 2025.

We are aware that the landlord has also been directly marketing accommodation on the site previous to the above date.

South Wales Industrial Market

We work collectively with the IAS and regional agents to provide Take Up Stats on a quarterly basis and can confirm the following:

- Q4 take-up totaled 959,493 sq. ft and 59.58 acres of land.
- 81 transactions
- 66 leasehold deals
- 15 freehold/long leasehold deals
- Two transactions over 100,000 sq. ft including the 155,150 sq. ft sale of Queensway Meadows, Newport and the 200,781 sq. ft sale of Dr Organic, Swansea Enterprise Park.
- A further six transactions over 30,000 sq. ft took place.

Availability / Enquiry Summary

There are several prominent landlords with significant multi-let industrial ownerships across Newport, including Mileway, Caisson IO, Indurent, and First Investments Real Estate Management. Collectively, these portfolios provide broad visibility over market activity, demand trends and occupier requirements across the city.

Consistent with the wider South Wales industrial market, the strongest levels of demand continue to come from occupiers seeking units below 3,000 sq ft or in excess of 10,000 sq ft, particularly where properties can provide a secure external compound or yard area. These features remain a key driver for operators requiring flexibility for storage, logistics or trade-related activities.

While we continue to receive enquiries from traditional B1, B2 and B8 users, there is a notable and sustained level of interest from occupiers seeking space for alternative uses, particularly gym, padel and leisure operators (D2) as well as nursery and educational users (D1). This shift reflects changing occupier profiles and the suitability of industrial-style buildings for a wider variety of operational formats.

Given Newport's growing residential population, it is unsurprising that demand from these non-industrial use classes continues to increase, with many operators seeking well-located, good-quality accommodation that offers strong accessibility and competitive occupation costs.

Recent Transactional Evidence

The table below shows recent transactional evidence from Newport over the last 18 months. The transactions are consistent with the tone of enquiries we have received in Newport and is coherent with the general South Wales Market take up statistics where we are seeing good transactional churn for units sub 5,000 sq.ft.

Transaction in between these size ranges (2,000 sq.ft – 6,500 sq.ft) have slowed over the past 18months, it has been evident that businesses have been more cautious and growth from smaller starter units has declined, in addition several national operators who would typically target this sized unit have either stalled requirements or withdrawn expansion plans.

In addition many national occupiers and conventional commercial occupiers are already established locally.

<i>Date</i>	<i>Unit</i>	<i>Address</i>	<i>Rent Per sq ft</i>	<i>Size</i>	<i>Tenant</i>
<i>December 25</i>	<i>1-5</i>	<i>Plover Close</i>	<i>£6.49</i>	<i>9,244</i>	<i>React Building Products</i>
<i>October 25</i>	<i>18</i>	<i>Newport Business Centre</i>	<i>£6.48</i>	<i>2,314</i>	<i>Trufold Ltd</i>
<i>June 25</i>	<i>13</i>	<i>Court Road Industrial Estate</i>	<i>£7.65</i>	<i>6,151</i>	<i>Momentum Instore Ltd</i>

June 25	14	Leeway Industrial Estate	£5.04	3,373	Mike Russell
April 25	43	Court Road Industrial Estate	£9.13	3,033	AMS Specialist Cars Ltd
August 24	5	Kelvedon Street	£5.03	6,360	The Car Link South Wales Ltd
August 24	24	Nine Mile Point Industrial Estate	4.78	4603	DG Howell (Hydraulic Engineers) Limited
July 24	17	Maesglas Industrial Estate, Docks Way, Newport	6.78	2140	Glamair Supplies Ltd
June 24	5	Kelvedon Street	5.03	6360	C W Performance Vehicles Ltd
March 24	9	Maesglas Industrial Estate,	£6.67	3,000	Rainham Industrial Services
January 24	64	Tregwilym Road, Rogerstone, Newport	£6.53	3522	Gwent Autoparts Ltd

Conclusions

In our opinion, the current market evidence indicates that while demand within the area remains steady, availability is beginning to increase, particularly within the relevant size ranges. This reflects ongoing cost pressures that continue to influence occupier behaviour and release space back to the market.

There are now a number of industrial units being actively marketed across nearby estates including Stephenson Street, Felnex, Newport Business Centre, and Llangland West, in addition to the three new terrace schemes at Boss Park. This demonstrates a broadening supply of accommodation within the immediate catchment.

We are also seeing an uplift in enquiries from occupiers seeking alternative uses for industrial-type premises, as the characteristics of these buildings often better suit operational requirements compared with other property types. Despite this, the subject units have been marketed for a considerable period, and the available evidence suggests that permitting a D2 (Leisure) use would not prejudice the ability of traditional commercial operators to secure premises locally.

Overall, we consider there to be more than sufficient industrial accommodation within Boss Park and the wider Newport area to satisfy both current and foreseeable demand.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely



Rhys Price MRICS

Associate

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