

CARDIFF INTERNATIONAL SPORTS VILLAGE

ON THE INSTRUCTIONS OF



- **DEVELOPER AND OPERATOR OPPORTUNITIES AVAILABLE FOR VARIOUS USES - FURTHER DETAILS WITHIN THIS DOCUMENT**
- MIXED USE SCHEME - POTENTIAL INTEREST FOR LEISURE, RETAILER AND CAR PARK OPERATORS
- CLOSE TO EUROPE'S LARGEST WATERFRONT DEVELOPMENT AT CARDIFF BAY
- EXISTING FACILITIES INCLUDE OLYMPIC SIZED SWIMMING POOL, WHITE WATER RAFTING AND ICE ARENA
- LOCATION OF NEW VELODROME AND ADDITIONAL CYCLING RELATED USES

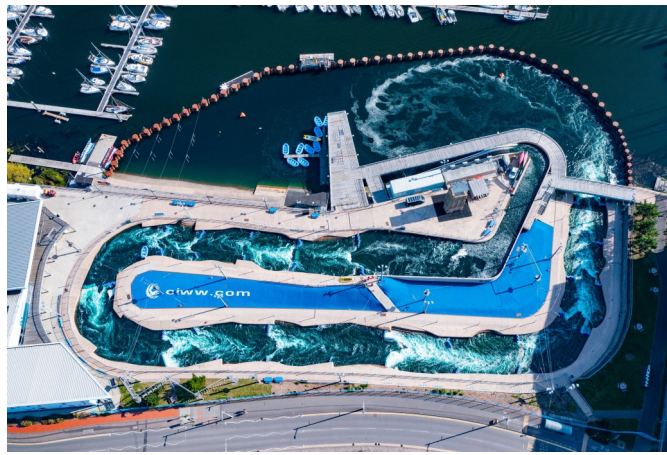
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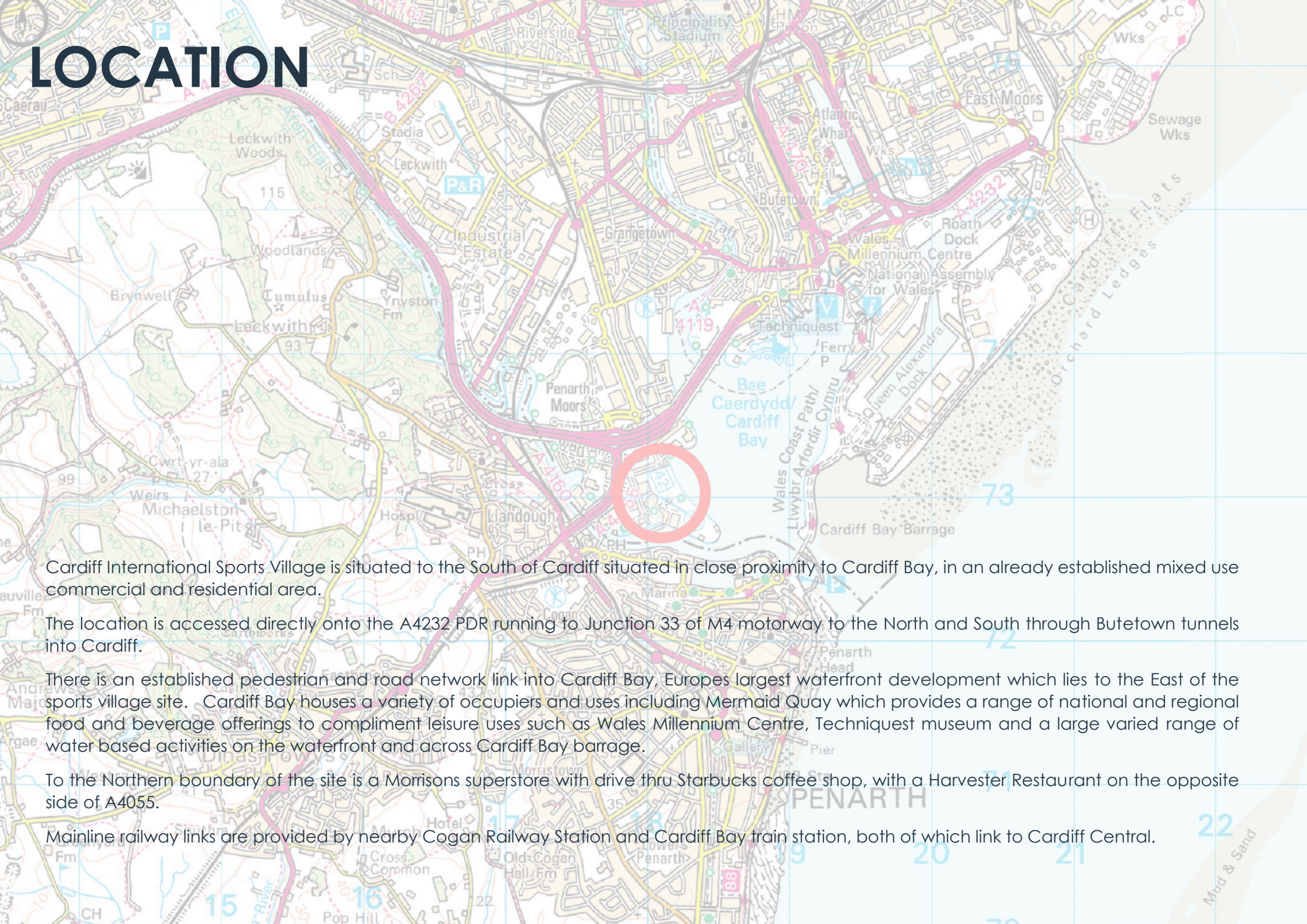


