



**WESTMINSTER  
PLACE.YORK**

# Our place, your space

## Flexible workspace geared for growth

Built to a high specification and situated in attractive landscaped grounds, Westminster Place offers easy-in, easy-out, collaborative office accommodation promoting maximum value and minimum stress.



Secure environment with 24/7 access



Easily accessible with secure cycle storage



Thriving business community



Newly refurbished cafe and courtyard



High quality bathrooms and shower facilities



Excellent on-site car parking ratios and EV charge points



# LIFE at Westminster Place

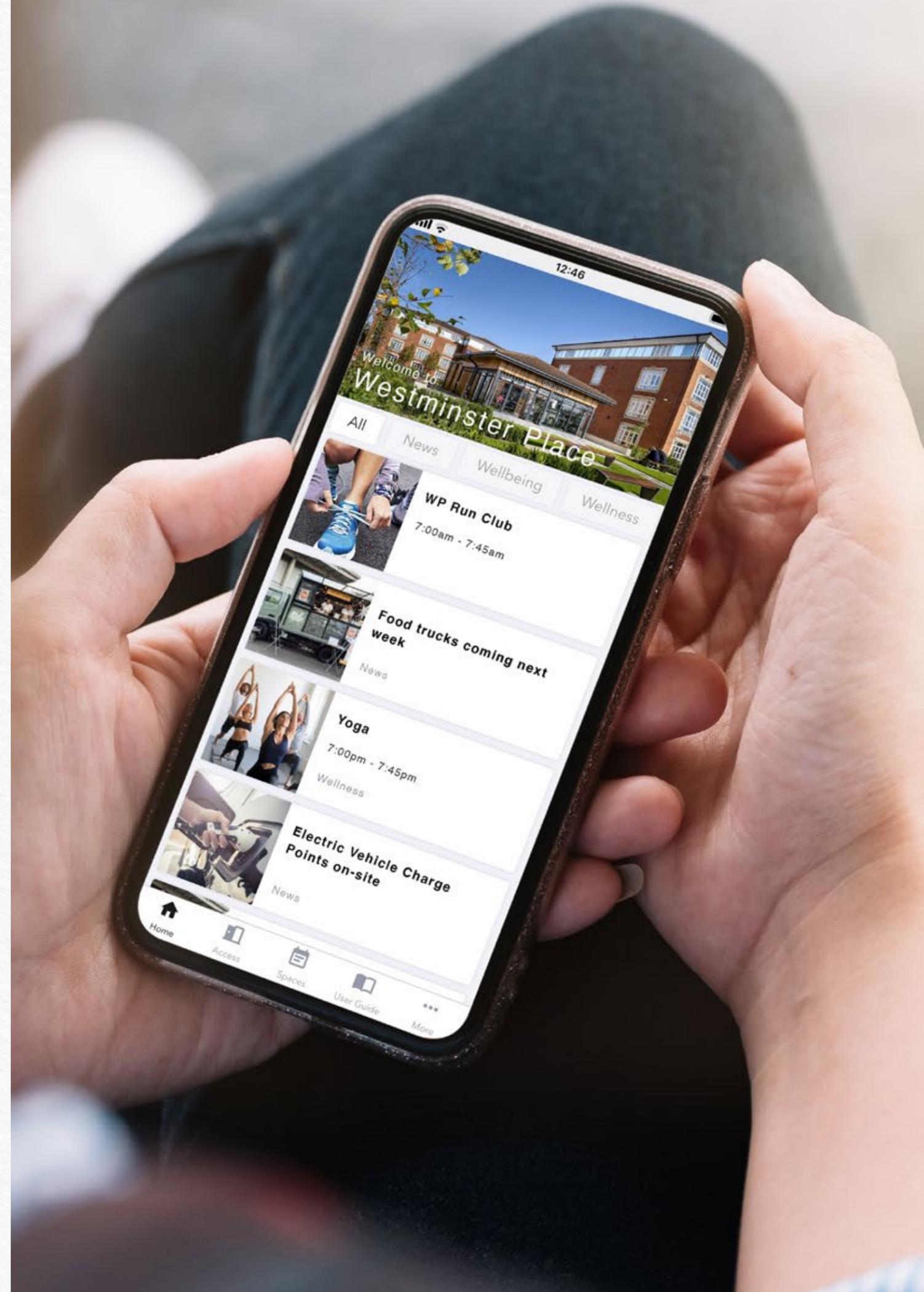
We believe in a healthy work-life balance. LIFE is not all about work, we want Westminster Place to feel like a home from home, a place for wellbeing.

Community is at the heart of Westminster Place, which is why we deliver a comprehensive programme of events and classes designed to encourage engagement between you, your team, and your neighbours.



## Introducing the LIFE App.

Helping tenants, building staff and local businesses to connect, our LIFE app helps you to customise your day at the touch of a button. Simply open the app, check out the latest café deals, book into the next gym class or attend one of our curated events. Come and learn new skills, get to know your neighbours, and enjoy LIFE at Westminster Place.





Newly  
refurbished cafe  
and courtyard



# A place to thrive

Be part of a growing economy in a perfect community. A unique environment from which to expand your business within a city thriving on a well invested digital infrastructure.

Westminster Place features over 200 on-site car parking spaces, several EV charging points, and secure bike storage for greener travel. The newly renovated boutique cafe, Essential Eating, is now open for take away or eat in dining. Tenants include Parcelforce Worldwide, Legend Group Management Systems and KIER.



