

Building
3 @ White Rose Park

A UNIQUE OPPORTUNITY TO JOIN A GROWING BUSINESS AND EDUCATION COMMUNITY

State-of-the-art office

Situated within the 26 acre landscaped setting of White Rose Park in Leeds, Building 3 offers highly flexible space suitable for a variety of users. Prominently located within the park, it represents an opportunity for your staff to occupy Grade A, comfort cooled space and enjoy unrivalled on-site facilities and easy access to public transport. **For Munroe K, community is at the heart of everything we do.**





Flexible Grade A Space

Prominent ground and second floor space available

A premium specification including:



Comfort Cooling



Raised Access Floors (150mm)



Suspended Ceilings with LED lighting



W/C facilities



Secure cycle storage



Secure Underground Parking and barrier controlled entrance

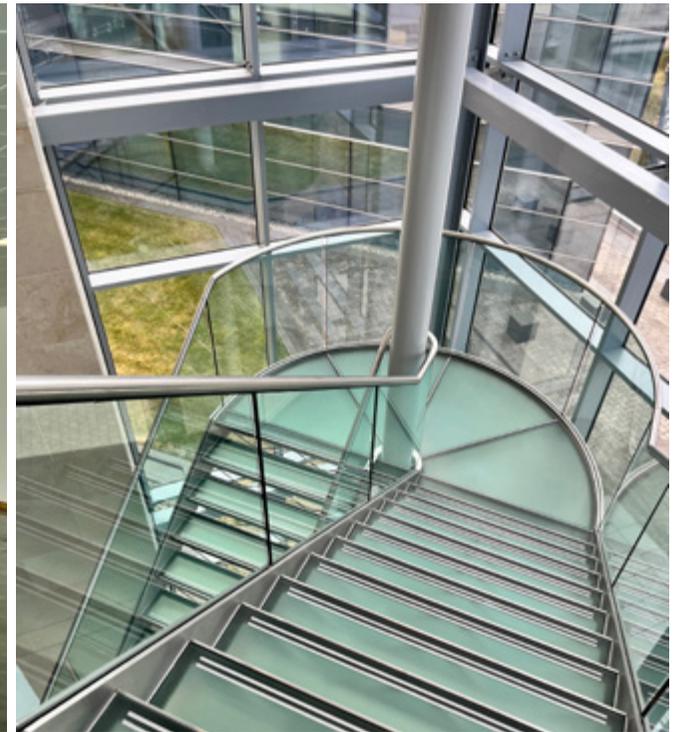


Shower and changing room facilities



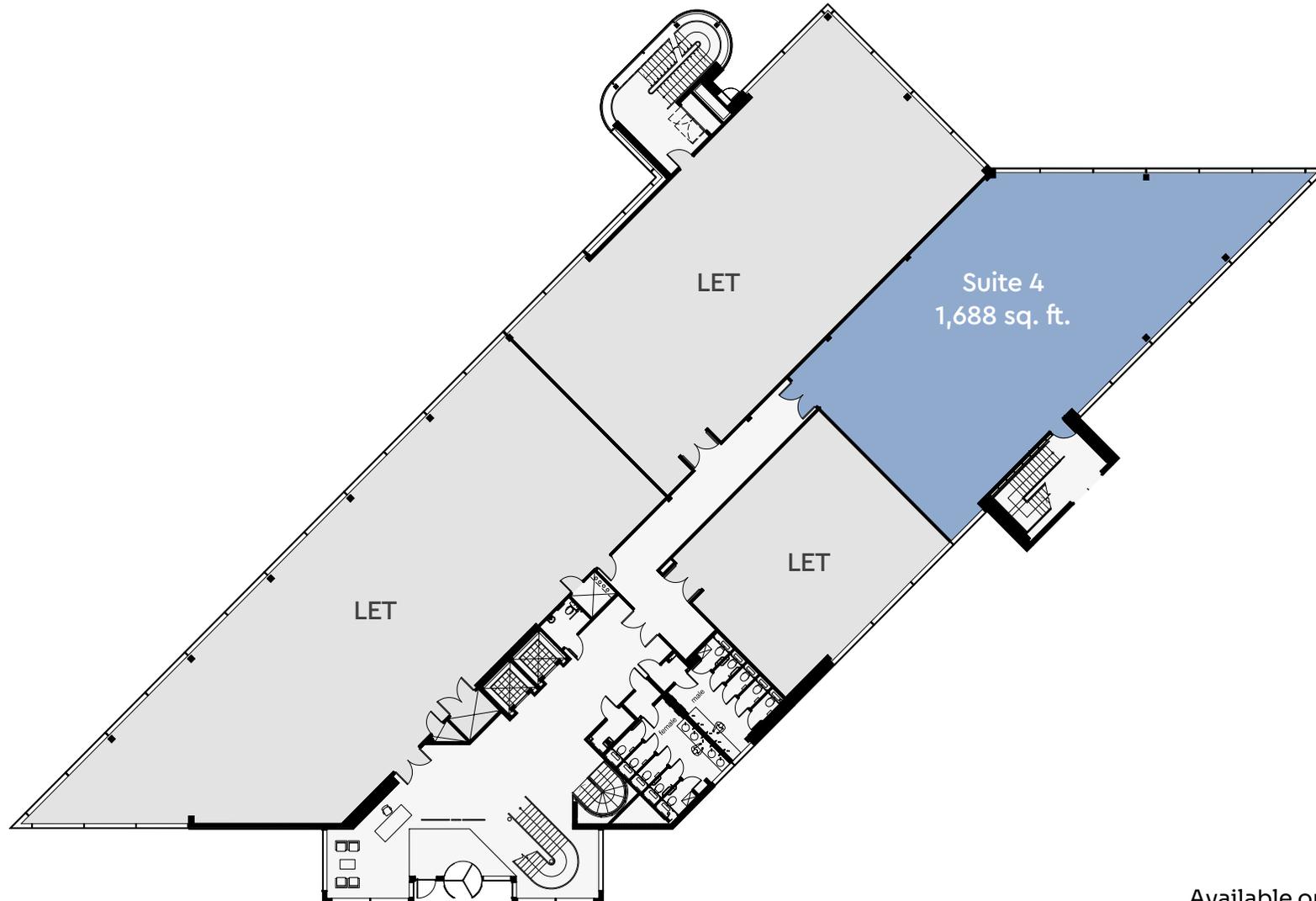
EV Charging Points

- EPC A Rating
- Electric VRF heat recovery heating / cooling system
- LED Lighting with PIR & Daylight saving sensors
- 150mm raised access floor
- Metal decked suspended ceiling
- 2x 8 person passenger Lifts
- Spacious entrance with FSC timber feature walls
- Interface carbon negative carpet tiles
- Shower and changing room facilities
- EV charging points
- Secure cycle storage
- Secure underground parking with barrier controlled entrance



