

ABC

A UNIQUE OPPORTUNITY TO JOIN A GROWING BUSINESS AND EDUCATION COMMUNITY

@ White Rose Park



# State-of-the-art office space Reimagined.

Situated within the 26 acre landscaped setting of White Rose Park in Leeds, the ABC Building offers highly flexible space suitable for a variety of users. ABC represents an opportunity for your staff to occupy Grade A, comfort cool space complete with gym, fitness studio, meeting rooms, café and much much more....Our on-site facilities and access to public transport are unrivalled. **For Munroe K, community is at the heart of everything we do.**





# Welcome to the park





# Unrivalled connectivity

**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 2025

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.



# 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**

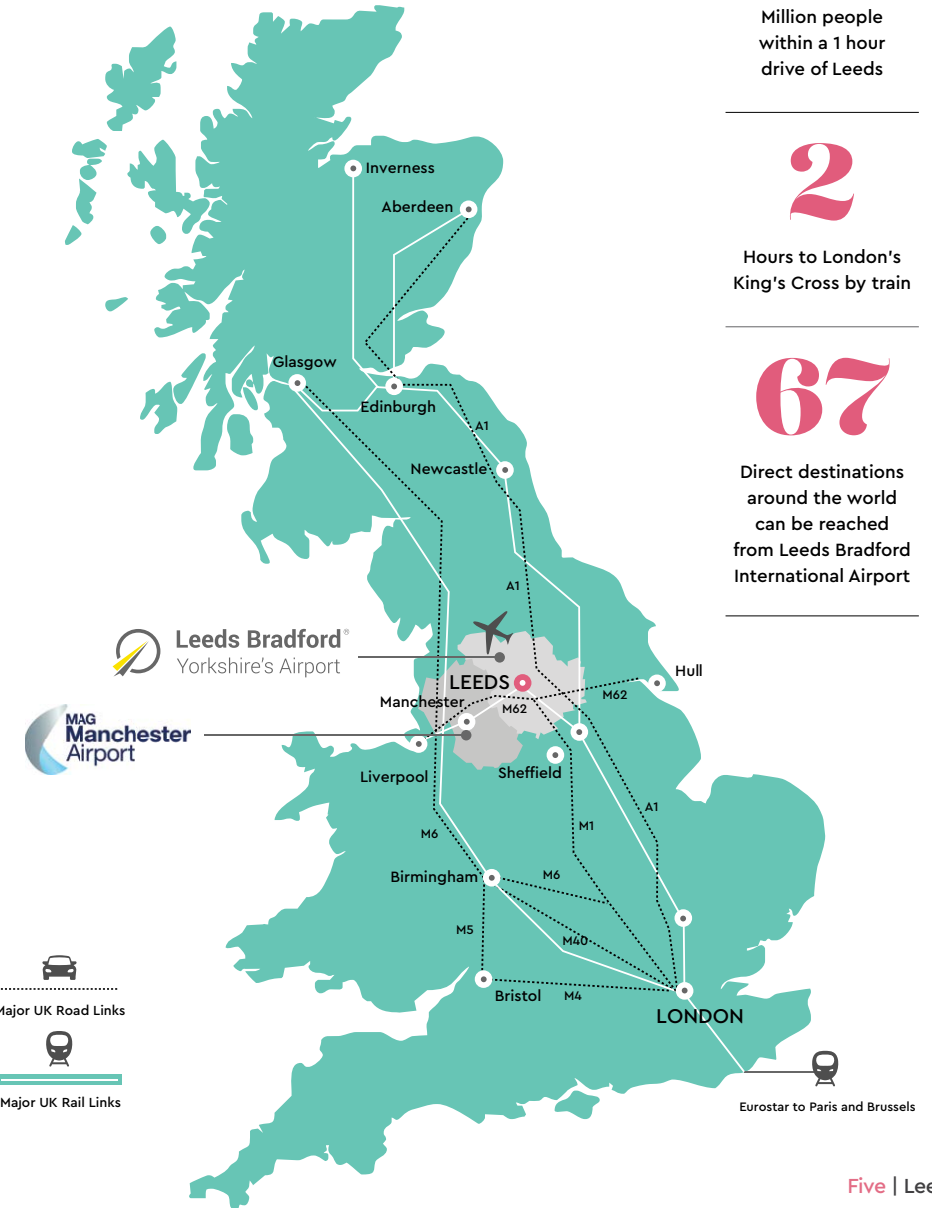
Million people within a 1 hour drive of Leeds

**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 late 2025, 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.

