



LEEDS LS11



Educate.
Innovate.
Collaborate.

Business Re-imagined



Welcome to White Rose Park, where the brightest minds of today come together to solve the problems of tomorrow.

Forget everything you know about out of town business parks. White Rose Park (WRP) is re-writing the rulebook, bringing business, life and academia together to create a talent and knowledge based park of the future. A place where innovation drives business and business drives innovation, fusing education with commerce to inspire a community of innovators and disruptors.

Park-Life



Starbucks
Coffee



On-site Crèche



The Yorkshire Deli



The White
Rose Park App



Cycle Storage



EV Charging
Points



White Rose
Shopping Centre



Pop-up Food
Vendors



Outdoor
Training Park



IMAX Cinema



Bike Loan
Scheme



Car Parking



24/7
Security



Wellbeing
App



Wildflower
Meadow



Home to Global Brands



White Rose Park has long been a hub for global businesses and has a history steeped in innovation. From the beginnings of First Direct, the UK's first digital bank to present day sports media giant DAZN, disruption and innovation runs through the DNA of the park. With a host of retail and leisure amenities within a short walk, the park boasts enviable staff retention rates amongst our tenants. White Rose Park has 525,000 sq ft of existing workspace, with 150,000 sq ft of further development planned.

Telefonica | O₂



CAPITA



In good company



Environmental, social, governance (ESG)

Environmental

- Smart & sustainable buildings
 - Clean air
 - Green materials
 - Renewable energy
 - Re-use of grey water
- Ambition to be Net Positive by 2030

Social

- Inclusive high quality education
 - Daycare nursery
 - First class health & safety
 - Diversity & inclusion
- Prioritising health, fitness & wellbeing
 - Community outreach

Governance

- Investor inclusion
- Clear and measurable objectives
- Fair work and pay to the benefit of the local economy
- Transparent tendering, modern slavery act adherence



Sustainability

Sustainability and the health of our planet and people is at the core of our future plans for the park, and we have set a target to be carbon positive by 2030. We already have a number of initiatives in place.



100% Green
Electricity



99.9% of Waste
Recycled



Green
Travel Plan



LED Lights



EV Charging
Points



PV Cells



Biodiversity



EPC Commitments

Wellbeing

Our Wellbeing app, Navigator by hero, allows individuals and businesses to manage and progress goals; including sleep, steps, exercise, nutrition, breathing, activity, habits and recovery. Coupled with our outdoor training park, newly created wellness garden and daily healthy eating food options, we take the wellbeing of our WRP community seriously.



Innovation

From the beginnings of First Direct, the UK's first digital bank to present day sports media giant DAZN, disruption and innovation runs through the DNA of the park.

A Smart Cities Innovation Hub will see the WRP utilised as a Real World testbed and will attract the world's best innovators and startups to the Park. A ground-breaking new net-positive building will utilise the latest design and construction techniques on the newly created Station Square site.



