

1&3

SOUTH
BROOK ST.

**OFFICES &
WORKSPACES**

190,000 SQFT
AVAILABLE NOW

Aire Park
SOUTH BANK LEEDS

Contents

Introduction	3
Location	4
1 & 3 South Brook St.	6
Specification & Facilities	13
Sustainability	15
About Aire Park	16
About Vastint	21

Aire Park



Leeds' *finest* office space

Welcome to 1 and 3 South Brook Street, the epitome of modern workspaces in the heart of Leeds' transformative Aire Park district.

With 190,000 sq ft of meticulously designed Grade A office space and an additional 20,000 sq ft dedicated to ground floor retail and leisure amenity. This dynamic duo of buildings sets a new standard for innovation and collaboration within a sustainably designed new parkland setting.

As Aire Park promises to reshape Leeds South Bank, these offices stand as a testament to the future, offering a cutting-edge environment where business thrives and community flourishes.

Aire Park



Leeds Station
🚲 3 mins
🚶 7 mins

Trinity Centre
🚲 2 mins
🚶 7 mins

Briggate
🚲 2 mins
🚶 7 mins

Corn Exchange
🚲 3 mins
🚶 8 mins

Victoria Quarter
🚲 3 mins
🚶 11 mins

David Oluwale Bridge
🚲 1 mins
🚶 2 mins

Meadow Lane

Aire Park
SOUTH BANK LEEDS

Brewery Wharf
🚲 1 mins
🚶 3 mins

1 SOUTH BROOK ST

3 SOUTH BROOK ST

Great Wilson St.

