

One Central Park

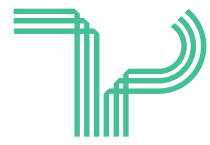


THORPE PARK LEEDS



The One

DESIGNED TO BE DIFFERENT



One Central Park is a landmark.
An innovative concept that sets a whole
new benchmark for future workspace at
Thorpe Park Leeds.

With a stunning facade designed to maximise the
vistas across the East Leeds skyline and beyond,
One Central Park boasts 76,328 sq ft (7,091 sq m)
of exemplary workspace.

Copious wellbeing features have also been included
to energise and motivate colleagues, clients and
visitors alike, while fostering a new level of flexibility,
productivity and collaboration.





The One

BREAKING NEW GROUND



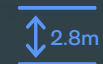
Our design team's brief was simple – marry the highest level of sustainable technology with the highest level of adaptability and agility to create a space for people to innovate, inspire and collaborate. And that's what they delivered.



Double-height, concierge-style entrance lobby



Fully-accessible raised floors



2.8m floor to ceiling height



1:8 sq m occupancy density



Flexible, open plan, floorplates – designed to be easily subdivided to suit your individual requirements



Flexible, individually-zoned, MVHR (Mechanical Ventilation with Heat Recovery) cooling system providing fresh filtered air into the building



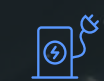
Communal fifth floor sky garden of 1,668 sq ft, south facing overlooking the estate



LED lighting with passive infrared (PIR) sensors



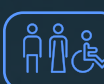
3 x destination controlled regenerative lifts



5 x onsite visitor, accessible car parking bays with EV charging points



45 x secure cycle spaces for standard bikes, EV and cargo delivery bikes



Self-contained toilet cubicles



Spa quality showers, lockers and drying rooms



Access for up to 391 vehicles within a secure, managed car park



Taxi/delivery drop off immediately outside the main building entrance



Low water usage fixtures and fittings



Combustion-free, all-electric building, powered by 100% renewable energy



Roof-mounted photovoltaic panels to maximise onsite renewable energy generation



The One with

ESG BUILT-IN



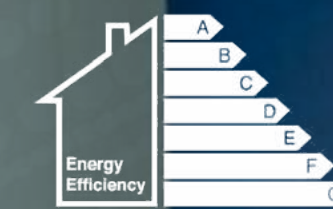
You can't reimagine the future without challenging today. That's why we've taken a 'fabric first' approach to design.

By starting from scratch with sustainability as the number one goal, One Central Park is set to become the most energy and carbon efficient office building at Thorpe Park Leeds and within the wider region, setting another new benchmark for future workspace.

And because wellness and sustainability go hand in hand, we've given the occupiers just as much consideration.

BREEAM

Targeting 'Outstanding'



Targeting EPC 'A'



WELL™

Aligned to 'Core'



WiredScore

Aligned to 'Platinum'



One Central Park's landmark design encompasses all seven concepts of the WELL Building Standard:



^{01.} Air

Centralised air handling units with enhanced filtration and air quality sensors for cleaner air.



^{02.} Water

Low water usage fixtures and fittings.



^{03.} Nourishment

Access to high quality food and beverage amenities onsite.



^{04.} Light

Double-height, concierge-style entrance lobby.

Floor to ceiling glazing flooding the building with natural daylight.



^{05.} Fitness

Secure cycle spaces for standard bikes, EV and cargo delivery bikes.

Green travel plan and active car park management strategy to encourage sustainable travel.

Integrated walking, cycle network and public transport infrastructure.



^{06.} Comfort

Flexible, individually-zoned MVHR system providing low carbon heating and cooling.

Peaceful and private environments throughout

Use of natural materials to absorb noise pollution.



^{07.} Community

Multi-functional outdoor space for daily use and seasonal events.

Occupier engagement platform featuring charity and social events, networking opportunities, benefits and discounts, business advertising and recruitment support.

Integrated green space, including ground floor outdoor terrace and wider public realm and landscaping.

Spa quality showers, lockers and drying room.











The One

BUILT FOR THE FUTURE



Of course, a future-proof building needs to be smarter than the average. So we've optimised the building to create a connected and seamless experience.

