



THORPE PARK LEEDS



WHAT MAKES A SUCCESSFUL BUSINESS COMMUNITY?

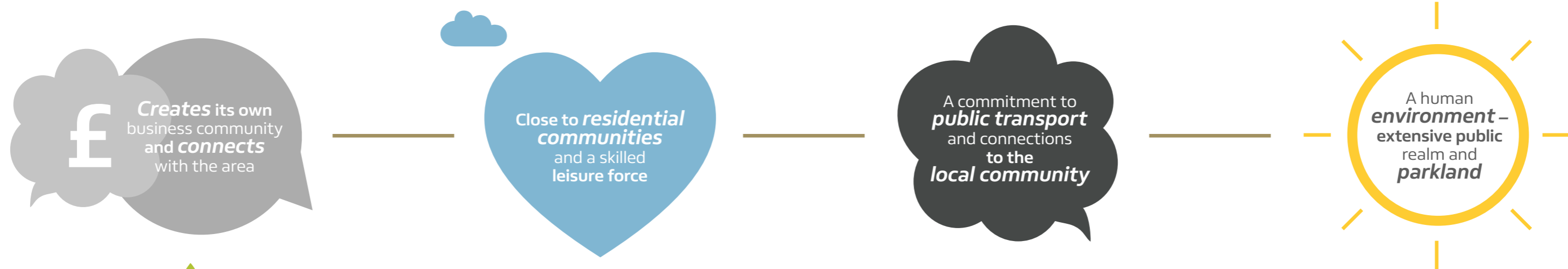
The traditional business park format is no longer sustainable. Occupiers want more; more amenities, more convenience and a better working environment [work-life balance]. The characteristics of a successful 'business community of the future' are firmly rooted in the Thorpe Park Leeds DNA.

Thorpe Park Leeds has the answer...

THORPE PARK LEEDS' APPROACH TO CREATING A THRIVING MODERN BUSINESS ENVIRONMENT IS FOUNDED ON 4 KEY THEMES.

COMMUNITY
HEALTH & WELLBEING
CONNECTION
ENTERPRISE

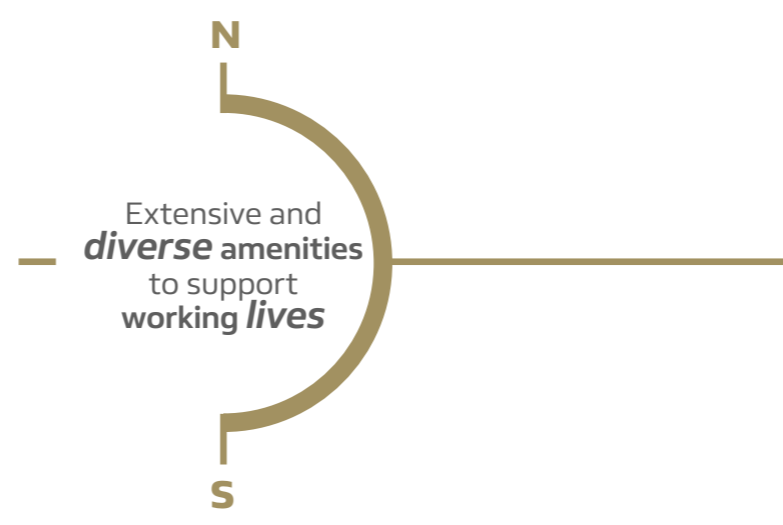




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A PROGRESSIVE VISION

A coherent masterplan with a strategic approach to achieving a sustainable future; the scale to provide a viable and diverse offer to the business community and to compliment nearby urban centres; strong transport links and car parking.



Market trends will work in favour of business parks like **Thorpe Park** on the urban fringe relative to those out-of-town

Thorpe Park Leeds is an established business park with a working population of around 4,500. The next stage of development will build upon this strong foundation adding to the existing 800,000 sq ft estate a further 1,300,000 sq ft of mixed use accommodation, and an additional 300 homes, to create one of the largest and most diverse out of town business locations in the UK.

When complete, Thorpe Park Leeds' 275 acres will comprise a mix of business and supporting amenity uses unequalled in the country, including 140 acres of parkland and public realm, in a prominent strategic and well-connected location.

