

CALL FOR INTEREST

Innovation district

Citadel of Marseille, 1 rue Charles Livon, 13007 MARSEILLE



CONTEXT

The Citadel of Marseille is a heritage site of five hectares overlooking the Old Port, known as «Fort Saint-Nicolas» or «Fort d'Entrecasteaux», and classified Historic Monument in 1969. While this military fort has been closed to the public for more than 350 years, the Gardens will open perennially to welcome neighbors, Marseille and tourists from Friday, May 3, 2024.

The Citadel of Marseille aims to restore and transform this defensive military fort into a place of welcome, creation and culture. The association is committed to reconnecting citizens to their history and heritage, to involve them alongside artists and researchers in this movement, and to commit to a sustainable and inclusive approach at each stage to reinvent the uses of heritage in collective. It will host festivals, exhibitions, concerts, artistic residencies, but also impact economic activities, etc.

The project to restore the built heritage is entrusted to ACTA VISTA, an association that gives new life to the stones and a professional project for people in fragile situations. The association mobilizes every year nearly 400 Marseilles through its integration projects that actively participate in the work that will last more than 10 years, with the aim of training and rebuilding a future while restoring an emblematic monument of the history of Marseille.

Both associations are part of the Culture branch of the SOS Group, leader in social entrepreneurship in Europe.

PROJECT

The Citadel of Marseille aims to consolidate its strategic positioning on the link between Heritage and Digital and immersive Arts by creating an Innovation District.

The major challenge is to make the Citadel of Marseille a national landmark and a key player in the development of the sector of Cultural and Creative Industries oriented Heritage and Digital Arts and immersive in the territory in a sustainable management, inclusive and regenerative

To concretely meet its ambitions, the Citadel of Marseille wishes to create a space dedicated to companies of technologies applied to the conservation and enhancement of heritage and digital and immersive arts. A hybrid space called the Quartier d'Innovation to welcome digital companies applied to heritage, mediation and scenography, to restoration, in historical research... in the Bastion Villeroy, within the Citadel of Marseille.

SITUATION

The Fort d'Entrecasteaux is located in the heart of the Quartier des Catalans 15 mins walk from the Vieux-Port Metro (Line 1) and is directly served by bus lines 82, 82s and 83 at the Fort Saint-Nicolas stop and near the Vélib Livon Vieux-Port station.

The site has a car park that only accommodates the cars of the service providers and the construction machinery in strict and limited conditions depending on the programming and work. Nevertheless, it will be possible for future occupants to park motorcycles, scooters and bicycles in the grounds of the site. There are two car parks on either side of the Fort: Q Park Pharo and Indigo Vieux-Port la Criée.



The topography of the site, former defensive fort on a rocky spur overlooking the Old Port and its restoration according to the rules related to its classification Historical Monument make the site very difficult to access wheelchairs, people with reduced motor skills or strollers (very steep slopes and calade flooring).



PURPOSE OF THE CALL FOR APPLICATIONS

The purpose of this call for applications is to choose one or more occupants for the rental of office space in the Innovation District in the Bastion Villeroy at the Citadel of Marseille.



The objective is to create an ecosystem allowing the digital heritage sector to develop in premises adapted to their needs, in all its dimensions:

- Heritage and restoration;
- Digital and immersive arts;
- Cultural and creative industries;
- Video games and animation;
- Mediation and research;
- Scenography and images;
- Architecture and design.

The profile of the expected structures is very open: SMEs and innovative start-ups compatible with the proposed rent.

Member of the SOS Group and in connection with its cultural and social project, the association La Citadelle de Marseille will pay particular attention to structures emanating from the social and solidarity economy or those that carry values of inclusion especially in their professional practices, as well as strong eco-responsible commitments.

Call for expressions of interest - Citadelle de Marseille

BUSINESS OFFER

The Citadel of Marseille dedicates workspaces to this economic activity in the heart of Fort Saint-Nicolas.

The call for applications covers 140m² of office space available for spaces from 20m² and distributed according to the following table (plans at the end of the document):

N° Bureau	Number of positions	Superficie (m ²)
Office 1	4	20
Office 2	5	22,5
Office 2	5	23,5
Bureau 4	6	26
Bureau 5	6	28

Rents and charges:

Monthly rent per item charges included: 275 € HT/ month

Subject to the VAT regime

1 month rent deposit

Rental contract for a minimum of 3 months

Possibility to give leave at any time with 1 month notice

Businesses also have the option of renting one or more of the office spaces made available on a private basis:

- Option #1: Spaces are leased with amenities and as such, structures may consider additional substations and ancillary furniture. In this case, the Citadel of Marseille will increase the total rate excluding tax of the office to 20%;
- Option 2: the spaces are rented naked to companies who choose their facilities while respecting the heritage constraints of the building classified Historic Monument. The monthly rent will depend on the surface of the office, the price of the square meter is set at 65 € HT.

The anticipated date for the availability of premises is May 2, 2024.

PREMISES DESCRIPTION

Technical characteristics of the site & services included:

Secure site under alarm and video surveillance

- o between 7 am and 7 pm Monday to Friday
- o between 12:00 and 18:00 on Saturday and Sunday

80m²de showroom and meeting rooms privatized at a preferential rate of 250 € per day according to availability and on prior request

Access to the gardens and friendly spaces

Catering possible on site during the summer season

Logistics services: maintenance of common areas and offices

Call for expressions of interest - Citadelle de Marseille

Technical specifications of available offices:

Exclusive use of workstations Open
trays

Access by key

Access to wifi

Provision of shared printers and scanners in a separate room

Furnished offices (table, coffer, chair, lamp, pen pot and mail storage, trash)

Underfloor heating

Access to offices via steps

Simulation of planned office layouts

- Office #1 for 4 people



- Office #2 and #3 for 5 people



➤ Office #4 and #5 for 6 people



SELECTION CRITERIA

Submissions will be reviewed based on the following criteria:

- Coherence with the Quartier d'Innovation theme
The project will need to fit into one of the following areas of expertise:
Heritage and restoration
Digital and immersive arts
Cultural and creative industries
Video games and animation
Mediation and research
Scenography and images
Architecture and design
- Performance and financial reliability of the project appreciated
Consistency and reliability of the project (legal existence of more than 3 years);
The candidate's ability to support the estimated rent indicated by the landlord;

FILE PREPARATION

Each structure must present the terms of its occupation and must provide the following:

- A precise description of its activity and the presentation of its actors A
- INSEE/Kbis declaration dated less than 3 months;
- (optional) A provisional presentation of the opening of the project on the Innovation District in connection with the actors and equipment of the Fort d'Entrecasteaux.

APPLICATION PROCEDURES

Each future occupant is asked to provide a file, written in French, as detailed as possible with regard to the elements requested, and to provide the documents listed in this document.

You can have a look at the spaces on request.

Requests should be sent by e-mail to lea.mirabel@lacitydelle.org or by post to La Citadelle de Marseille, 1 rue Charles Livon, 13007 MARSEILLE.

APPENDICES

- Office Plan