Fully raised floors throughout



Well managed estate in a highly landscaped setting



Fully integrated high quality kitchens



Air-con and central heating in all suites



Lift access to all floors



Suspended ceilings incorporating VDU lighting





Easy-in, easy-out,  
collabrative office  
accommodation



# A place to grow

## Flexible Leasing at Westminster Place.

It's a cliché, but it's true. The world is changing rapidly. And so is the way we need and want to work.

That's why we want to offer a new approach to managing your workspace. The challenges we've all faced have shown where our priorities need to be. Right at the top: stay flexible.

Our spaces are designed to flex around you and your needs, so you can manage costs carefully and above all, stay focused on what really matters to your business. Here's how our flexible leasing products work, so your business can thrive in the new normal.



1

### Let Ready

All our fully-fitted workspaces are ready to move into right away. And because they are available on short leases everything is a lot easier to plan and manage. It all just means we're ready when you are.

2

### Fit Out

We don't know how you like to work, so you can fit each space out the way that makes you feel most at home. There's no upfront cost, you just choose the furniture you need to be relaxed, productive and we'll take care of the rest. Your workspace, your way.

3

### Complete

You have enough on your plate with business finances. So we give you one easy-to-manage bill, with everything included. If you want we can bundle the complete service onto your Let Ready or Fit-Out lease, saving you both time and money, and reducing your liability too.

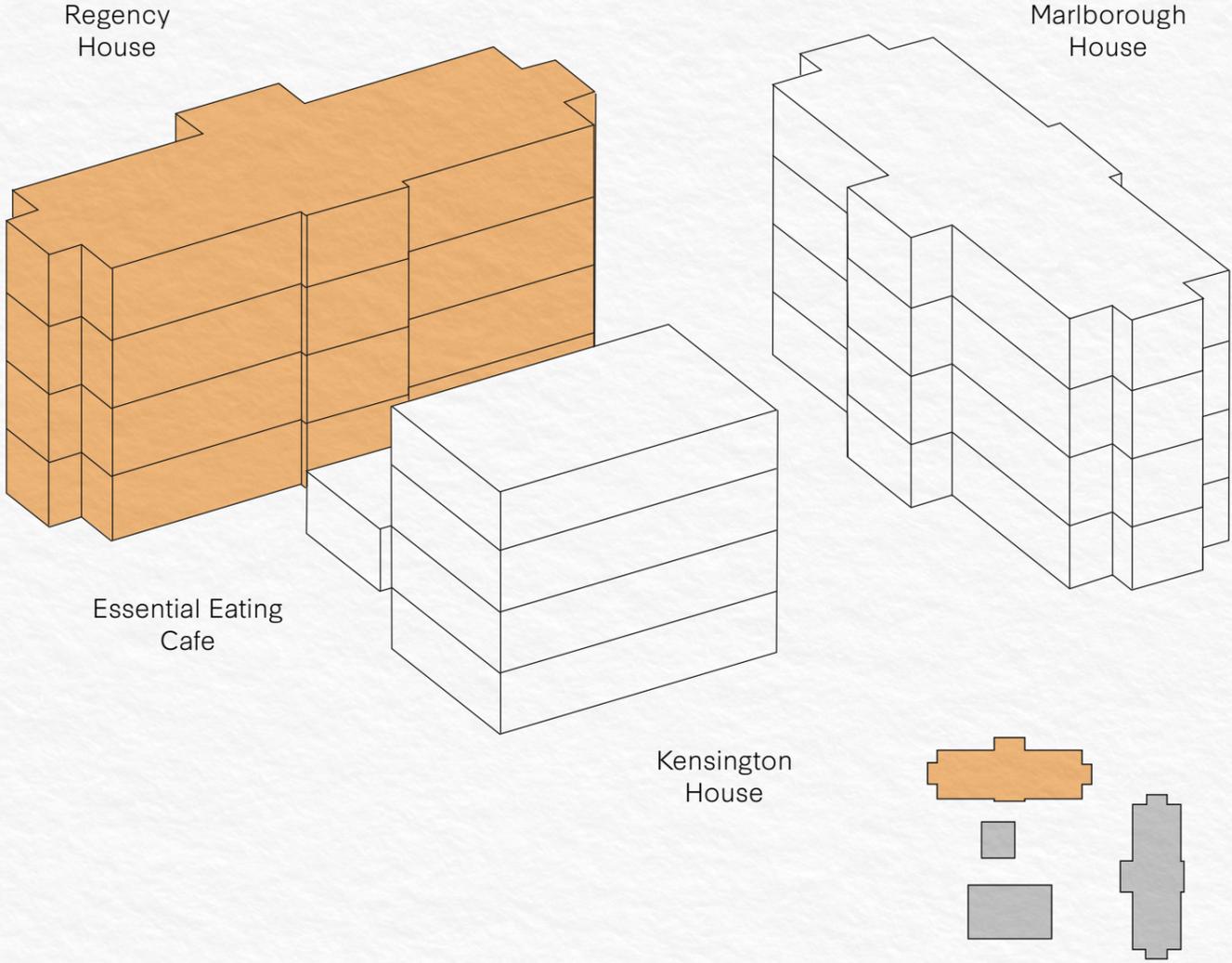


Excellent on-site  
car parking ratios and  
EV charging points



# Regency House

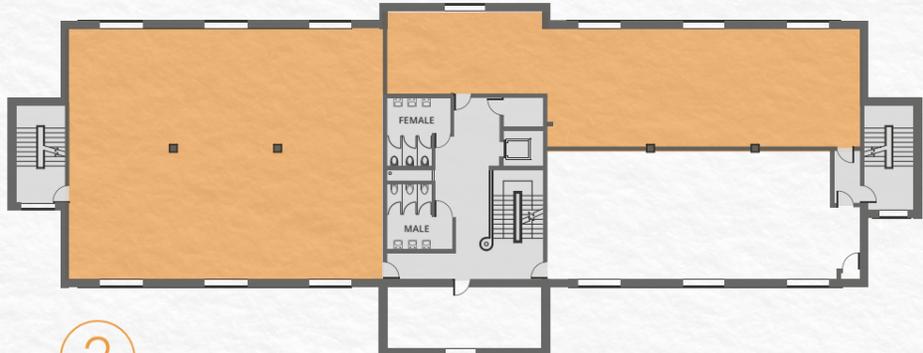
High quality accommodation over four floors.  
Offices available from 388sq ft - 2,650sq ft.