SITE BENEFITS

- UNIQUE SPORTS VILLAGE DEVELOPMENT
- OPPORTUNITY TO BE LOCATED IN HIGH PROFILE DESTINATION LOCATION
- STRONG MIXTURE OF COMPLIMENTARY LEISURE LED USES PROPOSED TO BE DEVELOPED ON THE SITE, INCLUDE VELODROME, CLOSED ROAD CIRCUIT AND OFF ROAD BIKE TRACK
- EXISTING OCCUPIERS INCLUDE ICE ARENA, HOME OF CARDIFF DEVILS, AND LESURE FACILITY WHICH INCLUDES OLYMPIC SIZED POOL, WATER PARK AND GYMNASIUM
- SITUATED WITHIN CLOSE PROXIMITY TO CARDIFF BAY WHERE EXTENSIVE FUTURE DEVELOPMENT WILL INCLUDE NEW 15,000 SEATER INDOOR ARENA
- PROPOSALS INCLUDE AN IMPROVED LINK BETWEEN SPORTS VILLAGE AND CARDIFF BAY
- LOCATED IN WATERFRONT LOCATION WITH SURROUNDING RESIDENTIAL AND MIXED USES
- MAINLINE RAILWAY LINKS AT CARDIFF BAY AND COGAN RUNNING INTO CARDIFF CENTRAL STATION WITHIN 5-10 MINUTES



LOCATION



Cardiff International Sports Village is situated to the South of Cardiff situated in close proximity to Cardiff Bay, in an already established mixed use commercial and residential area.

The location is accessed directly onto the A4232 PDR running to Junction 33 of M4 motorway to the North and South through Butetown tunnels into Cardiff.

There is an established pedestrian and road network link into Cardiff Bay, Europe's largest waterfront development which lies to the East of the sports village site. Cardiff Bay houses a variety of occupiers and uses including Mermaid Quay which provides a range of national and regional food and beverage offerings to compliment leisure uses such as Wales Millennium Centre, Techniquest museum and a large varied range of water based activities on the waterfront and across Cardiff Bay barrage.

To the Northern boundary of the site is a Morrisons superstore with drive thru Starbucks coffee shop, with a Harvester Restaurant on the opposite side of A4055.

Mainline railway links are provided by nearby Cogan Railway Station and Cardiff Bay train station, both of which link to Cardiff Central.

LOCATION

CARDIFF INTERNATIONAL SPORTS VILLAGE

Existing leisure provision at the Sports Village includes:

- Cardiff international pool and gym, offering a 50m Olympic sized pool & swimming pool together with gymnasium facility
- Cardiff White Water Rafting Centre providing white water rafting and canoe slalom facility. The rafting facility offers access onto the waterways and is popular for paddleboarders, canoeing and leisure watersports.
- Ice Arena Wales, home of Cardiff Devils Ice Hockey team and providing Ice arena for skating and hockey use

The proposal for further development of the sports village includes the development of a Velodrome facility.

