

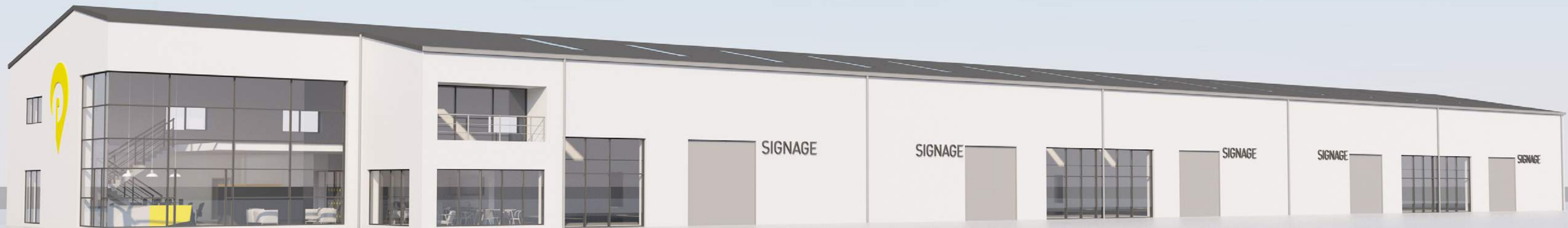


Managed Workspace &
Flexible Business Units

Located on Production Park in the heart of Yorkshire.

Production Park's managed workspace and flexible business units offer a range of facilities and amenities including high speed Wi-Fi, free parking, and a superb client services team.

You'll join a community of creative minds and entrepreneurs from across Production Park working day in day out to drive innovation and realise big ideas in the creative industries.



Managed Workspace

Managed workspace at Production Park offers an open plan office environment, meeting rooms and breakout areas in a brand new glass fronted building with an abundance of natural light.

Whether you're collaborating, researching, designing or just need a desk to work through the numbers, we have a space for you.

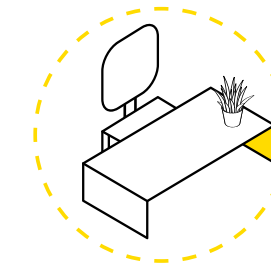
Dedicated Desk

Your own desk with access to our full range of facilities and amenities including secure lockers, communal kitchen and complimentary drinks station.

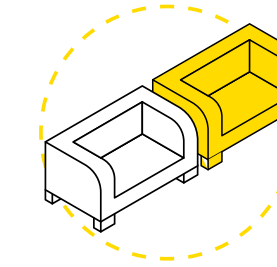
Virtual Office

Enjoy the benefits of an office, from anywhere, including a UK business address, discounted rates on meeting rooms and access to the Production Park community.

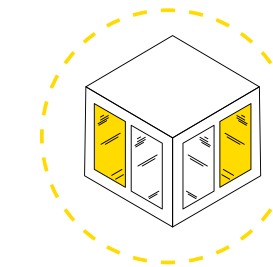
Facilities & Amenities



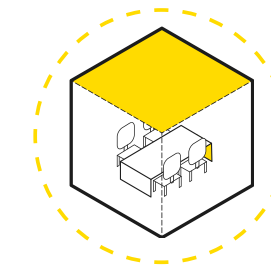
36 desks



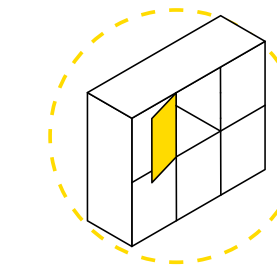
Breakout areas



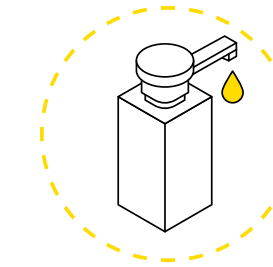
Glass fronted building with an abundance of natural light



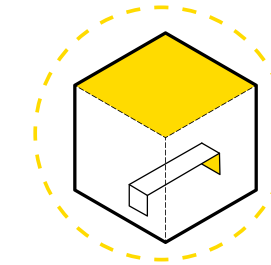
2 meeting rooms



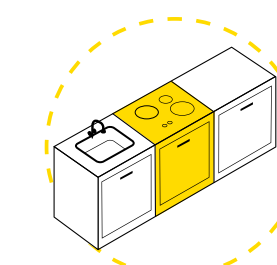
Secure lockers



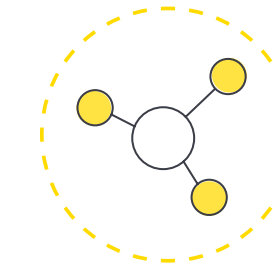
Full service facilities package including utilities and cleaning