-  Touchless building access
-  Destination controlled, regenerative lifts
-  On demand energy generation
-  LED lighting with passive infrared (PIR) sensors
-  On-site EV charging facilities
-  Washroom fixtures with leak detection
-  WiFi enabled common areas
-  Diverse data connectivity





The One

ON A WHOLE NEW LEVEL



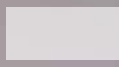



Schedule of accommodation IPMS 3 Floor Areas

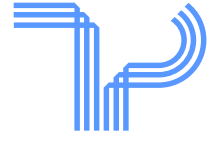
LEVEL	SQ M	SQ FT
5	938	10,097
4	1,139	12,260
3	1,139	12,260
2	1,139	12,260
1	1,075	11,571
0	1,019	10,969
-1	642	6,910
Total	7,091	76,328



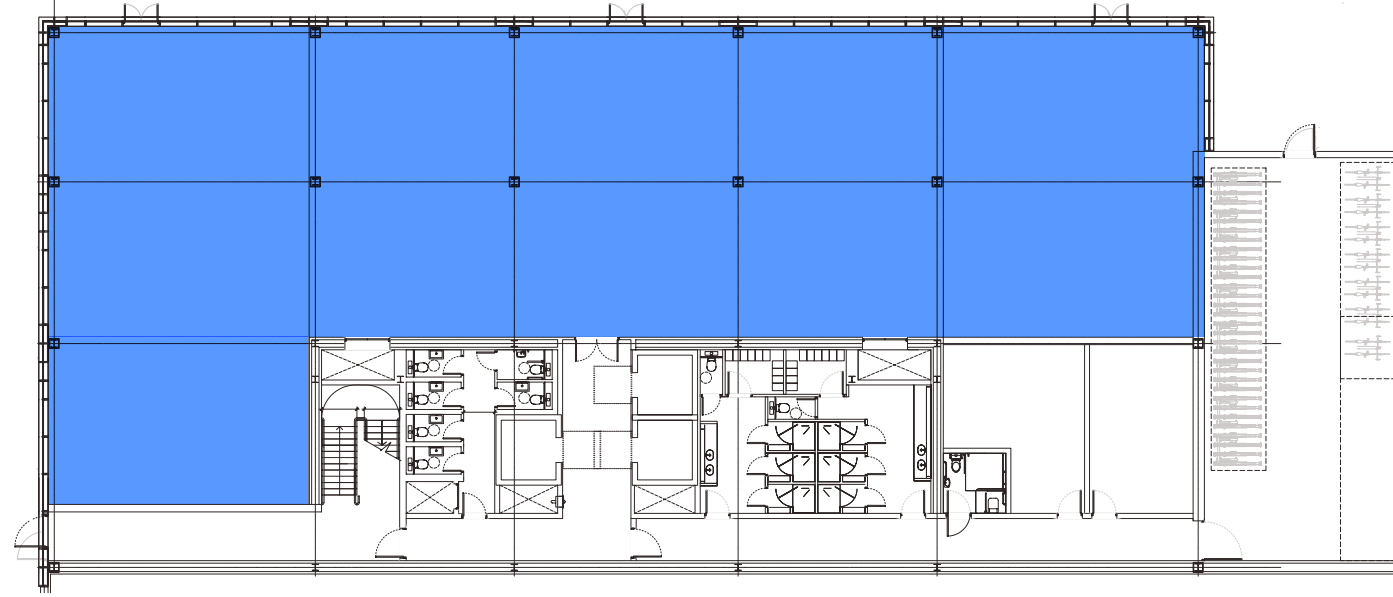
KEY

-  Workspace
-  Double Height Reception
-  Sky Garden

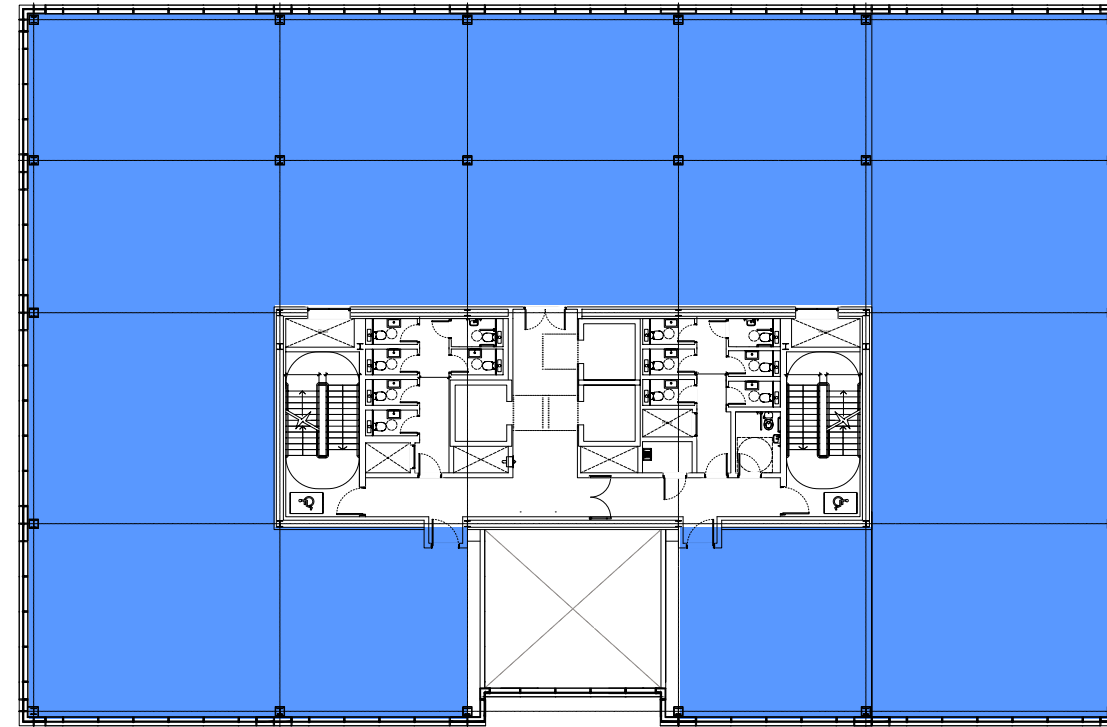




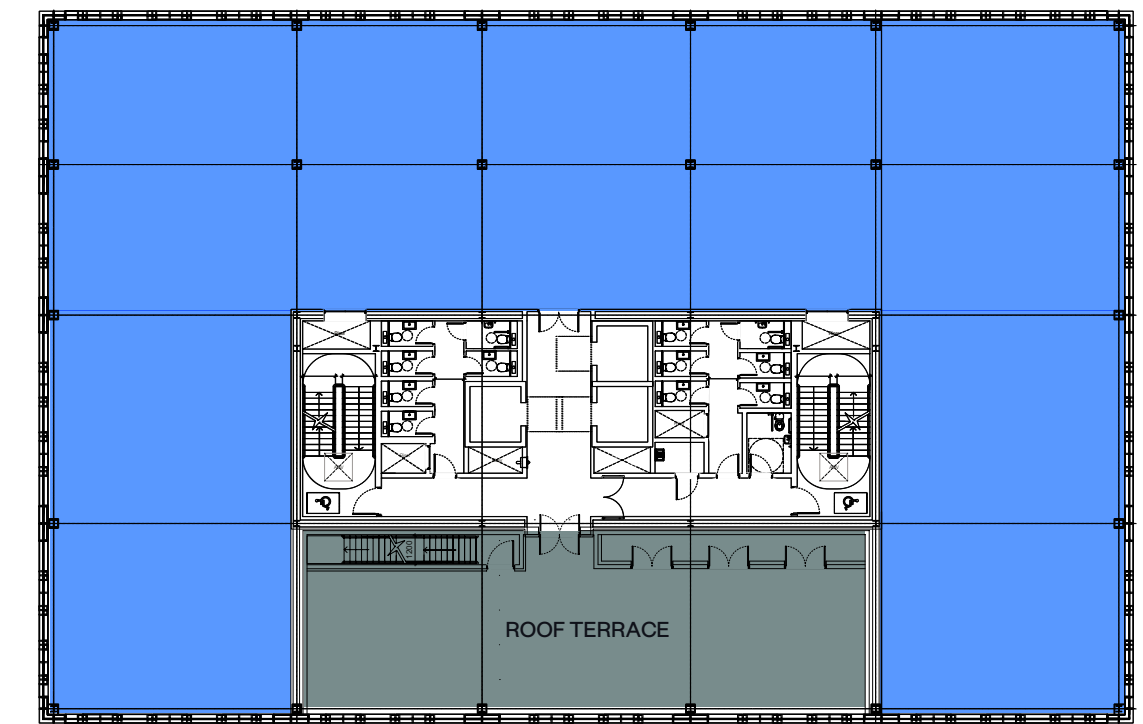
Level -1 Workspace: 642 sqm | 6,910 sq ft