Ground Floor

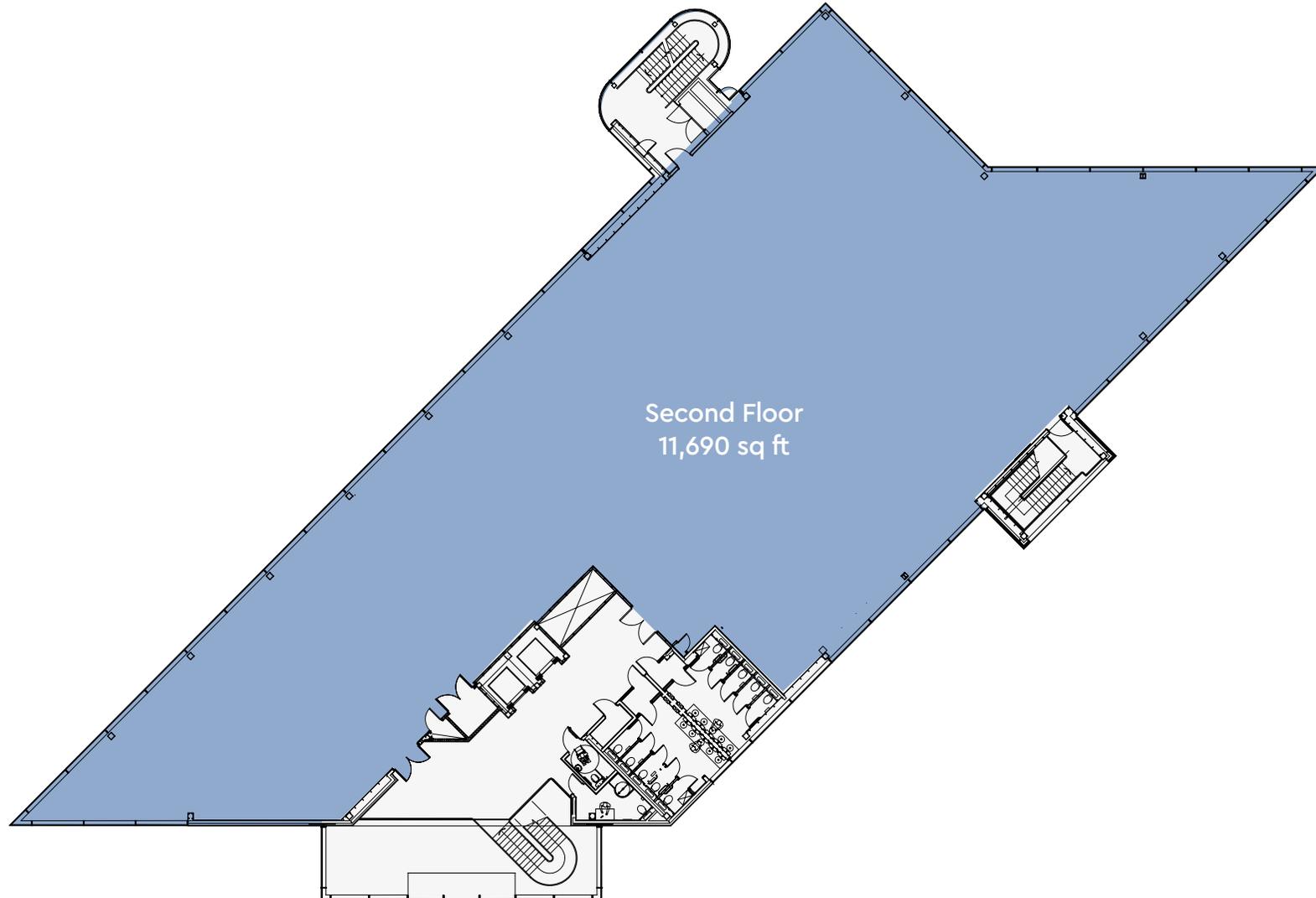
Suite 4 - 1,688 sq. ft. available



Available on flexible lease terms.
Furniture package available.

Second Floor

Entire Second Floor - 11,690 sq. ft. available



Capable of subdivision into suites of 7,000 sq. ft. & 4,500 sq. ft.



3

miles south of
Leeds City Centre

10

miles from Leeds
Bradford Airport

10

minute drive from
Leeds City Centre

10

minute drive from the
M62, M1, A1 and M621

One of the best connected business locations in the UK

Ideally located a 10 minute drive from Leeds City Centre, and sandwiched between the M621 and M62 motorways.

Dedicated on site Railway Station – Opening December 2026

The new White Rose Railway Station will provide a direct link to Leeds in 4 minutes and Manchester in under an hour.

Adjacent to the UK's 5th largest indoor shopping mall

Adjoining White Rose Bus Station, the second busiest in Leeds

Cycle paths to/from Morley and Leeds City Centre

New Green Way walking routes to Elland Road, White Rose Shopping Centre and Morley Town centre

Adjacent to the newly announced Mass Transit Hub.



Unrivalled connectivity

A leading city with a global reach

Leeds is the UK's fastest growing city and forms part of the UK's largest City Region outside of London with over 119,000 companies contributing £64.6 billion; 5% of England's total economic output.

UK's

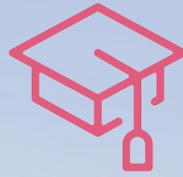
Largest City for Finance and Legal services Outside of London

3

Million population in Leeds City Region

£70

Billion GVA in Leeds City Region



A pipeline bursting with talent

38,900 graduates annually and home to 9 universities and 14 further education colleges. The region is a net importer of graduates and one of the only two regions outside London that can boast this. 56% of students who study here, stay to live and work after graduating. Source: LEP Leeds City Region.