The ISV development includes the outdoor velodrome and performance hub with further proposals for additional cycling facilities including an off road bike track and a closed road circuit.

IMMEDIATE SURROUNDING AREA

The immediate area is an established leisure and mixed use business location with a range of occupiers onsite and nearby.

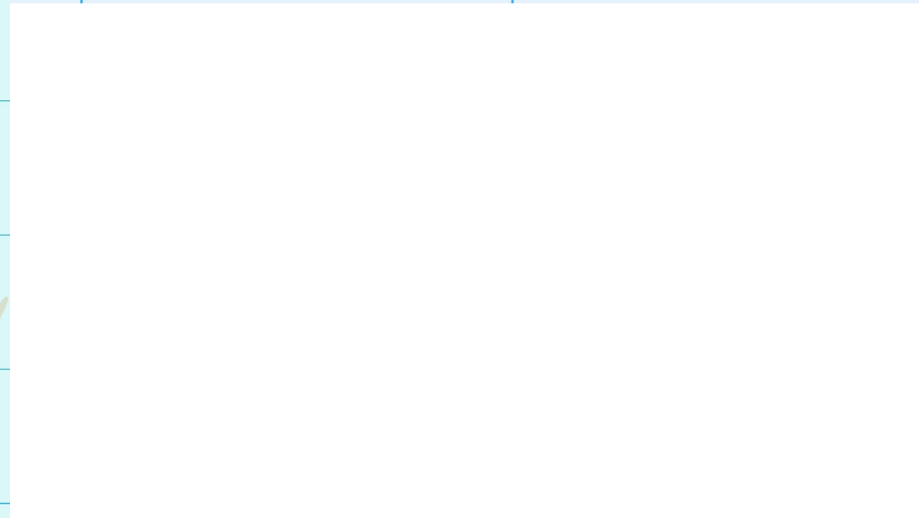
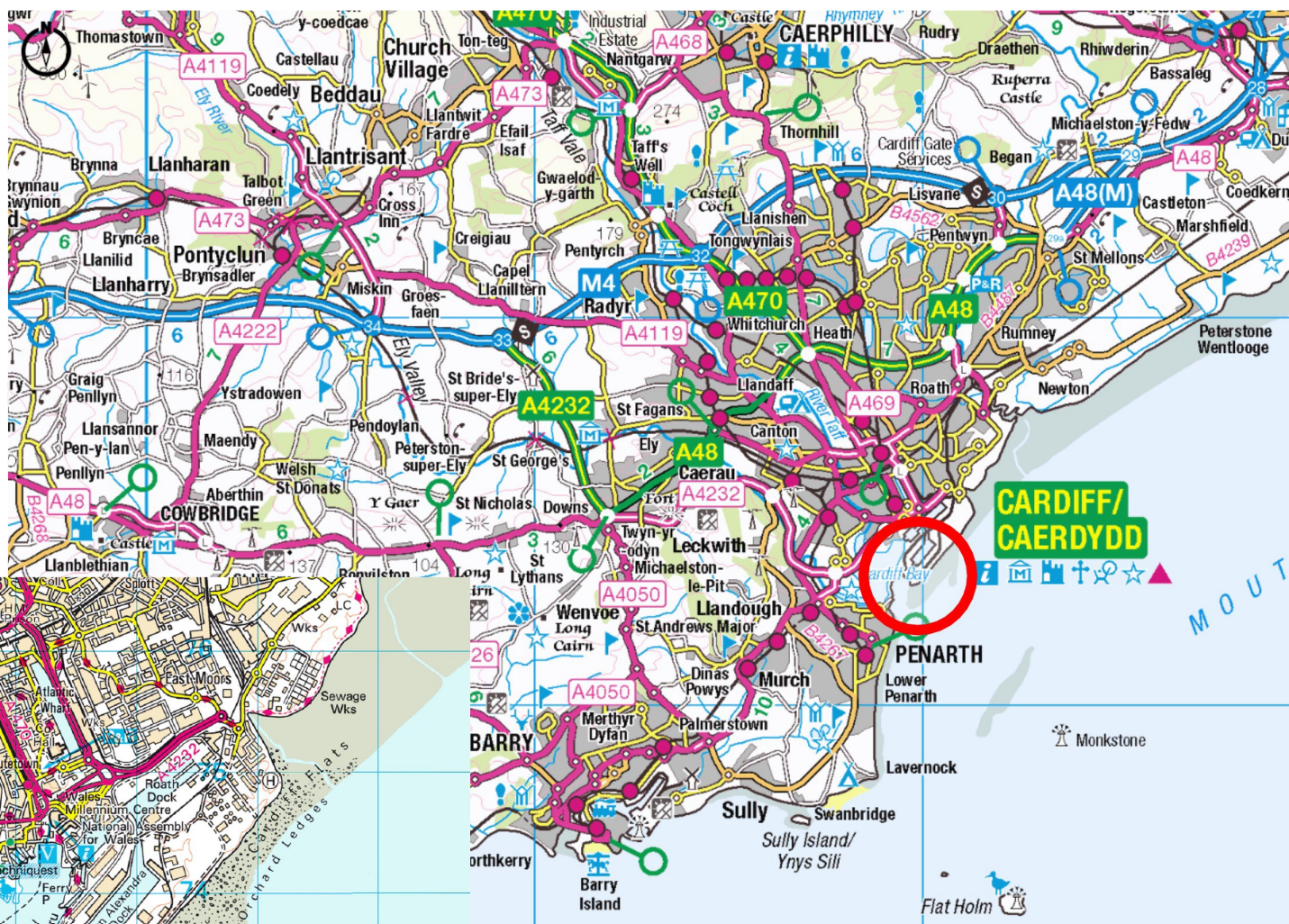
Nearby developments include Cardiff Bay Retail Park which houses a large range of household named occupiers including Asda superstore, Argos, B&M, JD Sports and Iceland together with drive thru Costa Coffee, Starbucks and McDonalds.