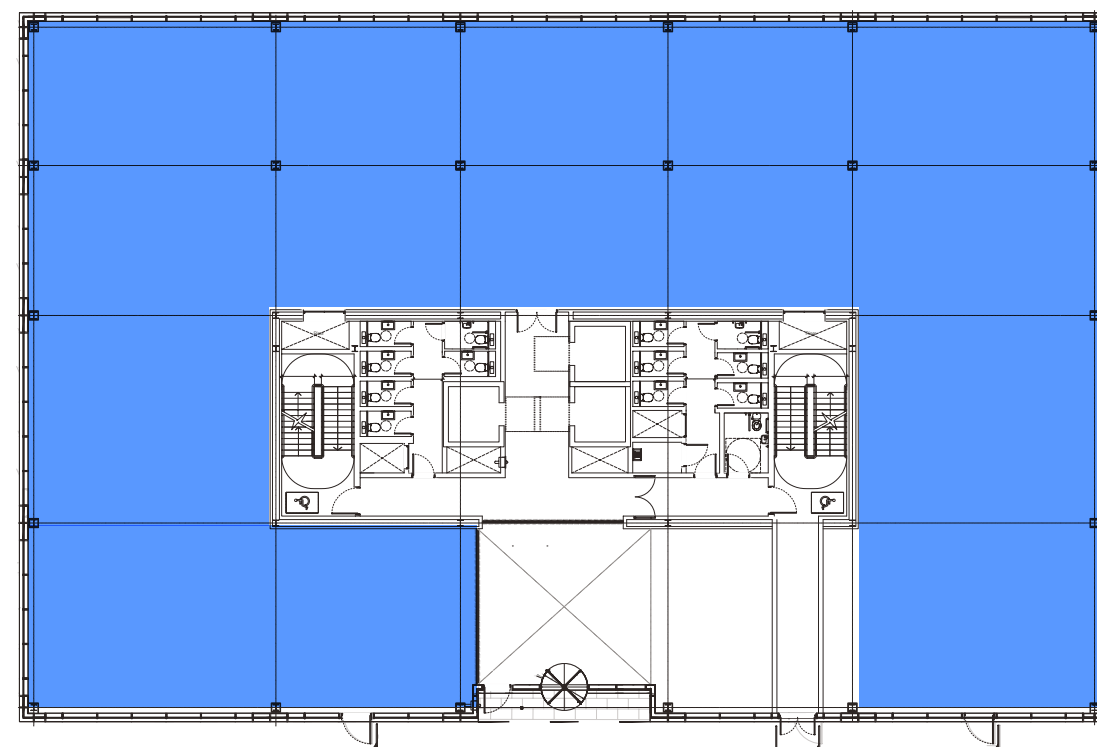
Level 1 Workspace: 1,075 sq m | 11,571 sq ft



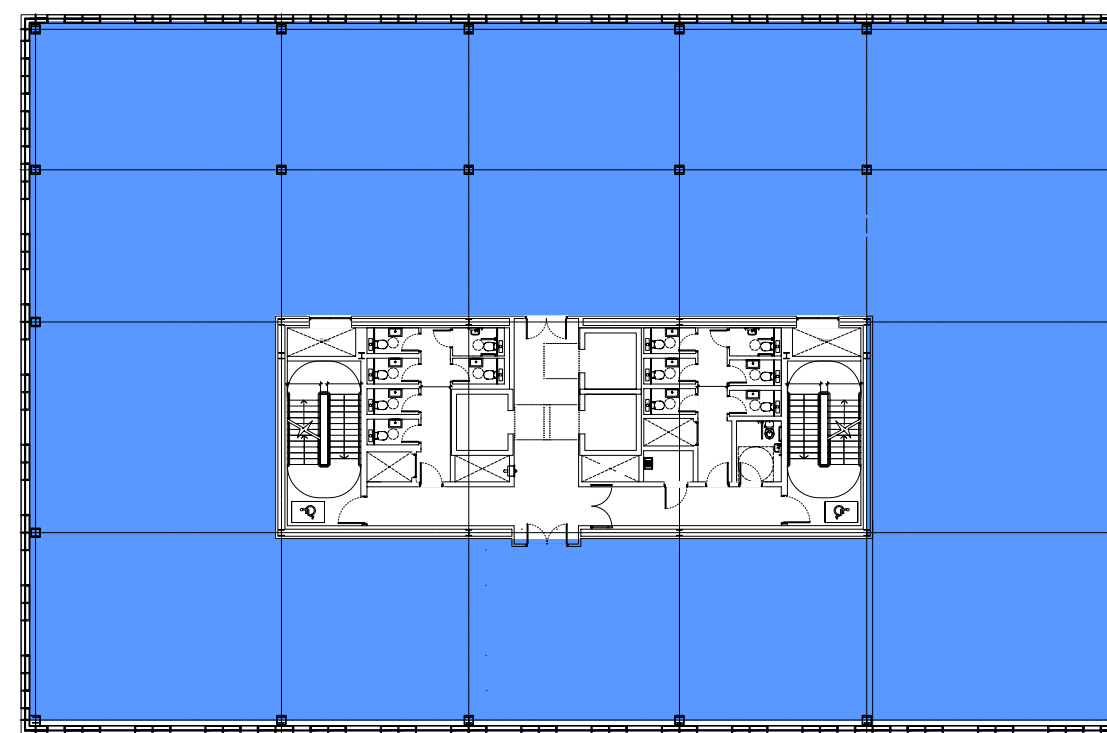
Level 5 Workspace: 938 sq m | 10,097 sq ft