**Where work & life come
together seamlessly**



**Relaxing spaces
for work or rest**



Work Better



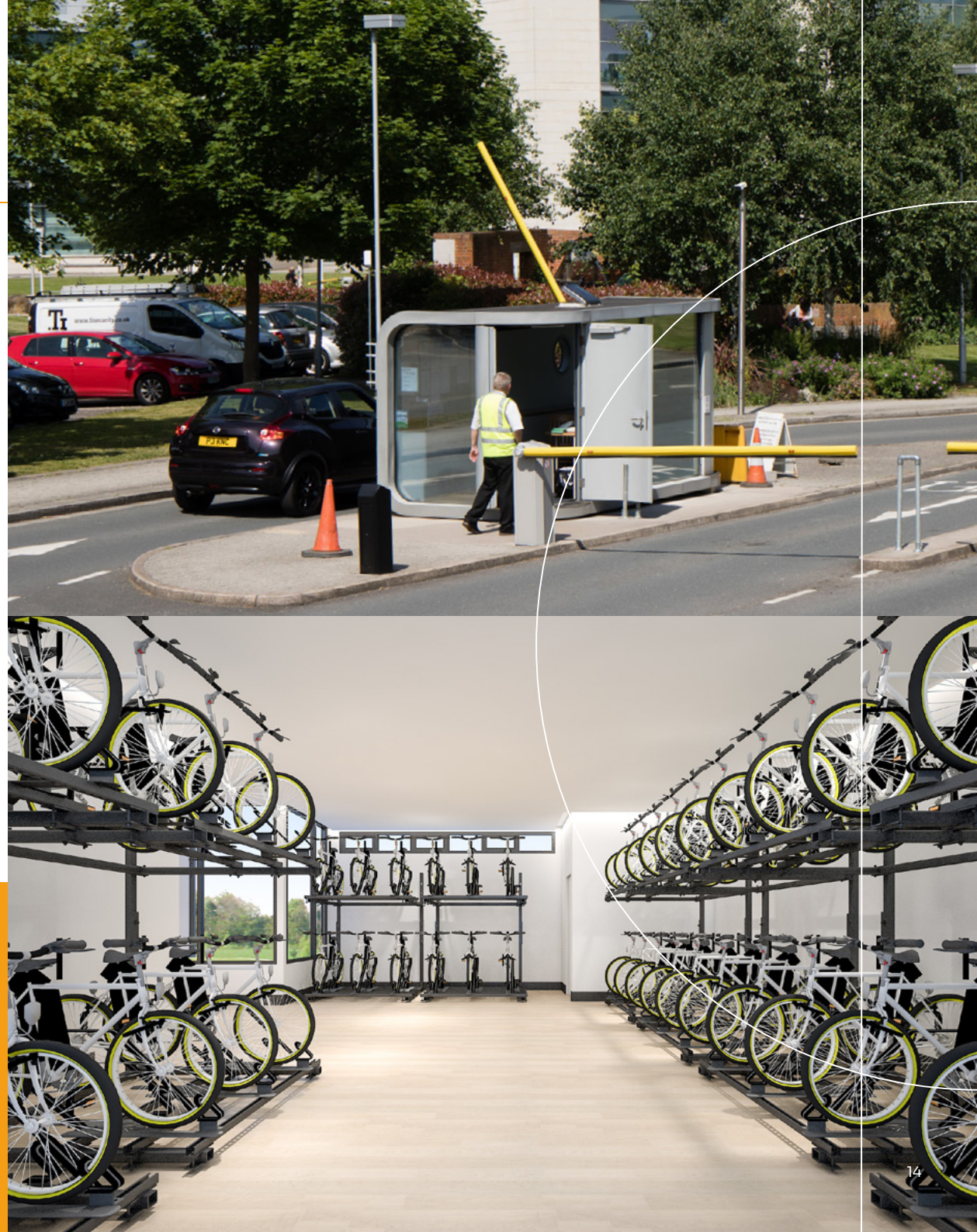
People are the lifeblood of any organisation and its success relies on a happy and healthy workforce. High spec office space coupled with vibrant green spaces and courtyards offer the perfect mix of workspace and breakout areas, helping keep your people at the top of their game mentally and physically. Future plans include on-site fitness and wellbeing programmes as well and a dedicated WRP wellness app for everyone.



Safe & Secure

One of the safest places to work and visit in the UK.

White Rose Park boasts multilevel security, managed on-site 24 hours a day, 7 days a week and 365 days a year. On-site security expertly manage all tenants daily needs and their visitors, using a combination of a bespoke online visitor portal and intelligent security systems.





**Work
Collaboratively**

Future-proof technology



Connected
Everywhere



Full fibre network



5G Connected



Robust Cyber
Security



Leeds Innovation
Network connected



Clear
Telecoms



Power Outage
Protection



Secure
Infrastructure



Connected

We understand how important internet connectivity and resilience is to a business

Modern business and innovation demands superior connectivity and we've got it covered. With Virgin, BT & AQL all in place, and two separate feeds for both internet and power into the Park, resilience comes as standard. 2021 will see White Rose Park become one of the first places in Leeds to receive 5G connectivity, meaning business can be accelerated even more.