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4

minute train journey to  
Leeds Central Station

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50

minute train journey  
to Manchester City  
Centre & Manchester  
Airport

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7

million people in the  
catchment area

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19

services daily

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# ABC

@ White Rose Park

The ABC Building is currently undergoing a significant refurbishment and transformation to provide Grade A, EPC B rated space within a vibrant Park Community.

The building will see over £13m invested in the M&E, fenestration, reception, and customer facing areas.

Originally constructed in 1982 as a computer chip manufacturing facility, ABC's flexible design has enabled technology to thrive within its glazed façade.

It has seen the invention of the first 16bit micro-chip, the development of the modern banking card and the beginnings of First Direct, the UK's first digital bank.





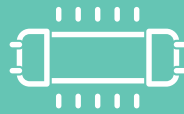
# The Grade 'A' refurbishment will include:



Comfort Cooling



Raised Access Floors (150mm)



Suspended Ceilings with LED lighting



New W/C facilities



In-house Gym with yoga, fitness & Spin Studios



Changing and Shower Facilities



Cycle storage



Access Control System



Café / Smoothie Bar



Meeting and Conference Facilities



Concierge Reception Services



Wellbeing and Prayer Room

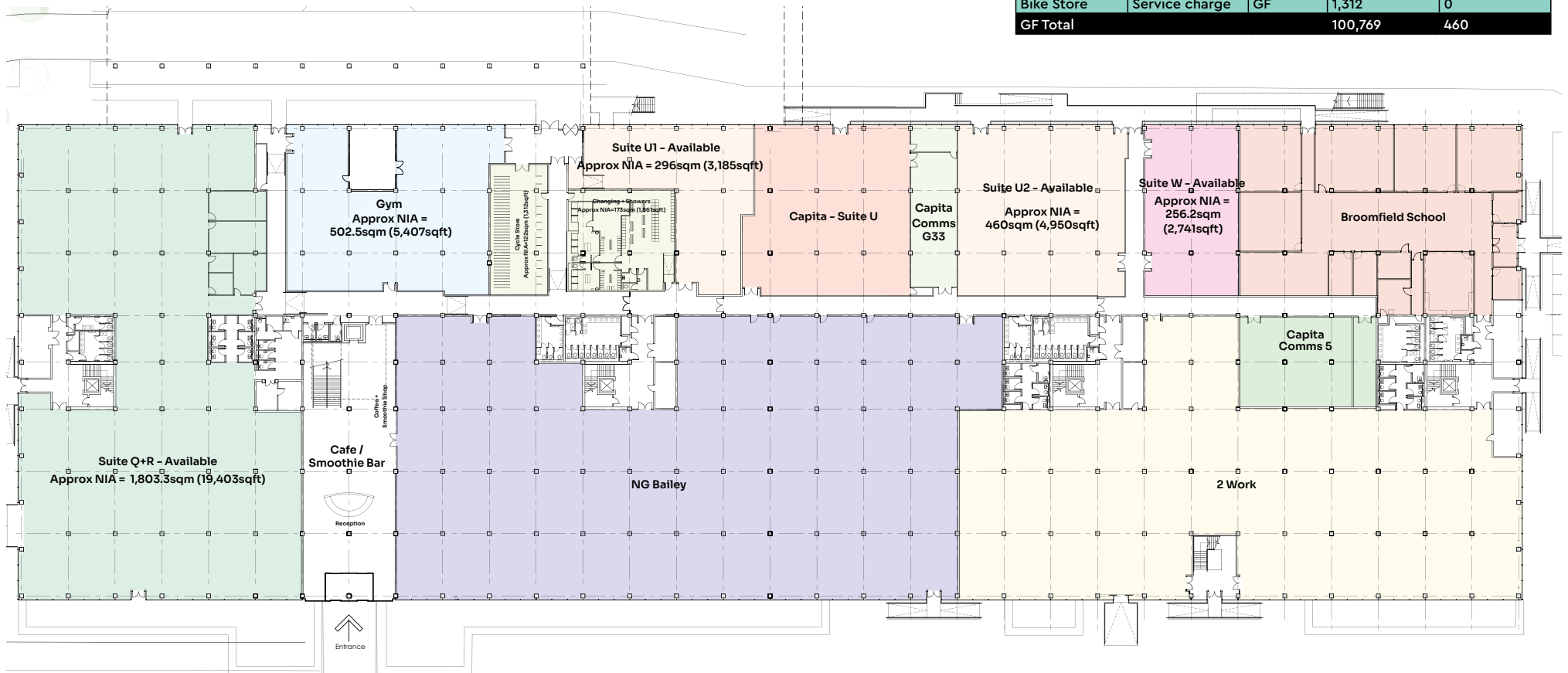
Tenant Fit-out / Cat B works can be incorporated within transactions providing occupiers with a turnkey solution.