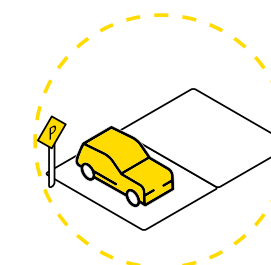
4 meeting pods



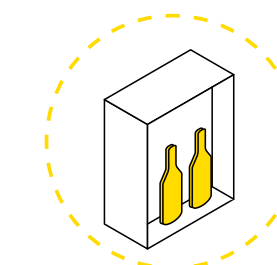
Communal kitchen



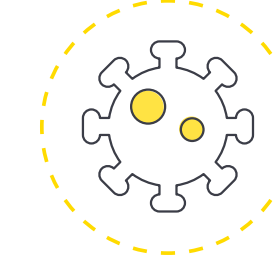
Connection to the Production Park community



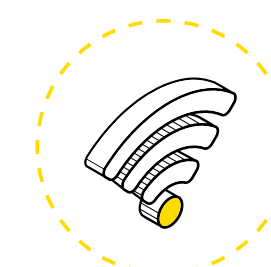
Free on-site parking



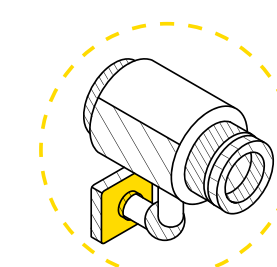
Complimentary drinks station



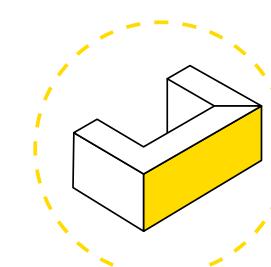
Covid-19 secure



Unlimited, high speed and secure Wi-Fi



Secure site access and CCTV

