

integral

INTEGRALLEEDS.CO.UK

INTEGRAL @ THORPE PARK,
LEEDS LS15 8FU

JUNCTION 46, M1

A DEVELOPMENT BY

 Scarborough Group
International



INTEGRATED
INDUSTRIAL
SPACES

INTEGRALLEEDS.CO.UK



CONTENTS

Introduction	03
Overview	04 - 05
Masterplan	06
Specification	07 - 08
ESG	09 - 10
Location	11 - 14
Neighbourhood	15 - 19
Contact	20



A TOTAL OF 596,500 SQ FT OF DYNAMIC
INDUSTRIAL AND LOGISTICS SPACE
INDIVIDUAL UNITS AVAILABLE FROM
5,000 TO 175,000 SQ FT

INTEGRATED INDUSTRIAL SPACES





INTEGRAL AT THORPE PARK LEEDS IS AN UNPRECEDENTED HUB OF INDUSTRIAL SPACES, INTEGRATING LOGISTICS AND ADVANCED MANUFACTURING BUSINESSES INTO AN ESTABLISHED AND AWARD-WINNING MIXED-USE COMMUNITY.

It offers up to 596,500 sq ft of state-of-the-art accommodation across 11 units with enviable sustainability credentials, access to unrivalled amenities and an abundance of green space, not to mention exceptional transport links.

Put simply, Integral at Thorpe Park Leeds offers more than just great spaces. It does more for the humans inside.

596,000 FT
OF FUTURE
READY SPACE



POSITIVE IMPACT

- Targeting BREEAM 'Excellent' and EPC 'A' rating
- Fabric First design approach to minimise energy consumption



STRATEGICALLY LOCATED

- Prominent motorway presence situated immediately off Junction 46 of the M1
- Immediate access to North Leeds conurbations via the new East Leeds Orbital Route
- Strong public transport links including a new public train station (expected 2025)
- 6.5 miles to Leeds City Centre



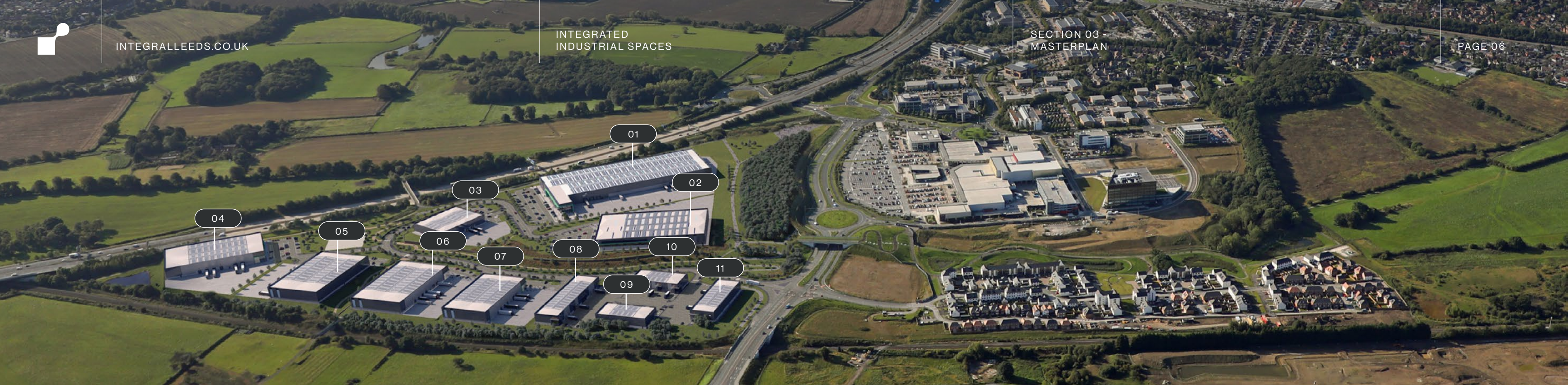
WELL- CONSIDERED

- 42% of the site retained as green space to boost wellbeing and biodiversity
- Onsite Retail and Leisure amenities

