



In partnership with

**NORTHERN
POWERHOUSE**



THORPE PARK LEEDS

Thorpe Park Leeds is a thriving regional hub combining offices, shops, homes and green space. It is an example of what it means to truly invest in a better future for regional communities and is the largest, out of town, mixed-use development that Yorkshire has ever seen.



WE WORK IN THE SPIRIT OF CO-OPERATION



BRIDGING DISCONNECTED CITIES AND FORGING REAL STRUCTURAL CONNECTIONS NEEDED FOR A NORTHERN POWERHOUSE



LONG TERM INVESTMENT, NOT SHORT-TERM GAIN



INVESTING IN INFRASTRUCTURE AND PUBLIC TRANSPORT



PROVIDING ALL OF THE FACILITIES THAT BUILD A COMMUNITY

BUILDING A COMMUNITY



With an already established 800,000 sq ft business park and a working population of around 5,000, the further development of Thorpe Park Leeds is building a thriving new community.

We are adding 1.4 million sq ft of mixed-use accommodation, new public realm and 300 new homes to create one of the largest and most diverse out of town business and leisure locations in the UK.

INVESTING IN INFRASTRUCTURE



140

ACRES OF PUBLIC REALM
AND PARKLAND

5000

PEOPLE IN AN ESTABLISHED
BUSINESS COMMUNITY

100+

NATIONAL & INTERNATIONAL
BUSINESS OCCUPIERS

A flagship Northern
Powerhouse location and a
destination to rival the best.

CONNECTING BUSINESS & COMMUNITY

Thorpe Park Leeds has been selected by the Department of Transport as one of just three regionally significant sites to benefit from major investment for a new train station with associated park and ride facilities.

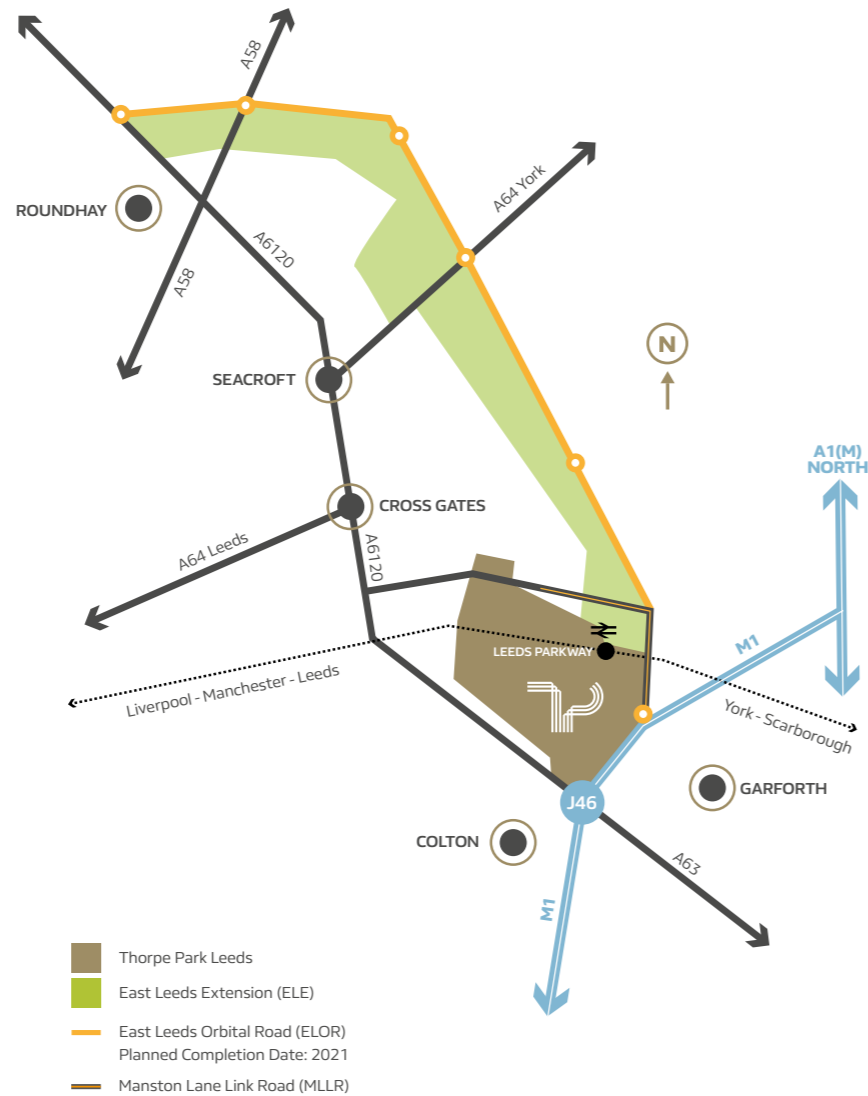
Thorpe Park Leeds sits on the trans-pennine route across the North of England. The new train station will provide sustainable access to key towns and cities supporting economic development, job creation new housing.