Leeds is one of the leading European business locations and the financial hub of Yorkshire and the North East. It lies in the centre of the UK and benefits from excellent connectivity to the rest of the UK, Europe and the world.

7

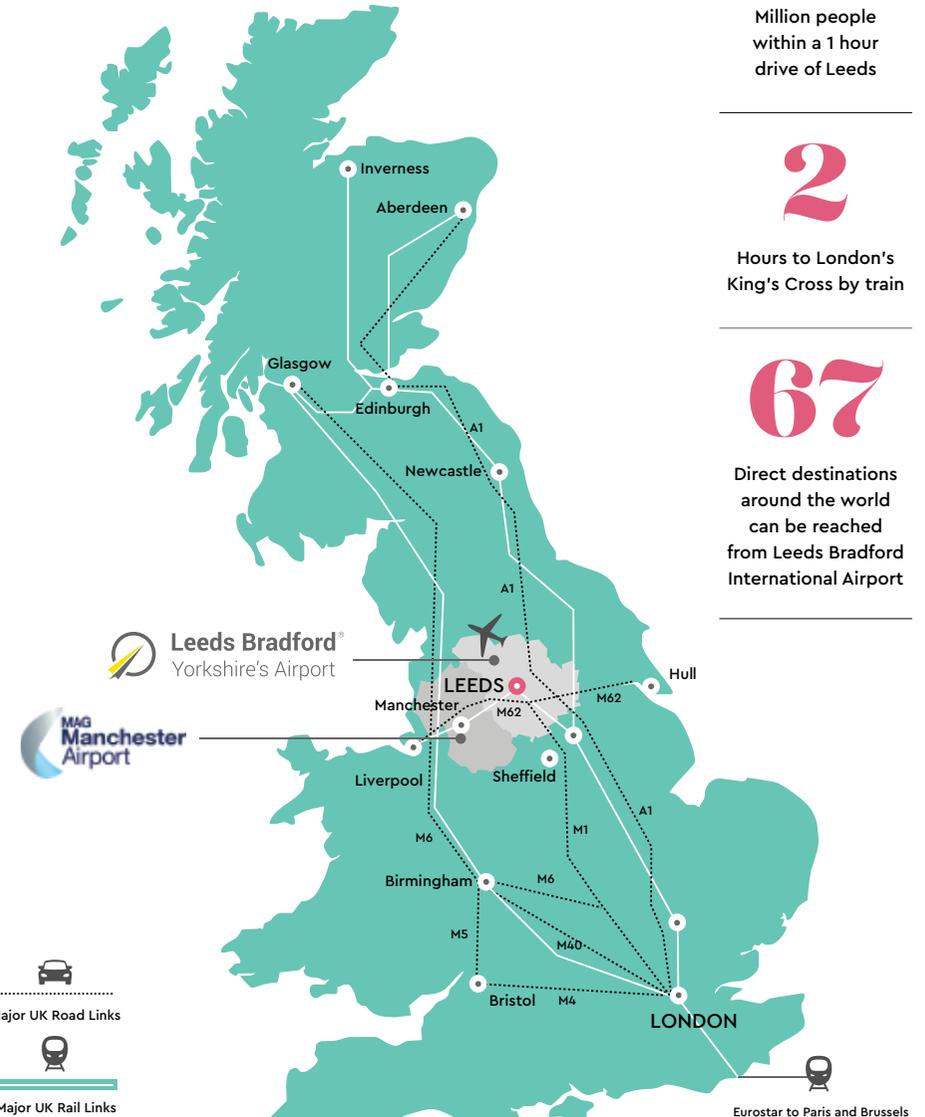
Million people within a 1 hour drive of Leeds

2

Hours to London's King's Cross by train

67

Direct destinations around the world can be reached from Leeds Bradford International Airport



A new level of connectivity has arrived

Opening in December 2026, the White Rose Railway Station will provide a 4 minute train journey to Leeds City centre and 50 minute journey to Manchester. With a forecasted 343,000 trips annually, this new addition to the Park not only offers your staff an exciting new transport option but offers an unrivalled catchment area of over 7 million people.

