

THE EBRINGTON SITE



Listed Buildings

RED

Retained Buildings

YELLOW

The Star Fort Wall is a scheduled monument

1. INFRASTRUCTURE/ENABLING WORKS

New Service Roads

- Service Road behind Building 80/81 – Works complete
- Main entrance at Limavady Road - Works complete.
- Temporary Car Park – Works complete.
- Storm and Foul Sewer upgrade - Works ongoing
- Surfacing/resurfacing of internal roads.

The Square

- Significant events area

New Public Realm

- A new public realm area has been created between buildings 102 and 104 accommodating the Peace Pledge Tree which was officially opened in November 2019.

Services

- Water supply – Upgrade works both inside and outside the site have been completed and will be imminently adopted by NI Water.
- Gas ducting laid across the site ready for individual building connections.

De-contamination

- Remediation works completed site wide.

Building Refurbishment

- Enabling works on-going to a small number of buildings in line with Government Protocol for Listed Buildings.

2.OCCUPIED BUILDINGS

Building 80/81 **Start-Up Creative Industries Hub**



This building is currently being refurbished by the Executive Office. Works will commence in November 2022 and it is hoped will complete within 6 months. This creative industries building has provided incubation and follow-on space, meeting rooms, communal space to facilitate networking and clustering, and bespoke support programmes for the start-up creative and digital content sectors. The regeneration works will accommodate an increase in start-up business clients.

Building 102 **Bakery, Convenience and Ice Cream Parlour**



'The Bakery' opened in summer 2022.

Buildings 57/59

The Embankment Bar and Grill



'The Embankment Bar and Grill' has recently been refurbished. It opened for business in February 2022.

Building 70 Walled City Brewery



Produces premium quality beer and has an extensive food menu. A new extension 'The Taproom' opened recently and is a beneficial addition to the Ebrington offering.

Building 104 Small-medium enterprises



Building 104 - Opened in July 2018 it accommodates 19 new Small-Medium Enterprise (SMEs) business start-ups, and provides employment opportunities for c45 staff. Enterprise North West manage the building under a ten year lease.

Building 62 Glen Caring



Building 62 - opened for business in July 2017 to provide community caring/ respite services. The building incorporates a state of the art toilet/changing facility available for use by all site visitors.

Building 4 Offices



Kevin Watson Group (KWG) occupied this building in February 2020 following an extensive renovation.

Buildings 115 & 116 - Atelier Hair and Urban 3D



Buildings 115 and 116 formerly the boys and girls school houses, joined by a central link. Building 115 is occupied by Atelier Hair and Building 116 is occupied by Urban 3D.

Building 83 Action for Children



Building 83 - Opened in November 2020 it accommodates Action for Children who employ 14 full time and 25 part time staff. Following an extensive renovation and fit-out by Ebrington Holdings Ltd they entered a 10 year lease for the whole building with Action for Children.

Building 11



The AMP, a Start-Up Business Hub opened for business in Building 11 in December 2021.

3. IN PROGRESS

Grade A Office Accommodation Buildings



A Grade 'A' office (Building 1, 62,500 sq² gross of office space) is currently being constructed and will accommodate approximately 400 staff. It is hoped the building works will complete in December 2022. Tenancy of the building is a matter for the developer; Heron Property Limited. Works recently commenced on a second Grade A office (Building 2 - 42,000 sq² - adjacent to Building 1).

Building 30



Works to the 'yards' and the building have been completed and the property is ready for occupation. Ebrington Holdings Ltd (EHL) is currently seeking a tenant for the building.

Building 40 Restaurant/Bar



Planning approval to develop Building 40 into a licensed restaurant and bar was approved in the autumn of 2021. New extension and fit-out works have commenced, and it is planned the building will open in 2023.

Buildings 63, 67, 68, 69 & 79

4-Star Hotel with Spa & Leisure Facilities



Ebrington Leisure Holdings has achieved planning permission to develop this group of buildings into a 4-star, 152 bed resort hotel with spa and leisure facilities in a two-phased development. Construction commenced in mid-January 2022 and the hotel is scheduled to open in June 2023.

Buildings 85



Building 85 - Under Phase Seven of the development agreement EHL, EHL is currently renovating this property into a 12,000sqft office building that when completed in 2023 will accommodate over 85 staff. Tenancy of the building is a matter for EHL.

Buildings 117 & 118 + Development Lands



Planning permission has been approved for the development of 55 apartments and construction works to the two listed buildings commenced in summer 2022. A revision to the existing planning approval has been submitted but this revision will not delay the extensive refurbishment works scheduled for the buildings.

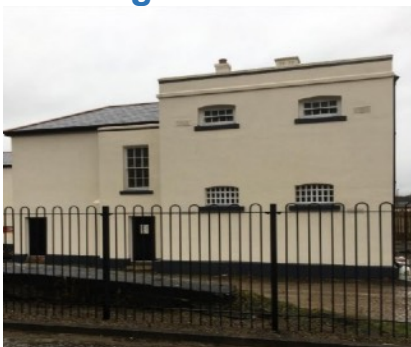
Under a Development Agreement between TEO and Ebrington Holdings Ltd EHL agreed to create a mix of uses for the eastern development lands including a multi-storey car park in line with the Ebrington Development Framework. The development includes plans for residential, commercial office space, extensive public realm and creative industries.

Building 10



A local Architectural firm will occupy this building and are currently completing fit-out works. A new extension is being completed and occupation is planned for 2023.

Building 10A



A local company, 'HR TEAM' is currently completing works to the building and hope to open the building in 2023.

4. Pending Projects:

Building 17



This building is currently on the market. Please contact Lisney Commercial Services for further information.

Derry North Atlantic / Maritime Museum Project **Buildings 45, 46 and 49**

Derry City and Strabane District Council intends to redevelop the buildings and open a Maritime Museum on Ebrington in 2025.