When completed in 2023 this will provide access to Leeds city centre in less than minutes and York in less than 30 minutes with potential for a direct route to London King's Cross in just two hours.



New development includes the delivery of the first section of the 'East Leeds Orbital Road', a key piece of infrastructure connecting north and east Leeds to Junction 46 of the M1 and improving the travel time to Leeds Bradford International Airport.

This road will unlock land for up to 7,000 new homes, with district centres, schools, medical facilities and green space.



Thorpe Park Train Station and associated park and ride will connect directly to Leeds city centre in less than 10 minutes and York less than 30 minutes.



NEW TRAIN STATION 'EAST LEEDS PARKWAY' ON THE YORK, LEEDS MANCHESTER LINE, AND ASSOCIATED PARK & RIDE IS DUE TO OPEN IN 2023



LEEDS BRADFORD INTERNATIONAL AIRPORT IS JUST 14 MILES AWAY PROVIDING ACCESS TO OVER 75 DIRECT DESTINATIONS WORLD- WIDE



REGULAR BUS SERVICES OPERATE THROUGH THE HEART OF THORPE PARK LEEDS, CONNECTING TO THE LOCAL AREA AND LEEDS CITY CENTRE

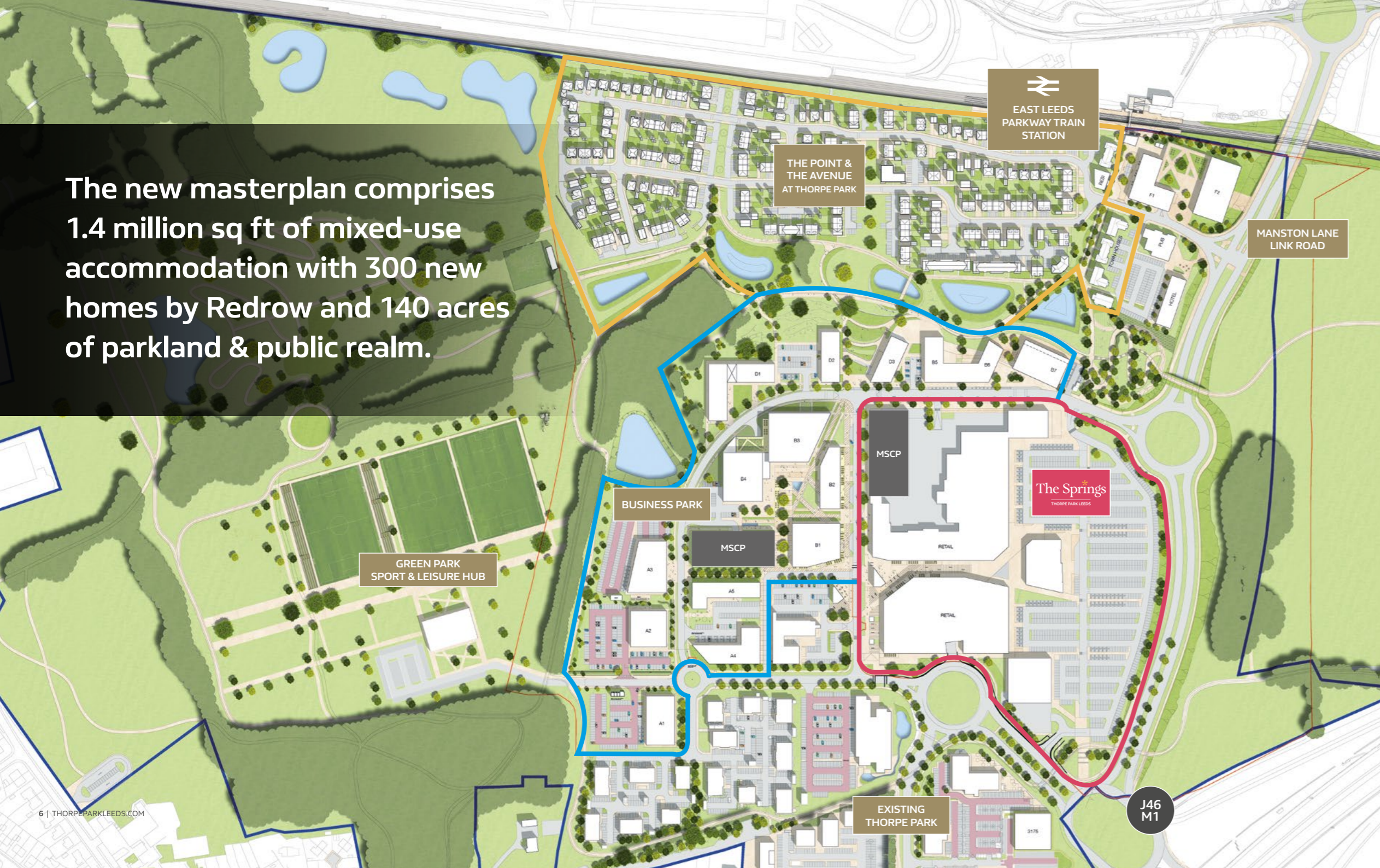


IMMEDIATE ACCESS TO JUNCTION 46 OF THE M1 MOTORWAY AND A6120 OUTER RING ROAD



SERVED BY A NETWORK OF FOOTPATHS AND PART OF LEEDS STRATEGIC CYCLE NETWORK

The new masterplan comprises 1.4 million sq ft of mixed-use accommodation with 300 new homes by Redrow and 140 acres of parkland & public realm.



A NEW EXPERIENCE

EXISTING OCCUPIERS INCLUDE:



Thorpe Park Leeds is already home to a working population of around 5,000 people, with over 100 different organisations as well as an onsite hotel and spa, conference facilities, shops and restaurants.



The Springs

THORPE PARK LEEDS

ODEON

next

M&S

H&M

Boots

TKMAXX

Nando's

RIVER ISLAND

PUREGYM

GINO D'ACAMPO

OUTFIT

SUPPORT FOR LOCAL EMPLOYMENT & ENGAGEMENT