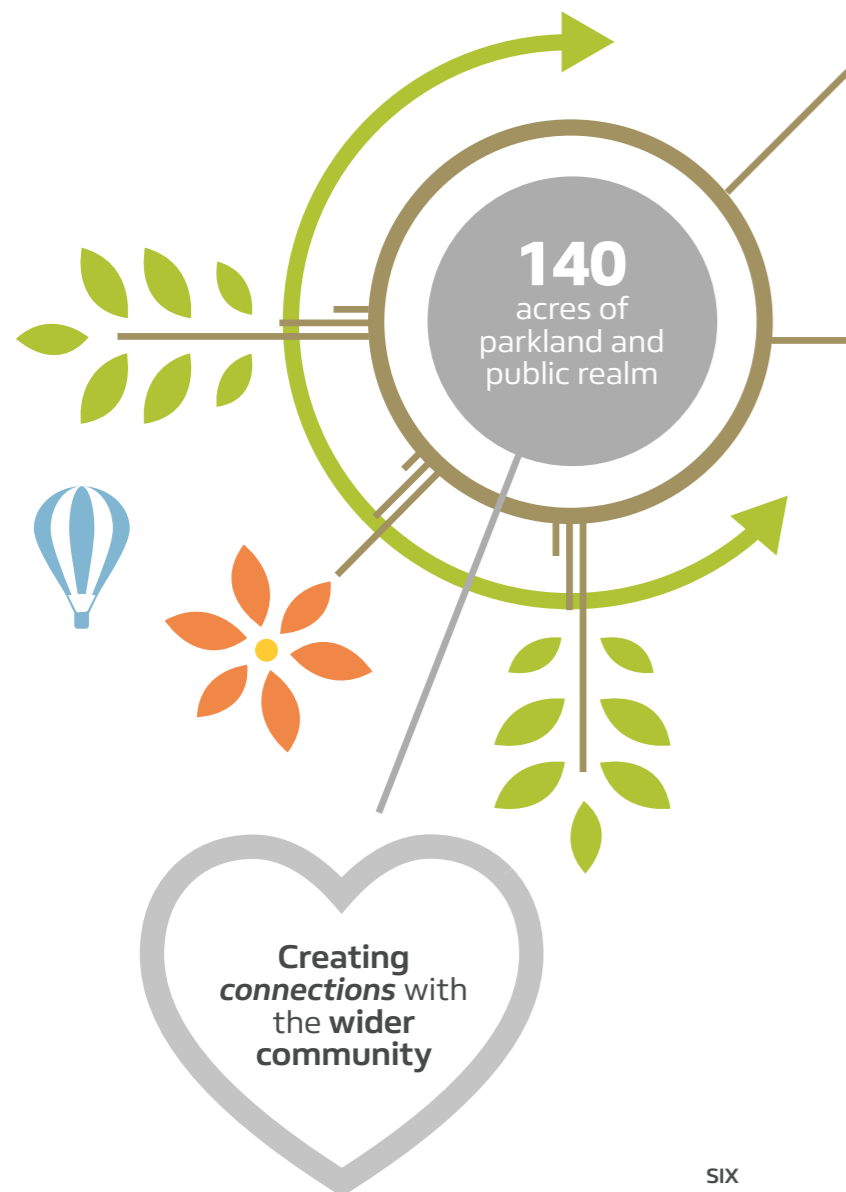
WE ENSURE A TRUE SENSE OF PLACE

The places we build around us affect everyone, every hour of every day. **Thorpe Park** is perfectly placed to build on its existing community and establish itself as a business location to rival the best in Europe.



Thorpe Park Leeds occupiers and the local resident community will enjoy the benefit of 'Green Park' – Leeds' first new public park in over 100 years, and also additional parkland and green public spaces running through the estate and connecting its buildings and spaces.

Totalling 113 acres, Green Park will include sports pitches and formal landscape sitting alongside more informal spaces – a public park which has something to offer everyone.