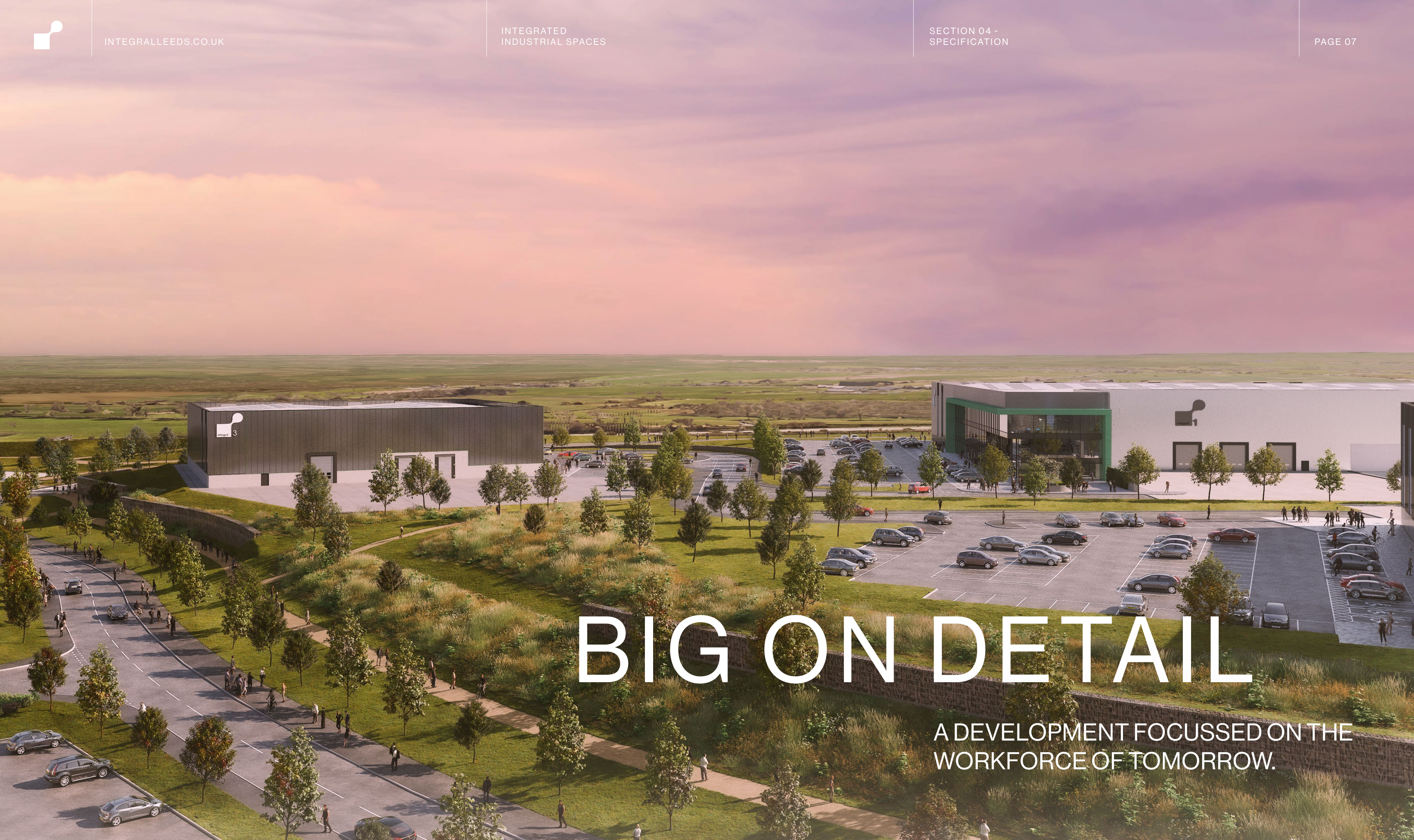


STRONG DEMOGRAPHICS

- An economically active population of 1.1 million
- £446.00 average weekly earnings compared to £617.00 nationally