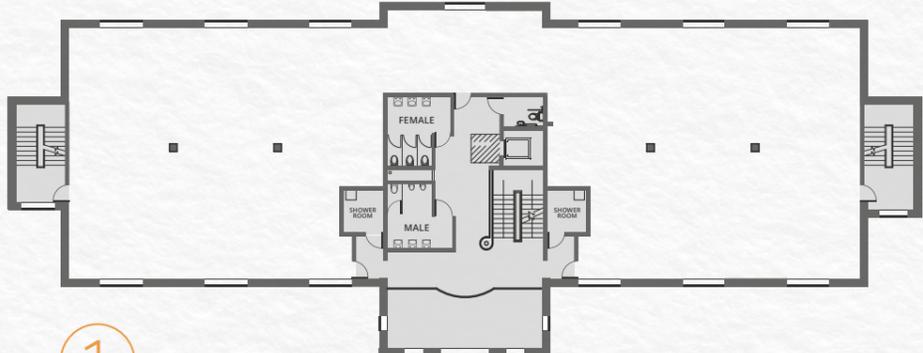
Key: Units available. Contact the agents for current availability.



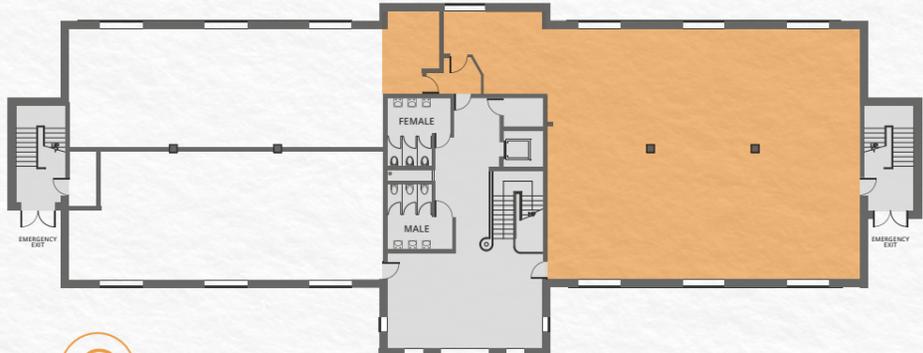
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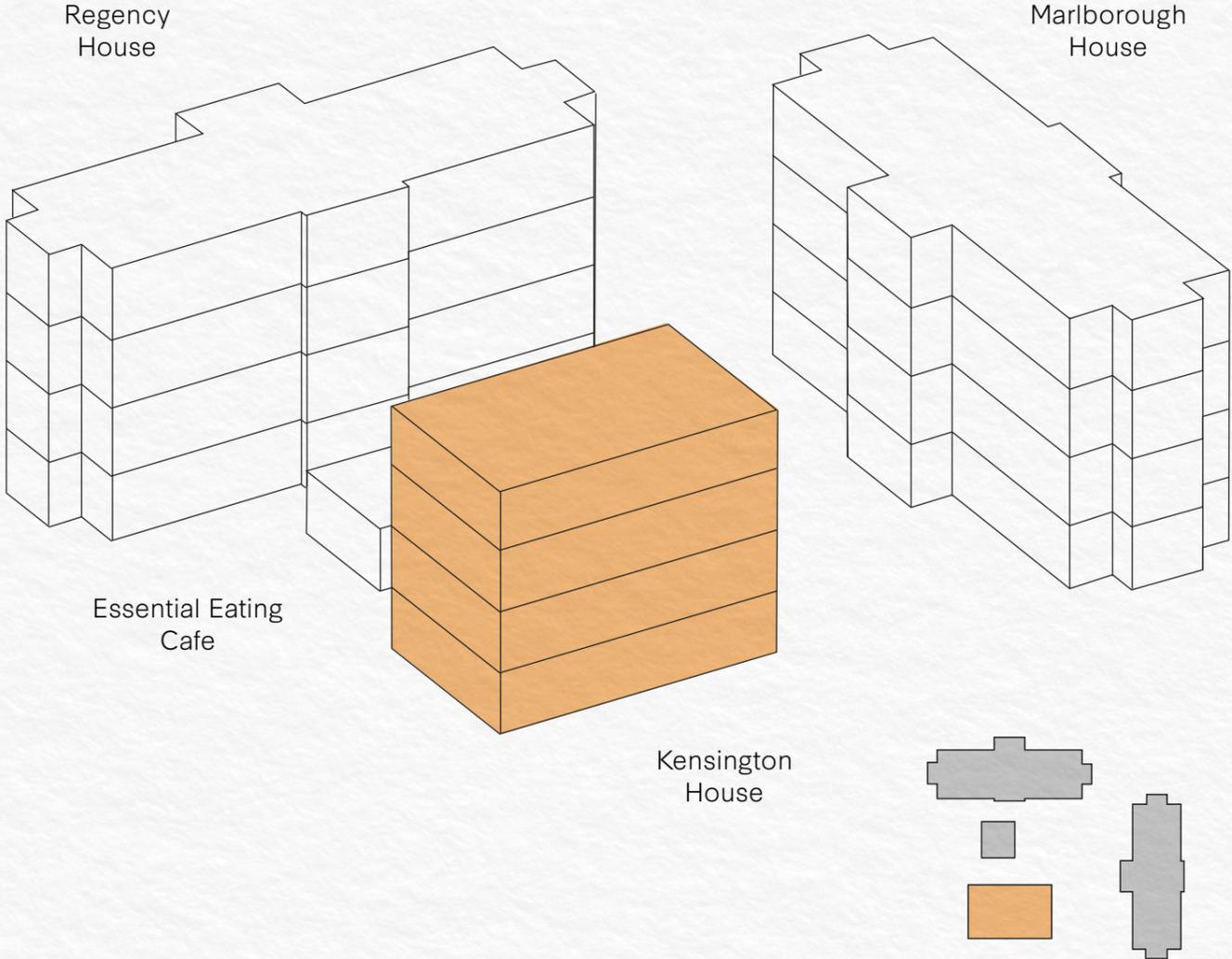
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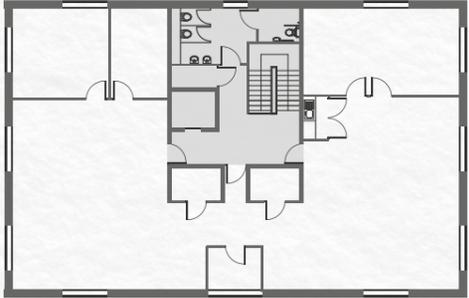
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# Kensington House