# Ground Floor

35,686 sq ft available (Suite U1, U2, Q, R & W)

## ABC Suite Availability:

Suite Name	Tenant	Floor	Area (Sq Ft)	Parking Spaces
Q&R	Available	GF	19,403	78
T	NG Bailey	GF	25,230	101
Y	2 Work	GF	19,513	78
Comms 5	Capita	GF	2,165	78
X	Broomfield SILC	GF	8,836	35
W	Available	GF	2,741	11
U2	Available	GF	4,950	20
G33	Capita	GF	1,279	5
U	Capita	GF	4,887	20
U1	Available	GF	3,185	13
Showers / Changing	Service charge	GF	1,861	0
Gym	Available	GF	5,407	22
Bike Store	Service charge	GF	1,312	0
<b>GF Total</b>			<b>100,769</b>	<b>460</b>

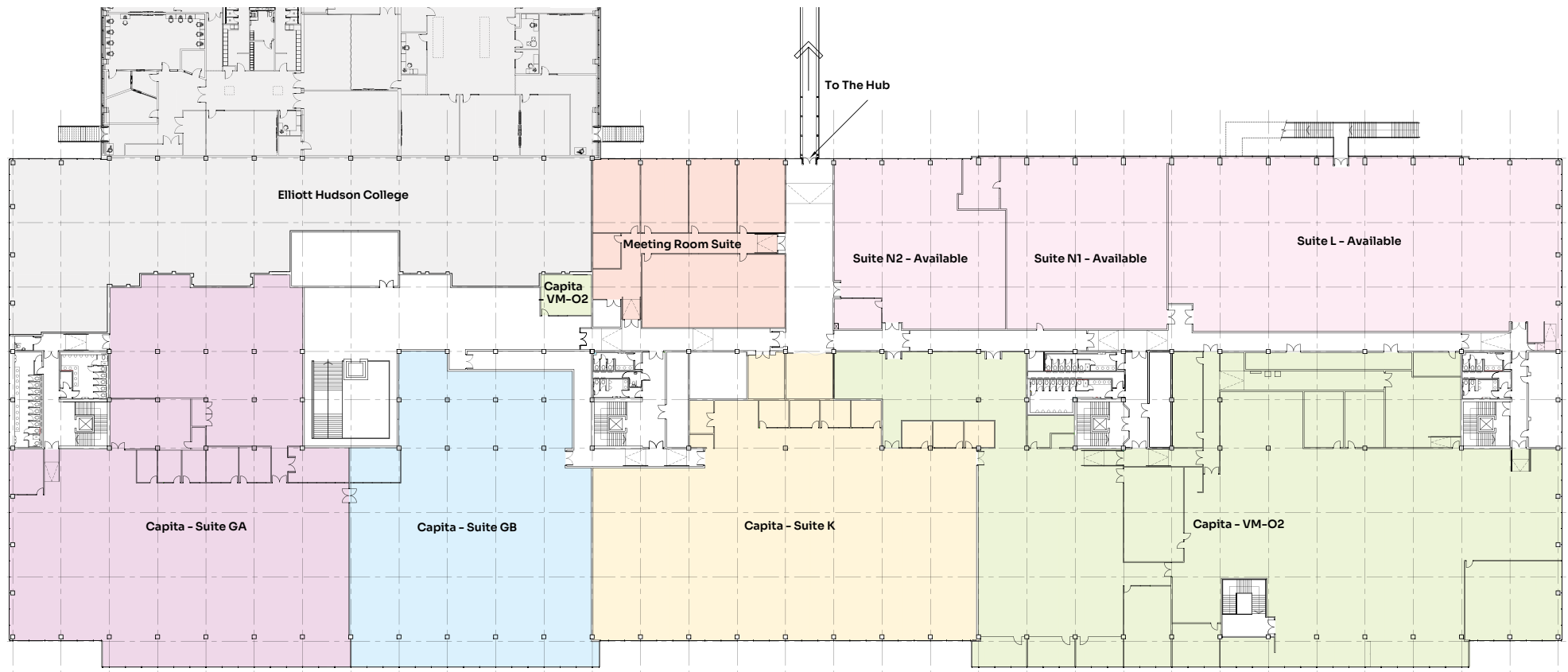


# First Floor

20,325 sq ft available (Suite N1, N2 & L)

## ABC Suite Availability:

Suite Name	Tenant	Floor	Area (Sq Ft)	Parking Spaces
GA	Capita	FF	17,111	68
GB	Capita	FF	11,883	48
K	Capita	FF	14,480	58
P	Capita	FF	26,248	105
N2	Available	FF	6,202	25
N1	Available	FF	4,667	19
L	Available	FF	9,456	38
I / Meeting Rooms	Service Charge	FF	4,229	20
<b>FF Total</b>			<b>94,276</b>	<b>840</b>



Don't just take  
our word for it...

"The Munroe K team are always willing to go the extra mile. From day one, we've felt part of the community at White Rose Park. It wasn't on our wishlist but all of the on-site events and activities such as yoga, PT at the gym and 5-a-side football have really made a positive difference."

Richard Hall - DAZN



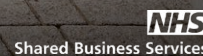
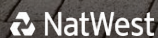
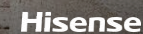
# A home to global brands

"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."

Howard Grindrod - Hisense

"Our Company is one of the smallest on the Park so it's refreshing to be treated the same as everyone else". The park itself is literally a breath of fresh air compared to our old city centre office. We've got space to enjoy outdoor meetings, we have informal chats in Starbucks and best of all we're proud to invite clients and customers to such a wonderfully vibrant space.

