



monmouthshire  
sir fynwy

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# GATEWAY TO GROWTH



2026

# FOREWORD



**Councillor Mary Ann Brocklesby**  
Leader of Monmouthshire County Council  
Chair of the Cardiff Capital Region Committee



Monmouthshire is one of the most strategically connected counties in Wales and the wider Cardiff Capital Region. Our position on the M4 corridor, close to the Severn crossings and major centres such as Bristol, Newport and Cardiff, places us at the heart of thriving economic regions. For investors and developers seeking locations with strong transport links, a skilled workforce and significant commercial potential, Monmouthshire offers a clear and compelling choice.

Gateway to Growth brings together a portfolio of high-quality sites that are ready for investment. Castlegate Business Park (Caldicot) and Innovation House (Magor) provide modern, flexible accommodation suited to research and development, advanced manufacturing and digital innovation. Rockfield Farm (Magor) offers development-ready land with infrastructure in place. Gwent Euro Park (Magor), Newhouse Farm Industrial Estate (Chepstow) and the Hardwick Park (Abergavenny) site present substantial opportunities for industrial, logistics and production activity.

Alongside new sites emerging through our Replacement Local Development Plan, this portfolio offers a range of options designed to support both immediate and long-term business growth. This prospectus highlights the strengths that make Monmouthshire stand out as an investment location.

Our transport connectivity is exceptional, our digital infrastructure is strong, and businesses in Monmouthshire benefit from local and regional partnerships including the research capacities of world class universities in Cardiff, South Wales, Bristol and Bath and supply chains in dynamic and growing sectors including semiconductors, medical technology, creative industries and advanced manufacturing.

As a county council, we are committed to working proactively with investors, developers and occupiers. We understand the drivers of successful commercial projects and we are ready to support investment that delivers high-quality jobs, innovation and sustainable growth. In my role as Chair of the Cardiff Capital Region Committee, I recognise the importance of sites that can deliver quickly and contribute meaningfully to the region's wider economic ambitions. The locations set out in this prospectus are well positioned to do exactly that.

This prospectus provides a taste of what is available in Monmouthshire. It highlights a selection of sites that are ready for development, expansion and occupation, backed by strong infrastructure and clear planning pathways. Whether you are a developer seeking viable land and commercial scale, an investor looking for growth sectors, or an occupier searching for flexible, well-connected space, Monmouthshire offers opportunities that can move at pace.

The next step is straightforward. Get in touch to discuss your requirements, explore the options available and work with a county that has the sites, the connectivity and the ambition to help your project succeed.