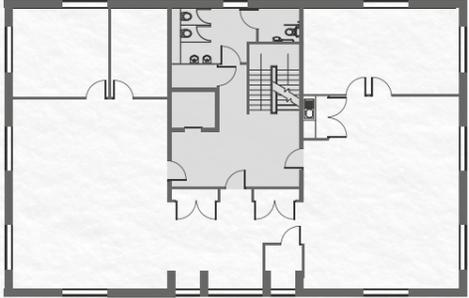
High quality accommodation over four floors.  
Offices available from 388sq ft - 1,160sq ft.



Key: Units available. Contact the agents for current availability.



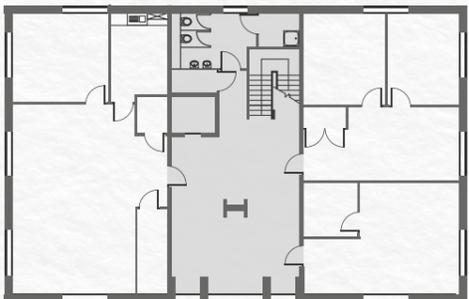
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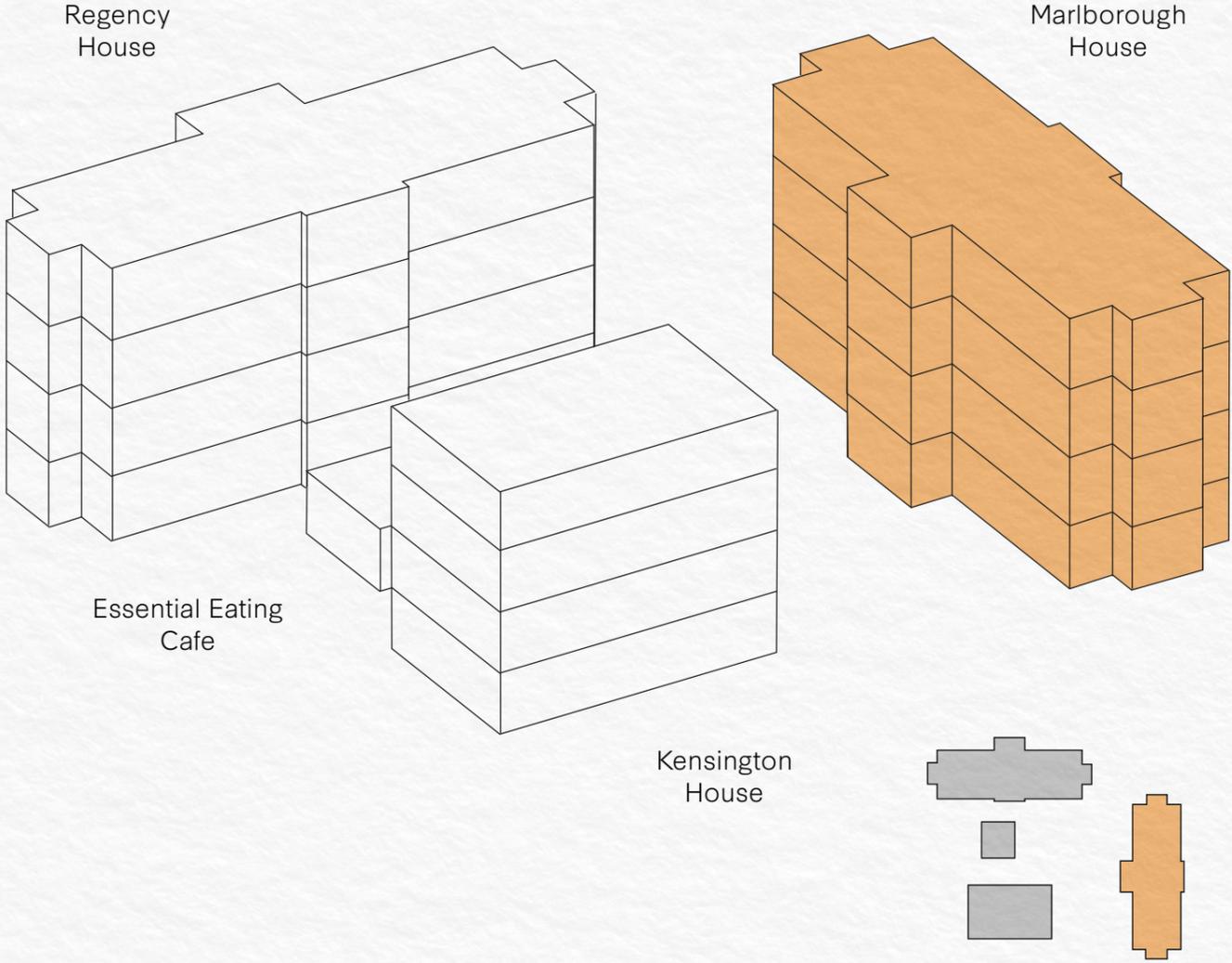