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



THE RIGHT MIX

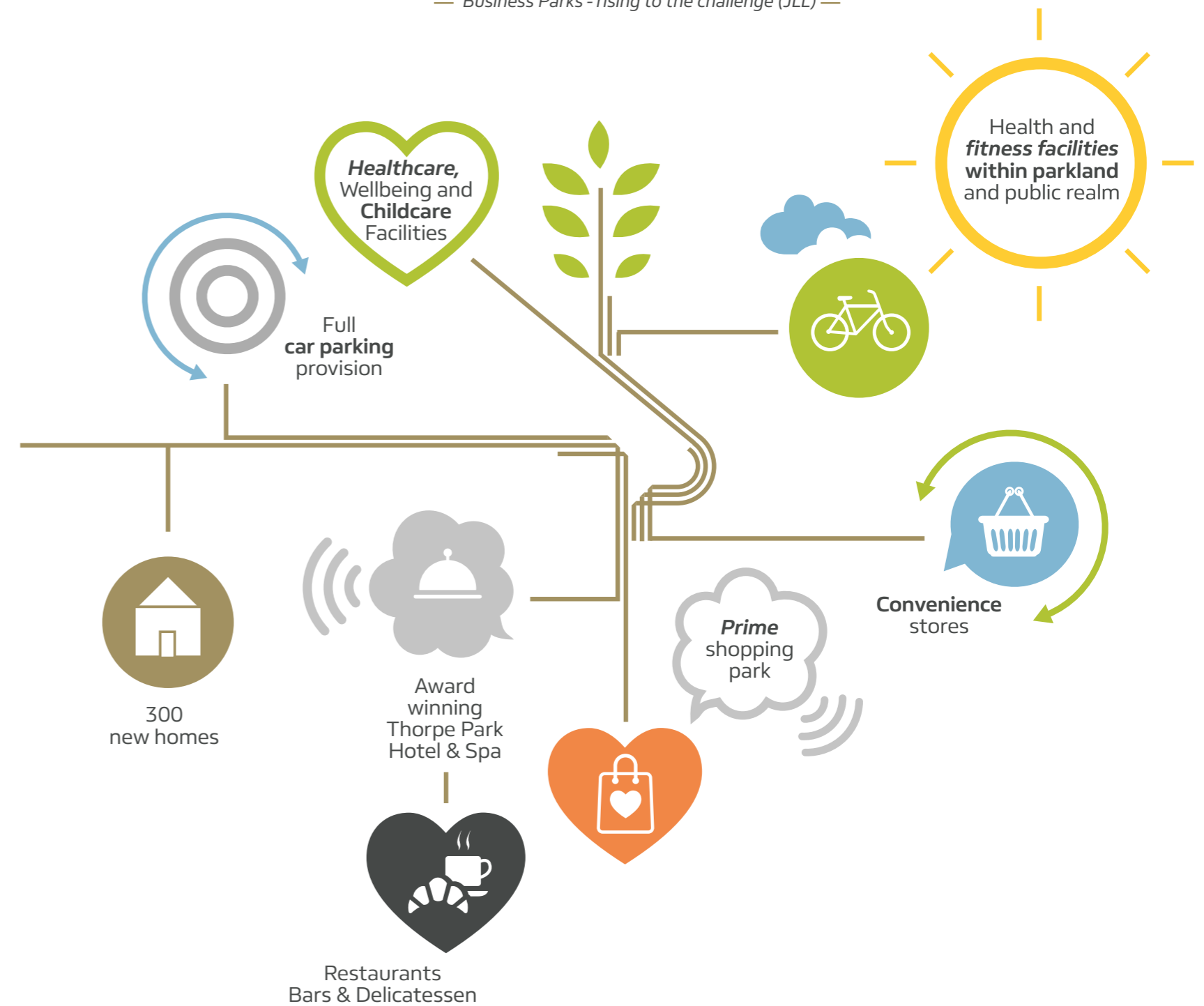
The planned Thorpe Park Leeds Mix...

“Having the right building with the right mix of amenities and sense of place is increasingly viewed as a means of creating a good image with potential new hires, investors and partners.”

— Business Parks - rising to the challenge (JLL) —

ACCESSIBLE AND WELL CONNECTED BUSINESS COMMUNITIES WITH EXTENSIVE AND DIVERSE AMENITIES **WILL FLOURISH IN THE COMING YEARS.**

The priority is to offer a working environment that meets the needs of modern occupiers and which is flexible enough to respond to a range of work styles, enhancing productivity and facilitating communication and collaboration.