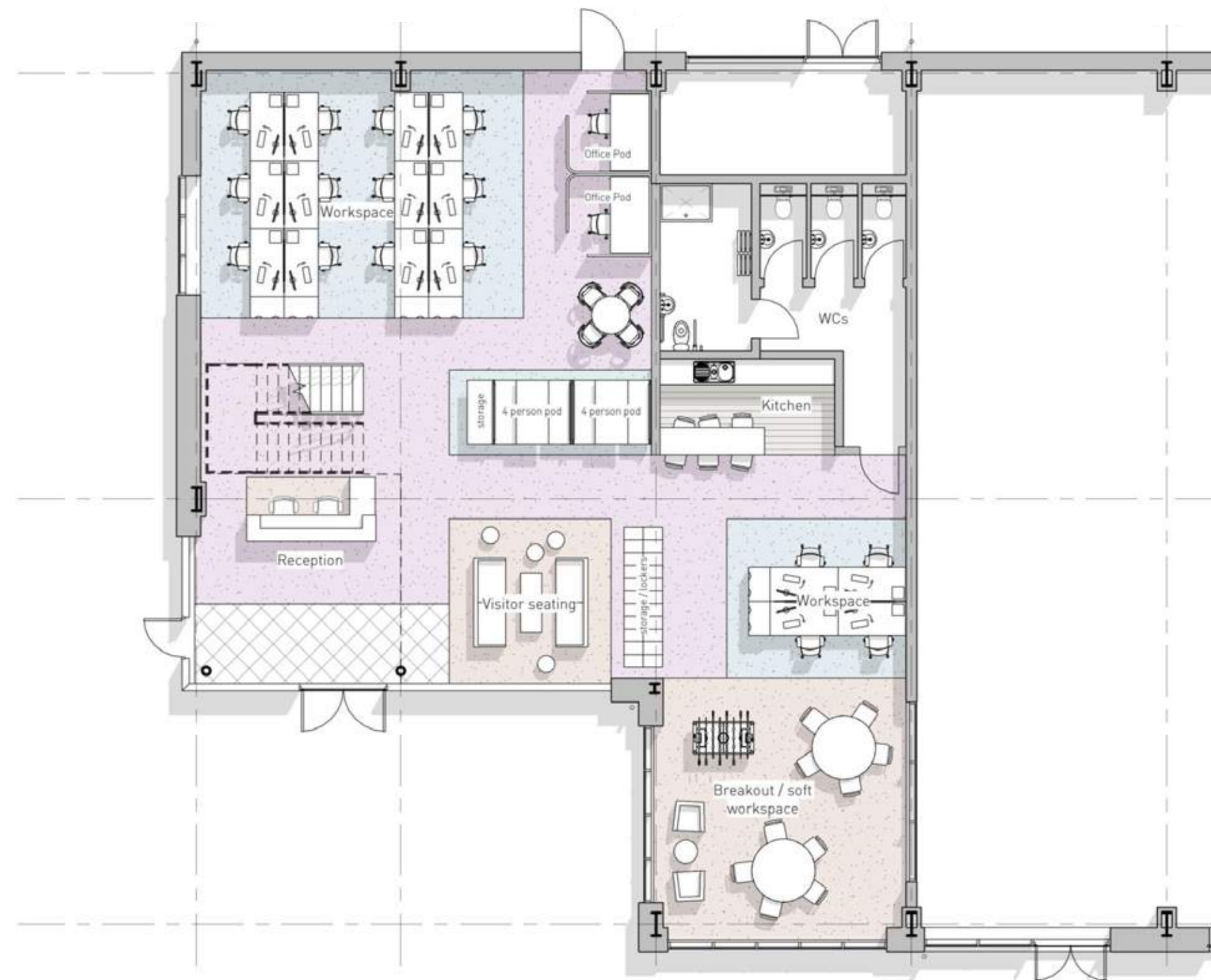


Reception & concierge service

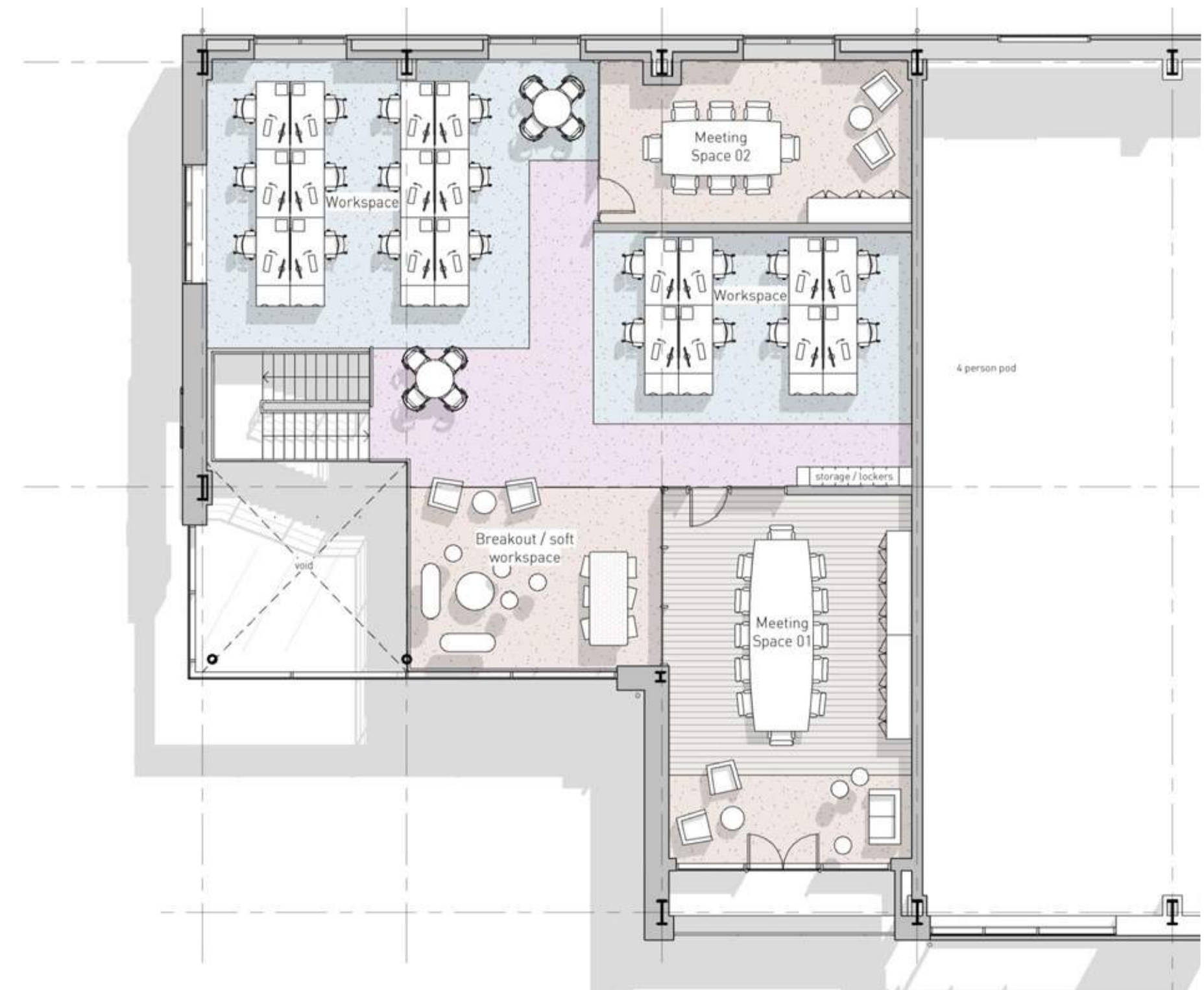


Disabled access

Floorplan



Ground Floor



First Floor

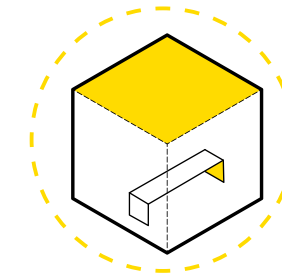
Flexible Business Units

We offer versatile business units for offices, workshops, studios or self-storage.

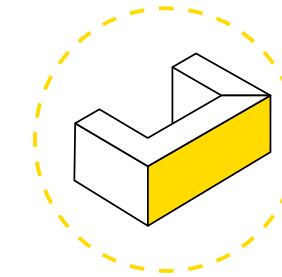
Ranging from 3800 sq ft to 6500 sq ft, our units give you a commercial space to make your own.