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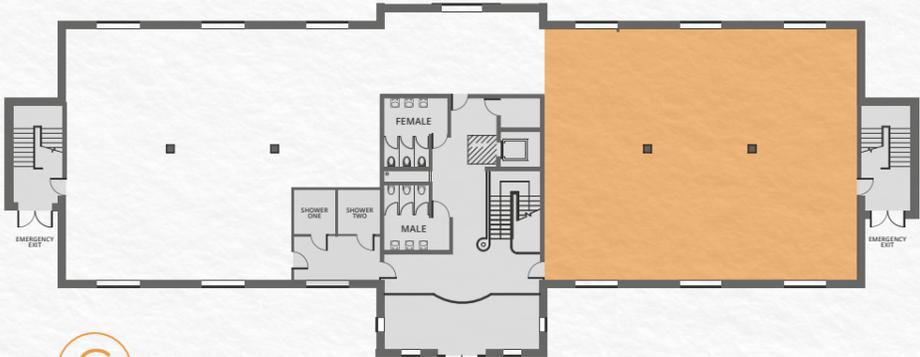
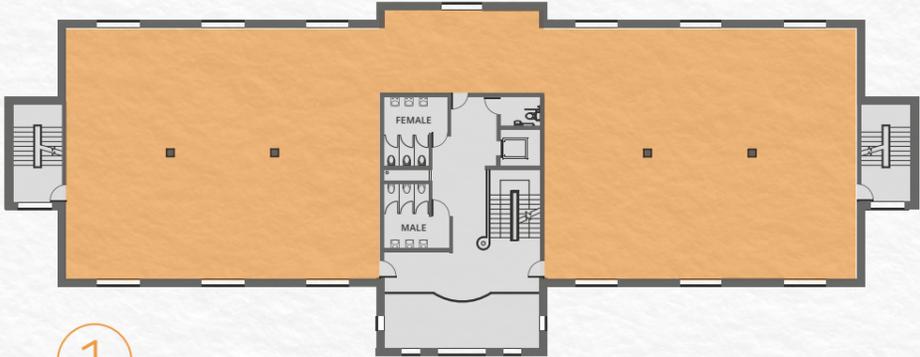
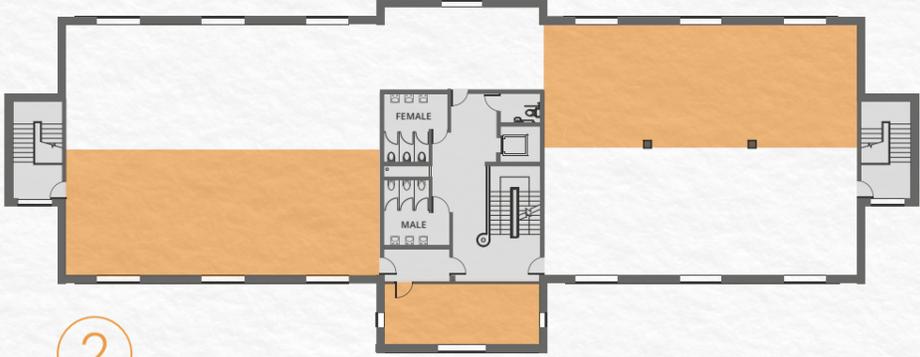
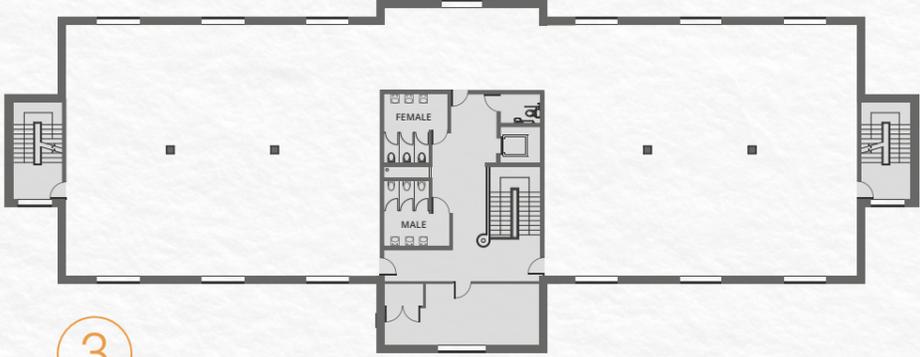
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# Marlborough House

High quality accommodation over four floors.  
Offices available from 1,112sq ft - 4,788sq ft.