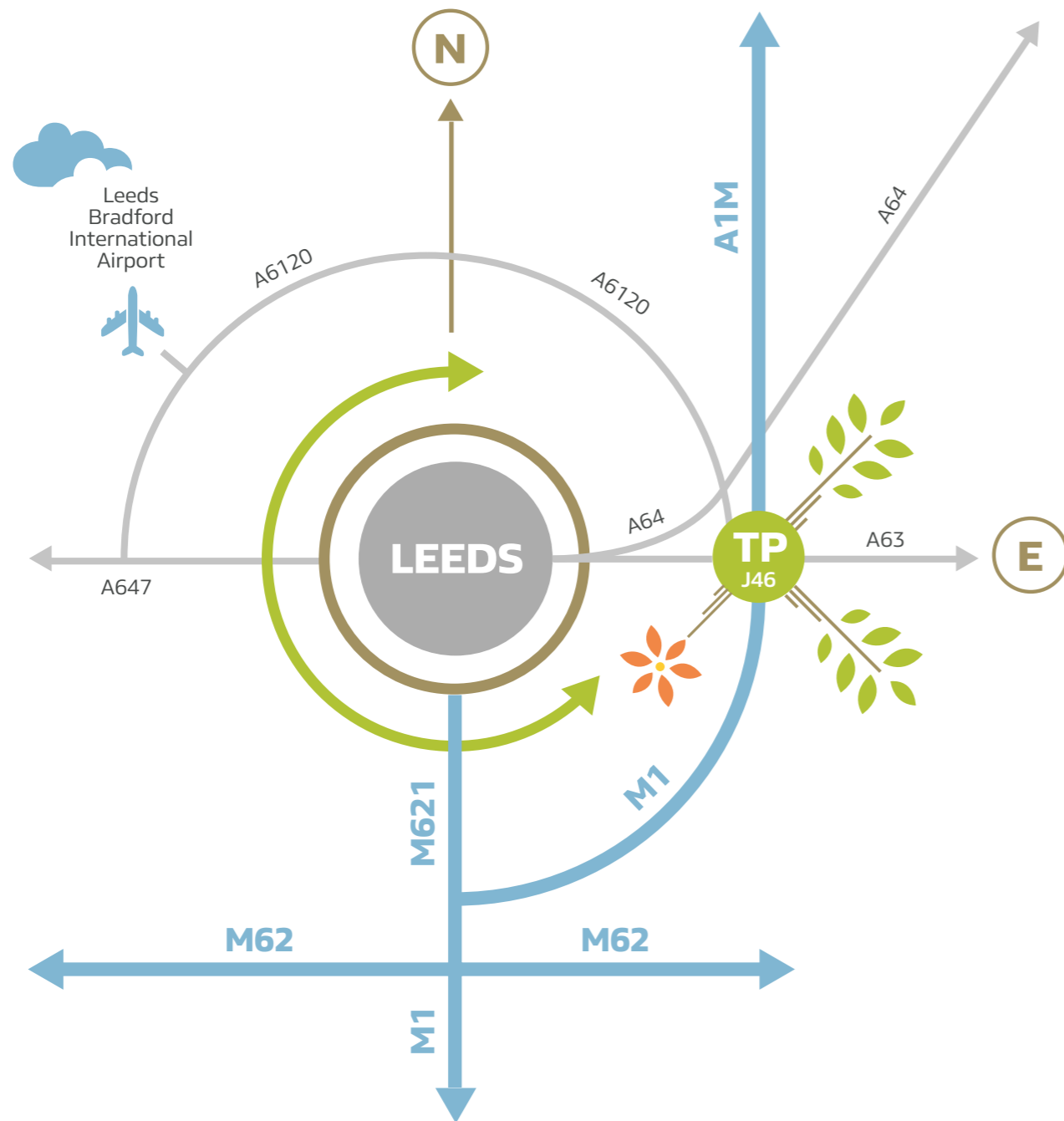




High quality sustainable workplaces combined with highly diverse amenities inspire and support the corporate productivity agenda

OUR LOCATION IS EXCEPTIONAL

Thorpe Park has established itself as one of the north of England's premier business locations. Around 4,500 people work at Thorpe Park in nearly 600,000 sq ft of high-quality business space. **Among the 60 occupiers, there are leading names such as IBM, National Grid, GE Capital, Vinci, BAM and United Utilities.**



THORPE PARK IS ONE OF LEEDS CITY REGION'S KEY PROSPECTS FOR FURTHER ECONOMIC GROWTH.