UNIT	PLOT	OFFICE ACCOMMODATION (SQ FT)	TOTAL GIA (SQ FT)	YARD DEPTH (M)	HAUNCH HEIGHT (M)	LOADING DOORS LEVEL (NO.)	DOCKS (NO.)	CAR PARKING (NO.) TOTAL	DISABLED	EV CHARGING	STANDARD
UNIT 01	PLOT 01	25,000	175,000	50.00	12	4	2	173	9	20	144
UNIT 02	PLOT 01	4,500	94,500	50 (avg)	12	2	7	108	6	10	92
UNIT 03	PLOT 02	1,500	31,500	45.00	10	1	2	35	3	4	28
UNIT 04	PLOT 03	3,000	63,000	50 (avg)	12	2	4	75	4	8	63
UNIT 05	PLOT 03	2,750	57,750	45.00	12	2	4	60	3	6	51
UNIT 06	PLOT 04	2,750	57,750	45.00	12	2	4	60	3	6	51
UNIT 07	PLOT 05	2,000	42,000	45.00	10	2	3	50	3	5	42
UNIT 08	PLOT 06	---	25,000	---	---	---	---	---	---	---	---
UNIT 09	PLOT 06	---	15,000	---	---	---	---	---	---	---	---
UNIT 10	PLOT 06	---	15,000	---	---	---	---	---	---	---	---
UNIT 11	PLOT 06	---	20,000	---	---	---	---	---	---	---	---
TOTAL		41,500	596,500	---	---	---	---	---	---	---	---



BIG ON DETAIL

A DEVELOPMENT FOCUSSED ON THE
WORKFORCE OF TOMORROW.



EXPANDING HORIZONS

INTEGRAL AT THORPE PARK, LEEDS REPRESENTS A NEW ERA IN INDUSTRIAL DEVELOPMENT IN LEEDS, INTRODUCING VERSATILE INDUSTRIAL AND COMMERCIAL SPACES THAT GO BEYOND IMPRESSIVE SPECIFICATIONS.

Offering best-in-class, market-ready spaces, Integral at Thorpe Park, Leeds invites you to embrace the future with spaces that are ready for what lies ahead.

50_{KN/M2}

FLOOR LOADING

10_%

PV ARRAY (CAPACITY
TO INCREASE TO 100%)

10_%

MINIMUM EV
PARKING BAYS

HQ

QUALITY OFFICE
ACCOMMODATION



LEANER CLEANER GREENER

REAL ESTATE ACCOUNTS FOR APPROXIMATELY 39% OF TOTAL GLOBAL CARBON EMISSIONS SO, AS COMPANIES LOOK TO MEET AMBITIOUS TARGETS AROUND NET ZERO CARBON THEY ARE INCREASINGLY DEMANDING LEANER, CLEANER AND GREENER PREMISES FROM WHICH THEY OPERATE.

Integral at Thorpe Park Leeds provides a pathway to net zero carbon in operation, optimising the layout, design, construction method and building services strategy to reduce embodied emissions ready for occupiers to pick up the baton.

A RATING
EPC 'A' Target

NO FOSSIL FUEL
Avoidance of on-site fossil fuel use (where not required for processing plant)

ZERO WASTE
Zero waste to landfill during construction

SOLAR PANELS
Minimum of 10% roof-mounted solar photovoltaics for on-site energy generation and ability to provide full roof solar.

SECURE CYCLE STORAGE
Dedicated secure cycle storage spaces for each unit

EXCELLENT TARGET
BREEAM 'EXCELLENT' Target

LOCALLY SOURCED
Locally sourced labour and materials

LED LIGHTING
LED lighting with PIR sensor control

NATURAL LIGHT
10% roof lights providing natural daylight

SUSTAINABLE TRAVEL
Bespoke sustainable travel plan

HIGH EFFICIENCY
Highly-efficient, low air permeability design

GREEN OPEN SPACE
42% of the site is dedicated to green spaces

HEATING & COOLING
VRF heating and comfort cooling

CHARGING POINTS
Minimum of 10% electric vehicle charging points



113-ACRE PUBLIC PARK – COMING SOON / 8
LARGE PONDS / SPECIES RICH GRASSLAND /
WILDFLOWER MEADOWS & WOODLAND BUFFER
PLANTING / SEATING AREAS / EXERCISE
TRAILS / PEDESTRIAN SAFE WALKING ROUTES
/ CYCLE PATHS / BRIDLEWAYS / HIGH LEVELS
OF BIODIVERSITY / MAINTAINED LANDSCAPING
/ BIRD NESTING BOXES & BUG HOTELS / GREEN
BRIDGE FOR PEDESTRIANS & WILDLIFE / PART
OF LEEDS' STRATEGIC CYCLE NETWORK
+ SO MUCH MORE

WELL
BEING

Nature is essential to both our physical and mental wellbeing yet the industrial and logistics sector has traditionally lagged behind other asset classes in incorporating it into the overall design ethos.

