

## **VINCI Park Takes 25 Year Lease at New Wrexham Development**



**VINCI Park have taken a 25-year lease to operate the 970-space car park for a new retail and leisure centre at Eagles Meadow in Wrexham, North Wales, opening on 30 October**

**2008. The contract covers the operation and facilities management of the car park.**

Developed by Wilson Bowden, Eagles Meadow, occupies the site of a former council-owned, 500-space surface car park, with direct access from a specially-built ring road link and a pedestrian bridge link to the town's historical shopping area.

The 400,000 square foot mixed-use development, which is expected to create a new focus for the town centre, comprises 44 retail units and leisure facilities including a new 1,200 seat Odeon Cinema (opening in Spring 2009), 24-lane tenpin bowling, food outlets and restaurants. Retailers who have already taken up space in the new centre include High Street leaders Debenhams and M&S, as well as fashion names including H&M, Topshop, Next and River Island. The residential element of the site consists of 44 apartments, with its own dedicated parking area.

To avoid visitor traffic creating queues in a busy area of the town centre – a key concern for Wrexham County Borough Council – VINCI Park opted for a pay and display system. The advanced Strada Rapide payment machines



developed by Parkeon to VINCI Park's specifications accept both cash and credit cards, and are linked by GPRS communications to a control centre enabling rapid response in the event of maintenance or security issues.

Parking is provided over two levels. Automatic signs at the entrance will indicate space availability on either level. VINCI Park worked closely with Wilson Bowden's consultants, advising on technical aspects including internal traffic flow management strategies, bilingual signage, CCTV coverage, lighting and wayfinding.

### **Covenant**

The company has agreed an index-linked guaranteed rent for the duration of the lease, backed by a parent company guarantee from the international VINCI Park Group to give maximum financial security to Wilson Bowden. Says Commercial Director Phillip Herring: "The capability to offer this resource is one of our great strengths in the market. Being able to remove risk by guaranteeing future revenue streams was a crucial factor in us securing the business".

VINCI Park will operate a parking office to cover an extended opening period up to 0200 hours. CCTV linked to VINCI Park's central office will allow the company to monitor the car park around the clock. In addition the VINCI Park team will work closely alongside the Shopping Centre's own security staff to provide responsive cover.

The near doubling of parking capacity represents an important enhancement to Wrexham's retail offer. The new centre is expected to deliver a significant uplift in the catchment population for the town, as well as increasing its UK ranking (measured according to the retail industry's VENUESCORE system) upwards by as much as 100 places.

**Developers:** Wilson Bowden Developments  
**Architects:** Engle

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**NOTE FOR EDITORS**

**VINCI Park UK**

VINCI Park UK employs over 900 people as the UK arm of the international VINCI Park Group. It operates on- and off-street parking for the local authority, health, education, retail, rail, airport and private property sectors across the country.

VINCI Park is the number one parking operator in the World:

- Present in 15 countries
- 1,700 car parks
- Over 1,000,000 parking spaces