# KEY SITES:



**Castlegate Business Park**  
Caldicot, NP26 5YW



**Innovation House**  
Wales 1 Business Park, NP26 3DG



**Rockfield Farm Phase 3**  
Undy, NP26 3EL



**Gwent Euro Park**  
Magor, NP26 3WN



**Hardwick Park**  
Abergavenny, NP7 9YR



**Newhouse Farm Industrial Site**  
Chepstow, NP16 6UD



# A CONNECTED COUNTY



## ROAD CONNECTIONS



Cardiff  
**26**  
minutes



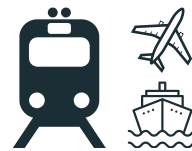
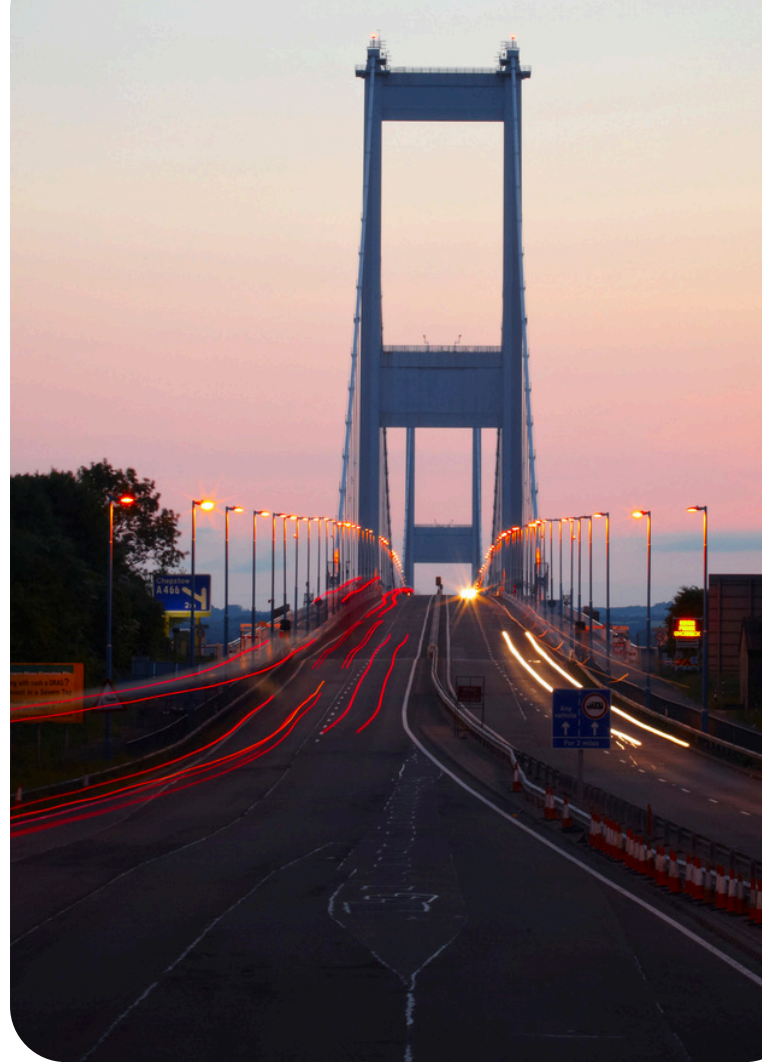
Bristol  
**30**  
minutes



B'ham  
**70**  
minutes



London  
**112**  
minutes



## RAIL, AIR AND SEA

**Direct rail routes** to Newport, Cardiff, Bristol, Swansea, Crewe, and Manchester.

Regular travel with 1 change to London (46 daily journeys) and Birmingham (25 daily journeys).

Good connections to **international airports**, including Cardiff & Bristol Internationals, **and ports** including Newport and Avonmouth.



## Broadband Connectivity: 94%

of premises have access to **superfast** broadband, whilst 82% have access to **ultrafast** (>100mbps)

# A SKILLED WORKFORCE

Monmouthshire benefits from a highly skilled and economically engaged workforce, performing above the UK average in higher-level qualifications. With 78% of working-age residents economically active, the county offers employers access to a deep talent pool, strong professional capability, and a labour market aligned with advanced sectors such as digital, manufacturing, research, and innovation. This strong skills base is reinforced by regional connectivity to universities and training institutions, supporting continuous workforce development.



**NO. 1 IN WALES**  
for percentage (%) of  
workforce qualified  
to RFQ4 and above,  
sitting **above the UK**  
**Average.**

**78%**

of 16-64 years olds  
in Monmouthshire  
are **economically**  
**active**

**Excellent**  
**University**  
**access**

across the Cardiff  
Capital Region and  
South West  
England

# A STRONG ECONOMY



**2nd most**  
**competitive**

area in Wales. Based on the UK Competitiveness Index (2023). An integrated measure of competitiveness focusing on both the development and sustainability of businesses and the economic welfare of individuals.



# ATTRACTIVE LIFESTYLE



Joint  
**1st**  
in Wales for life-  
satisfaction  
ONS 2023

Monmouthshire offers an outstanding quality of life. The county blends vibrant market towns, exceptional natural landscapes, and excellent connectivity to major urban centres, creating an environment where residents can enjoy both tranquillity and opportunity. With rich cultural assets, welcoming communities, and access to outdoor recreation, Monmouthshire stands out as a fantastic place to live, visit, and thrive, making it an attractive location for both individuals and businesses.

