

SA1 Business Park

Draft 1

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## PRESS RELEASE

### BUSINESS CENTRE OPERATOR LETTING AT SA1 BUSINESS PARK

Richard Hayward Properties (RHP) has let a 96,445 sq ft unit at SA1 Business Park in Swansea. A business centre operator also called SA1 Business Park has taken a 15-year lease at a rent rising to £168,778.

The site of the former Awco factory, SA1 Business Park is located on Fabian Way - the main route into Swansea city centre from junction 42 of the M4. It is held in a privately-owned portfolio under RHP's management. SA1 Business Park comprises a total of 170,178 sq ft of warehouse, storage and office units ranging in size from 5,500 sq ft to 96,445 sq ft.

The new tenant, business centre operator SA1 Business Park, also has operations at Gorseinon and Garngoch in Swansea. It plans to convert the building into smaller business and storage units.

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

"The recent difficult economic conditions has led to many, previously thriving,

industrial areas now lying vacant. The closure of the Awco plant had a dramatic affect on Swansea and it is clearly important to bring this site back into commercial use as quickly as possible. The new business centre will provide flexible space for new and expanding businesses, which will support the growth of a new entrepreneurial economy in the area.

Letting agents are Cooke & Arkwright, Lambert Smith Hampton 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)