Occupiers at Thorpe Park Leeds have access to a **dedicated service for local employment, apprentice training, business support and community engagement.**

This includes a free service for businesses that are recruiting or taking on apprentices, access to grants to invest in the skills of the workforce through the Leeds City Region, a work experience programme through Head Start which supports young people to gain sustainable employment, and schools engagement support through Leeds Education Business Partnership.



A BRIGHTER OUTLOOK FOR THE MODERN OCCUPIER

A vibrant and engaging business community benefits from stylish and versatile office accommodation with state-of-the-art facilities to meet the needs of the modern occupier.

Thorpe Park Leeds offers bespoke and flexible solutions for corporate HQ premises through to smaller office suites.





A THRIVING NEW LEISURE QUARTER



“The best cinema in the UK? Look North to ODEON Leeds Dolby Cinema” - Forbes

The Springs is a vibrant new leisure destination with **the UK's first purpose-built ODEON Luxe Dolby cinema at its heart.**

A range of exciting leisure venues also located in The Springs at Thorpe Park Leeds include the UK's largest low-cost gym operator, PureGym and popular eateries including Gino D'Acampo - My Restaurant and Nando's.



Puttstars Mini indoor golf centre

ENDLESS RETAIL OPPORTUNITIES

The Springs is an exciting new retail destination for occupiers as well as the local community. Next and M&S Simply Food are anchor tenants, alongside TK Maxx, Boots, River Island, The Entertainer, JD Sports, Krispy Krème, Caffè Nero and many more.

The attraction is designed with wide boulevards, interspersed with green spaces for a relaxed visitor experience. With The Springs chosen for many new concept stores it offers a unique and enjoyable experience for shopping, eating, drinking or simply browsing.