**4,415**  
**enterprises**  
(2025)

ranging from advanced manufacturing companies to innovative SMEs and long-established family firms, creating a diverse and resilient economic ecosystem



Monmouthshire has the highest 5 year business survival rate in in the Cardiff Capital Region, above both the Wales and UK averages.

**A**  
**Resilient**  
**Economy**

**Strong**  
**GVA**

Monmouthshire sits within the top tier of Welsh areas for labour productivity, significantly outperforming the Welsh average of 84.9% of UK GVA per hour worked.





# CASTLEGATE BUSINESS PARK

**Caldicot, NP26 5YW**

Castlegate Business Park combines flexibility, affordability, and excellent connectivity with strong amenities and a professional environment. Whether you're a start-up seeking a short-term office, a growing business looking to expand, or a corporate organisation seeking a regional base, Castlegate provides a scalable solution with high value and convenience.



## Location & Connectivity

- Direct links to the M4 and M48 and both Severn crossings, providing fast routes to Newport, Cardiff, Bristol, and the Midlands.
- Rail connectivity via Severn Tunnel Junction

## Flexible, Scalable Workspace

- Already an established high quality, office, R&D and production business park.
- Presenting opportunities in semi-conductors and R&D, testing and innovation facilities.
- Mix of accommodation types for multi-use or growing organisations, from 300 sq ft to 30,669 sq ft.

## High-Quality On-site services

- On-site parking spaces, including disabled spaces and EV charging.
- 24/7 access and manned security, ensuring safety and business continuity at all times.
- On-site café, ideal for staff convenience and informal meetings.



# INNOVATION HOUSE

**Wales 1 Business Park, Magor, NP26 3DG**

Innovation House offers businesses a rare opportunity to secure flexible, high-quality office space at one of South Wales' most strategically positioned business locations. Situated at the gateway to South Wales, immediately off Junction 23A of the M4, the location provides unrivalled connectivity for teams and clients travelling between Bristol, Newport, Cardiff, and the wider region



## Prime Location & Excellent Transport Links

- Positioned minutes from the Prince of Wales Bridge, providing toll-free access between England and Wales.
- Located within the established Wales 1 Business Park, a 17-acre sustainable and modern business environment, and adjacent Europe's 2<sup>nd</sup> largest brewery.

## Excellent On-Site Amenities

- 100 parking spaces for staff and visitors.
- Tŷ Hotel (127 bedrooms) located directly on the Business Park, providing ideal accommodation for business travellers and offering on-site hot food and bar services.

## Flexible, High-Quality Office Space

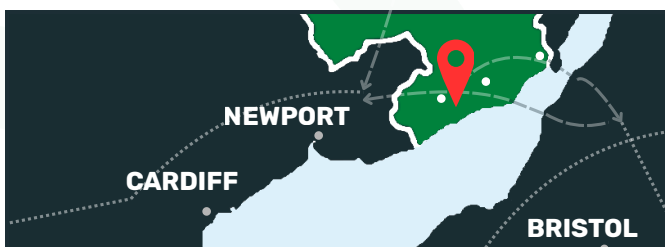
- Comprises 3 storeys of premium specification office accommodation, available as a whole, floor-by-floor, or as smaller suites from 500 sq ft up to 23,425 sq ft.
- This modern, open-plan environment is designed to support collaborative working and can be adapted to suit a range of occupier configurations.



# ROCKFIELD FARM (PHASE 3)

**Undy, NP26 3EL**

A well-serviced, well-connected commercial development opportunity forming part of a major allocated mixed-use scheme. The site benefits from outline consent, new access infrastructure, and utility connections delivered through earlier phases. Positioned close to the M4 and regional rail links, with excellent cross-border reach to Newport, Cardiff and Bristol, the location offers strong potential for employment, workspace, hybrid commercial units or similar commercial uses aligned to the planning allocation.



## Location & Setting

- Situated near Junction 23A of the M4, the site offers strong regional accessibility:
  - Newport: approx. 11 miles
  - Cardiff: approx. 24 miles
  - Bristol: approx. 24 miles
- Served also by the Severn Tunnel railway line, improving cross-border connectivity.
- The land slopes gently west to east, offering attractive views toward the Severn Estuary.