aql



everywhere



Getting here is a breeze



4 mins

to Leeds Centre



45 mins

to Manchester



15 mins

from the M1



12 mins

from Morley



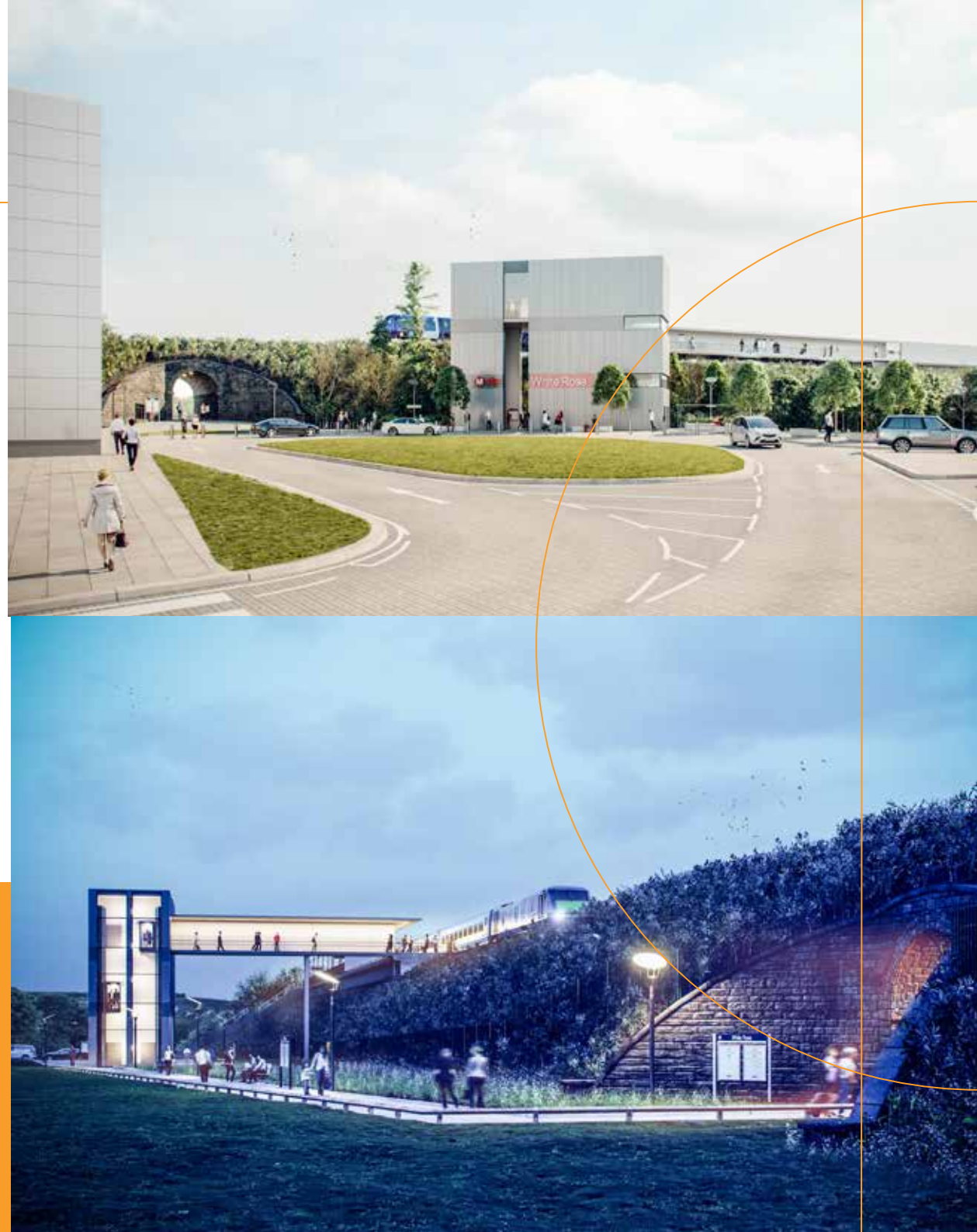
20 mins

from Churwell



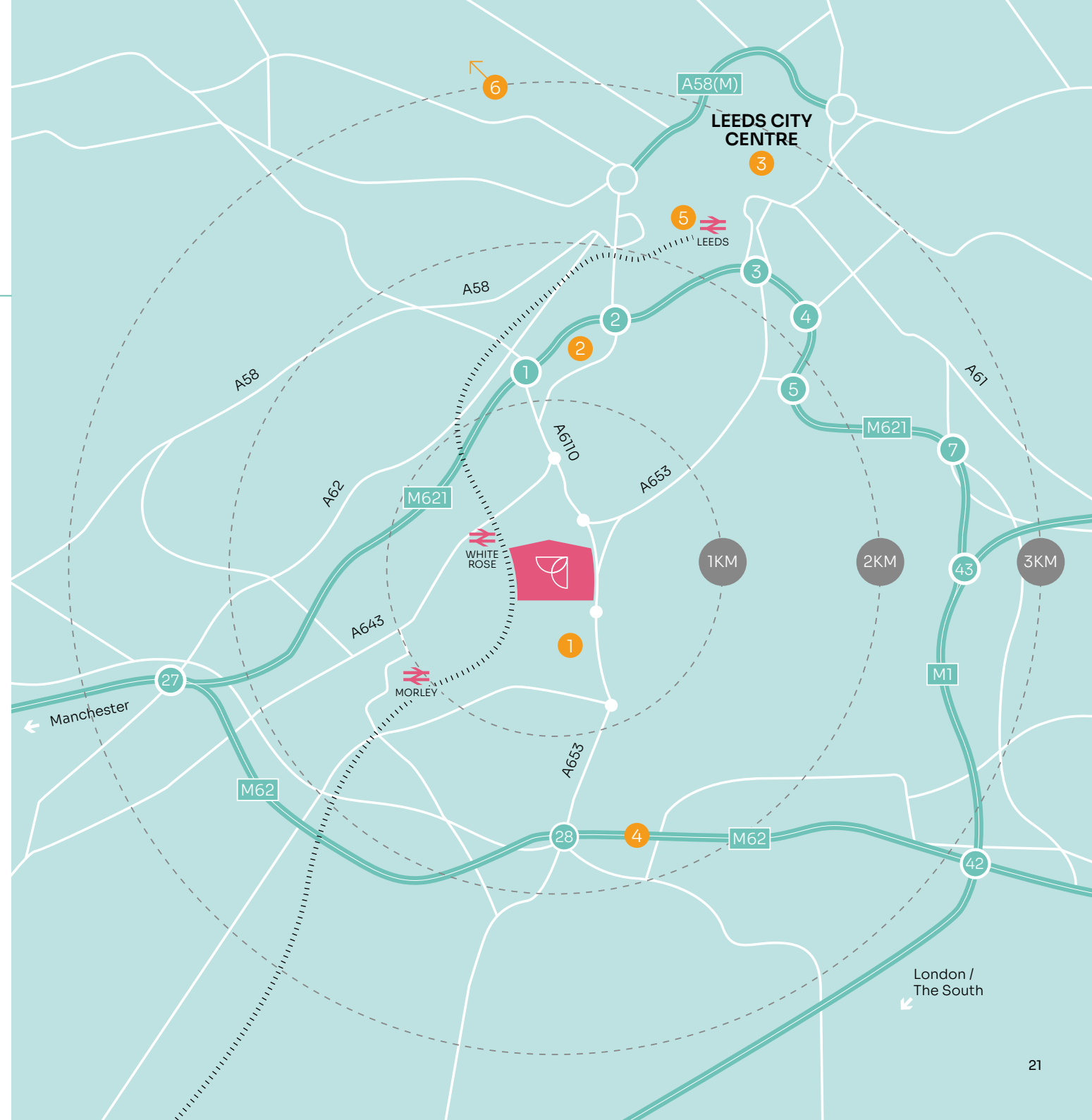
White Rose Station

Opening in Spring 2023 the White Rose Railway Station will mean the Park is only a 4 minute train journey to Leeds city centre and 45 minutes to Manchester. With a forecasted 343,000 trips annually, this new addition to the Park not only offers staff an exciting new transport option but offers you access to a wider talent pool.



Leeds City Centre in 4 minutes

- 1 White Rose Shopping Centre
- 2 Leeds United Stadium, Elland Road
- 3 Leeds City Centre
- 4 M62
- 5 Leeds Central Station
- 6 Leeds Bradford Airport (26min drive)

