

# Development partner sought

## Qualification criteria

Registrations of interest are sought for this opportunity through the OJEU process. Network Rail will select a shortlist of organisations to tender for the role of Development Partner based upon responses to a **Pre-Qualification Questionnaire**.

The tender Reference is **St David's/NR/RC**.  
Deadline for expressions of interest will be **04.11.2011**.

The questionnaire will be issued to parties who register with Alder King in response to the OJEC Notice 185/2011.

## Selection procedure

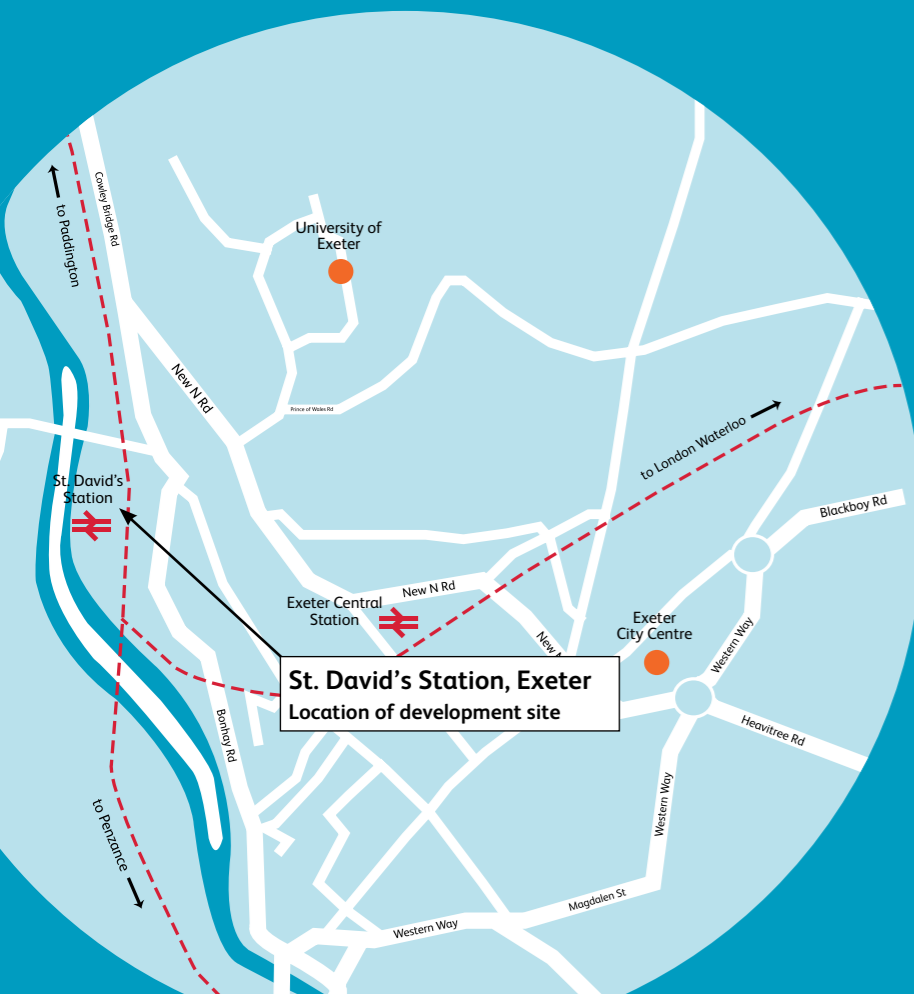
Shortlisted developers will be notified by Network Rail in **December 2011**. The deadline for detailed submissions by shortlisted parties will be a date to be notified in **January 2012**. After a suitable evaluation period, Network Rail aims to select a developer by **March 2012**.

## Further information

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## St David's Station, Exeter

Gateway mixed use development opportunity adjacent to mainline station.



*St David's Station is the City's station for London Paddington trains on the Great Western Main Line, which run approximately hourly.*

## Description

Exeter St David's Station was designed by Isambard Kingdom Brunel. It is the City's principal station, approximately ½ mile to the west of the City Centre. The University of Exeter is located ¼ mile to the north east of the site and is ranked 10th in The Times Good University Guide.

Exeter boasts a first class telecommunication network, capable of meeting the needs of any organisation. The advanced communication system has shown a growth in e-business and encouraged, amongst others, The Met Office and EDF to base their headquarters in Exeter.

