

THORPE PARK LEEDS

LUMINA

TO LET
GROUND AND FIRST FLOOR
PREMIUM SPECIFICATION OFFICE BUILDING



GROUND & FIRST FLOORS REMAINING, EXTENDING TO 20,079 SQ FT (1,865 SQM)
(SUB-DIVISION CONSIDERED) WITH 73 CAR PARKING SPACES

WWW.THORPEPARKLEEDS.COM



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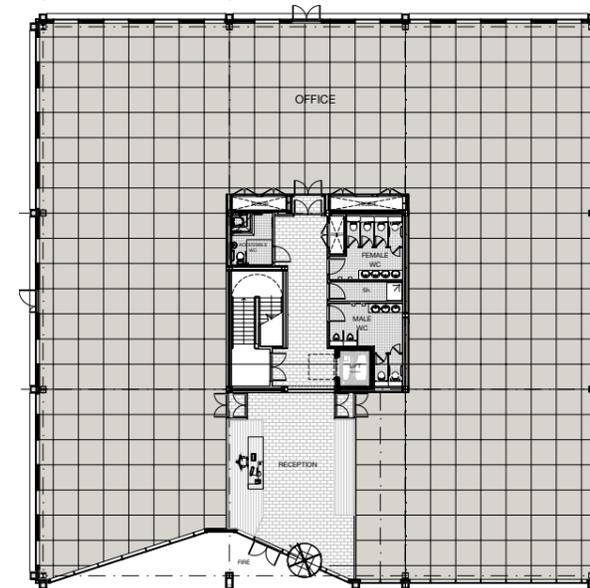
A VIBRANT & ENGAGING BUSINESS, RETAIL & LEISURE COMMUNITY



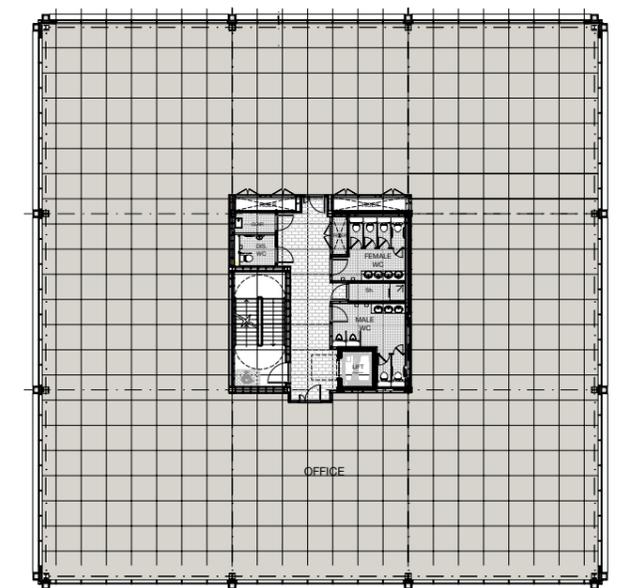
LUMINA

A PREMIUM SPECIFICATION 'GRADE A'
OFFICE BUILDING
LOCATED IN AN UNRIVALLED, WELL
ESTABLISHED BUSINESS ENVIRONMENT

GROUND FLOOR



FIRST FLOOR



Floor	sq ft	sq m
Ground Floor	9,479	881
First Floor	10,600	985
Second Floor (LET)	10,600	985
Third Floor (LET)	5,167	480
Total	35,846	3,330

NB. Areas based on IPMS 3 measurement standard.

- BREEM Excellent
- EPC - A
- Electric vehicle charging pods
- Comfort Cooling
- Full access raised floors
- 2.9m finished floor to ceiling height
- Energy efficient LED lighting throughout
- Showers on all floors
- Secure entry system
- 73 car park spaces - 1:273 sq ft (NIA)
- Secure cycle parking
- Fully flexible floor plate division
- DDA compliant
- Car share parking spaces
- Green travel plan services
- Metal ceiling tiles

*The specification above represents the latest design development, but is subject to change.