## Site & Services

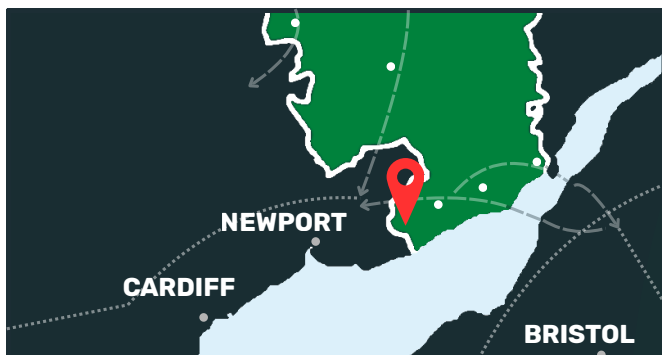
- Approx. 7.93 acres of commercial development land, with outline consent for up to 5,575 sqm of commercial floor space.
- The Phase 3 commercial land benefits from access and infrastructure delivered under approved earlier phases.
- Mains gas, electricity, water and telecoms will be available at the boundaries of commercial parcels.



# GWENT EURO PARK

**Magor, NP26 3WN**

A strategically located logistics/industrial park with detailed planning consent for 200,000+ sq ft (B1/B2/B8) in the current phase, with land capacity to accommodate units up to c. 450,000 sq ft (subject to design and agreement). Design-and-build units are available to pre-let, with delivery from ~12 months post-agreement for lease.



## Location & Connectivity

- 2 miles to M4 J23A, under 15 miles to the M4/M5 interchange, and less than 10 miles to the M49 for Avonmouth; direct national motorway access serving Wales, the South West and the Midlands.

## Planning & Delivery

- Detailed planning consent has been obtained for over 200,000 sq ft of B1, B2 and B8 uses in this phase.
- With further land available, larger units of up to 450,000 sq ft can be accommodated if required.
- Units are available on a design and build package subject to pre-letting agreements. Rent will depend on required specification.
- Build to suit opportunities can be delivered within 12 months, subject to an agreement for lease.



# HARDWICK PARK

**Abergavenny, NP7 9YR**

Hardwick Park is a 53.15-acre freehold employment site at the A40/A465/A4042 Hardwick Roundabout, offering a rare chance to reposition a 125,400 sq ft single-storey production/warehouse facility with offices and unlock serviced land for new-build units. With the A465 dualling now complete, occupier reach across the Northern Valleys and to the M4/Midlands is materially improved, underpinning both refurbish-and-lease and phased redevelopment strategies.

## Location & Connectivity

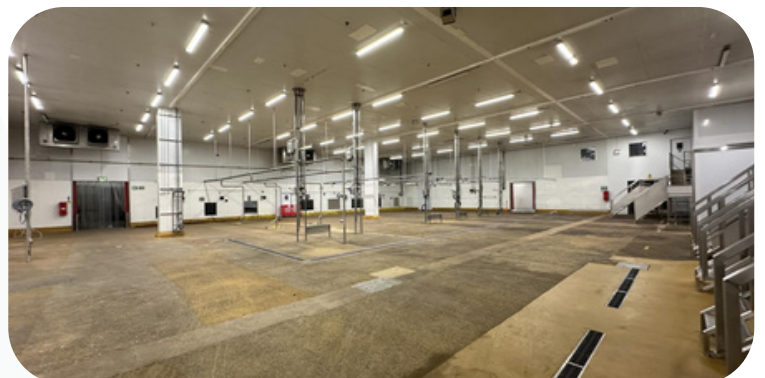
- Immediate access to the A40/A465; rapid routes south to the M4 and north to the Midlands.
- A465 dualling completed, increasing capacity, reliability, and journey time certainty, and benefiting from a wider labour catchment.