Thorpe Park has the potential to boost the economy of the city region and help cement Leeds' position as a regional capital and provide thousands of new job opportunities for the people of east Leeds.

SEE THE BIGGER PICTURE

AN EXTENSIVE AREA TO THE NORTH OF THORPE PARK HAS BEEN ALLOCATED FOR A MAJOR STRATEGIC HOUSING REDEVELOPMENT OF 7,000 NEW HOMES

THE SINGLE LARGEST AREA OF HOUSING PROPOSED IN THE TOTAL ALLOCATION FOR THE EAST LEEDS AREA WHICH STANDS AT OVER 11,000 NEW HOMES

The East Leeds Extension area is essentially an arc of land of approximately 3 miles wrapping around the north-east quarter of the existing Leeds suburbs.

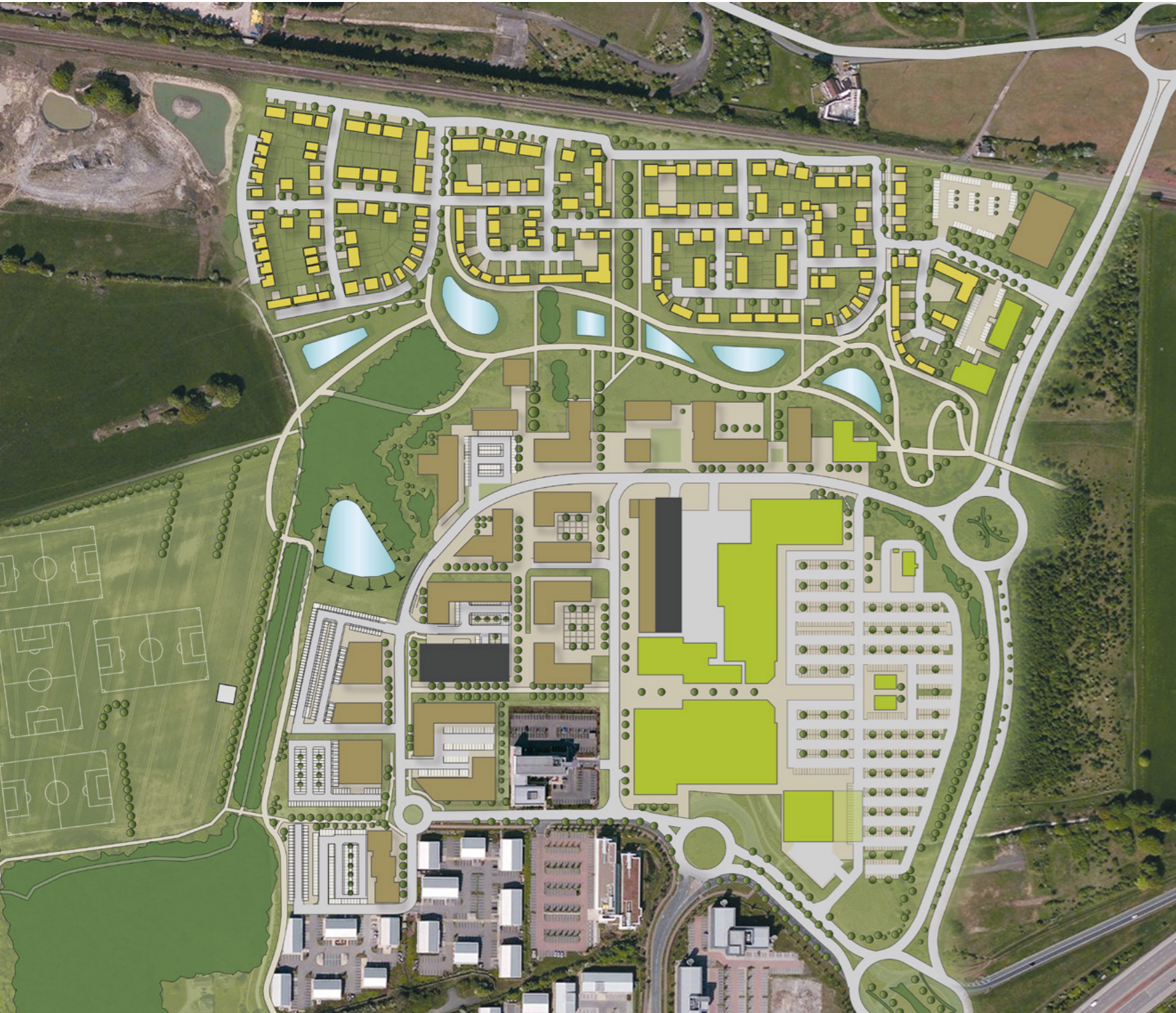
Up to 7,000 new homes are expected, along with supporting amenities, infrastructure, schools and healthcare.