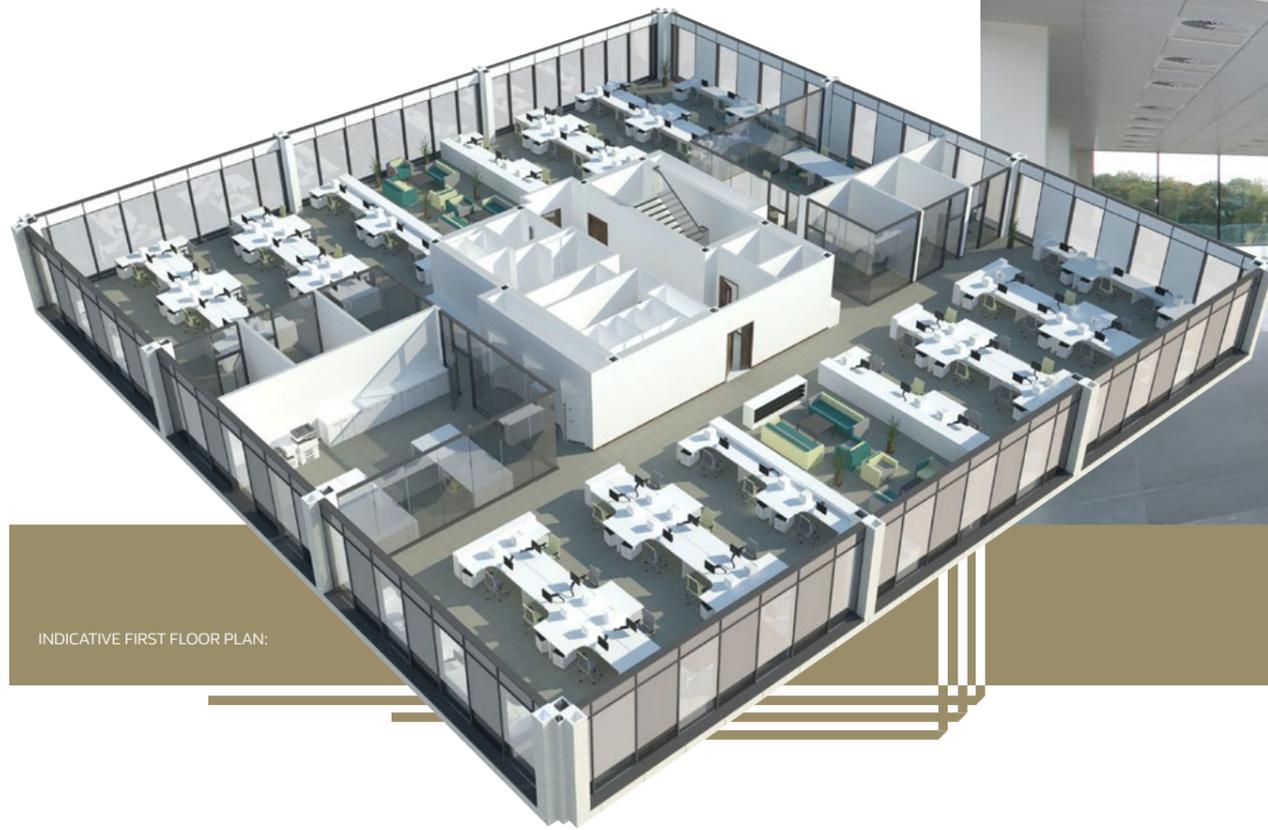
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VERSATILE OFFICE ACCOMMODATION

The flexible office space is readily divisible to offer a range of office suites.



INDICATIVE FIRST FLOOR PLAN:



Lumina will provide stylish and versatile office accommodation, with state of the art facilities to meet the needs of the modern occupier.



THE NEXT GENERATION MIXED USE BUSINESS COMMUNITY



AT THORPE PARK LEEDS, WE BELIEVE THAT BY ENRICHING WORK ENVIRONMENTS, EMPLOYEES ARE HAPPIER, HEALTHIER & MORE PRODUCTIVE.



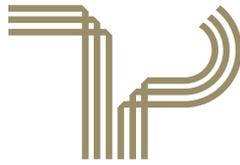
Thorpe Park's new railway station is set to be delivered in 2023, providing access to Leeds City Centre in just 8 minutes on the Leeds to York line. With associated park & ride, the new station will provide sustainable travel options for occupiers and visitors alike.



With two new bus services (x26 & x27) running straight through the heart of Thorpe Park every 6 minutes, access to Leeds City Centre and surrounding suburbs has never been easier.



Thorpe Park already enjoys direct access to Junction 46 of the M1 and will soon link in to the new ELORR (East Leeds Orbital Relief Road) set to open in 2021. This new 3 mile dual carriageway will link east to north Leeds directly through Thorpe Park.



THORPE PARK LEEDS

THE NEXT GENERATION BUSINESS DESTINATION



PARK LIFE

PARK LIFE IS THE HUB FOR THE BUSINESS COMMUNITY AT THORPE PARK LEEDS

We know that attracting and retaining occupiers is not just about providing high-spec office accommodation. ParkLife is the way we engage with occupiers on all manner of subjects that matter to you and your employees.

- Free business advertising
- Relocation support
- Occupier networking events
- Reduced travel costs
- Charity & social events
- Access to travel information
- Monthly e-newsletter
- Active bicycle user group
- Personalised journey planning
- Health and well-being activities



The Springs is a vibrant new retail and leisure destination, in the heart of Thorpe Park Leeds.

In addition to renowned high street brands, a 10-screen ODEON Luxe cinema (opening early 2019), the UK's largest low-cost gym operator PureGym plus a range of restaurants, many of the shops are new concept stores offering a unique and enjoyable experience whether you're simply browsing, seeking a new outfit or looking for everyday essentials.

- 900 car parking spaces
- 3.5 million catchment within 30 minutes
- 300,000 sq ft of retail & leisure space
- 35 units
- 13,000 anticipated working population at Thorpe Park



www.thorpepark-parklife.co.uk

For further information, visit the Thorpe Park web site www.thorpeparkleeds.com

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