Integral at Thorpe Park Leeds spans a total of 60 acres, 42% of which has been retained as green space, with extensive landscaping, water features and mature woodland providing space to relax and unwind, space for physical activity, space for nature to thrive, and space to simply connect with the elements.

There will be a green spine path running through the site providing public access from the top of the site to the crossing on William Parkin Way.



STRATEGICALLY LOCATED





SITUATION

FROM ITS LOCATION ON THE OUTSKIRTS OF LEEDS, INTEGRAL AT THORPE PARK OFFERS EXCELLENT CONNECTIVITY WITH THE LEEDS CITY REGION.



WHAT THREE WORDS
/// LOADED.LIFTED.SEARCH



STRONG TALENT POOL

AS THE LARGEST CONTRIBUTOR TO THE UK ECONOMY IN THE NORTHERN POWERHOUSE AND THE LARGEST REGIONAL ECONOMY OUTSIDE LONDON, LEEDS CITY REGION IS THE PERFECT LOCATION TO INVEST AND GROW YOUR BUSINESS.

The city region also boasts the greatest concentration of high-value manufacturers in the UK, with 7,300 manufacturing and engineering businesses, two-thirds of which are specialists in advanced processes, R&D and product development. These businesses employ 174,000 people and generate £7 billion a year, or 12% of Leeds City Region's economic output.

Source: investleedscityregion.com; nomisweb.co.uk

1.1_M

AN ECONOMICALLY ACTIVE POPULATION OF 1.1 MILLION

174K

MANUFACTURING AND LOGISTICS WORKFORCE

7,300

MANUFACTURING AND
ENGINEERING BUSINESSES

£466

AVERAGE WEEKLY EARNINGS
COMPARED TO £617.00 NATIONALLY

£69_{BN}

GVA OF OVER £69BN - THE LARGEST CITY REGION
ECONOMY OUTSIDE OF LONDON



FASTEST GROWTH OF FOREIGN
INVESTMENT IN THE NORTH



WELL CONNECTED

ROAD

Integral benefits from immediate access to Junction 46 of the M1 which, in turn, provides direct connections to the wider national motorway network, including the M621, M62 and A1M, all of which are located within 10 minutes’ drive time.

The recently completed East Leeds Orbital Route also connects Integral to north Leeds, significantly improving travel times within the Region.

LOCATION	DISTANCE	TIME
LEEDS CITY CENTRE	6.5 MILES	15 MIN
SHEFFIELD	42 MILES	53 MIN
MANCHESTER	51 MILES	1 HR 14 MIN
LIVERPOOL	80 MILES	1 HR 51 MIN
NEWCASTLE	99 MILES	1 HR 48 MIN
BIRMINGHAM	120 MILES	2 HR 17 MIN
LONDON	190 MILES	4 HR 11 MIN

RAIL

Leeds Railway Station is the busiest train station in the North of England, and the UK’s third busiest outside London.

A new on-site, high-frequency rail link and associated park and ride service is also due to be operational by 2025, providing direct links between Integral and Leeds city centre, with journey times of just eight minutes.

STATION	DISTANCE	TIME
YORK	--	24 MIN
SHEFFIELD	--	42 MIN
MANCHESTER PICADILLY	--	1 HR 5 MIN
LONDON KINGS CROSS	--	2 HR 12 MIN

AIR

Integral is served by Leeds Bradford Airport, the largest airport in Yorkshire, providing international and domestic flights to over 65 locations. Additionally, Manchester International, Teesside International and Humberside airports are also accessible within just over an hour’s drive time.

AIRPORT	DISTANCE	TIME
LEEDS BRADFORD	14 MILES	35 MINS
HUMBERSIDE	61 MLES	1 HR 5 MIN
TEESSIDE	61 MILES	1 HR 10 MIN
MANCHESTER	63 MILES	1 HR 9 MIN

SEA

Four of the UK’s top five container ports are located within a four hour drivetime of Integral, providing easy access to European markets and beyond.

