

THE EBRINGTON SITE



Listed Buildings



Retained Buildings



The Star Fort Wall is a scheduled monument

1. INFRASTRUCTURE/ENABLING WORKS

Two New Roads

1. Aim - open up the Eastern Side of the site.
2. Main entrance at Limavady Road – Works underway, due for completion in August 2019
3. New service road – leading across back of Building 80/81 due for completion December 2019.

The Square

1. New surface completed on 1st May 2019.
2. Significant events area – 5 significant events identified for 2019/20.
3. Under and over ground car parks are also utilised for events.

New Public Realm

1. A new public realm area will be created between buildings 102 and 104 by December 2019.

Services

1. Water supply – Upgrade works currently planned and being agreed with NI Water.
2. Foul and Storm water upgrade works underway with additional works currently being agreed with NI Water.

De-contamination

1. Remediation works complete and GQRA report complete and approved by NIEA.

2. OCCUPIED BUILDINGS

Building 80/81 Creative Industries Hub



The creative industries hub provides 12,002 sq² to support the development and growth of the creative industries. The hub provides incubation and follow on space, meeting rooms, communal space to facilitate networking and clustering, and bespoke support programmes for the creative media and digital content sectors. The Hub is running to full capacity at present.

Buildings 57/59 Ollie's on the Square



Ollie's Café uses locally sourced produce and offers an extensive menu from 9am 'til late, seven days a week.

Building 70

Walled City Brewery



Building 70 has been refurbished as a Craft Brewery, the Walled City Brewery (WCB). It produces premium quality beer and has an extensive food menu. WCB is a welcome addition to the city's tourism attractions, offering guided tours to see the brewing process first hand, and gives the opportunity to taste and purchase products on site.

Building 104

Small-medium enterprises



Building 104 was a purpose built accommodation block constructed between 1895 and 1904 and is a listed building. In July 2018 it opened as a state of the art office accommodation block. It can accommodate 19 new Small-Medium Enterprise (SMEs) business start-ups, and provide employment opportunities for up to 45 staff. Enterprise North West manage the building and have signed a ten year lease.

**Building 62
Glen Caring**



Building 62 was constructed between 1875 and 1904 and opened for business in July 2017 to provide community caring/respice services.

3. AGREED DEVELOPMENT – IN PROGRESS

Grade A Office Accommodation



Grade A offices will be built on the Ebrington site providing 62,500 sq² of office space and is due to open in 2021. It can accommodate up to 400 staff. Heron Property Limited is the developer and Heron's submitted a planning application which is currently being considered by DfI. Planning approval expected late summer 2019.

Building 4 Office accommodation



Kevin Watson Group (KWG) is currently fitting out the Building to a high standard commercial office space to accommodate its expanding business. Over 30 staff from KWG will occupy this building from September 2019.

Building 30 Café/Bike Hire



A developer intends to develop Building 30 into a café and bike hire business. Subject to Planning and Scheduled Monument Consent approval, the tenant plans to occupy the building by March 2020.

Building 40 Restaurant/Bar



The proposed has sought planning permission to develop Building 40 into a licensed restaurant and bar. Planning to open in the spring of 2020.

Buildings 63, 67, 68, 69 & 79 4-Star Hotel with Spa & Leisure Facilities



Ebrington Holdings Limited has planning permission to develop this group of buildings into a 4-star, 152 bed hotel with spa and leisure facilities in a two-phased development. Construction is planned to start in late September 2019.

Building 102 Convenience Store



An established retailer has received planning permission to develop this building as a convenience retail store. Legal agreements are complete with works planned to start in autumn 2019.

Buildings 83, 85, 117 & 118 + Development Lands



Building 83 is an L shaped two storey former accommodation building with a ballroom attached to the rear. Building 85 was formerly the Officer's mess built c1875, and is a two storey brick Victorian villa. Buildings 117 and 118 were formerly married quarters built in the late nineteenth century.

A Development Agreement has been signed with Ebrington Holdings Ltd to create mixed uses for the buildings, develop the land and provide car parking in line with the Ebrington Development Framework, subject to phased full planning approvals. The development includes plans for restaurant, residential, commercial office space, childcare/nursery, event space and art/creative industries.

Buildings 115 & 116 Boy & Girl School Houses



Formerly Buildings 115 and 116 were military boys and girls school houses and joined by a central link built in 1955.

These buildings were offered to the market recently as two separate buildings and a preferred tenant has been identified. The approvals and legal processes associated with these disposals are underway. Occupation is expected in late spring 2020.

4. FUTURE MARKETING OPPORTUNITY

Building 10 & 10A



A listed building located on the south side of the 1841 Star Fort, building 10 was the original guard house. This building was offered to the market in June 2019 with the process on-going.

Building 11



Building 11 overlooks the south side of Ebrington Square and was built in 1841 as a “barrack store”. The building can be extended to the rear and is located beside the underground car park. The foundations of the southern wall of the Star Fort are clearly visible to the rear of Building 11. This building was offered to the market in June 2019 with the process on-going.

Building 17



A listed building located on the south side of Ebrington Square overlooking the River Foyle, the Barrack Master's House has a walled garden within the Star Fort. It has also been known as the Admiral's House. This building was offered to the market in June 2019 with the process on-going.