White Rose Railway Station was the first public/private delivery partnership in the UK with Munroe K investing £4.5m towards the overall station cost.

4

minute train journey to
Leeds Central Station

50

minute train journey
to Manchester City
Centre & Manchester
Airport

7

million people in the
catchment area

19

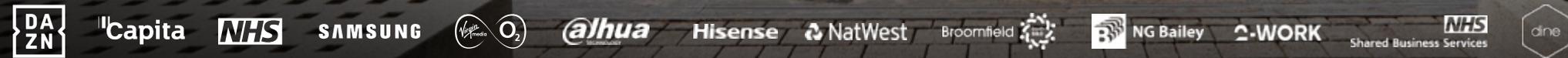
services daily





A home to global brands

"When we moved to White Rose Park a couple of years ago, from a building nearby, we were looking for a location which gave our staff the on-site facilities they wanted. With the Starbucks, The Oliver's Restaurant and meeting rooms, the staff were really pleased." – Hisense



Serving up an abundance of amenities

White Rose Park is located adjacent to LandSec's White Rose Shopping and Leisure Centre (765,000 Sq ft), one of the top regional shopping malls in the UK and home to M&S, Sainsburys, Wagamama, Food Court and TGI Fridays.

Combine this with the unrivalled on-site facilities at White Rose Park and this makes a compelling case for any business looking to expand or relocate.



The on-site facilities include:



Starbucks Café & Café Aperitivo (ABC Coffee Shop)



100 Place Award Winning Nursery



Oliver's Restaurant & Outside Catering



Yoga, HIIT & Personal Health Check ups



Indoor Gym/ Fitness Studio



4000 Bees



EV Charging



2760 Car Parking Spaces On-site



2G Pitch & Training Ground



Bookable Meeting & Conference Rooms



Training Park/ Outdoor Gym



White Rose Park App



The Chelsea Garden



Top 5 UK Rated 6th Form College



On-site Lending Library

ESG Summary

WRP supports many local charities and good causes each year with 2024 highlights including:



- The Beeston Lantern Festival – WRP provides 250 selection boxes and 400 meals to the community
- The Beeston & Holbeck Churches – WRP donated a PA and Karaoke system
- Our 2G pitch became home to 9 junior Football Clubs for their Winter Training
- Rangoli Radio – WRP converted an office into a radio station for this Hindu Community team which reaches 35 countries weekly
- Insight UK – WRP hosted the annual Insight UK NE community day
- Sponsored the on-site Elliott Hudson College sport teams

We've improved biodiversity by 20% per annum through the introduction of:



- Bee Hives & WRP Honey
- Bug Hotels
- Hedgehog Houses
- Bird Feeders
- Wild Flower Meadows
- Raised Planters
- Native Hedgerows
- Tree Planting
- Produce & Herb Gardens

We save energy and procure green energy:



- 240 kwp PV Cells installed in past 2 years
- Target of 1250 kwp PV installation in next 3 years
- 100% Sustainable Green tariff Electric
- All site Lighting now LED
- Replacing diesel vehicles with Electric versions
- Responsible supplier sourcing
- 98% of waste stays out of landfill



MUNROE **K**

Placemaking Innovation Collaboration

Munroe K are the owner and operator of the successful, Leeds based White Rose Park. Their ownership spans over 3 decades and has seen upwards of £100m invested to create the amazing Technology, Education and Business Park you see today. WRP started life as Systime, a Computer Chip manufacturer in 1982. Having been acquired by Munroe K in 1995, development has seen a further 7 buildings and 2 multi storey car parks constructed. Heading into 2024, Munroe K's ambition is to continue to adapt WRP into a

human-scale environment through their extensive ESG programme.

White Rose Railway Station will be opening in 2026, providing a much needed additional service to the wider south Leeds community. The station development is the first of its kind to be delivered under a Public/Private Partnership in the UK further demonstrating Munroe K's ability to create workable solutions to everyday problems.

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