Access via road network and pedestrian footbridge links the West side of the site with Penarth and Penarth Marina which is a popular tourist area, also providing a link across Cardiff Bay barrage to Cardiff Bay on the Eastern side.

ACCESSABILITY

Links to main road network are strong with A4232 PDR linking directly to the M4 and the railway network links giving immediate access to the main line at Cardiff Central. Strong public transport links with 2 mainline railway stations in close proximity together with an established bus link with multiple stops every hour across a variety of routes, include to Cardiff Bay and into the City Centre. The location has excellent links into Cardiff Bay.

LOCATION



CARDIFF INTERNATIONAL SPORTS VILLAGE SITE



INDICATIVE SITE LAYOUT



1 - Velodrome Site
2 - Off Road Bike Track
3 - Ice Arena Wales
4 - International Swimming & Leisure Pool
5 - Cardiff White Water Rafting

A - Commercial Unit (former Toys R Us)
B - Proposed Car Park site
C - Car Parking Option 2 site

PROPOSED MASTERPLAN & VISION

The plan below is a draft masterplan within the Councils development strategy for the Sports Village and has cabinet approval.



OPPORTUNITIES

The development of the Sports Village site has already generated significant interest and with existing facilities fully operational already the opportunities for other uses on the site are extensive. There is a desire for a focussed sport & leisure park that offers complimentary uses that work in tandem and in synergy with the existing and other future users.

It is believed that the development of the Velodrome and additional cycling facilities will generate significant further footfall to the development over and above that which is already produced by the operators and it is hoped that added occupiers can benefit from this footfall and business generation it offers.

There are 2 areas that are available for potential operators to consider - existing building formerly occupied by Toys R Us and a new car park.

CAR PARK OPPORTUNITY

Cardiff has a strong tourism pull (www.visitcardiff.com) with a number of major tourist attractions and also drives a high retail footfall with a vibrant and established City Centre retail offering. The ISV is seen as a key location in the Local Authorities Park & Ride Strategy with the location envisaged to serve as a service location for Cardiff City Centre, Principality Stadium, the new indoor arena & Wales Millennium Centre at Cardiff Bay plus the various other tourism led venues across the City. The already strong established bus links the location offers, combined with the public transport links the nearby railway stations offers provides for a strong City wide link. The ISV site itself is also expected to generate a significant footfall from the various existing and future occupiers.