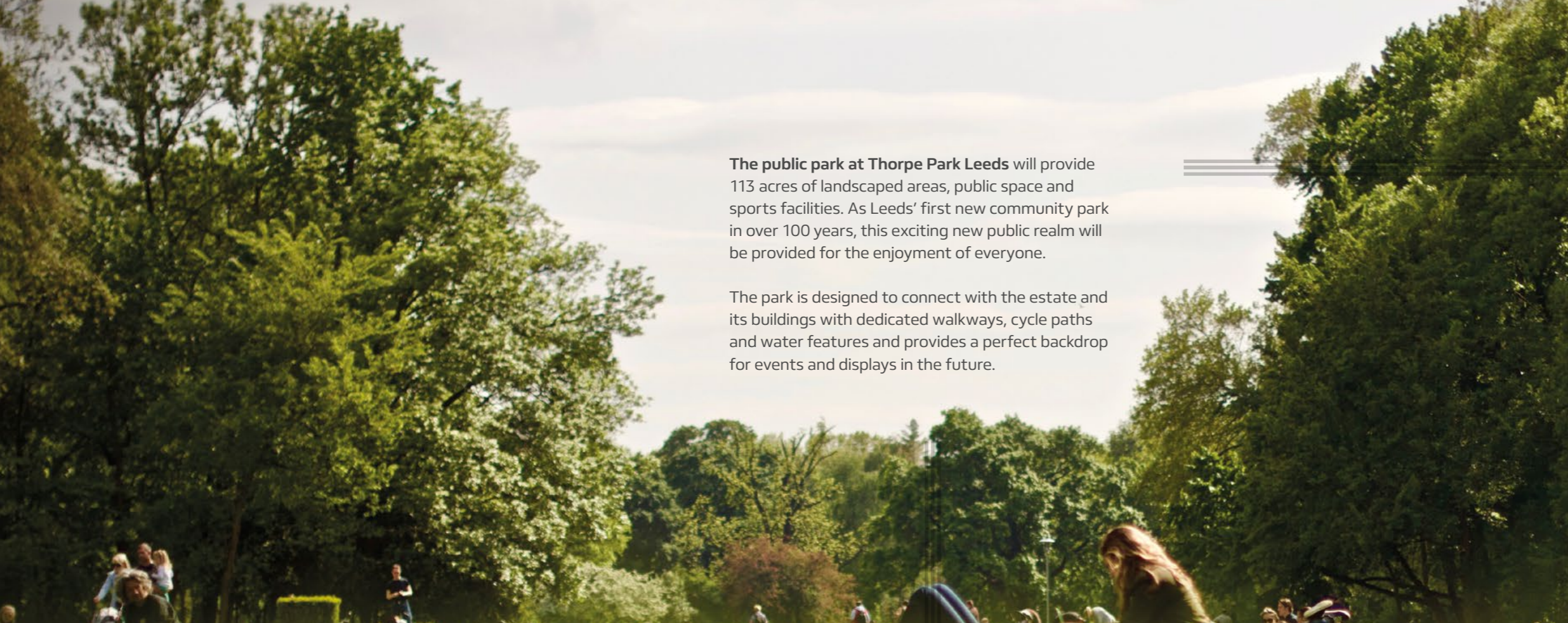


A full schedule of regular events take place throughout the year at The Springs providing great entertainment for everyone.



The Springs
THORPE PARK LEEDS





The public park at Thorpe Park Leeds will provide 113 acres of landscaped areas, public space and sports facilities. As Leeds' first new community park in over 100 years, this exciting new public realm will be provided for the enjoyment of everyone.

The park is designed to connect with the estate and its buildings with dedicated walkways, cycle paths and water features and provides a perfect backdrop for events and displays in the future.

GREEN SPACE



BUILDING COMMUNITIES

At Thorpe Park Leeds, 300 new houses, comprising a mix of family homes and apartments, are being delivered by award winning developer, Redrow.

The new East Leeds Orbital Road to the north of Thorpe Park Leeds has been allocated for major strategic housing development of around 7,000 new homes.



[Redrow at Thorpe Park Leeds]

PARK LIFE

COMMUNITY INITIATIVES

Thorpe Park Leeds is now a thriving new community. At its heart is the ParkLife programme, which will work with your business, workforce and key stakeholders to deliver an environment within which everyone can achieve their full potential.

We make the connection between individuals, businesses and the high quality built environment, within which Thorpe Park Leeds sits.

Through the formation of close working relationships, the ParkLife team delivers a progressive programme of initiatives and support, which can be flexibly taken advantage of and enjoyed by all.