PORT	DISTANCE	TIME
IMMINGHAM	69 MILES	1 HR 17 MIN
LIVERPOOL	87 MILES	1 HR 44 MIN
LONDON	206 MILES	3 HR 38 MIN
FELIXTOWE	212 MILES	3 HR 42 MIN
PORSTMOUTH	252 MILES	4 HR 28 MIN
DOVER	264 MILES	4 HR 44 MIN



AWARD-WINNING NEIGHBOURHOOD

INTEGRAL IS LOCATED WITHIN THORPE PARK LEEDS,
AN AWARD-WINNING MIXED-USE NEIGHBOURHOOD.



WHEN COMPLETE, THIS AWARD-WINNING, MIXED-USE
NEIGHBOURHOOD WILL FEATURE:

THORPE PARK LEEDS

800

HOMES

150_{ACRES}

INCLUDING A COMMUNITY
PARK WITH SPORTS AND
WELLBEING FACILITIES

3M_{SQ FT.}

OF COMMERCIAL SPACE

350K_{SQ FT.}

OF RETAIL AND LEISURE
CENTRE, THE SPRINGS

17.5K

WORKING POPULATION



Over the past two decades, Thorpe Park Leeds has established itself as a thriving business destination. It's now home to leading companies in the financial, tech, construction, energy and healthcare sectors, with more than 100 local, national and international businesses including Regus, NHS, Pharmacy 2U, Birds Eye, Dr Oetker, Quorn, IBM, Total, Balfour Beatty and Lowell.

Their combined workforce is already over 7,500 and, once fully complete, Thorpe Park Leeds will boast a community in excess of 17,500.

INTERNATIONAL BUSINESSES
INCLUDING REGUS, NHS, PHARMACY 2U,
BIRDS EYE, DR OETKER, QUORN, IBM,
TOTAL, BALFOUR BEATTY AND LOWELL.

BUSINESS COMMUNITY



RENOWNED HIGH STREET BRANDS INCLUDING NEXT, M&S FOOD HALL, TK MAXX, DUNELM, BOOTS, PRET A MANGER, HOTEL CHOCOLAT, H&M, RIVER ISLAND, FATFACE, JD SPORTS, MOUNTAIN WAREHOUSE, NANDOS AND CAFFE NERO, A 10-SCREEN ODEON LUXE CINEMA, PLUS THE UK'S LARGEST LOW-COST GYM OPERATOR PUREGYM

The amenity focal point at Thorpe Park Leeds is The Springs — a 350,000 sq ft retail and leisure centre with an offering that is growing almost daily.

In addition to renowned high street brands including Next, M&S Food Hall, TK Maxx, Dunelm, Boots, Pret a Manger, Hotel Chocolat, H&M, River Island, FatFace, JD Sports, Mountain Warehouse, Nandos and Caffè Nero, a 10-screen ODEON Luxe cinema, plus the UK's largest low-cost gym operator PureGym, many of the shops are independent or new concept stores offering a unique and enjoyable shopping experience.

Visit www.thesprings-leeds.co.uk to find out more.

THE SPRINGS



PARKLIFE

PARKLIFE IS THE BESPOKE
ENGAGEMENT PROGRAMME
BUILT AROUND THE INDIVIDUALS,
BUSINESSES AND STAKEHOLDERS
OF THORPE PARK LEEDS.

The motivation behind ParkLife is to create a thriving community through an exclusive programme of events, activities, services and discounts, including:

Sustainable travel planning

Enterprise Car Club

Networking opportunities

Benefits and discounts at The Springs

Free business advertising

Sustainability forum

Charity and social events

Regular news and updates

Recruitment support

Visit www.thorpepark-parklife.co.uk to find out more.



For all enquiries and to discuss any design and build opportunities at Integral @ Thorpe Park please contact:



ADAM VARLEY

Development Director
07841 684 884
adam.varley@scarboroughgroup.com

DANIEL WALKER

Director
07920 151 117
daniel@gvproperty.co.uk

RACHEL VICKERS

Senior Commercial Manager
07985 391 300
rachel.vickers@scarboroughgroup.com

TRUSTED DEVELOPMENT PARTNER

Scarborough Group International is one of the UK’s most active privately-owned, regeneration and property investment specialists. Over the last six decades, we have grown from a UK-based Real Estate organisation into a global firm with an award-winning portfolio of projects.

In the UK alone, we have delivered 8.9m+ sq ft of commercial space and 3.8k residential units, with a further 3.9m+ sq ft and 1.6k units in the pipeline.

Our philosophy is to create thriving spaces for people to live, work and, which is underpinned by strong ESG credentials.