- Office
- Mixed Use
- Retail & Leisure
- Start-Up
- Multi-Storey Car Park
- Residential
- Commercial/Leisure/Local Support Services (Pub/Lodge Crèche, Medical Centre)

DELIVERING A NEW PHASE OF DEVELOPMENT AT THORPE PARK



IT'S ALL IN OUR PLANNING



Foodstore
9,000 SQ M (96,876 SQ FT)



Non - Food Retail
9,000 SQ M (96,876 SQ FT)



Cafés/Bars/Restaurants
4,200 SQ M (45,209 SQ FT)



Hotels
14,090 SQ M (151,665 SQ FT)



Leisure (Health & Fitness)
2,290 SQ M (24,650 SQ FT)



Offices
101,290 SQ M (1,209,286 SQ FT)

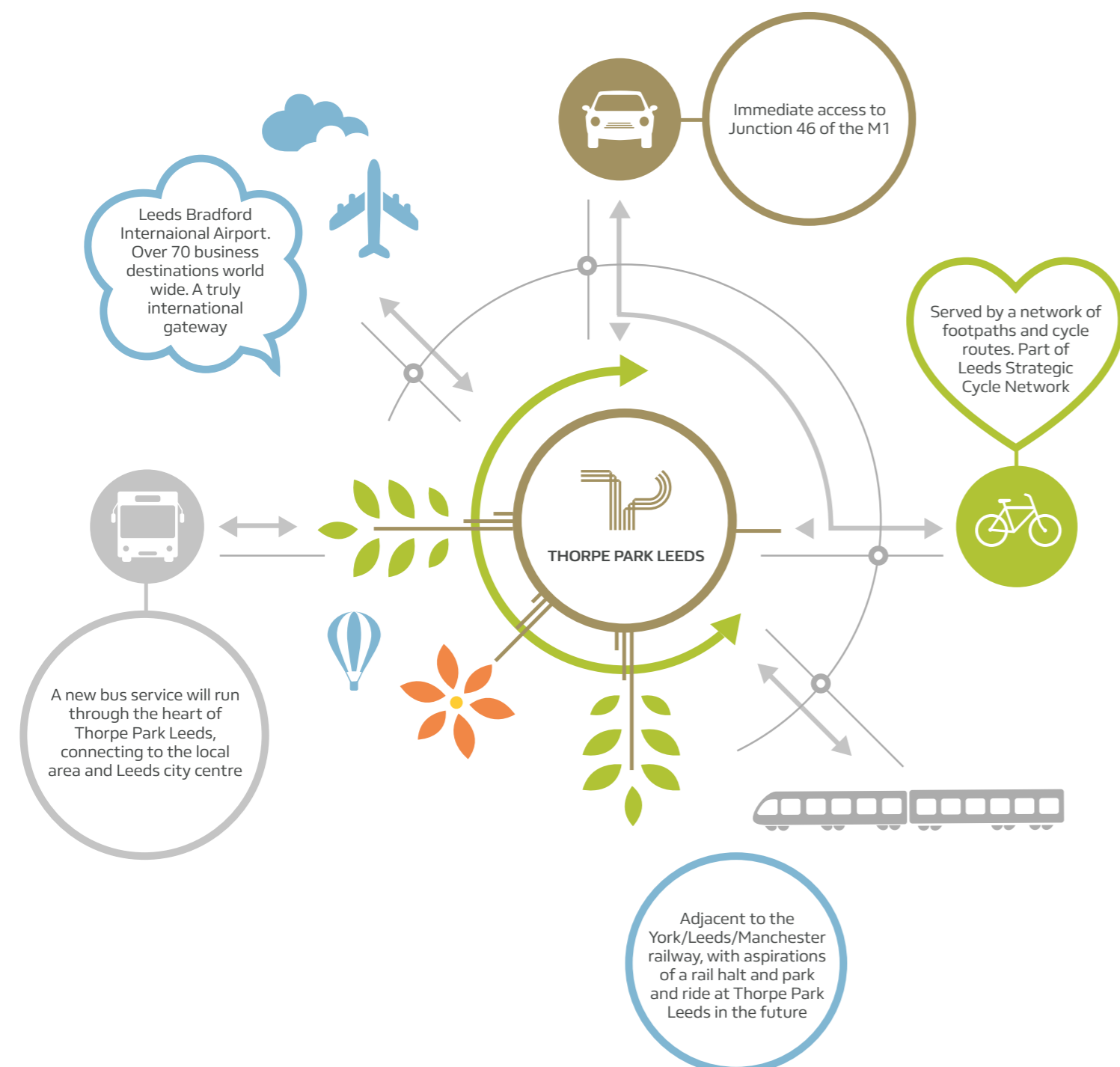
TOTAL: 140,000 SQ M (1,500,000 SQ FT)