Whether you're creating, making or selling, we have a space for you to make your own.

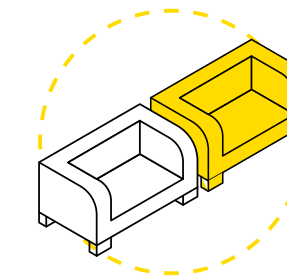
Facilities & Amenities



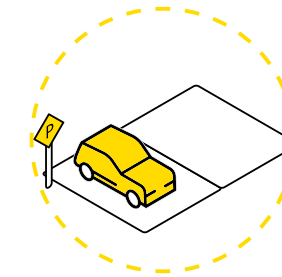
4 multi-use spaces for offices, studios, workshops and/or storage



Reception & concierge service



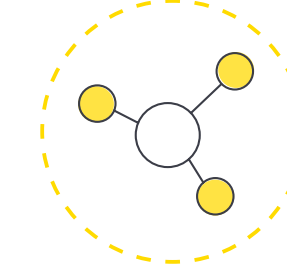
Desk space, meeting rooms, breakout areas and communal kitchen available through our managed workspace facility next door.



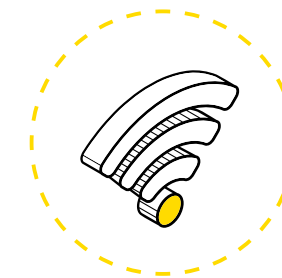
Free designated parking



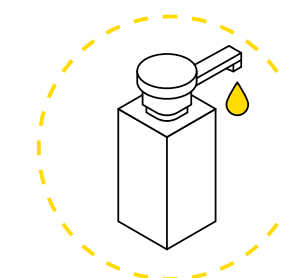
Disabled access



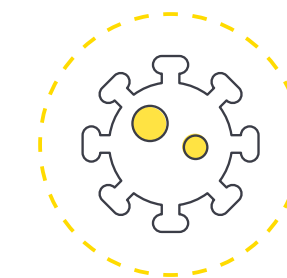
Connection to the Production Park community



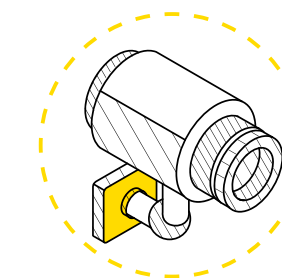
High speed Wi-Fi and hardwired LAN connections



