

Rizla

Draft 1

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## PRESS RELEASE

### TREFOREST ANIMATED BY RIZLA DEAL

Richard Hayward Properties (RHP) has let an 18,485 sq ft warehouse/industrial unit at the former Rizla building in Treforest, South Wales. Animation production company Dinamo Productions Ltd has taken a 10-year lease at a rent of £52,000 pa and will use the space as a studio.

The 70,000 sq ft Rizla building is held in a privately-owned portfolio under RHP's management. The former manufacturing base for of the cigarette paper company of the same name, the building was extensively refurbished by RHP and divided into manufacturing, storage and office units ranging in size from 228 sq ft to 18,485 sq ft.

Some 15,154 sq ft of space in four units is already let to a range of operators and negotiations are progressing with a number of prospective tenants for the remaining space.

Richard Hayward, Principal of RHP and CEO of Hawtin Plc, said:

“The refurbishment and subdivision of this building has created highly flexible space suitable for a variety of uses. Despite the economic crisis, there remains a strong market for this kind of accommodation when competitively priced - as this letting demonstrates.”

Letting agents are Cooke & Arkwright and Richard Hayward Properties.

**ENDS | DATE**

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## NOTES TO EDITORS

Richard Hayward has over 30 years experience in the property industry. He is the principal of Richard Hayward Properties (RHP), which manages a property portfolio valued in excess of £230 million in the leisure, industrial and residential sectors. He is also Chief Executive of Hawtin,

Hawtin is one of Wales' leading property industry investment companies with a 1.5 million sq ft (139,354 sq m) portfolio of industrial, office, commercial and leisure space across the UK. RHP is an integral part of the Hawtin team, providing management services for Hawtin's property portfolio via a management contract.

Hawtin's Interim Report (published September 09) valued the company's assets at £67m.

Originally founded in 1874, Hawtin has a strong trading reputation in activities as varied as engineering, distribution, manufacturing and property. The company was completely re-structured in 2002 to focus purely on property development and investment, and is now listed on the Alternative Investment Market (AIM).

Around 57% of Hawtin's portfolio is located in Wales and 43% is in England. The portfolio comprises the following property types:

- Industrial/warehousing – circa 1.3 million sq ft (120,774 sq m) – Wales 54% | England 46%
- Leisure & entertainment – circa 132,000 sq ft (12,263 sq m) – Wales 100%
- Office – circa 25,000 sq ft (2,323 sq m) – Wales 16% | England 84%
- Commercial – circa 11,000 sq ft (1,022 sq m) – England 100%
- Retail – circa 5,000 sq ft (465 sq m) – England 100%
- Other – circa 2,000 sq ft (188 sq m) – England 100%

Hawtin's property portfolio includes:

- Millennium Plaza, one of Cardiff's most popular leisure and entertainment venues;
- Parc Nantgarw - three industrial/warehouse units in Treforest;
- Arrowbrooke Road, a 26-acre mixed-use commercial site on The Wirral;

- Blackwood Industrial Estate in Caerphilly.

[www.hawtin.co.uk](http://www.hawtin.co.uk)