Planning consent for 140,000 sq m / 1.5m sq ft of additional development on the 96 undeveloped acres at Thorpe Park.



BE TRULY ACCESSIBLE

Our travel planning strategy allows employees to take full advantage of the various travel options to **reduce the environmental impact** of their journey to and from work.



Thorpe Park is the proposed location for the 'East Leeds Parkway' rail halt on the Leeds to York line.

AS PEOPLE WORK MORE FLEXIBLY, THE OFFICE IS AN ENVIRONMENT TO MEET COLLEAGUES AND EXCHANGE IDEAS RATHER THAN A 9-5 WORKSPACE. **BUSINESS PARKS WITH GOOD ACCESSIBILITY WILL BENEFIT AS 'TOUCHDOWN' POINTS.**

The future phases of the Thorpe Park will have further improved bus services.

The logic for a Park & Ride at Thorpe Park is clear, given the population growth in the area and the fact that it would be served by the ELOR and the M1.

Thorpe Park is currently being considered as the location for the 'East Leeds Parkway' rail halt, along the Leeds-York railway.

Scarborough Group have been approached by rail service operators who would run services from Bradford to London King's Cross, via Leeds City Centre and 'East Leeds Parkway'.


FUTURE PROOF AT THORPE PARK LEEDS

Successful business communities of the future, like Thorpe Park, will be those that have a coherent master plan with a strategic approach to managing sustainability and have the scale to provide a viable and diverse offer. They will complement nearby city centres; have strong transport links and adequate parking and will meet the changing demands of the modern occupier.

Thorpe Park Leeds has planning consent to deliver the next phases of development at Thorpe Park to better meet the needs of tomorrow's occupiers.

NOW, IS AN EXCITING
TIME TO GROW YOUR
BUSINESS IN **A UNIQUE
AND HIGH PROFILE
DESTINATION.**





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

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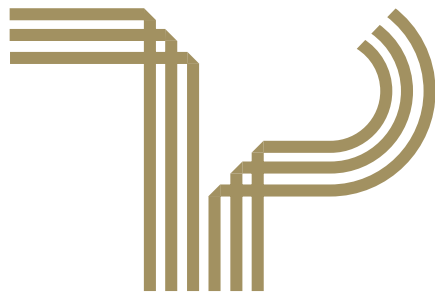
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A joint venture partnership



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Information from JLL research "The Urban Tendency" report



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