Full service facilities package including utilities and cleaning



Covid-19 secure

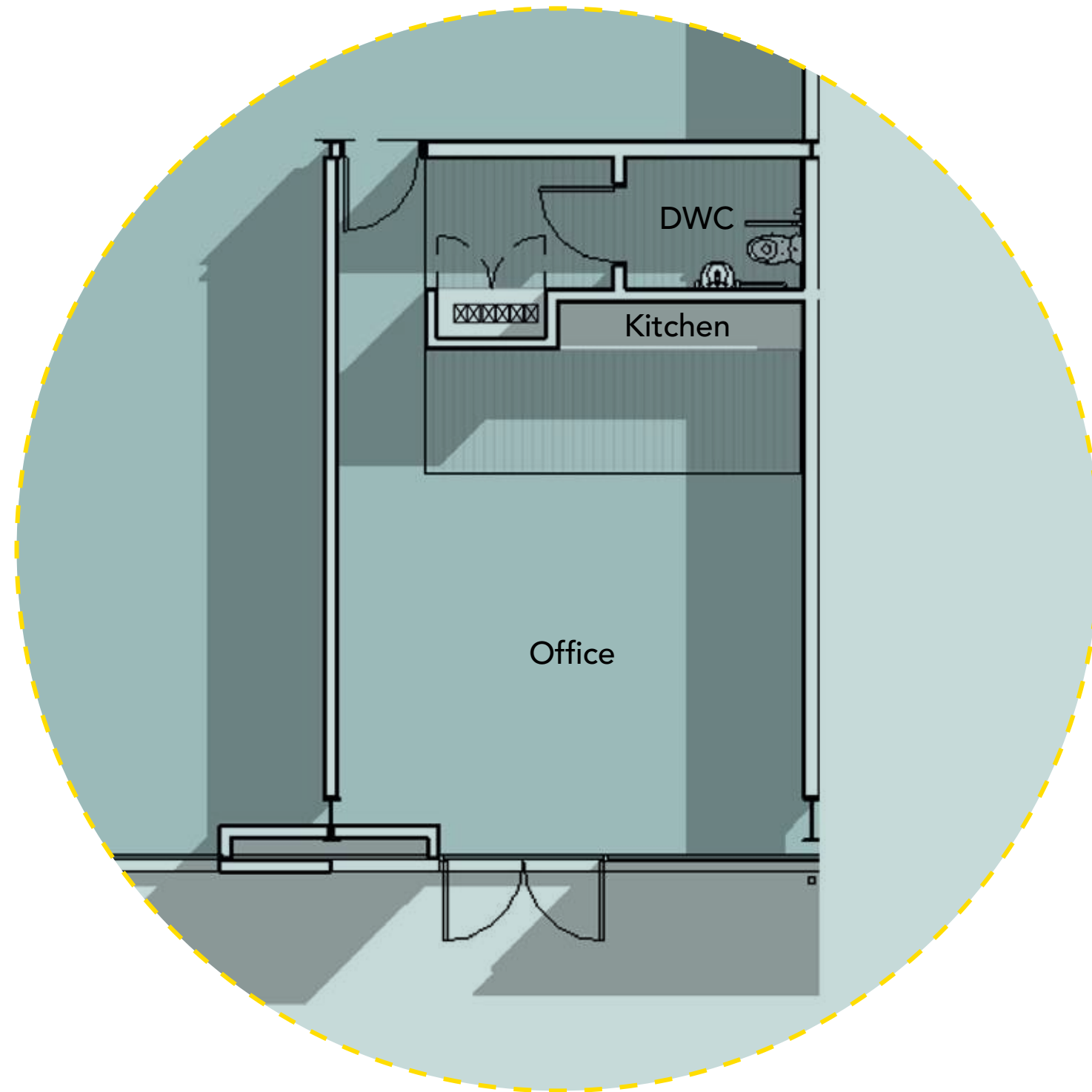


Secure site access and CCTV

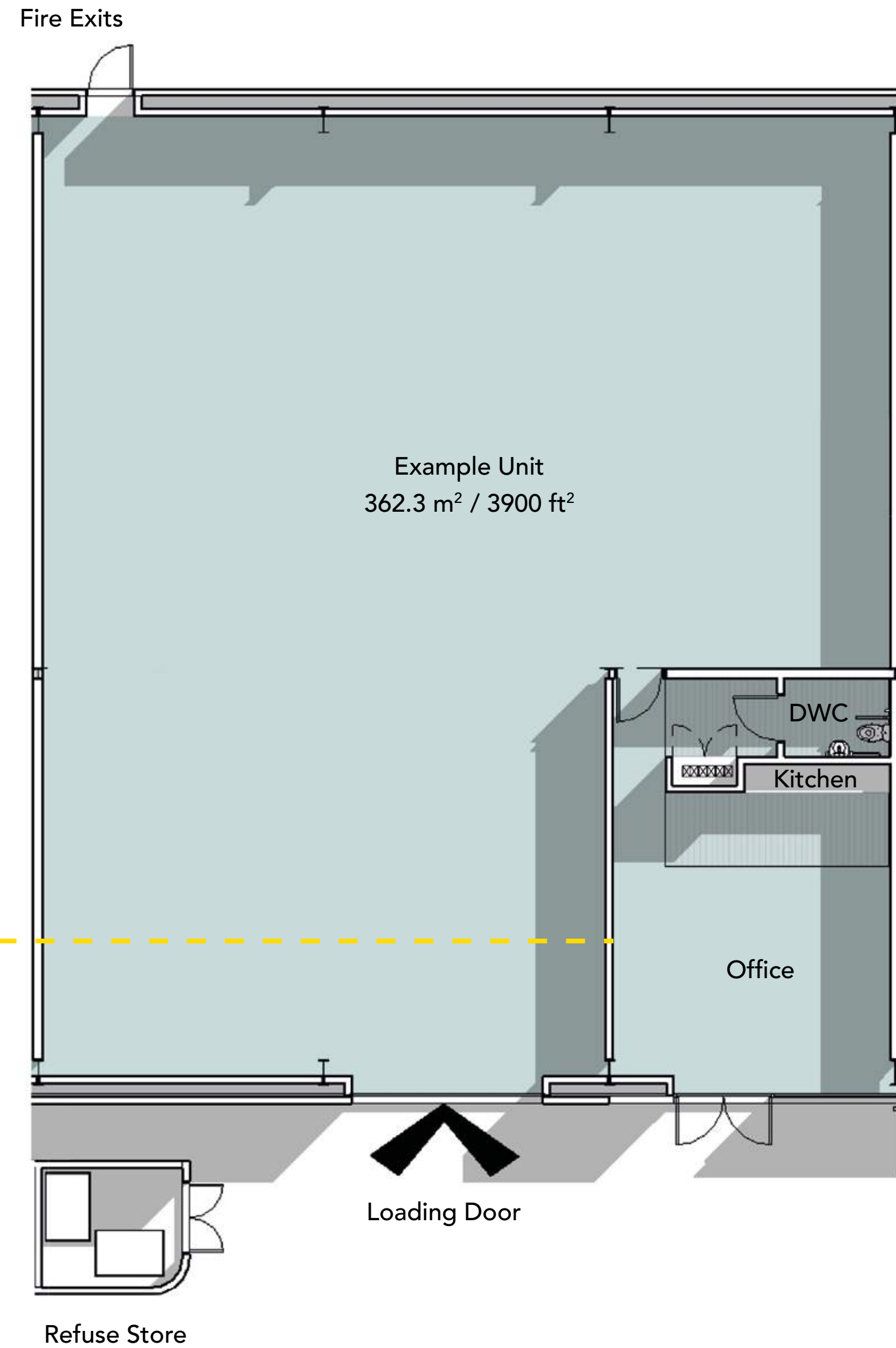


Flexible terms and contracts

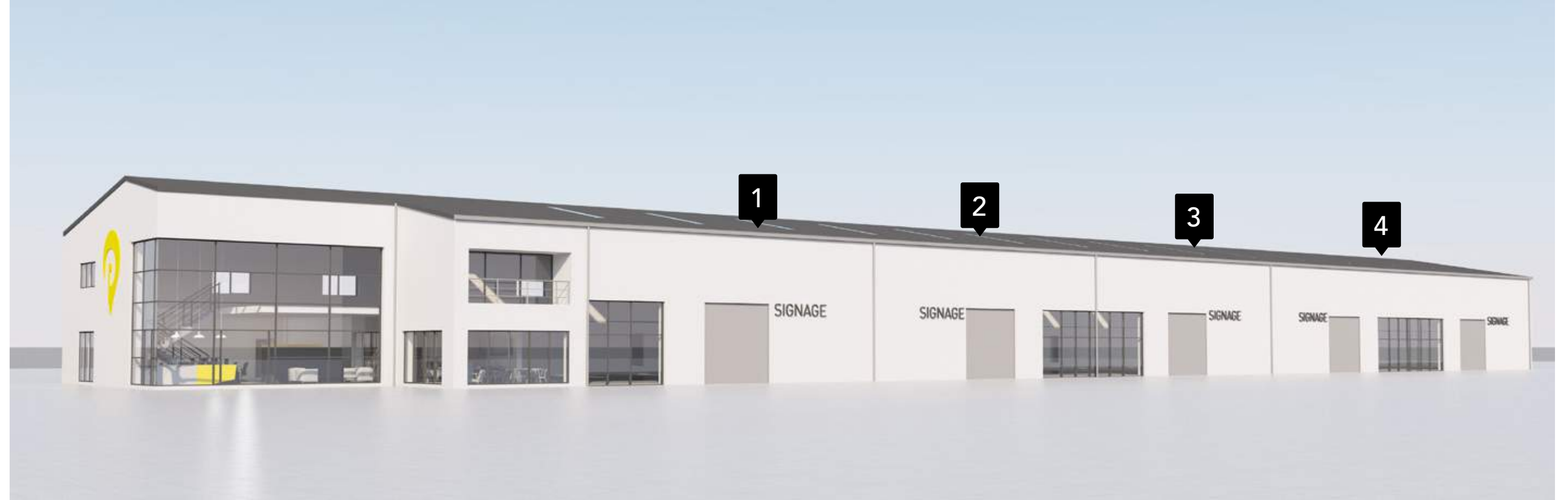
Floorplan



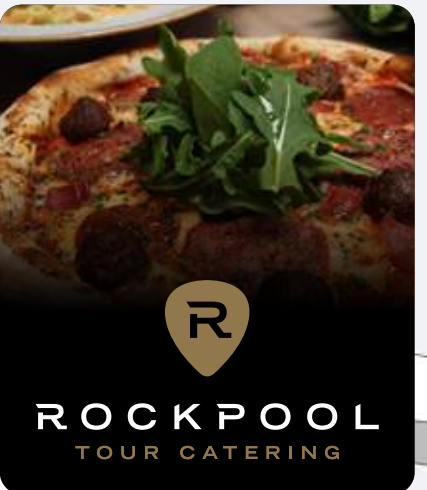
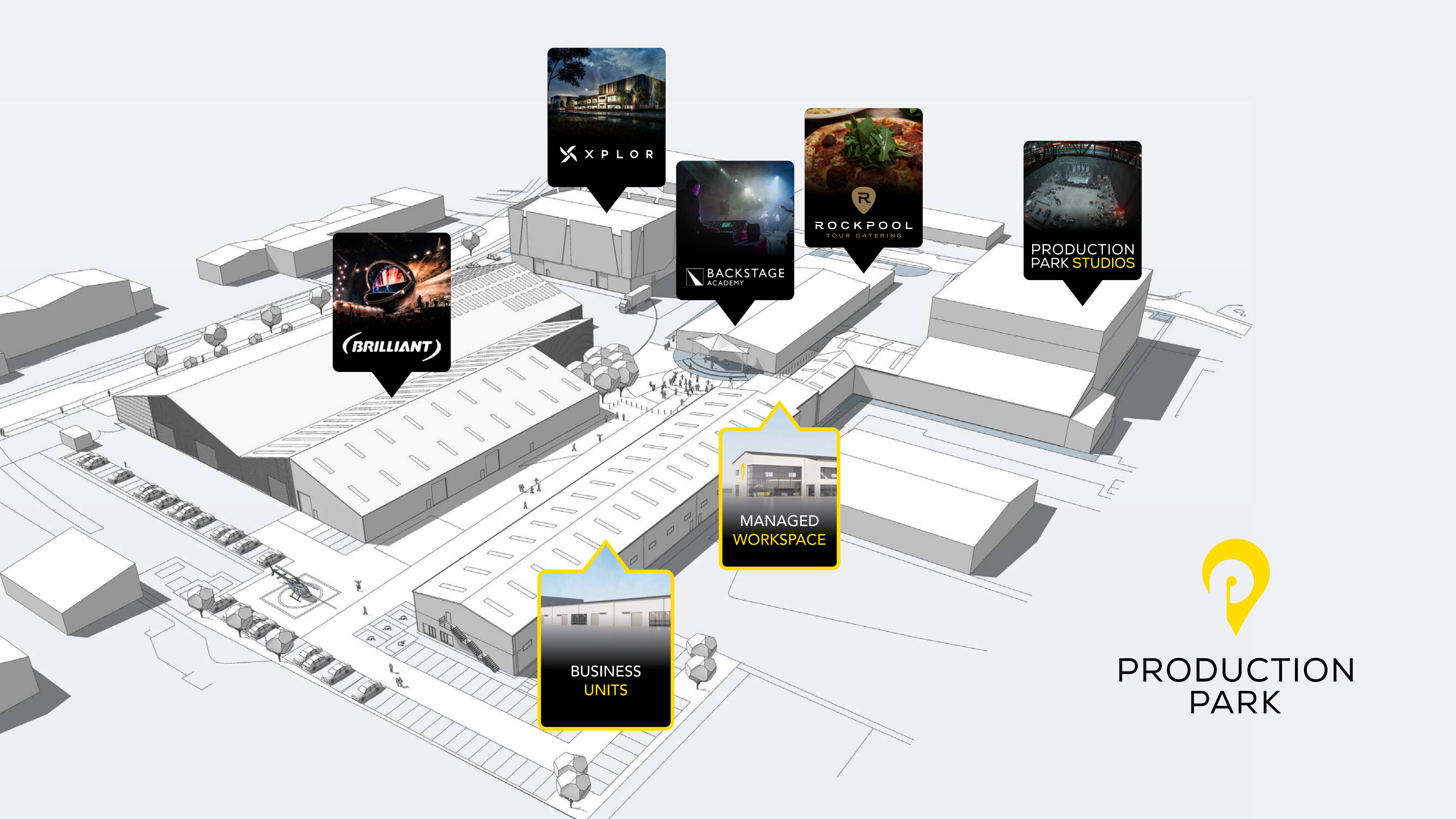
Optional Internal Unit



Unit Specs



	SPACE 1	SPACE 2	SPACE 3	SPACE 4
Gross internal floor area (sqft)	3862	3902	3902	6536
Internal dimensions	17.5m x 20.4m	17.7m x 20.4m	17.7m x 20.4m	29.7m x 20.4m
Eaves height	6.8m (top of steel)	6.8m (top of steel)	6.8m (top of steel)	6.8m (top of steel)
Frame hanging/rigging capability	Yes - loads TBC	Yes - loads TBC	Yes - loads TBC	Yes - loads TBC
Frame crane capacity	10T	10T	10T	10T
