

# One & Three

## South Brook Street

Two state-of-the-art buildings

200,000 sqft of Grade A office space

Views across Aire Park

BREEAM Excellent

Well Building Gold

Completing Q4 2023

**Aire Park**  
SOUTH BANK LEEDS



# Stronger by Nature

Aire Park is a brand new mixed-use district of eclectic retail, premium offices and high-level living, surrounding Leeds' long-awaited city park.

24 acre district

8 acres of public park

Over 1,400 new homes

54,000 sqft of retail space

Over 1,000,000 sqft of office space

## Aire Park



# Grab your front row seat

The centre-piece of the South Bank, Aire Park is perfectly positioned to enjoy the best of everything Leeds has to offer.

8

minute walk to  
Leeds Train  
Station

11

minute walk to  
Briggate

30

minute drive to  
Leeds Bradford  
Airport



Leeds Train Station

Trinity Centre

Briggate

Victoria Quarter

Corn Exchange

David Oluwale Bridge

Aire Park

# New city views from **One & Three**

Set on Aire Park's premier commercial street and offering some of the largest floorplates in Leeds, these state-of-the-art buildings have been designed with ESG and resilience at the forefront

Electricity from renewable sources will power the buildings whilst openable windows will allow fresh air to flow through the column-free floorplates from the expansive park outside.

**Aire Park**



# The Buildings



3 South Brook Street

| Floor        | Sqm (NIA)     | Sq ft (NIA)    |
|--------------|---------------|----------------|
| Seven        | 574           | 6,178          |
| Six          | 574           | 6,178          |
| Five         | 2,189         | 23,562         |
| Four         | 2,189         | 23,562         |
| Three        | 2,189         | 23,562         |
| Two          | 2,189         | 23,562         |
| One          | 2,189         | 23,562         |
| Ground       | 1,574         | 16,943         |
| <b>Total</b> | <b>13,667</b> | <b>147,109</b> |

1 South Brook Street

| Floor        | Sqm (NIA)    | Sq ft (NIA)   |
|--------------|--------------|---------------|
| Seven        | 646          | 6,953         |
| Six          | 646          | 6,953         |
| Five         | 848          | 9,128         |
| Four         | 848          | 9,128         |
| Three        | 848          | 9,128         |
| Two          | 848          | 9,128         |
| One          | 848          | 9,128         |
| Ground       | 355          | 3,821         |
| <b>Total</b> | <b>5,887</b> | <b>63,367</b> |

Aire Park

# Building facilities

Both buildings offer interior designed lobbies, with 3 South Brook Street boasting an impressive atrium above its reception area.

The buildings also provide excellent facilities for commuters with generous parking, including electric charging stations, as well as brilliant cyclist facilities.



