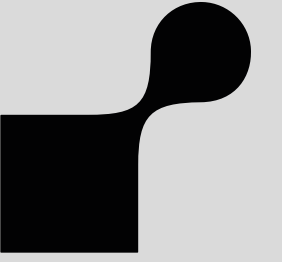


Integral



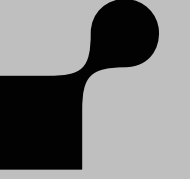
**Integrated
industrial
spaces.**

AT THORPE PARK LEEDS

integralleeds.co.uk

INTEGRAL

AT THORPE PARK LEEDS



The industrial and logistics sector is undergoing existential change.

Supply chain resilience, rising energy costs, smart infrastructure and the continued growth of e-commerce are forcing businesses to rethink their real estate requirements.

Decision making factors such as accessibility, cost and labour pool, while still relevant, have been overtaken by the need to attract and retain the very best talent.

Integral is an unprecedented hub of industrial spaces, integrating logistics and manufacturing businesses into a dynamic, mixed-use community. It offers state-of-the-art accommodation with enviable sustainability credentials, unrivalled amenities, and access to an abundance of green space.

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

Our spaces offer more than just great spec. They do more for the humans inside.





KEY FEATURES

1 Scalable and flexible

- + 60-acre site located within Thorpe Park Leeds; the North's premier, mixed-use business destination.
- + Up to 596,500 sq ft of dynamic industrial and logistics space, with units ranging from 5,000 – 175,000 sq ft.
- + High-quality development offering opportunities targeting advanced manufacturing, logistics and distribution sectors.



2 Strong labour pool

- + 7m+ people live within an hour's drive.
- + Average weekly earnings: Leeds £446 vs UK £617.

Source ONS

3 Connected

- + Direct access to the East Leeds Orbital Route providing access to the communities of north and east Leeds.
- + Direct access to J46 of the M1.
- + Five miles to Leeds city centre.
- + Strong public transport connections.
- + Leeds Bradford Airport within an hour's drive.
- + Four of the UK's top five container ports within a four hour drive.

Up to
596,500 sq ft
 of dynamic industrial and logistics space

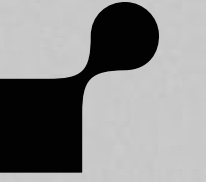


MASTERPLAN

1. 175,000 sq ft
2. 94,500 sq ft
3. 31,500 sq ft
4. 63,000 sq ft
5. 57,750 sq ft
6. 57,750 sq ft
7. 42,000 sq ft
8. 5,000 - 25,000 sq ft
9. 5,000 - 15,000 sq ft
10. 5,000 - 15,000 sq ft
11. 5,000 - 20,000 sq ft



POSITIVE IMPACT



Highly-efficient, fabric first approach to building design.

Avoidance of on-site fossil fuel use where not required for processing plant.

Solar Photovoltaics (PV) for on-site energy generation.

Pathway to net zero carbon in operation.

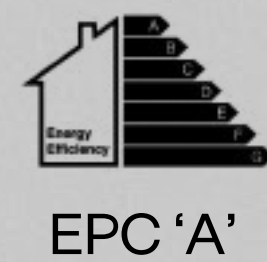
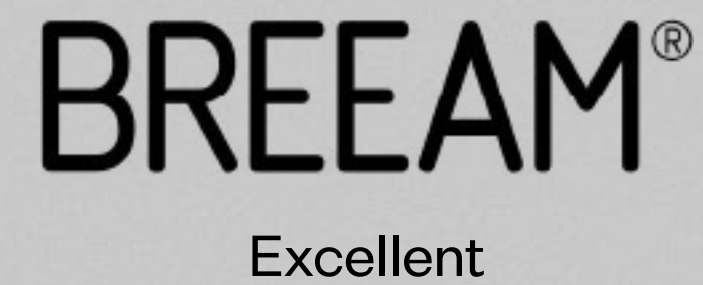
Electric vehicle charging bays.

Construction materials locally, ethically and sustainably sourced.

Zero waste to landfill during construction.

Green travel plan.

Targeting BREEAM Excellent standard.



LOCATION



From its location on the outskirts of Leeds, Integral at Thorpe Park offers excellent connectivity with the Leeds City Region, which has a global reputation for its advanced manufacturing, R&D and product development capabilities, generating more than £7 billion a year or 12% of the region's economic output*.

