

Yorkshire Energy Park is a flagship development situated strategically in the UK's energy estuary.



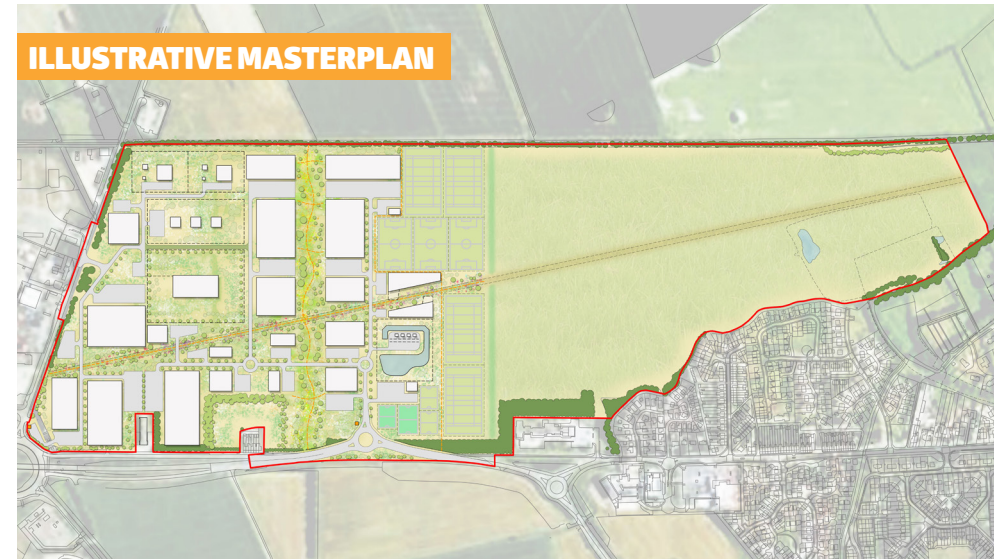
The unique mix of uses proposed on this strategic employment site will be developed in a beautifully landscaped, low density and high quality setting.

Business park	Energy generation	Education & research campus	Data centre
Outdoor building materials testing facility	Community sport provision	Small business incubator space	

The Yorkshire Energy Park's key advantage is its infrastructure. We will offer occupiers access to clean energy, generated on site and delivered via private wire or a Power Purchase Agreement, as well as data resilience including superfast broadband at very competitive rates.

This site will be tailored towards end users with high energy and/or data requirements. This is the only site in the sub region to offer this level of infrastructure to end users.

The education and research campus, focusing on energy generation technologies, flood resilience and materials testing and construction skills training, will offer specific co-location opportunities for business.



KEY

RED LINE BOUNDARY	SPORTS PITCHES (*FLOOD LIT)	PROPOSED PARK
PROPOSED TREES	ECOLOGICAL MITIGATION ZONE	SYNTHETIC GRASS
EXISTING TREES	PROPOSED BUILDING	
PROPOSED LOW LEVEL SHRUB PLANTING	PROPOSED ROAD	

Subject to securing planning permission, Yorkshire Energy Park has the potential to deliver over 80,000sqm commercial B1, B2 and B8 floorspace, alongside the wider mix of uses, in buildings ranging from under 1,000sqm to over 9,300sqm. Opportunities exist for freehold and leasehold occupiers, ranging from small to major scale.

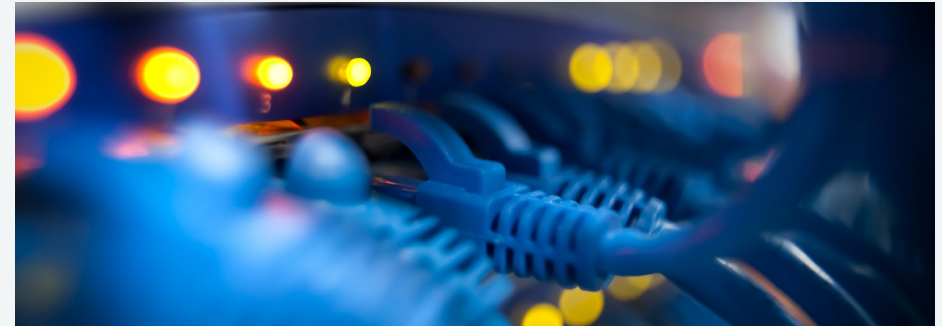
Opportunities will also be available on site for business start-ups, including space for let and associated support services and infrastructure.

“ We see this development as forming an important component of the wider portfolio of investment opportunities across the sub-region.”

Lord Haskins, Chair, Humber Local Enterprise Partnership



LAND USE PARAMETER



Easily accessible from the M62, and by train with a direct regular service to London, close to the Port of Hull and Humberside International Airport, Yorkshire Energy Park will bring together forward-thinking businesses from across the globe to create and deliver innovation alongside education and research.

AERIAL VIEW - NORTH EAST

