

ON THE INSTRUCTIONS OF MUSASHI AUTO PARTS UK LIMITED

Self Contained Modern
INDUSTRIAL COMPLEX
Hawtin Park • Blackwood • South Wales



TO LET

Flexible floor space
configuration available –
up to 8,617m² (92,750ft²)



Self Contained Modern INDUSTRIAL COMPLEX

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LOCATION (NP12 2EU)

Hawtin Park is an established business park situated in close proximity to the A472 Cross Valleys Link dual carriageway and A469 Lower Rhymney Valley dual carriageway. Cardiff is located approximately 17 miles to the south west and is accessed via the A470 dual carriageway, which also links with Junction 32 of the M4 Motorway.

Newport is approximately 16 miles to the south east and is accessed via the A467 whilst the A465 Heads of the Valleys Road to the north provides access to the Midlands and Swansea.

Occupiers within Hawtin Park include British Airways, KWE Logistics, Seda, Nordam and Caerphilly County Borough Council.



DESCRIPTION

The property occupies a central position within the estate and comprises a detached, single storey, modern manufacturing plant, originally constructed in 1994 and extended in 1997-98 to provide further high-bay accommodation and a self-contained former forge. The premises include ground floor reception and office/ancillary facilities along with a second integral two storey office/ancillary block, external open sided storage units, ample car parking and substantial yard.

The main building consists of three bays of steel frame construction with a steel trussed roof providing a range of eaves heights of 4m, 5.5m and 7.5m and is served by five loading bays, three of which are fitted with dock levellers. The former Hot Forge unit is of steel portal frame construction with an eaves height of 12m and benefits from three ground level loading bays and a 2.8 tonne crane.

Mains services include mains water, sewerage, gas and a substantial electricity capacity (with on-site sub-station). The manufacturing/warehouse areas benefit from a compressed air pipeline, sprinkler systems and high bay lighting.

Externally, there are both visitors and staff car parks, external steel framed storage units and a tarmac surfaced yard offering good loading and circulation space. The remainder of the self-contained secure site is landscaped and the total site of approximately 3.48ha (8.59acres) includes a regular shaped and level expansion area amounting to circa 0.9ha (2.44acres).

ACCOMMODATION

	M ²	FT ²
Warehouse/Manufacturing	7,145	76,904
Ground Floor Office/Ancillary	1,150	12,380
First Floor Offices/Ancillary	322	3,466
Total Gross Internal Area	8,617	92,750

**There is additional external open sided store of 155m² (1,663ft²) and expansion land of 0.9 hectares (2.44 acres).*

8,617 m² (92,750 ft²)
on a site of 3.48
Hectares (8.59 Acres)



