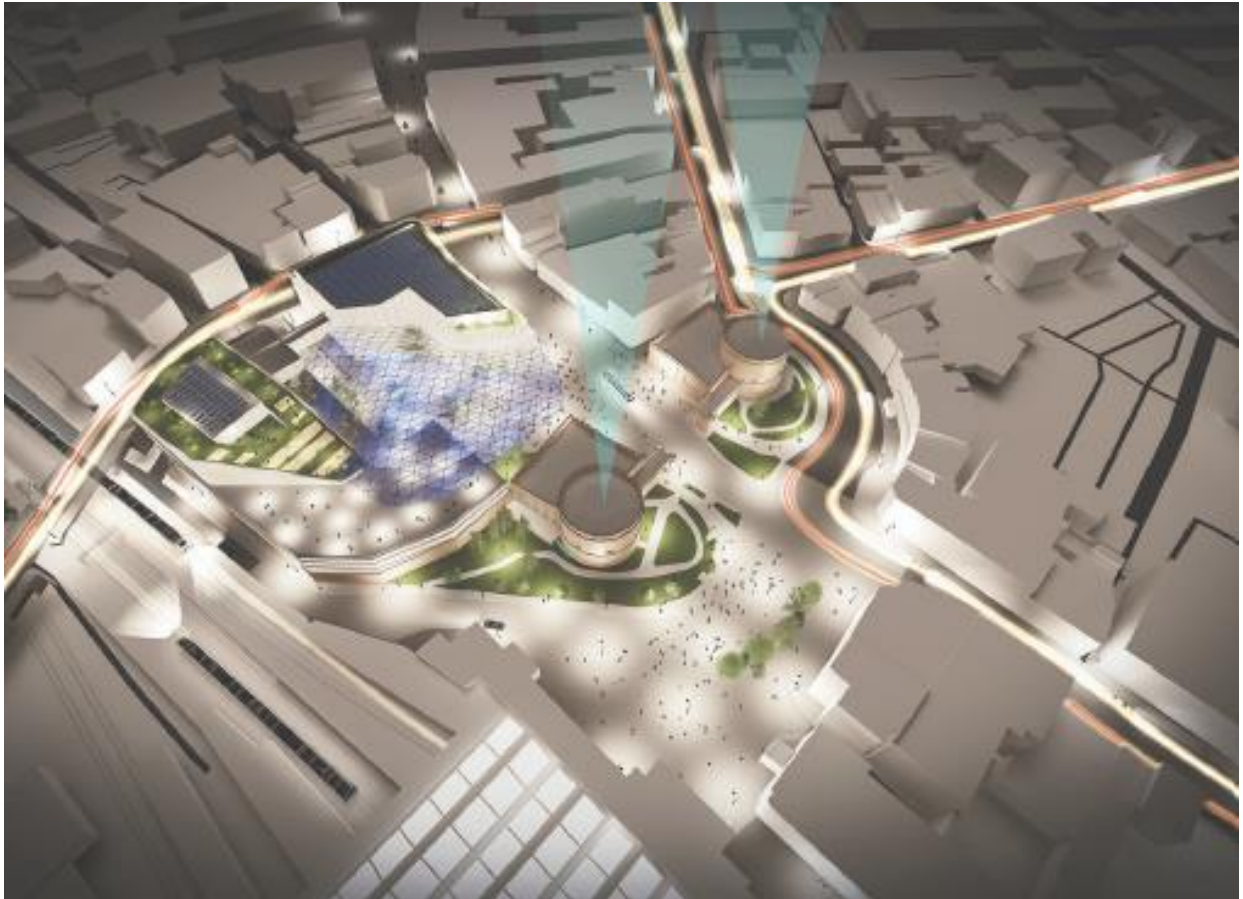


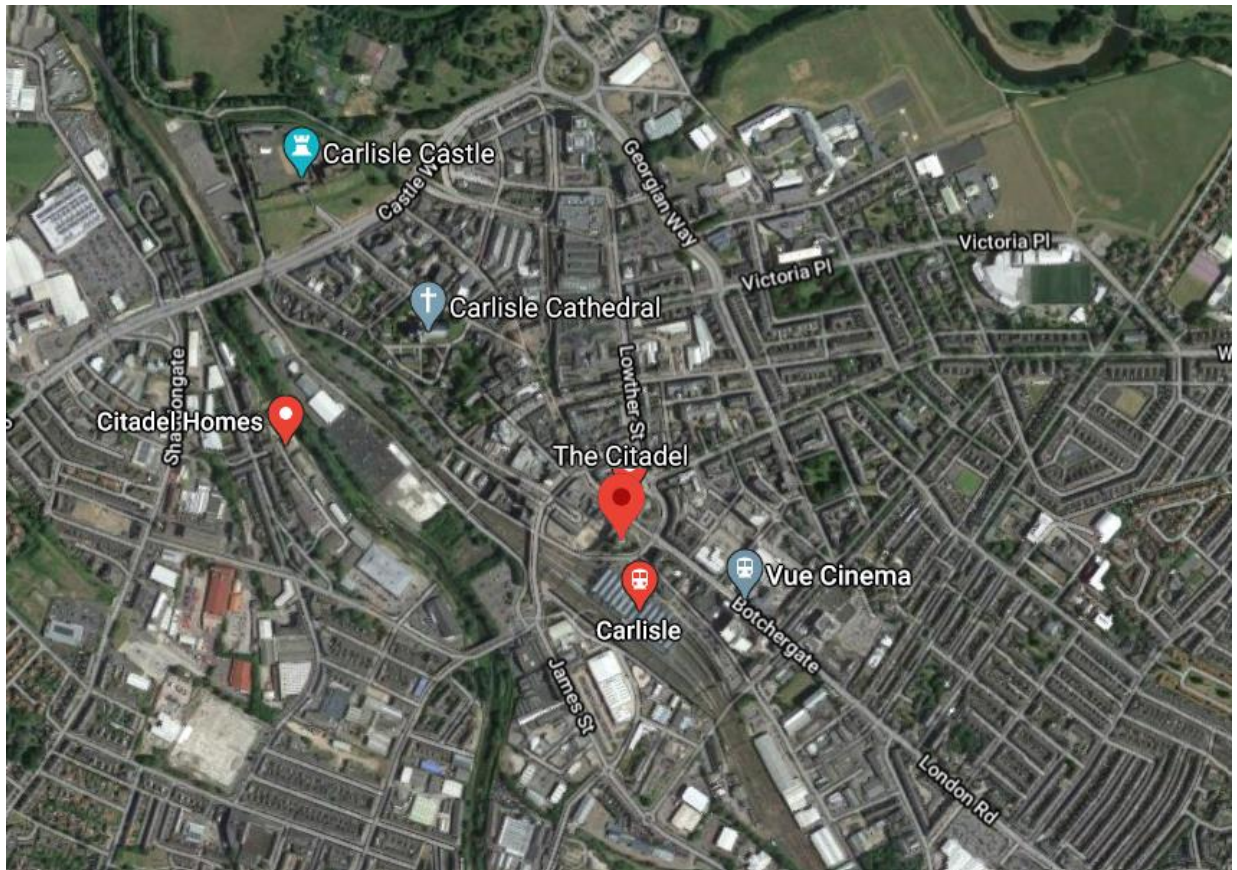
Carlisle Citadels Development – ALL ENQUIRIES

AspinallVerdi on behalf of Carlisle City Council, Cumbria County Council and the University of Cumbria is exploring interest from potential occupiers, developers, or investors who wish to participate in the regeneration of the Citadels area to inform the development of the project.



Day Architects

- Occupiers – we are seeking expressions of interest from: managed workspace operators; office tenants; cafes; restaurants; bars and other leisure operators etc. The development will create a new higher education campus between the railway station and the city centre.
- Developers – we are seeking expressions of interest from developers / development managers who could deliver part or all of the scheme.
- Investors - are seeking expressions of interest from investors who could fund part or all of the scheme exclusively or in partnership with the public sector.



Citadels Location (Google maps)



Carlisle Location (Google maps)

Overview

- 1.1 The Citadels provide a gateway to the City of Carlisle for those traveling up from the Station or from Junction 42 of the M6 and is marked by the two historic towers and gate arches. The Grade 1 listed Citadel towers are some of the most iconic and historic buildings in Carlisle originally built in the 16th century. The two bastions (subsequently rebuilt in the 1800s) known as The Citadels used to house the civil courts in the East Tower, and the criminal courts in the West Tower. The western part of this site is encompassed by the grade 2 listed wall to the former Carlisle Gaol with the English Street and Victoria Viaduct frontages currently comprising shop units occupied by a range of users.
- 1.2 Cumbria County Council is working with Carlisle City Council, University of Cumbria, and Cumbria LEP to repurpose the historic Citadel buildings and redevelop the area immediately to the north-west of the western tower. Whilst the historic buildings will be conserved, the remaining properties will be demolished to provide space for new-build development in this area.
- 1.3 The redevelopment of the Citadels site presents one of the most important investment opportunities in Carlisle and the Borderlands. It has Strategic Outline Business Case for funding and is progressing to Full Business Case stage. The site has considerable untapped potential due to:
 - its highly accessible location adjacent to the station which is used by over 2 million passengers a year;
 - the iconic Citadels Grade 1 listed structures and location adjacent to the station gives the site an excellent profile as a gateway to the city centre; and
 - it being of significant scale for a city centre site (1.25 hectares) providing a critical mass and scale to serve a substantial hinterland.
- 1.4 The site is in the ownership of two public bodies (the City Council and the County Council).