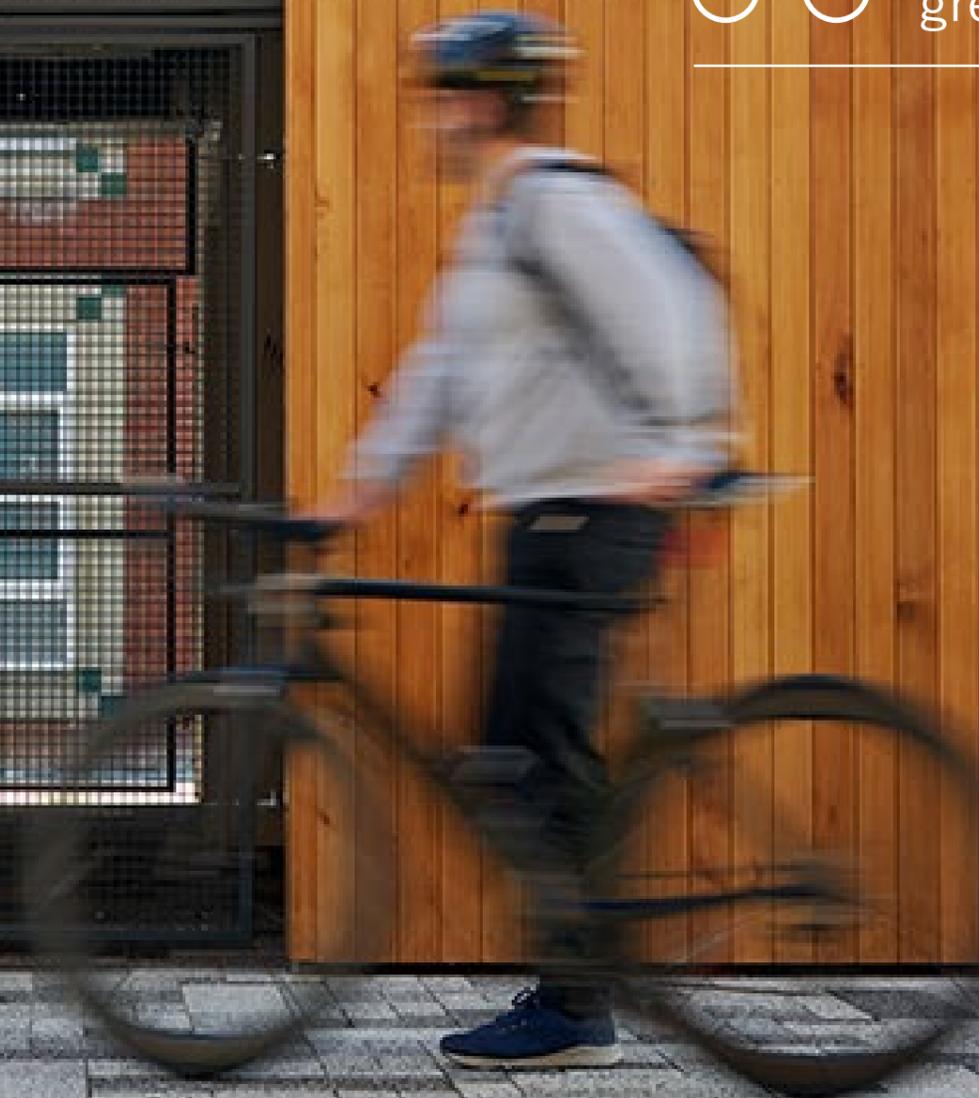
 Key: Units available. Contact the agents for current availability.





Secure on-site  
bike storage for  
greener travel

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# A place for sustainability

## Going the Extra Green Mile

We are continuing to improve the green credentials of our buildings through a number of national initiatives. We believe small changes everyday make a big difference over time. We see our tenants as partners in our journey to make the built environment more a sustainable place.

### Green Waste

Waste management is an important aspect of our sustainability strategy. We are on track to hit our target of 100% diversion from landfill, and recycle as much of our waste as possible. 67% recycling rate achieved at present.