Joe Gaunt - Zeno Health



# 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**



**100 Place  
Award Winning  
Nursery**



**Oliver's  
Restaurant**



**Yoga, HIIT &  
Personal Health  
Check ups**



**Indoor Gym/  
Fitness Studio  
& Spin Room**



**White Rose  
Park App**



**EV Charging**



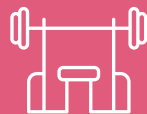
**2760 Car Parking  
Spaces On-site**



**2G Pitch  
& Training  
Ground**



**Personal Training/  
Weekly Running &  
Walking Clubs**



**Training Park/  
Outdoor Gym**



**White Rose Park  
Wellbeing 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 2023/24 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
- The White Rose Cheerleaders – WRP are sponsoring the traveling kit for the world championship trip
- 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:



- 180 kwp PV Cells installed in past 18 months
- 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 December 2025, 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.

[WHITEROSEPARK.CO.UK](http://WHITEROSEPARK.CO.UK)

MUNROE K, The Hub, White Rose Park  
Millshaw Park Lane, Leeds  
West Yorkshire, LS11 0DL  
T: +44 (0)113 387 7774

David Aspin MRICS  
M: +44 (0)7765 404160  
E: [DAspin@munroek.co.uk](mailto:DAspin@munroek.co.uk)

Jonathan Shires MRICS  
M: +44 (0)7932 326795  
E: [JShires@munroek.co.uk](mailto:JShires@munroek.co.uk)

**CBRE**

Alex Hailey  
[alex.hailey@cbre.com](mailto:alex.hailey@cbre.com)

Clair McGowan  
[clair.mcgowan@cbre.com](mailto:clair.mcgowan@cbre.com)

**SW**

Sanderson  
Weatherall

Richard Dunn  
[Richard.Dunn@sw.co.uk](mailto:Richard.Dunn@sw.co.uk)  
07801 767859

Jay Dhesi  
[jay.dhesi@sw.co.uk](mailto:jay.dhesi@sw.co.uk)  
0113 221 6094

**Knight  
Frank**

Eamon Fox  
[eamon.fox@knightfrank.com](mailto:eamon.fox@knightfrank.com)

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