## Existing Asset

- Gross internal area: c. 125,406 sq ft, with ground floor c. 112,269 sq ft and first floor offices c. 13,137 sq ft
- c. 4.20-acre car park
- Grassland/Farmland to the West and South of existing unit

## Development Potential

- Strip out existing plant for subdivision into units (3-4 larger units, or multiple small units)
- Car Park Release for New-Build, such as open storage or multi let industrial terraces
- Exploration of renewables / energy projects



SEVERN BRIDGE (M48)

TO BRISTOL, M5, M4(E), LONDON, SOUTH WEST, WEST MIDLANDS



M48 TO M4 WEST, NEWPORT,  
CARDIFF, WEST/SOUTH WALES

# NEWHOUSE FARM INDUSTRIAL SITE

**Chepstow, NP16 6UD**

A prominently located gateway site at the entrance to one of Wales' premier logistics estates, offering highly visible road frontage to the Severn Crossing and direct access into the M4/M5 network. Fully serviced for B2/B8 employment uses, with scope for bespoke industrial, logistics or HQ-style development. Supported by an experienced regional developer able to deliver build-to-suit facilities within 12 months.

## Location & Connectivity

- The development opportunity sits at the entrance to Newhouse Industrial Estate, one of Wales' largest logistics hubs totalling ~2 million sq ft across 33 buildings.
- Direct access off Junction 2, M48, linking straight into the M4/M5 corridors.
- Strategic position serving South Wales, Bristol, the South West, the Midlands and beyond.
- Removal of the Severn Bridge tolls (2019) has significantly boosted both residential and business investment in this portion of Monmouthshire.

## The Opportunity

- 6.5 acre site accommodating a building footprint of up to 100,000 sq ft
- Flexible options for whole or part-site proposals.
- Existing planning consent for Class B2 & B8 uses.
- Potential suitability for other commercial uses, subject to planning



# REGIONAL INVESTMENT

Monmouthshire sits on the eastern border of the **Cardiff Capital Region (CCR)**, serving as a gateway both into the region, and out into England. CCR utilise a suite of targeted funds and financial tools designed to unlock opportunities, support innovation and accelerate market readiness.

## **Innovation Investment Capital (IIC)**

Launched in November 2022 with an initial £50m from UK Government funds and Cardiff Capital Region (CCR), the fund provides long-term capital for innovative and sustainable growth opportunities across CCR's ten unitary authorities. Capricorn Fund Managers (CFM) serves as the Alternative Investment Fund Manager (AIFM), overseeing portfolio and risk management, with PwC advising on investment research and sourcing, on behalf of CFM.

## **Evergreen co-investment approach**

CCR reinvests returns from its portfolio back into future projects, creating a self-sustaining engine for long-term regional growth. This flexible, blended approach gives CCR the ability to structure deals that meet both commercial and public-value objectives.

## **Strategic Premises Fund**

The CCR Strategic Premises Fund is a £50 million initiative designed to address funding market gaps in South East Wales—unlocking development-ready sites, improving commercial property quality, and supporting high-impact economic regeneration.

The Fund provides senior debt finance to accelerate the creation of modern, employment-focused spaces, aligned with the CCR Industrial and Economic Growth Plan. It targets projects that enable innovation-led business growth, high-quality job creation, revitalisation of underused assets, sustainable, low-carbon refurbishment & long-term returns for regional reinvestment. Previous investments include:

### **Great Point Seren Studios**

#### **£12m senior loan**

Redevelopment of a 257,000 sq. ft production studio complex with offices and ancillary space. Expected to create 400–750 jobs and generate £30m+ local economic impact.

### **Tŷ Newport Hotel**

#### **£9.7m senior loan**

Completion of a 146-bed hotel to support ICC Wales, with training partnerships established with two local colleges for hospitality students.

### **Crown Business Park**

#### **£5.5m senior loan**

Acquisition and green retrofit of a 168,000 sq. ft industrial unit, including rooftop solar and a 250kW wind turbine to boost environmental performance.



**Prifddinas  
Ranbarth  
Caerdydd**

**Cardiff  
Capital  
Region**



**FIND OUT HOW TO  
CONTACT US**



# CONTACT US

to discuss your business needs

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