The current proposals are for the car parking to be positioned to the North Eastern corner of the ISV site, providing access onto main link road into the site.

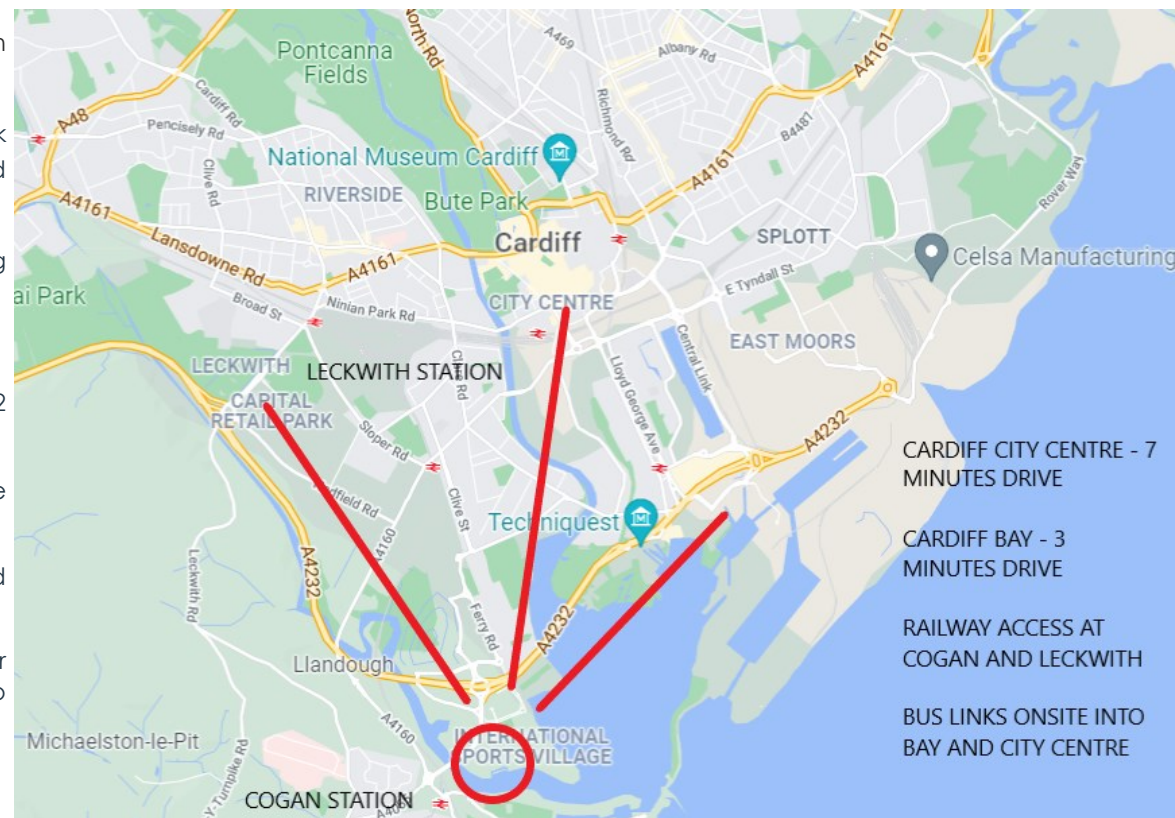
In general terms the Council's aspiration for this project is to deliver a car park providing a minimum of 800 spaces to serve the Sports Village, leisure attraction and wider community whilst being in line with the Council's One Planet Policy.

The Council would like to see an innovative design for this structure, being sustainable, ideally providing the following:

- At least 25% electric charging points,
- An allowance for concessional parking for the leisure users for a minimum of 2 hours
- Parking to become part of a proposed park and ride facility and support the wider community by offering resident parking permits

The Council are expecting an operator to commit to providing a designed, built and commitment to operate the parking facility.

The Council would also be interested in other transport opportunities such as car share clubs to assist with residential demand or alternative transport opportunities to improve links between the Sports Village and the Bay and City centre.