Floor slab - designed load	Applied load of 25KN/m2	Applied load of 25KN/m2	Applied load of 25KN/m2	Applied load of 25KN/m2
Mezzanine potential	Yes - slab load capable of accepting 5KN/m2 mezzanine	Yes - slab load capable of accepting 5KN/m2 mezzanine	Yes - slab load capable of accepting 5KN/m2 mezzanine	Yes - slab load capable of accepting 5KN/m2 mezzanine
Finished slab Surface Regularity	SR2	SR2	SR2	SR2
Incoming electricity	80amp TP&N 22way DB - TBC	80amp TP&N 22way DB - TBC	80amp TP&N 22way DB - TBC	160amp TP&N 22way DB - TBC
Incoming gas	65mm incoming supply	65mm incoming supply	65mm incoming supply	65mm incoming supply
Incoming water	32mm incoming supply	32mm incoming supply	32mm incoming supply	32mm incoming supply
Incoming communications	1 No. 90mm duct	1 No. 90mm duct	1 No. 90mm duct	2 No. 90mm ducts
Allocated parking spaces (nr)	TBC	TBC	TBC	TBC
Sectional doors (nr)	1	1	1	2
Draft EPC rating	Rating TBC	Rating TBC	Rating TBC	Rating TBC
Fire alarm	L1 to BS5839	L1 to BS5839	L1 to BS5839	L1 to BS5839
Lighting (service illuminance)	500LUX - LED	500LUX - LED	500LUX - LED	500LUX - LED
Lighting (emergency)	Yes	Yes	Yes	Yes
EV Charging	Yes - quantity/location TBC	Yes - quantity/location TBC	Yes - quantity/location TBC	Yes - quantity/location TBC
Photovoltaic	Yes - system type and interface into EV charging TBC	Yes - system type and interface into EV charging TBC	Yes - system type and interface into EV charging TBC	Yes - system type and interface into EV charging TBC
External signage zone	Yes - 1	Yes - 1	Yes - 1	Yes - 1



PRODUCTION
PARK

Excellent **transport** links by road, rail and air.