Photograph of existing site and station



## Location

- Exeter is a thriving regional centre for the South West
- Population 107,000
- Primary retail catchment of approximately 550,000
- A travel to work area with a population of 280,000
- New 450,000 Princesshay retail scheme
- John Lewis to open shortly
- A modern mixed economy

*Service sector employment such as finance and banking, public administration, education, healthcare and tourism dominates.*

- A top 10 university
- The City's student population of approximately of 12,000 is set to grow considerably over the next 10 years
- Over 2 million passengers use the station each year

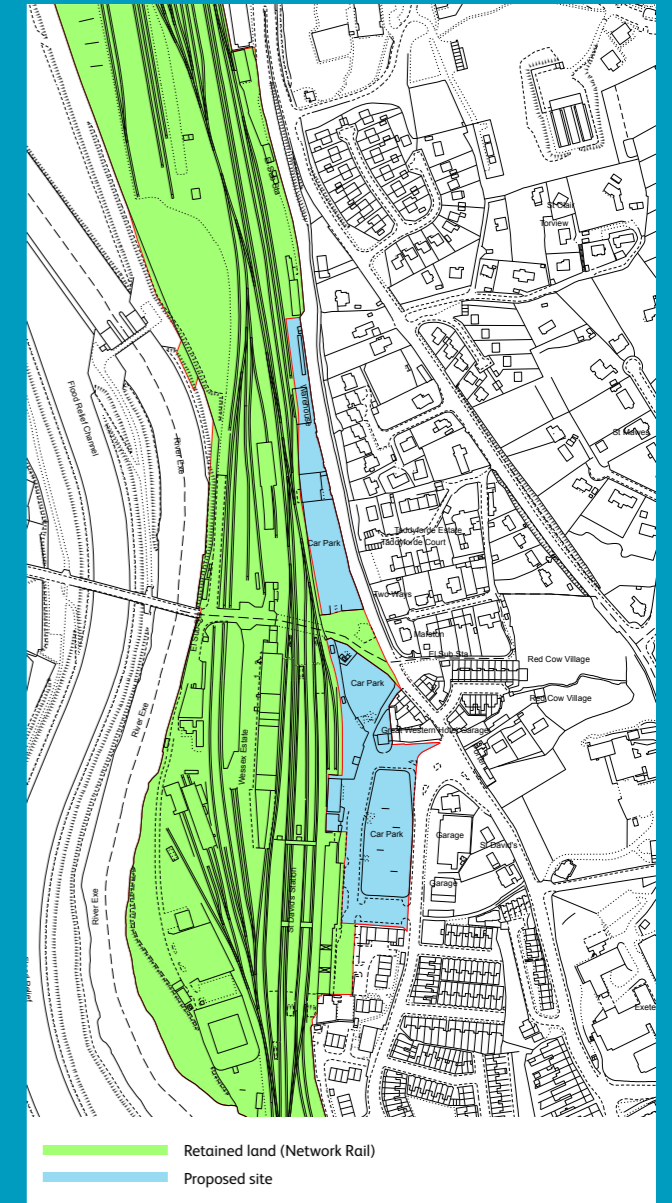
## The opportunity

Network Rail infrastructure Limited wishes to identify and enter into a development agreement with a preferred developer with whom they can work for the delivery of a development on the site at Exeter St David's. The site extends to approximately 3 hectares (5.9 acres) and currently provides single level, open car parking facilities for Exeter St David's Station comprising 415 long and short stay spaces, as well as train crew accommodation ancillary to the station and two warehouse units fronting Cowley Bridge Road, let by Network Rail Business Space.

It is envisaged that the station car park and ancillary station accommodation will be redeveloped by the selected developer, but these facilities must be replaced and enhanced as part of the redevelopment and the new facilities will remain in Network Rail's ownership. The freehold or a long lease will be granted for the developed area not required to be retained by Network Rail. It is further envisaged that the deliverance of the redeveloped station areas will be reflected in the commercial terms of the tender submission.

## Planning comment

Initial discussions with Exeter City Council Planning Department suggest that a mixed use development will be welcomed on the site. Acceptable uses include retail, office, leisure, hotel, residential, student housing and parking. Consideration will need to be given to the adjoining Conservation Area.



## Tenure

Network Rail owns the heritable interest in the site and intends to offer the development sites on a freehold or long leasehold basis, as appropriate to be granted after delivery of the pre-requisite development.

Exeter St David's Station, including the car park site and train crew accommodation, is currently let to First Great Western as part of their franchise to operate the Western Franchise. The development and disposal of the land will be subject to appropriate railway approvals including, but not limited to, station change, minor modification and disposal consent in accordance with Network Rail's License Condition 7.

Information outlining the operational interests and requirements of stakeholders will be contained within the developer's brief which will be made available to short listed parties.