OPPORTUNITIES

FORMER TRU LEISURE / RETAIL UNIT

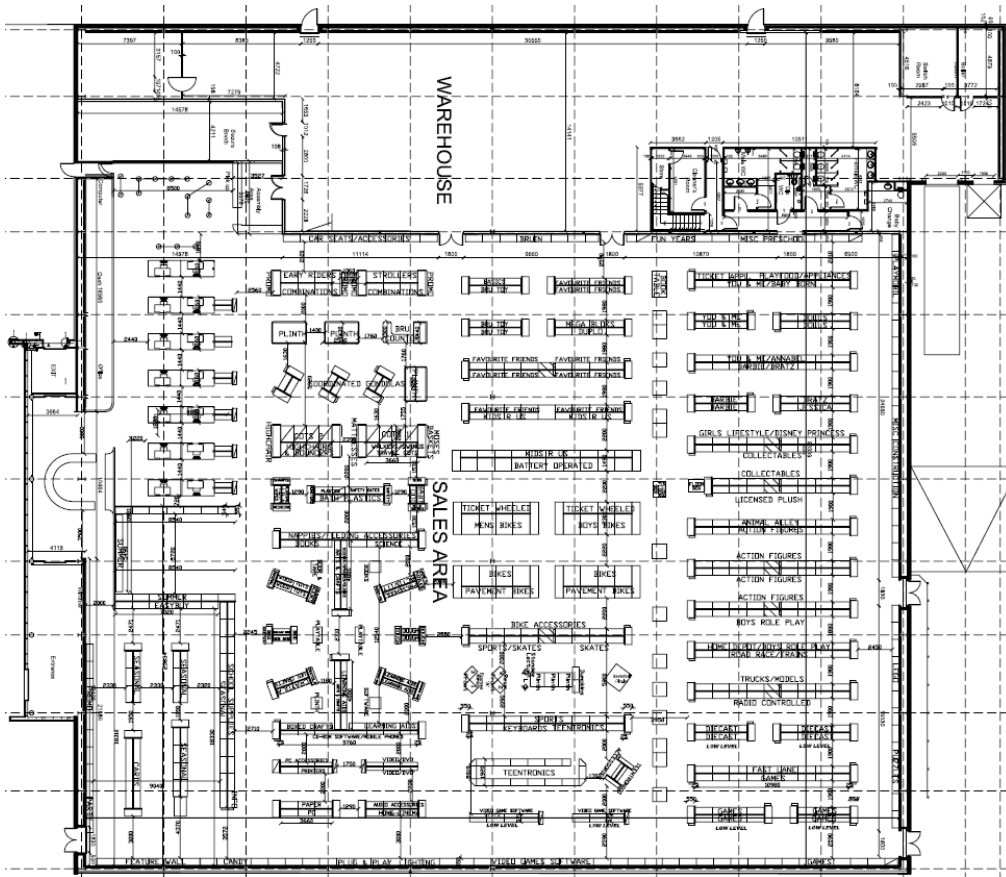
The TRU unit comprises a steel frame purpose built former retail warehouse unit situated in the central park of the Sports Village masterplan site.

The unit is easily adaptable and offers an extensive potential to accommodate either a single occupier or multiple businesses under one roof. The accommodation within the unit comprises a ground floor area totalling circa 40,000 sqft (3,600 sqm) subject to a measured survey. The building is constructed of a steel portal frame with clad elevations and includes a glazed front lobby entrance.

The TRU unit lends itself to a variety of uses and the anticipation is that the future use of the unit will enhance the footfall to the sports village.

Uses that the unit lends itself to include leisure and retailer uses with retailers who would benefit from the surrounding sport leisure and sport/leisure retail users of most interest. It is anticipated that uses may include food and beverage led, indoor leisure, sport and/or leisure retail or services that compliment and support activity within the Sports Village.

The car parking for the unit will be via the centralised parking solution for the site.



Further information

A basic data room of information will be available which will include:

- A scoring matrix which outlines the proposed assessment criteria the Council will use to consider any expressions of interest received
- Public transport timetables for bus and rail routes
- Outline masterplan for the site
- Planning statement
- Ground conditions due diligence report

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The information within this document outlines the current proposed layout and outline strategy for the development of the Cardiff International Sports Village site and accommodation on the site.

All information and the plans contained within this document are subject to a formal Cardiff City Council Cabinet approval, and are therefore subject to being varied.

Any interested parties who are progressed to further stages will be subject to MLR background checks.



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