FREE BUSINESS ADVERTISING



OCCUPIER NETWORKING OPPORTUNITIES



EMPLOYEE BENEFITS & DISCOUNT SCHEME



CHARITY & SOCIAL EVENTS



REGULAR NEWS UPDATES



RECRUITMENT & EMPLOYMENT SUPPORT



HEALTH & WELL-BEING



At Thorpe Park Leeds we believe that by enriching work environments **employees are happier, healthier & more productive.**

Through ParkLife we deliver an ongoing programme of initiatives and support aimed at facilitating and promoting workplace wellness. From our annual Health & Well-being Week, to regular lunchtime walking clubs, nutritional eating workshops and one-off promotions, we work hard to enrich and improve lifestyles.

Many of our initiatives are delivered with the support of on-site occupiers, and taking advantage of the high quality built and natural environment available right on our doorstep.



thorpepark-parklife.co.uk



COMMUTER SUPPORT

Accessibility is key to any successful business and especially important for employees who need range of attractive travel options.

The strategic location of Thorpe Park Leeds, and high-quality transport connections it provides, are complemented by an active Travel Plan programme, which can support both your business and workforce. The ParkLife team includes specialist sustainable transport consultants, providing occupiers with direct access to professional support and advice.



PERSONALISED JOURNEY PLANNING



RELOCATION SUPPORT



REDUCED TRAVEL COSTS



ACCESS TO TRAVEL INFORMATION



PREMIUM SPECIFICATION BUSINESS SPACE

The next generation of office space at Thorpe Park Leeds is truly exceptional. Light and airy, Grade A buildings are centred around pleasant public spaces and the award winning The Springs retail and leisure park. The specification is stylish and versatile with availability for suites from just 5,000 sq ft up to 1 million sq ft.



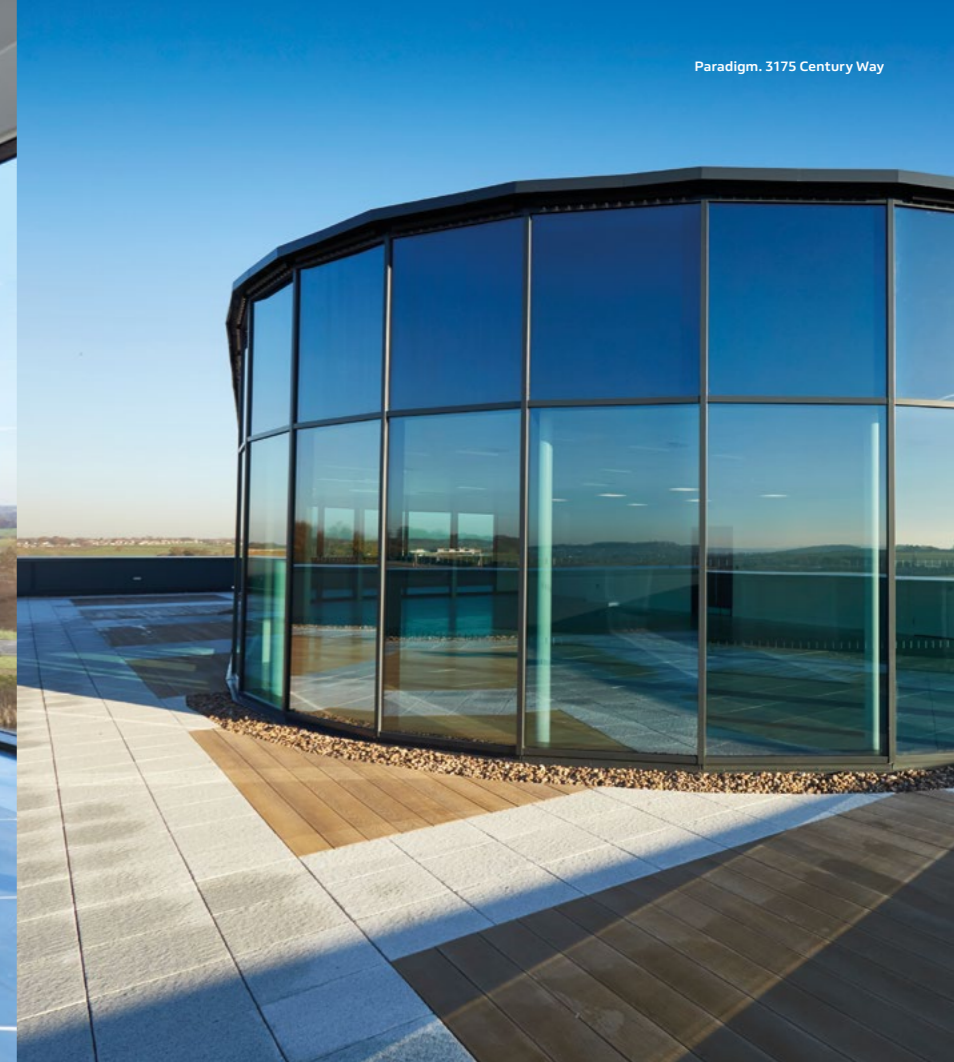
Paradigm
Stylish and versatile office accommodation

