

## PRESS RELEASE

For immediate release

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### One united vision, one brand new industrial park

Phoenix Park - The City of Newport's latest success story and living proof that is it 'business as usual' post recession.

Completed in 2008, Phoenix Park, Newport's newest industrial park, comprises of 45 purpose built industrial units providing a total of 43,000 sq ft of workspace for a wide variety of commercial uses.

A joint venture with the Welsh Assembly Government (WAG), Centre for Business (CFB) and the South Wales Chamber of Commerce (SWCC) are thrilled to have the new advantageous industrial park on their expanding portfolio.

The gated estate presents tenants with a unique opportunity to lease brand new, high specification units in the bustling hub of Wales's newest City. The development benefits from excellent distribution links to two junctions of the M4 and other major distribution routes to the rest of Wales and the Midlands.

Available unit sizes (approx):

- 400 sq ft
- 600 sq ft
- 1,000 sq ft
- 5,000 sq ft

All units designed and built to exacting BREEAM standards:

- Power floated concrete floor
- Block walls internally
- Pitched profile clad roof with roof lights
- Elevations clad with steel cladding panels
- Steel frame providing clear uninterrupted production / warehouse space
- Up-and-over roller shutter door access
- WC / washroom facilities
- Forecourt parking for each unit
- Generous external circulation space
- CCTV with surrounding security fencing and gate entry system

Rents for the units vary starting from £350 per month exclusive of VAT and other outgoings.

Your Rent includes:

- Buildings Insurance
- External Maintenance
- Forecourt parking

David Russ, Managing Director of Centre for Business and South Wales Chamber of Commerce, said: "Phoenix Park has been a long but rewarding project and we are extremely excited about this new venture.

“2010 is certainly looking more positive, with news we have emerged out of the recession, a new coalition government and the Ryder Cup coming to Wales.

“One thing undoubtedly looking more positive is the economic benefits the City of Newport will reap this year. A new industrial park with 45 units ultimately means more opportunities for businesses in Newport and an opportunity for money to be pumped back into the local economy.

“Whether a business is looking to start-up, move or expand Phoenix Park will be able to offer this and more - property letting through CFB also gives proprietors access to business advice and support services from CFB Business Advisors and SWCC.

“It is these economic opportunities that the CFB and SWCC are trying to create. The National Recovery Plan for Wales (NRP) is a strategic document that was launched in January to drive the economic recovery forward in Wales.

“The private and public sector need to form a cohesive bond to ensure Wales is as successful as it was before the economic crisis and Phoenix Park is evident that this is happening. It will, after all, be the private sector driving the economic recovery forward.”

Councilor Ed Townsend, Deputy Leader of Newport City Council and cabinet member for economic development, said:

“We are pleased that Phoenix Park is now part of The Centre for Business’ portfolio. Small businesses are vital to the local economy and this facility will benefit both new and existing companies. Despite the downturn in the economy, Newport has continued to make good progress. Phoenix Park will certainly help us continue this trend and develop a thriving city economy.”

For further information, or to book a viewing, please contact our Property Team on 01633 242 702 or email: [info@centreforbusiness.co.uk](mailto:info@centreforbusiness.co.uk).

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For more press information please contact Laurian Corner at Centre for Business on 01633 242715 or [laurian.corner@centreforbusiness.co.uk](mailto:laurian.corner@centreforbusiness.co.uk)