Lockers



Secure cycle storage and onsite maintenance facilities



Unisex shower & changing cubicles



Parking spaces including EV charging

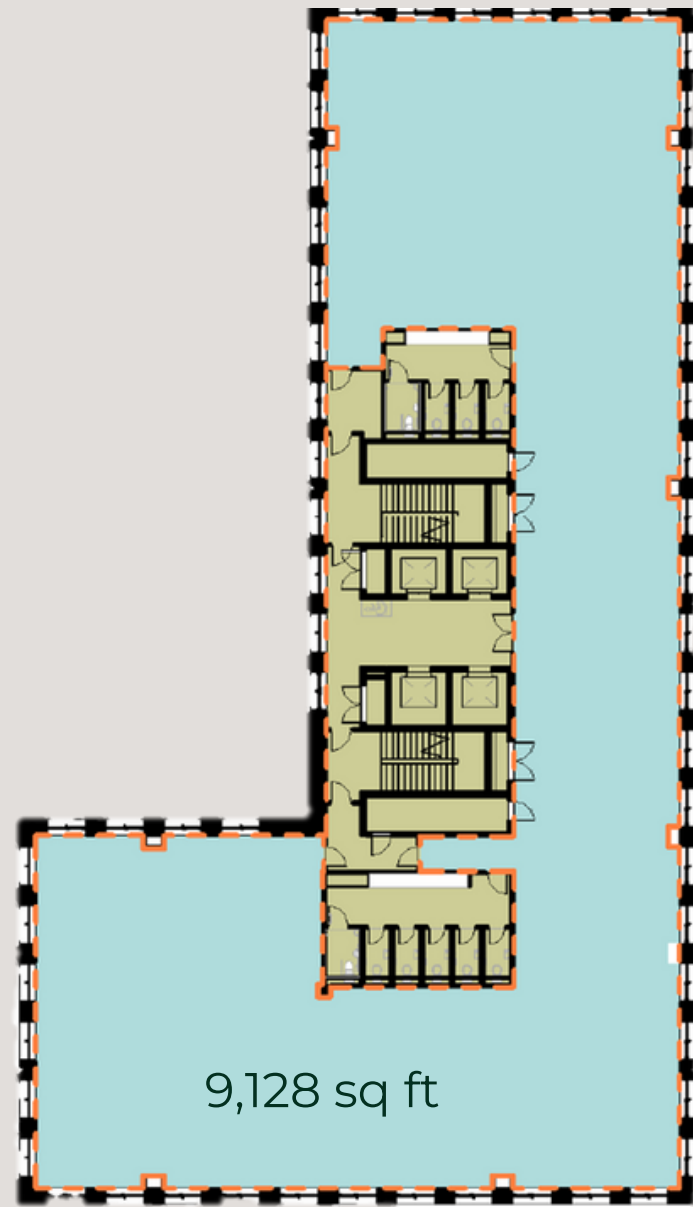


Fully fitted lobbies

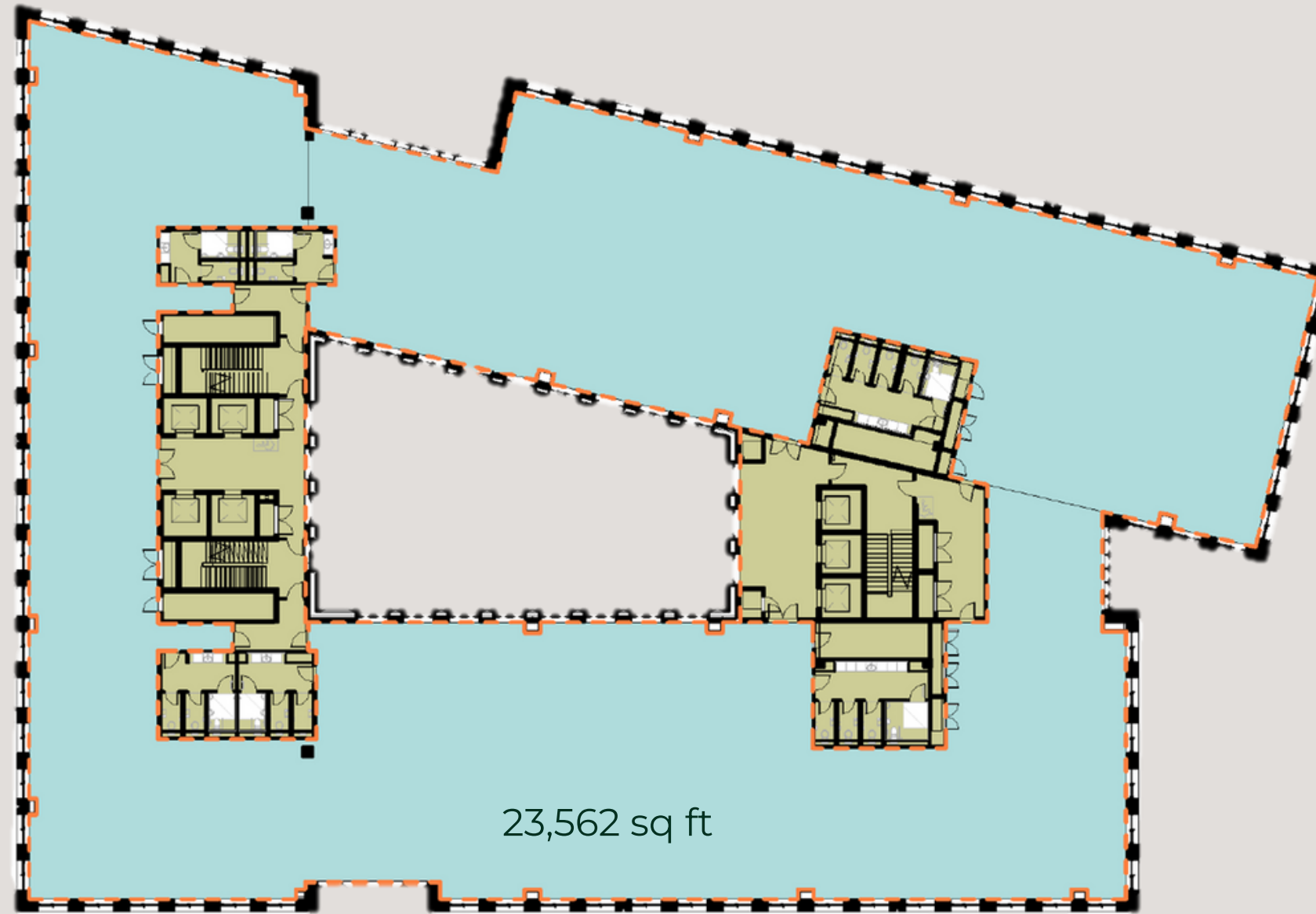


Building concierge

# Typical Floorplate





1 South Brook Street



3 South Brook Street

## Key

-  Office space
-  Core

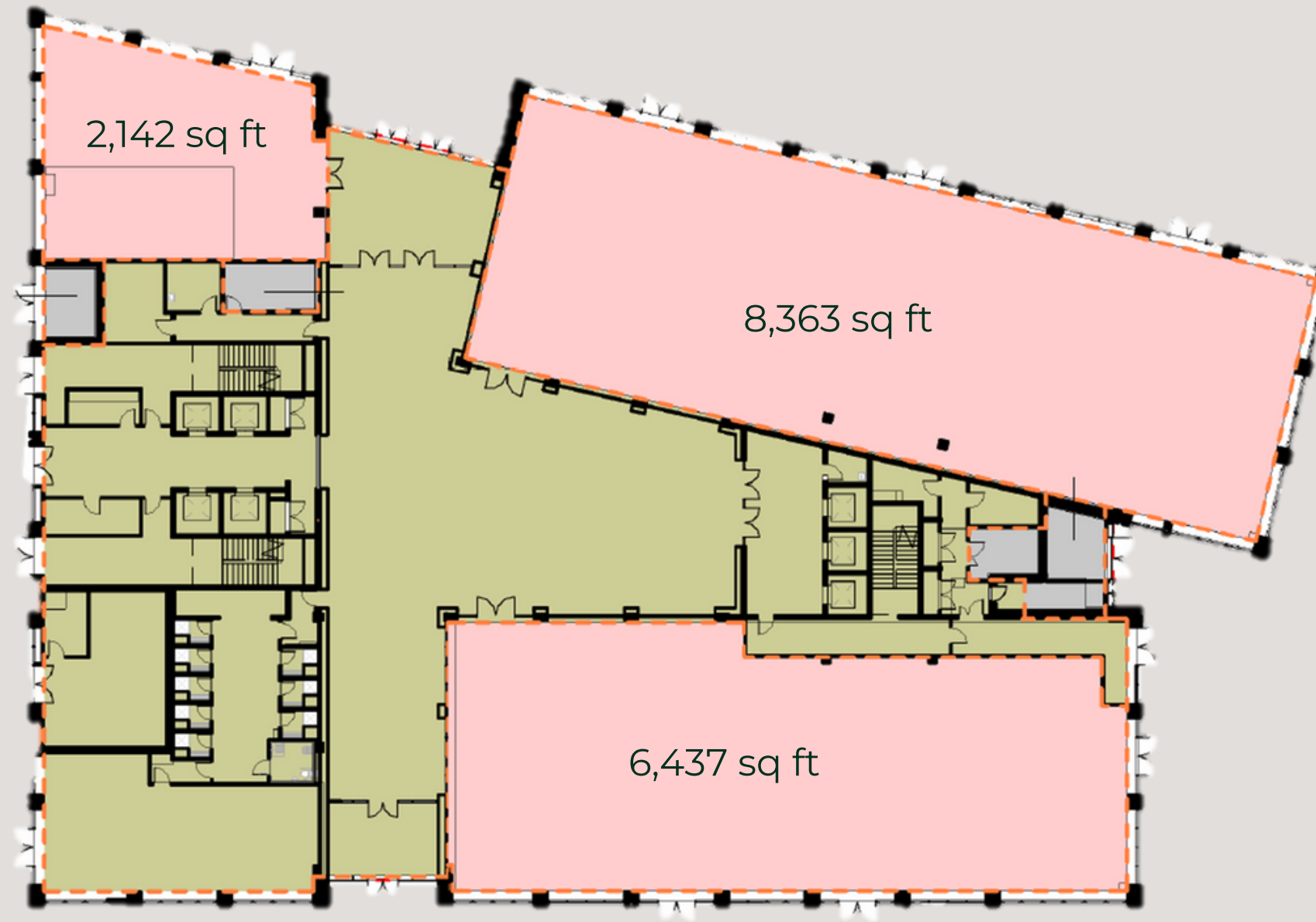