Level 0 Workspace: 1,019 sq m | 10,969 sq ft



Level 2-4 Workspace: 1,139 sq m / 12,260 sq ft





THORPE PARK LEEDS

The Place

WITH PURPOSE



One Central Park is set within Thorpe Park, the award-winning, mixed-use neighbourhood on the outskirts of Leeds.

Bringing together high-quality workspace, vibrant retail and leisure amenities, and an abundance of parkland and green space, Thorpe Park Leeds is radically changing the meaning of 'out of town'.

Delivered:

- 1m sq ft of workspace
- 350k sq ft retail and leisure centre
- 300 new homes
- 150 acres of public realm and parkland

Planned:

- 1m sq ft of workspace
- 450 urban apartments
- 600k sq ft of industrial and logistics space
- 113-acre public park with sports and wellbeing facilities





The Place that

RIVALS ALL OTHERS



THORPE PARK HOTEL & SPA

GREEN PARK

MULTI-STOREY CAR PARK

CENTRAL PARK

REDROW 'THE AVENUE' & 'THE POINT'

EAST LEEDS ORBITAL ROUTE

Planned

1m sq ft workspace

450 urban apartments

600k sq ft industrial and logistics space

113-acre public park

Transport Infrastructure

Thorpe Park Boundary

JUNCTION 46, M1

THE SPRINGS

ONE CENTRAL PARK

NEW TRAIN STATION OPENING 2025



The Place with

A THRIVING COMMUNITY



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 in total.

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

CONSUMER GOODS

Baird Group
Baby Fair
Home Serve
SharkNinja
UltraFlex Clothing
Verona

EDUCATION & SKILLS

UK Mathematics Trust

LEISURE & HOSPITALITY

Francos
Thorpe Park Hotel & Spa

FLEXIBLE WORKSPACE

Regus
Pure Offices
Century Offices

PHARMA & HEALTHCARE

Eville & Jones
LivingCare Group
Parmacy2U
Semovo
Skinfinity Cosmetic
Clinic
Spa Medica
Thorpe Park Clinic
Unity Foster Care
Visuafarma BV
NHS Leeds and York Partnership

FOOD & BEVERAGE

Daniels Chilled Foods
Dr Oetker UK
FDQ
Hain Daniels Group
Quorn
Birds Eye

TECHNOLOGY, MEDIA & TELECOMMUNICATIONS

Backup Technology
Big Change
Dynamic Networks Group
Edmundson Electrical
JLEC Electrical
SEO Works
Solid Solutions
Toshiba Global Commerce Solutions

ENERGY & UTILITIES

Energie Kontor UK
HelpLink UK
Northern Gas Networks
SSE
Utilitrack
Yorkshire Gas & Power
National Grid

PROFESSIONAL & FINANCIAL SERVICES

Advise Wise
Age Partnership
ATP Advertising
Blue Yonder Research
Boag England Financial Planning
Carnell Management Services
Derwent Facilities Management
Equity Release Associates
Fonemedia
Hawkins & Associates
Hawkswell Kilvington
Kirk Newsholme
Lowell Financial
Mint Commercial Interiors
Palm Financial Management
Pure Retirement
Raymond James
Silicone Finance
Sovereign Wealth
Stonegate Legal
Thomas Coombs
Virtua Executive
Wildfire
Workplace Pensions Direct