+ Motorways

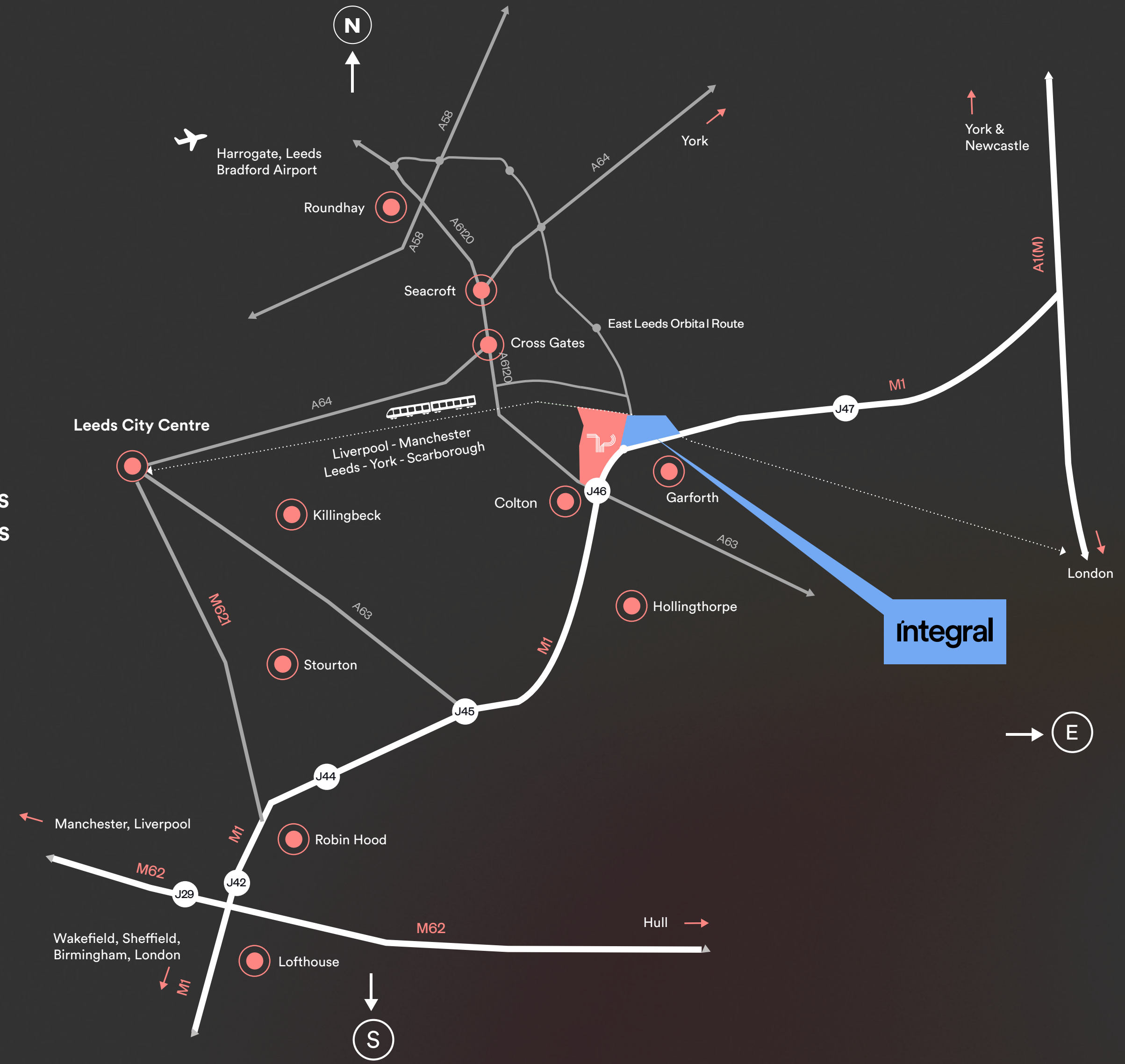
M1 Junction 46	0.1 mile	1 min
A1(M) Junction 44	7 miles	8 mins
M621 Junction 6	7 miles	9 mins
M62 Junction 29	7.8 miles	10 min

+ Ports

Immingham	69 miles	1 hr 17 mins
Liverpool	87 miles	1 hr 44 mins
London	206 miles	3 hrs 38 mins
Felixtowe	212 miles	3 hrs 42 mins
Portsmouth	252 miles	4 hrs 28 mins
Dover	264 miles	4 hrs 44 mins

+ Airports

Leeds Bradford	14 miles	35 mins
Durham Tees Valley	60 miles	1 hr 7 mins
Manchester	63 miles	1 hr 9 mins



* Leeds City Region Enterprise Partnership

THORPE PARK LEEDS



Thorpe Park Leeds is the North's flagship mixed-use business destination and, once complete, will feature:

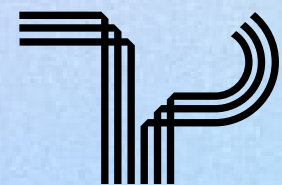
3,000,000 sq ft of commercial space.

800 homes.

17,500 working population.

150 acres of community parkland and public realm.

350,000 sq ft of retail and leisure centre, The Springs.



THORPE PARK LEEDS

Integral

integralleeds.co.uk



THE OPPORTUNITY

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



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Scarborough Group
International

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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.