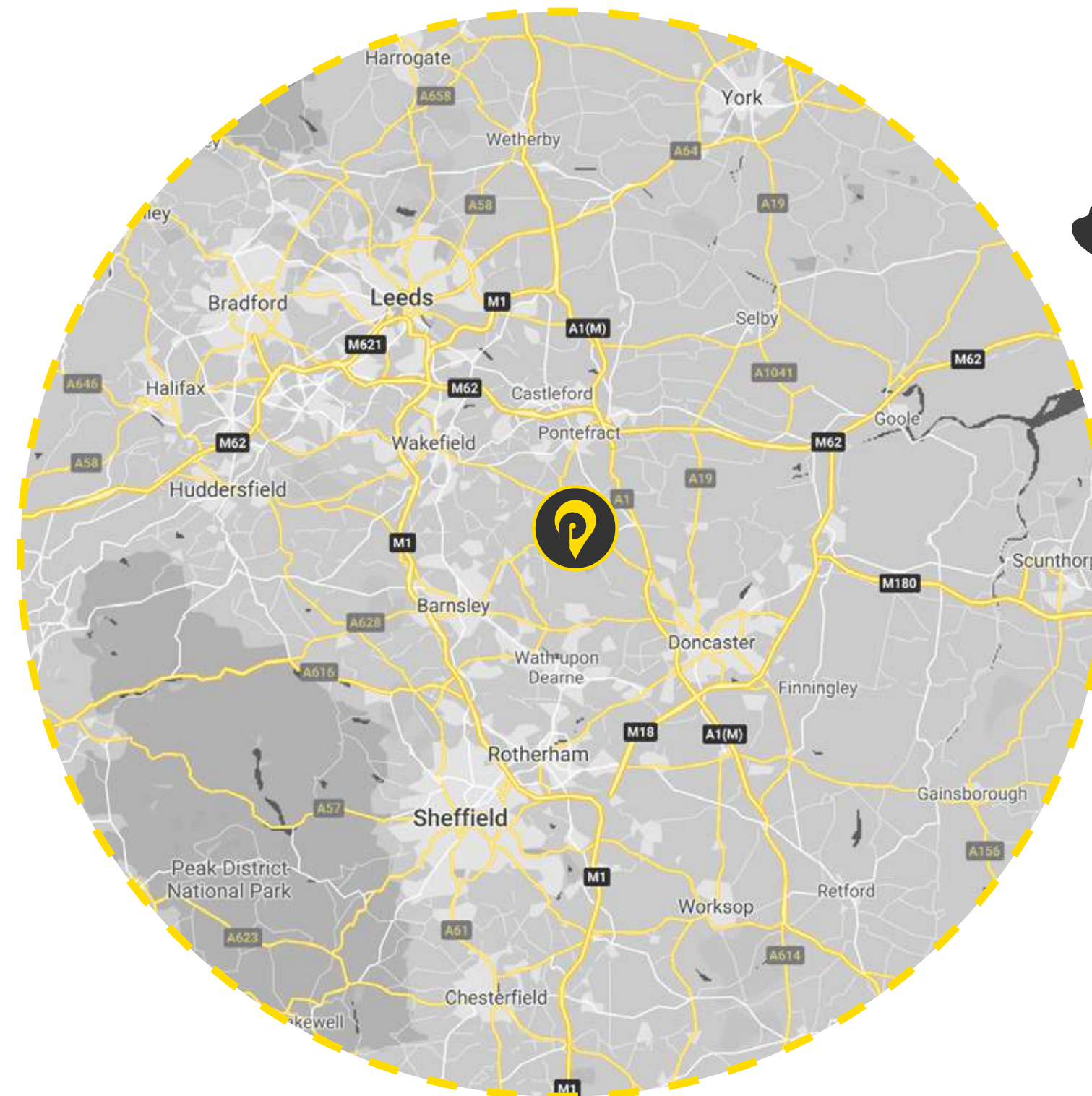
Production Park is located on Langthwaite Business Park in South Kirkby, West Yorkshire.

 **10 minutes drive from the A1**

 **10 minutes walk to Moorthorpe Train Station**

 **A short drive to the nearest international airports**

- Leeds Bradford - 1hr
- Manchester - 1.5hrs





Managed Workspace & Flexible Business Units

To make an enquiry, call 01977 659850 or email enquiries@productionpark.co.uk
www.productionpark.co.uk

Supported using public funding by



**ARTS COUNCIL
ENGLAND**