## Aire Park

# Ground Floor

All active ground floor uses considered



1 South Brook Street



3 South Brook Street

## Key

- Commercial / retail space
- Core
- Plant

## Aire Park



# ESG



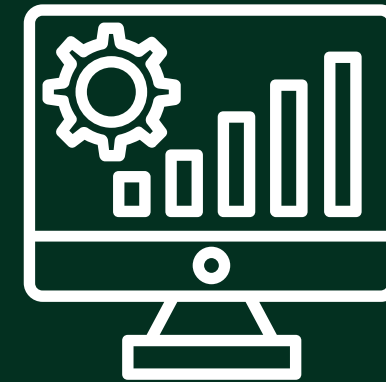
Targeting  
Excellent



EPC A



Targeting  
WELL Gold



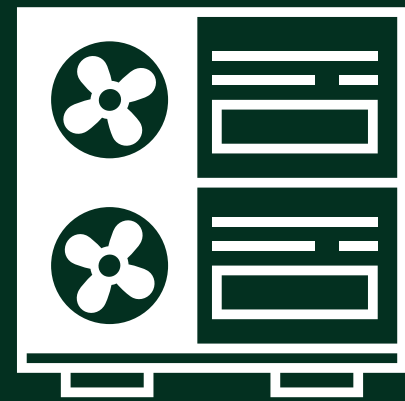
Building  
Management  
System



Electricity from  
Renewable Sources



Openable  
Windows &  
100% Fresh Air



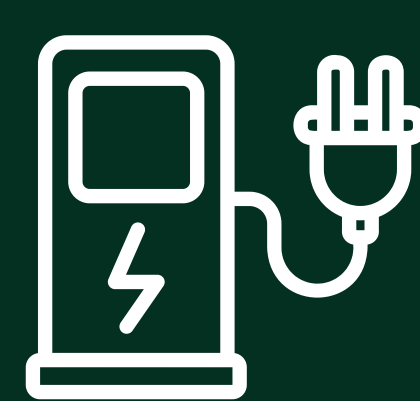
Air Source  
Heat Pumps



100% LED  
Lighting



DALI System  
for light  
management



Electric car  
charging

# Employee Wellbeing

At the heart of Aire Park, you and your employees will reap the benefits of being amongst nature, and surrounded by everything that is naturally Leeds.