### Green People

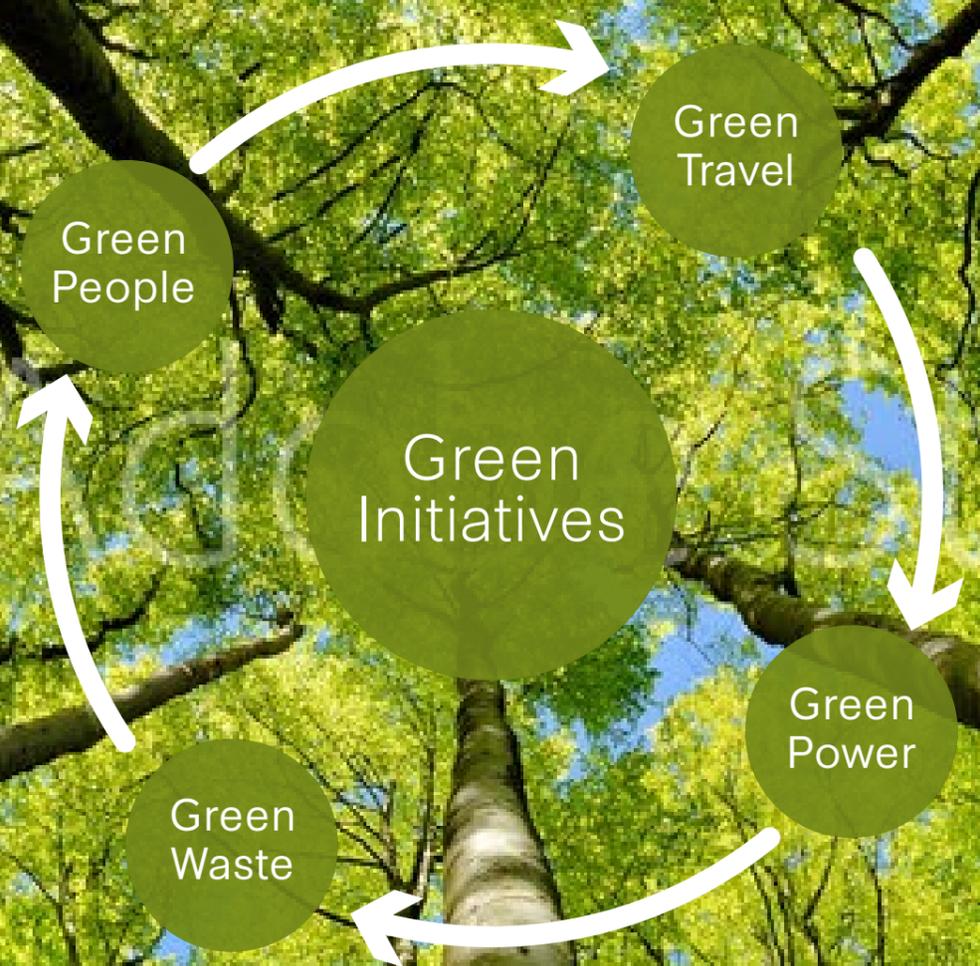
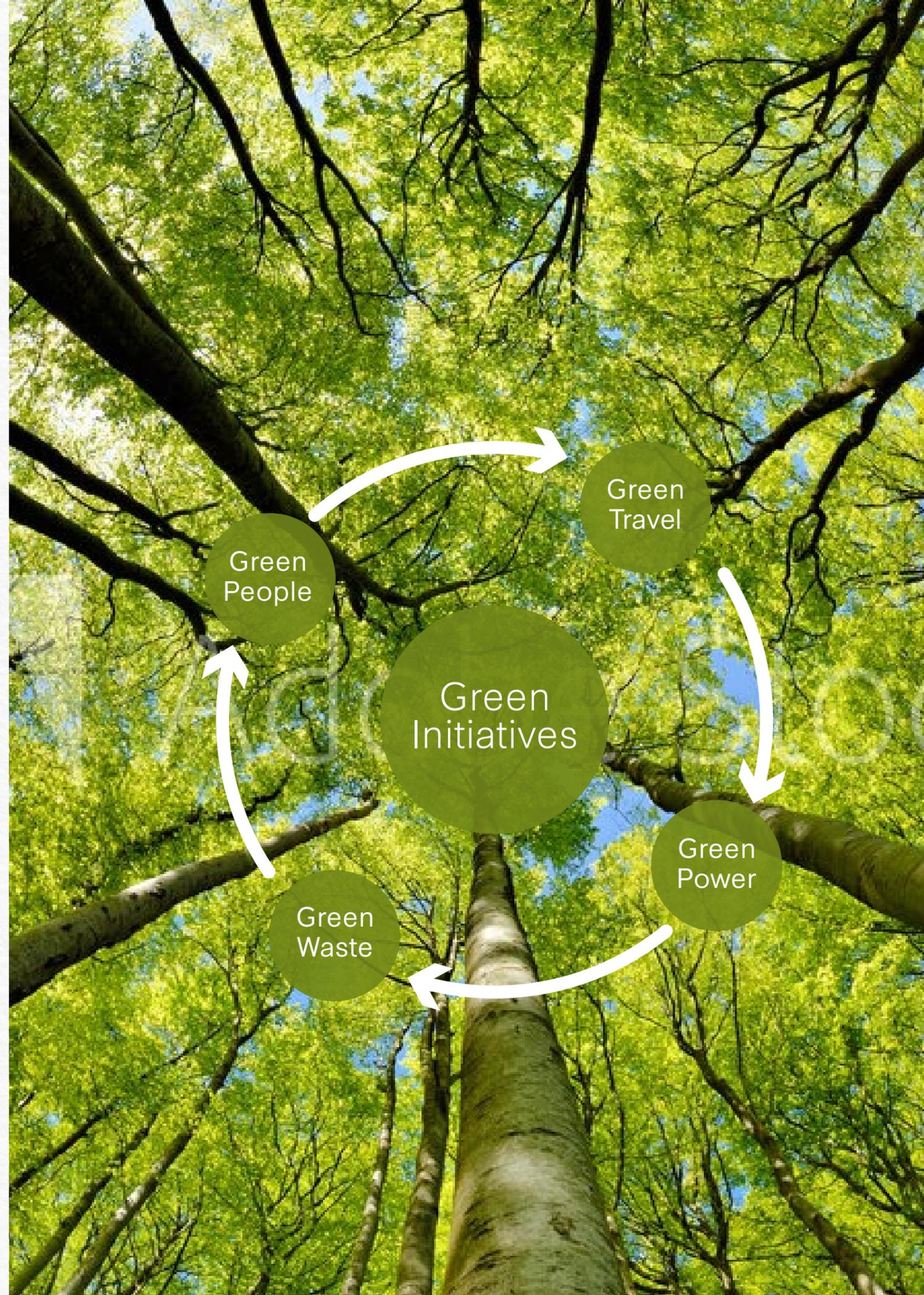
An important part of our landlord funded events calendar is our sustainability series. We believe every tenant is an ambassador of our building, we're invested in supporting small changes at work and home to support a better environment sector.

### Green Travel

Reducing our tenants daily travel footprint is an important part of our refurbishment strategy. We provide free bike hire in several of our employment sites, as well as enhanced bike storage and shower facilities in most sites. This helps to encourage cycling to work. Each cycle rack and shower facility has the ability to reduce hundreds of car miles per year.

### Green Power

CEG have moved to a 100% renewable electricity tariff in order to minimise our environmental impact and encourage the renewable.