INNOVATIVE, SUSTAINABLE PARKING



The next phase of more than 1 million sq ft of office development at Thorpe Park Leeds brings a fresh concept in 'out of town' parking provision.

Designed in a new form of tighter urban grid, the next phase of office buildings will sit closer together, connected by high quality public realm in a style more often associated with a city centre environment. Parking will generally be provided within one of two multi-storey car parks, ensuring that cars do not dominate the urban landscape. Provision of electric vehicle charging facilities will ensure that Thorpe Park Leeds caters for the needs of tomorrow's commuter, as well as today's.



"During the last five years we have quadrupled in size to £21 million in turnover. We are forecasting similar growth over the next three years to become one of the UK's top providers. To achieve this, we need suitably prestigious headquarters and Paradigm at Thorpe Park Leeds perfectly matches our aspirations. Despite some pressure to relocate to the city centre, we felt that Thorpe Park Leeds delivers the best in terms of accessibility whilst also offering the quality of office space usually restricted to prime plots in the city. We are excited with the new 350,000 sq ft retail and leisure par which provides abundant door step amenities for the team."

Paul Carter, CEO at Pure Retirement



STYLISH & VERSATILE GRADE 'A' OFFICES

Lumina provides stylish and versatile office accommodation, with state of the art facilities to meet the needs of the modern occupier. Located ideally for direct access to The Springs, Lumina is the newest office delivery at Thorpe Park Leeds.



"As a rapidly growing company that seeks to employ the very highest calibre of person, it's really important we think clearly about employee welfare. With this in mind, Thorpe Park ticked all the boxes of accessibility, facilities and future development direction".

Mark Livingstone, Chief Executive, Pharmacy2U (the UK's largest online pharmacy).

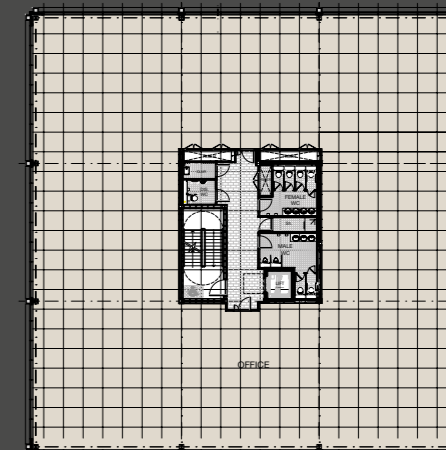
Lumina

Meets the needs of the modern occupier

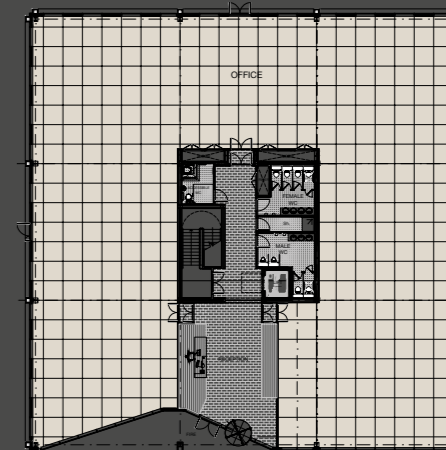


- BREEAM Excellent
- EPC - A
- Comfort Cooling
- Full access raised floors
- 2.9m finished floor to ceiling height
- Energy efficient LED lighting throughout
- Showers on all floors
- Secure entry system
- 73 car park spaces - 1:273 sq ft (NIA)
- Secure cycle parking
- Fully flexible floor plate division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