From running routes, biodiversity gardens and lawns to relax on, to bars, restaurants, culture and amenities, Aire Park is a place where your employees will want to come to work.



700 trees



6 acres of green space



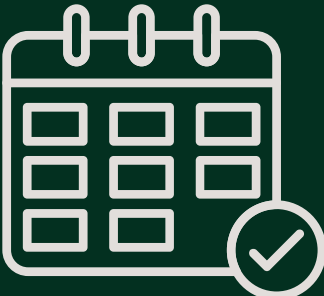
1 km running route



Restaurants



Amenities



Regular events

## Aire Park

# Tech & Spec

1:8

Occupational density

1:5<sup>1/2</sup>

M&E Capacity



Structural grid

CAT  
A

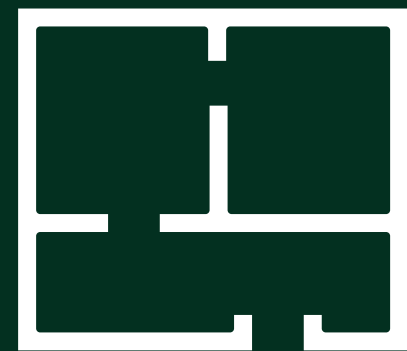
Fit out



Access Control System



Average ceiling height



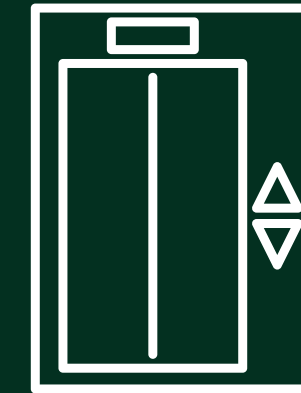
Column free floorplates



High-speed fibre



Targeting WiredScore Gold



Destination controlled lifts

# About Vastint

Vastint is an international real estate organisation with over 30 years of experience. The goal of Vastint is to create long-term value through property investments.

The cornerstones of our operations are the management of portfolio properties and the development of commercial real estate, including residential development and sales.

9

divisions across Europe

52

office buildings

42

hotels

1.3m

sqm of rentable area

2.8m

sqm landbank

543

rental apartments

**VASTINT**

Offices Homes Hotels Other

**AMSTERDAM** - Vastint division main offices

- Countries where Vastint is active



# Vastint UK

At Vastint UK, we specialise in unlocking the potential of large city sites to create truly mixed-use regeneration schemes. We want to create distinct urban environments inspired by how people enjoy working and living in the modern world.

Across the UK, we have three mixed-use regeneration projects which, once complete, will offer:

**5,100**

homes

**2**

hotels

**1**

primary school

**200,000**

sqm of office space

**350,000**

sqm land



Sugar House Island, east London



# Get in touch



Roddy Morrison  
Mobile: 07747 470983  
Direct: 0113 200 1810  
Roddy.Morrison@colliers.com



Paddy Carter  
Mobile: 07972 000 114  
Direct: 0113 220 1203  
PCarter@savills.com



The contents of this brochure are provided for general information only. Vastint UK Services Limited ("Vastint") make no representations, warranties or guarantees, whether express or implied, that the contents are accurate, complete or up to date. Images, descriptions and measurements of buildings and the development are for illustrative purposes only and may not reflect the final design, layout, features or materials used. When making decisions, such as financial decisions, you should not rely only on the content of this brochure, and you should seek necessary professional advice. The contents of this brochure should not be taken as being any form of financial, legal or other advice or recommendations. Vastint's liability for non fraudulent misrepresentation is excluded to the fullest extent permitted by law.