# A place to connect

## Connect with York's digital highway

York, a cathedral city well known for its rich history, has rapidly emerged as a prime location for business growth.



### A happy place

Consistently ranked as one of the UK's best and happiest cities to live and work in



### Rich source of local talent

The University of York is well known for its world-class computer science and tech culture



### Digital York

With its high-speed network infrastructure, the city is recognised as a centre for digital creativity



### Bustling high street

A vibrant mix of independent shops, cafes, bars and restaurants



### A shoppers paradise

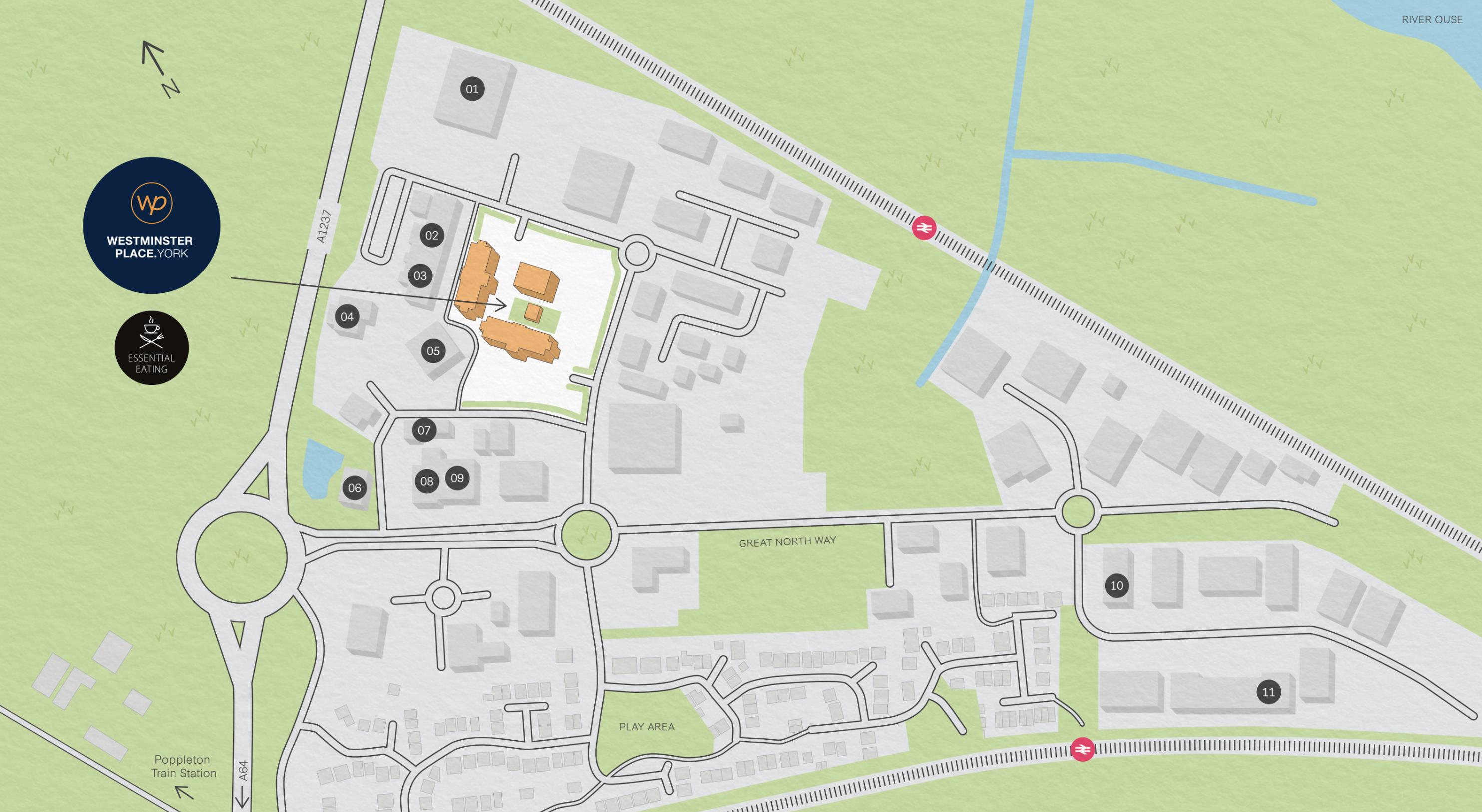
Not 1 but 4 state of the art out-of-town shopping parks with all the big name brands



### Excellent transport links

Easy access to the A1(M) and regular direct rail services to London





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ESSENTIAL  
EATING

# An ideally located place

- 01. Bannatyne Health Club And Spa
- 02. Premier Inn
- 03. The Millfield Beefeater
- 04. The Wetherby Whaler Restaurant
- 05. Maxi's Chinese Restaurant
- 06. Lilliput Day Nursery

- 07. Jet Wash Car Wash
- 08. Co-op Petrol
- 09. Co-op Food
- 10. Brunch 2 Cafe & Sandwich Bar
- 11. Point Zero Trampoline Park

- McDonald's Restaurant (0.9 mile)
- M&S Simply Food (0.9 mile)
- Rawcliffe Bar Park and Ride (1.1 miles)
- Poppleton Railway Station (1.3 miles)
- Clifton Moor Retail Park (2.3 miles)
- The Web Adventure Park (2.7 miles)

- York Railway Station (3.7 miles)
- York City Centre (3.7 miles)
- Monks Cross Shopping Park (5.8 miles)
- Vangarde Shopping Park (6.5 miles)
- York Designer Outlet (8.9 miles)



**WESTMINSTER  
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Energy Performance Certificate (EPC): EPC report available on request.

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