CONSTRUCTION & ENGINEERING

Adas UK
AtkinsRealis
Balfour Beatty
Bellway Homes
Berexco
Clean Air Technology
Core Special Projects
Duchy Homes
Fortem Structures
GallifordTry
Geoshield
Greenbelt Group
Jameson Consulting
Engineers
Kier Living
Mileway
Mulberry Construction Group
Paschali
PB Scaffold Design
Renew Holdings
Scarborough Group
Sewell Advisory
Sirius Remediation
Torsion Group

UKREiiF
Vistry Yorkshire
Wates Construction
Sodexo
Mitie
Countryside
Linden Homes



The Place that

HAS MORE



The Springs*

There's more to life than work and a key part of Thorpe Park Leeds is its exceptional amenities.

With the buzz and diversity to rival a small town, Thorpe Park's amenity focal point is The Springs — a vibrant retail and leisure centre with an offering that is growing almost daily.

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

FOOD & BEVERAGE



ENTERTAINMENT & LEISURE



FASHION & BEAUTY



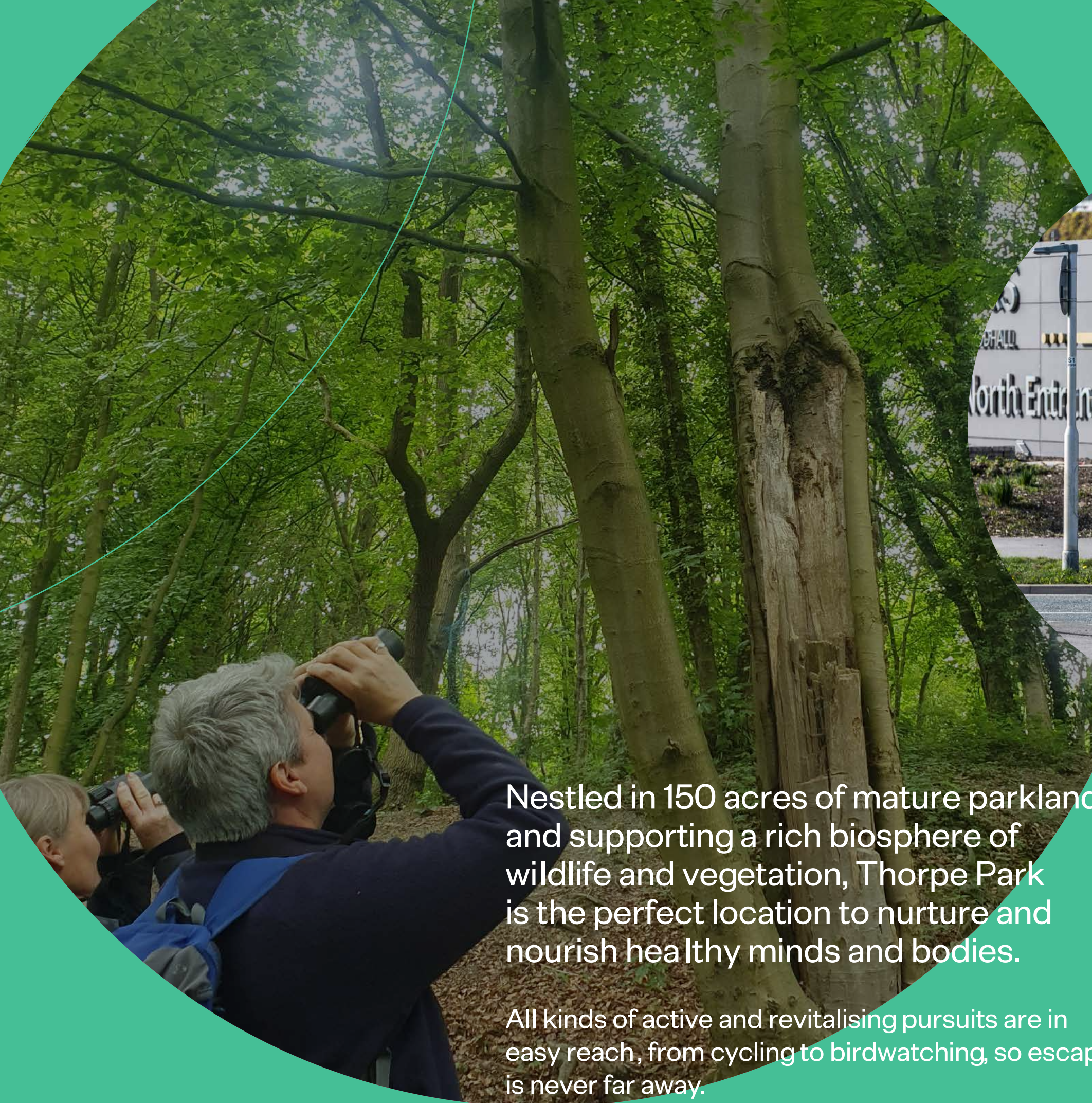
HOME & LIFESTYLE





The Place that

NURTURES & NOURISHES



Nestled in 150 acres of mature parkland, and supporting a rich biosphere of wildlife and vegetation, Thorpe Park is the perfect location to nurture and nourish healthy minds and bodies.

All kinds of active and revitalising pursuits are in easy reach, from cycling to birdwatching, so escape is never far away.

Plans for a 113 acre health and wellbeing village are also well-underway.



- 15-acre Central Park
- Species rich grassland and woodland buffer planting