FIRST FLOOR



GROUND FLOOR

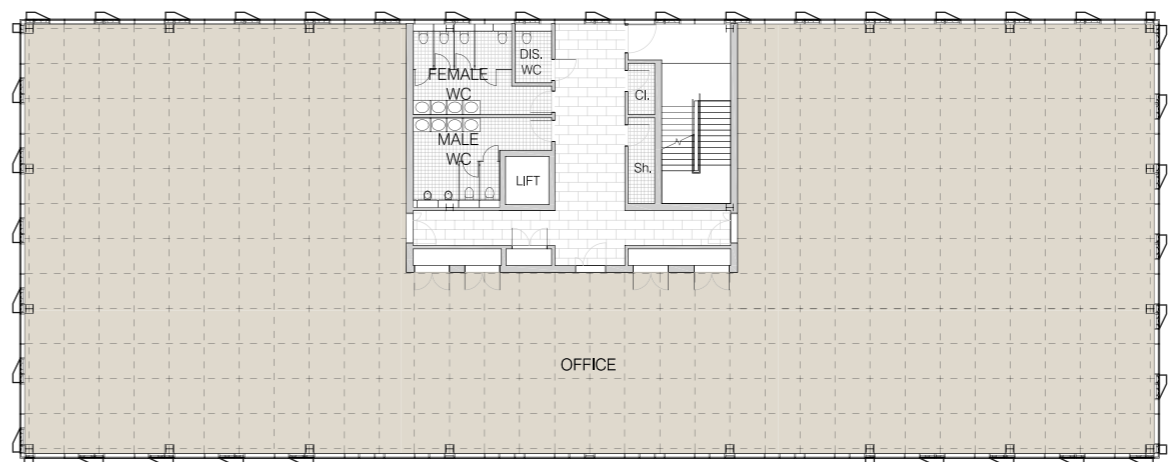




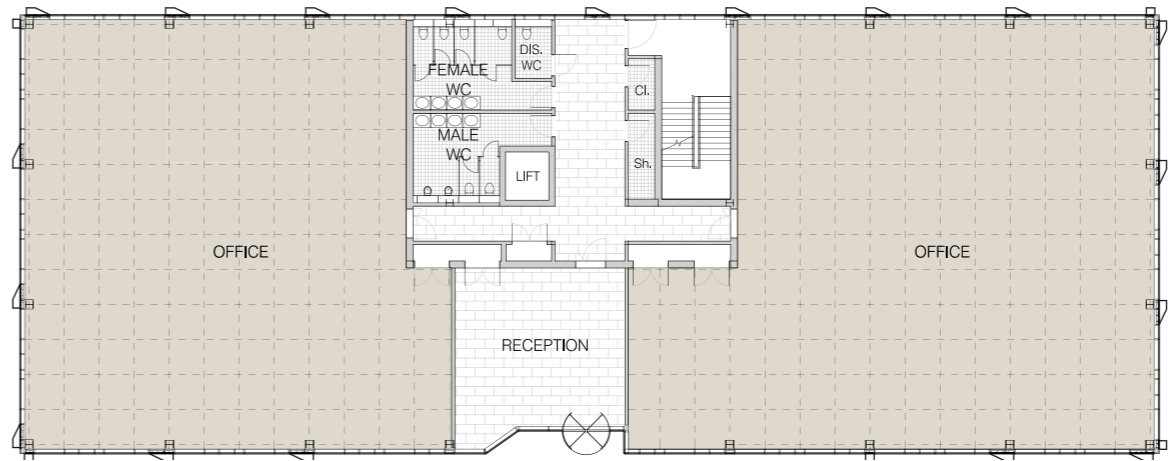
BUILDING A1 MAJOR CORPORATE HEADQUARTERS OPPORTUNITY

- BREEAM Excellent
- EPC - A
- 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
- 85 car park spaces - 1:276 sq ft (NIA)
- Secure cycle parking
- Fully flexible floor plate division
- DDA compliant
- Car share parking spaces
- Electric vehicle charging
- Green travel plan services
- Metal ceiling tiles

Level 1 & 2



Ground Floor



The flexible office space is readily divisible to offer a range of office suites, whilst also being ideally suited to occupation as a major corporate HQ.