The Citadels, Carlisle

Aims and Objectives

- 1.5 The project involves re-development of the Citadels site for a range of uses designed to revitalise the city centre and Carlisle, attract more people of working age and contribute to the improvement of productivity across the Borderlands region.
- 1.6 The preferred option is for a comprehensive redevelopment of the site led by the delivery of a new c. 14,000 sqm campus for the University of Cumbria as the anchor occupier that will occupy around 75% of the site. The new campus has the potential to include:
- High quality and state-of-the-art accessible and flexible teaching and learning space;
 - A digitally equipped enterprise hub;
 - Exhibition, meeting rooms and event space, catering, staff offices;
 - A new 200 space theatre with high quality performance and rehearsal space for University and public performances, plus flexible studio space;
 - Refurbished Citadel buildings for office / administrative and formal events usage;
 - There will be complementary commercial elements which may include food and beverage, leisure, cultural and/or offices to increase vitality in the city centre.
- 1.7 In addition, there are opportunities for commercial development and activities on other parts of the site - the primary focus of this soft market testing exercise.

1.8 The project is designed to address five objectives:

- Raise the **profile of Carlisle/Borderlands**: attracting inward investors, people to come and live in the city and work.
- Improve the **skills and productivity** of the workforce in Cumbria/Borderlands - by increasing access to and the local profile of higher education provision both on and off campus (by the on-site facilities and a campus fully equipped for digital learning).
- Improve the **inclusivity** of growth via access to education helping young people and other access new job opportunities.
- Improve the overall **attractiveness and liveability of Carlisle** as a city: encourage more people to live, work and play in Carlisle and acting as a complementary facility for the 10,000 home St Cuthbert's Garden Village to the south of Carlisle.
- Increase **footfall in the city centre**: the presence of a major people generator in the city centre (students, staff, visitors etc) will help increase the vitality and vibrancy of the city centre.

1.9 The project fits closely with Borderland Inclusive Growth Deal objectives and the emerging Local industrial Strategy (LIS) for Cumbria by contributing to:

- Helping attract more people of working age to come and live in Cumbria and to stay in Cumbria (via the expanded university directly and indirectly via the improved liveability of Carlisle).
- Attract more people with higher level skills to come to and stay in Cumbria (via attracting more graduates).
- Develop the existing workforce and increase the level of skills to meet future need.

Options for Development

- 1.10 A series of design options and areas are currently being considered for the University campus and additional commercial elements. These images and designs are indicative at this stage and could be tailored to specific occupier's requirements (images courtesy of Day Architects).
- 1.11 We are seeking initial expressions of interest from potential occupiers, developers, and/or investors who might wish to participate in any of these schemes. *The following schemes are indicative only at this stage and can be tailored to fit bespoke property requirements.*
- 1.12 Option 1- The University of Cumbria campus plus associated Food and Beverage, retail and leisure, plus further optional development space e.g. for managed workspace, or offices or a new leisure/cultural development. Note: the potential floor area for this development opportunity is indicative only.



1.13 Option 2 – The University of Cumbria campus plus, associated, Food and Beverage, retail and leisure, and office / business use e.g. flexible workspace within the University building. Note: the potential floor area for this development opportunity is indicative only. There is scope for further development on the car parking area.



The Proposal

1.14 At this stage we are looking to hear from potential occupiers, developers and investors and invite you to express interest only in this exciting regeneration project. This soft market testing exercise will inform the next stages of development of the project.

1.15 Occupiers / Operators - Please email / write to AspinallVerdi with the following information –

- the name and nature of your business / brand
- what is the intended use / requirement?
- the approximate scale of your interest e.g. floorspace requirement (sqm)
- indicative rental proposition
- any other specific requirements
- any time constraints
- your contact details.

Commercial in Confidence

1.16 Developers - Please email / write to AspinallVerdi with the following information –

- the name and nature of your business
- whether you are interested as a developer or development management role
- track record
- indicative profit ratios / fees
- any other specific requirements / conditions to your involvement
- your contact details.

1.17 Investors - Please email / write to AspinallVerdi with the following information –

- the name and size of your fund
- investment preference e.g. forward fund; forward sale etc
- target return
- any other specific requirements / conditions to your involvement
- any time constraints or timescales
- your contact details.

Contact Us

1.18 For all enquiries please contact –

- Ben Aspinall, Managing Director – ben@aspinallverdi.co.uk / 07956 315 142
- Rachel Squire, Senior Consultant – rachel@aspinallverdi.co.uk / 0794 999 8094