- Green bridge for pedestrians and wildlife
- Dedicated walkways, cycle paths and exercise trails
- Bird boxes and bug hotels
- 700 trees planted across the estate
- 8 large ponds
- Part of Leeds' Strategic Cycle Network
- Regular health and wellbeing-focused initiatives
- 113-acre Green Park with sports pitches and high quality changing facilities, cafe and community space - coming soon
- Landscaped public piazza hosting live music and theatre performances, open air cinemas, and group exercise classes





The Place that's

CAREFULLY CURATED

PARK LIFE
THORPE PARK, LEICESTER

MARCH INTO SPRING

15TH MARCH @ 12.30PM
Meeting at the Osdon

Walk with Parklife Pacers



[PARKLIFE.CO.UK](https://www.parklife.co.uk) @THORPEPARKLIFE

PARK LIFE
THORPE PARK, LEICESTER

BE A LITTER HERO

17TH MARCH - 2ND APRIL
Make your pledge with The Great British Spring Clean.

Find out more:



[THORPEPARK-PARKLIFE.CO.UK](https://www.thorpepark-parklife.co.uk) @THORPEPARKLIFE

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PARK LIFE

THORPE PARK LEEDS

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, with a focus on sustainability, commuting and business support.

Visit www.thorpe-park-parklife.co.uk to find out more.

- Sustainable travel planning
- Enterprise Car Club
- Networking opportunities
- Benefits and discounts
- Free business advertising
- Sustainability forum
- Charity and social events
- Regular news and updates
- Recruitment support