Floor		sq ft	sq m
Ground Floor	- Office	7,534	700
First Floor	- Office	7,965	740
Second Floor	- Office	7,965	740
Total	- Office	23,464	2,180

BUILDING B7 HIGHLY VERSATILE GRADE 'A' OFFICES

Building B7 presents an opportunity to locate your business in a unique parkland setting with versatile space options.

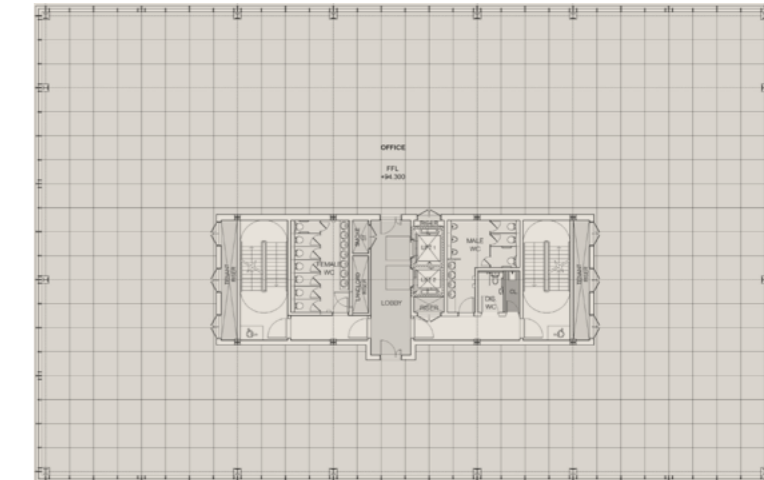


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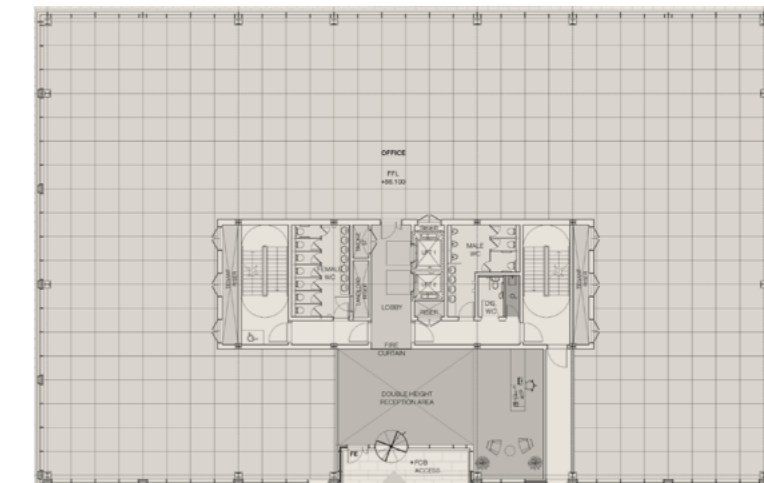


Floor		sq ft	sq m
LG Floor	- Office	7,028	653
Ground Floor	- Office	11,026	1024
First Floor	- Office	11,327	1052
Second Floor	- Office	12,349	1147
Third Floor	- Office	LET	10,000
Fourth Floor	- Office	LET	10,000
Total	- Office	61,728	2,180

Typical upper



Ground Floor



BESPOKE DESIGN & BUILD



Bespoke design & build opportunities are available from 30,000 sq ft (2,787 sq m) with onsite parking

Thorpe Park Leeds embraces businesses of all size and as such offers bespoke solutions to suit. Extremely high quality, Grade A specification comes as standard but we know that your design requirements don't. We can incorporate features unique to your style, whether it be a roof terrace, special purpose rooms such as laboratory space or higher ceilings. We tailor-make solutions that work for your business with plots available now.

AN ESTABLISHED & TRUSTED TEAM



PROJECT TEAM

Development Manager:
Scarborough Group International

Contractor:
GMI

Masterplan & Business Space Architect:
CJCT

Retail & Leisure Park Architect:
The Harris Partnership

Engineer:
Buro Happold

Quantity Surveyor:
BWF

Landscape Architect:
Ares

Highway Engineering:
Pell Frischmann

ParkLife:
TPS Transport Consultants

A JOINT DEVELOPMENT BY:



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THORPE PARK LEEDS

THORPEPARKLEEDS.COM