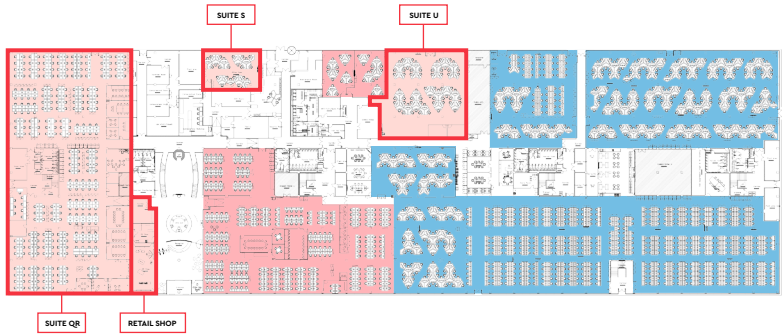


**Beautiful
& functional**

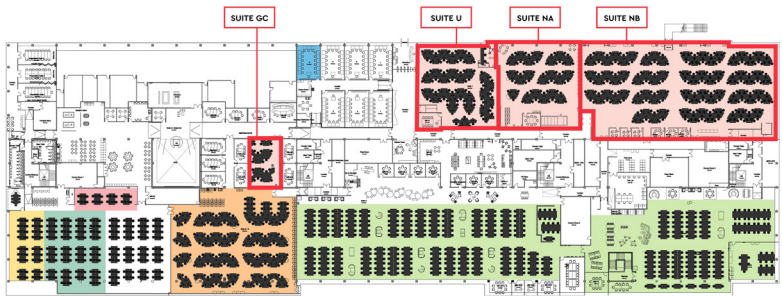


Accommodation

Ground Floor



First Floor



Floor	Suite	Sq Ft
Ground	S	1,499
	U	4,583
	QR	18,628
	Retail	1,066
First	OC	1,006
	U	3,934
	NA	4,685
	NB	12,360



Be here now

The available office space benefits from a Grade A specification including LED lighting, raised access floors, 4 pipe fan coil air conditioning, metal ceiling tiles, a stunning double-height reception area, shower and changing facilities and extensive dedicated on-site car parking.

The space benefits from a high quality fit-out which provides meeting rooms, kitchens and staff break out areas and can be provided fully furnished with existing IT infrastructure.



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whiterosepark.co.uk