The Place that's

HYPER- CONNECTED



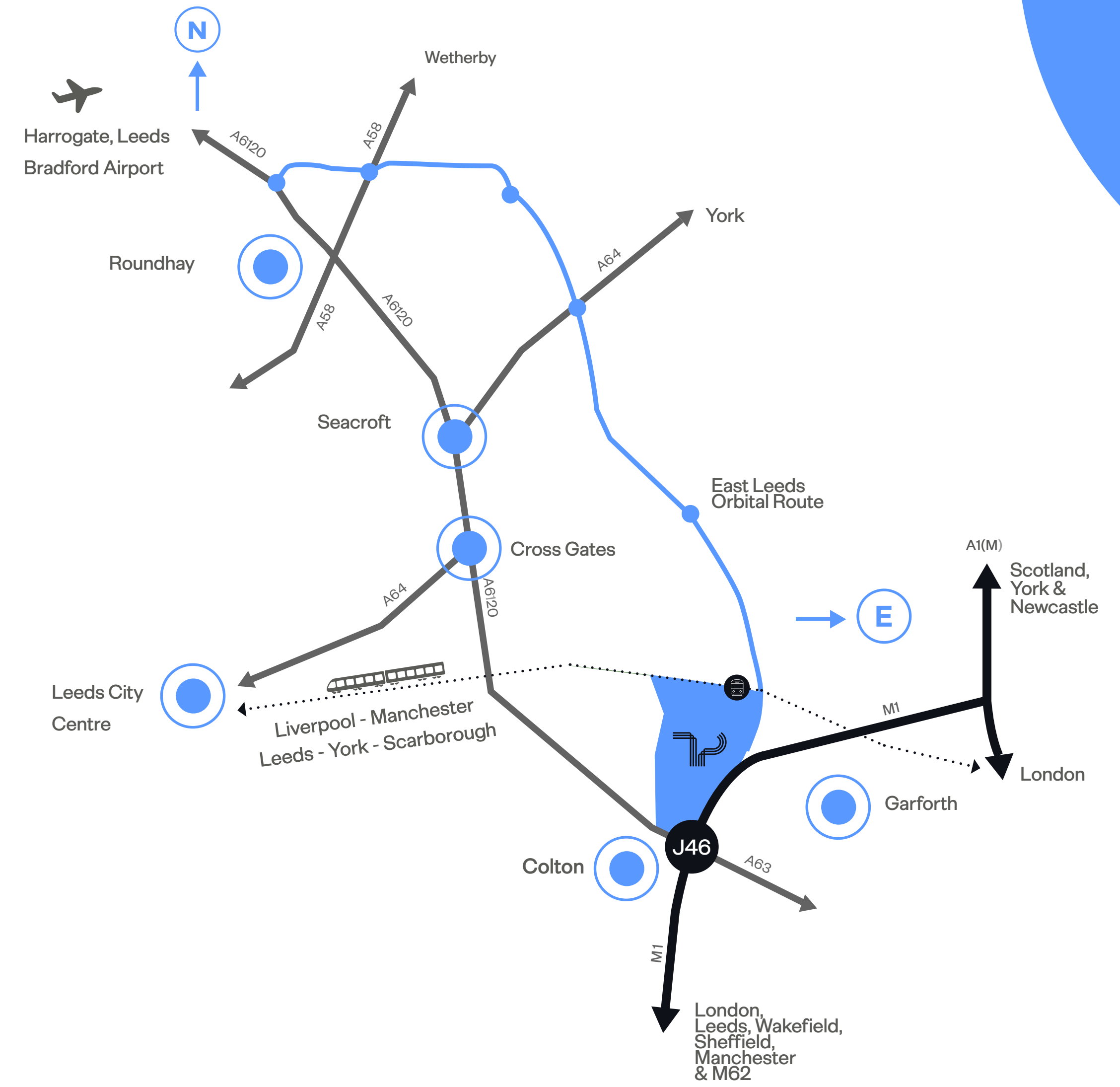
From its location on the outskirts of Leeds, to adjacent to J46 of the M1 and the East Leeds Orbital Route, Thorpe Park offers excellent connectivity with the city and the wider Yorkshire region.

The conscious infrastructure improvements will make it one of best-connected business environments in the North of England.

8 miles from Leeds Bradford airport

44 miles from Manchester

195 miles from London





Leeds

A CITY ON THE RISE



Home to world-class educational, sporting and cultural institutions, Leeds City Region is a dynamic urban hub that is driving economic growth across the Northern Powerhouse and the UK.

- £26.2 billion GVA, 40% of West Yorkshire's total
- 3.1m population
- 3.1m population

- 9 universities
- 103,900 students
- 39,000 graduates

Source: invest-leeds.com





The developer with

A PROVEN TRACK RECORD



Scarborough Group International is one of the UK's leading privately-owned regeneration and property development businesses. Over the past six decades, we've grown from a local real estate company into a nationwide developer with a reputation for delivering complex, high-impact projects that transform places and communities.

In the UK alone, we've delivered over 9.1 million sq ft of commercial space and nearly 4,000 homes, with a further 3.7 million sq ft and hundreds of residential units currently in the pipeline.











We own or control more than 3,000 acres of land across key regional cities – giving us the scale and flexibility to drive long-term, sustainable growth.

Our portfolio spans everything from major business parks and logistics hubs to new neighbourhoods and urban regeneration schemes – including landmark developments like Thorpe Park Leeds, Middlewood Locks in Salford and Sheffield Olympic Legacy Park.

Scarborough Group is privately owned, fully integrated, and committed to building places that work for people, business and the planet.

Visit www.scarboroughgroup.com to find out more.



 FOR HELPING THE ENVIRONMENT WINNER 2023	 Outstanding Development of the Year	 Property Deal of the Year	 Corporate Real Estate Awards 2023	 Development of the Year
 Outstanding Development of the Year	 Sustainability and Social Impact Award	 Irvine Sellar Award 2021	 Office Deal of the Year	 Development of the Year

One Central Park

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

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alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

MAY 2026



THORPE PARK LEEDS

thorpeparkleeds.com