Crown Point Road

Aire Park

DISCLAIMER

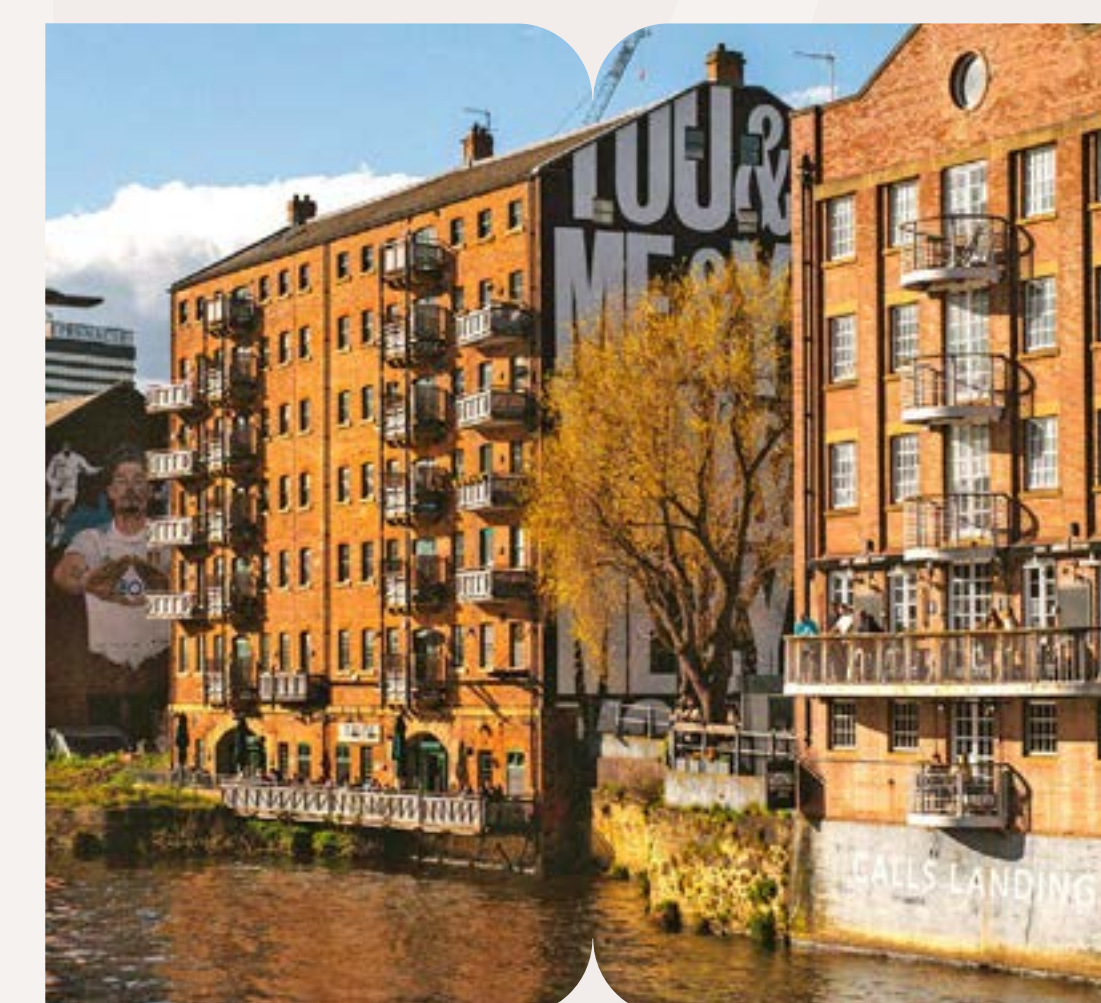
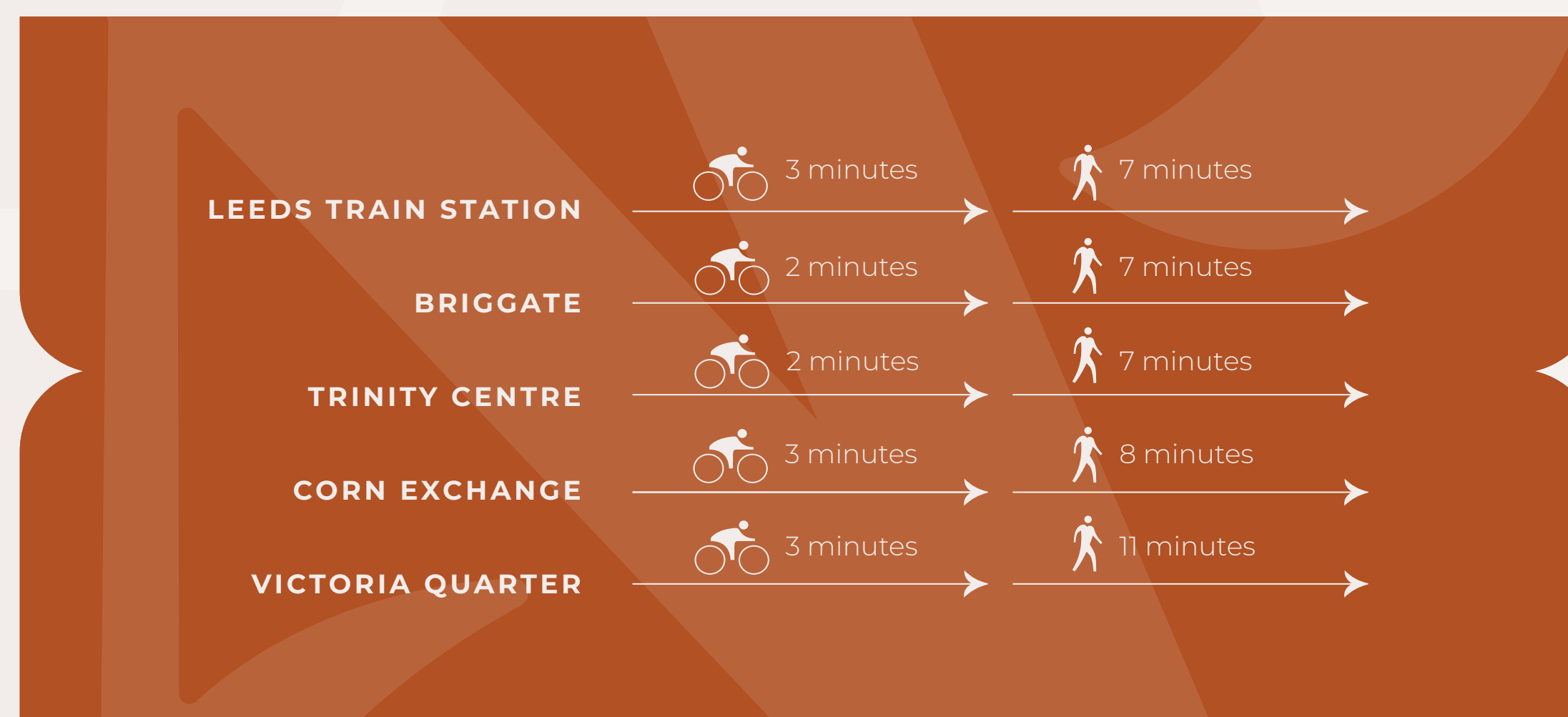
All cycle and walk times sourced from Google Maps

Grab your *front row* seats

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

No matter what your mode of transport, getting to Aire Park couldn't be easier. The newly opened David Oluwale footbridge connects South Brook Street to Leeds train station by just a short walk, allowing effortless access to the city's surrounds.

Those cycling to work can now do so safely and efficiently as Leeds embarks on its mission to implement safer cycle lanes around the city, including key routes on Meadow Lane and Crown Point Road.



Aire Park

A *grand* entrance

Both buildings have interior designed lobbies, with 3 South Brook Street boasting an impressive double height atrium and elegant suspended sculpture.

The expansive foyer is a grand entrance that sets the tone for success. The stylish space boasts generous seating and breakout areas, providing both employees and visitors with comfortable areas to work, collaborate and relax.

The manned reception area ensures a warm welcome and efficient service, adding a personal touch to daily operations.



Aire Park

1 & 3 South Brook St.

Set on Aire Park's premier commercial street, 1 & 3 South Brook Street offer some of the largest floorplates in Leeds, with sizes ranging from 6,178 sq ft to 23,562 sq ft.

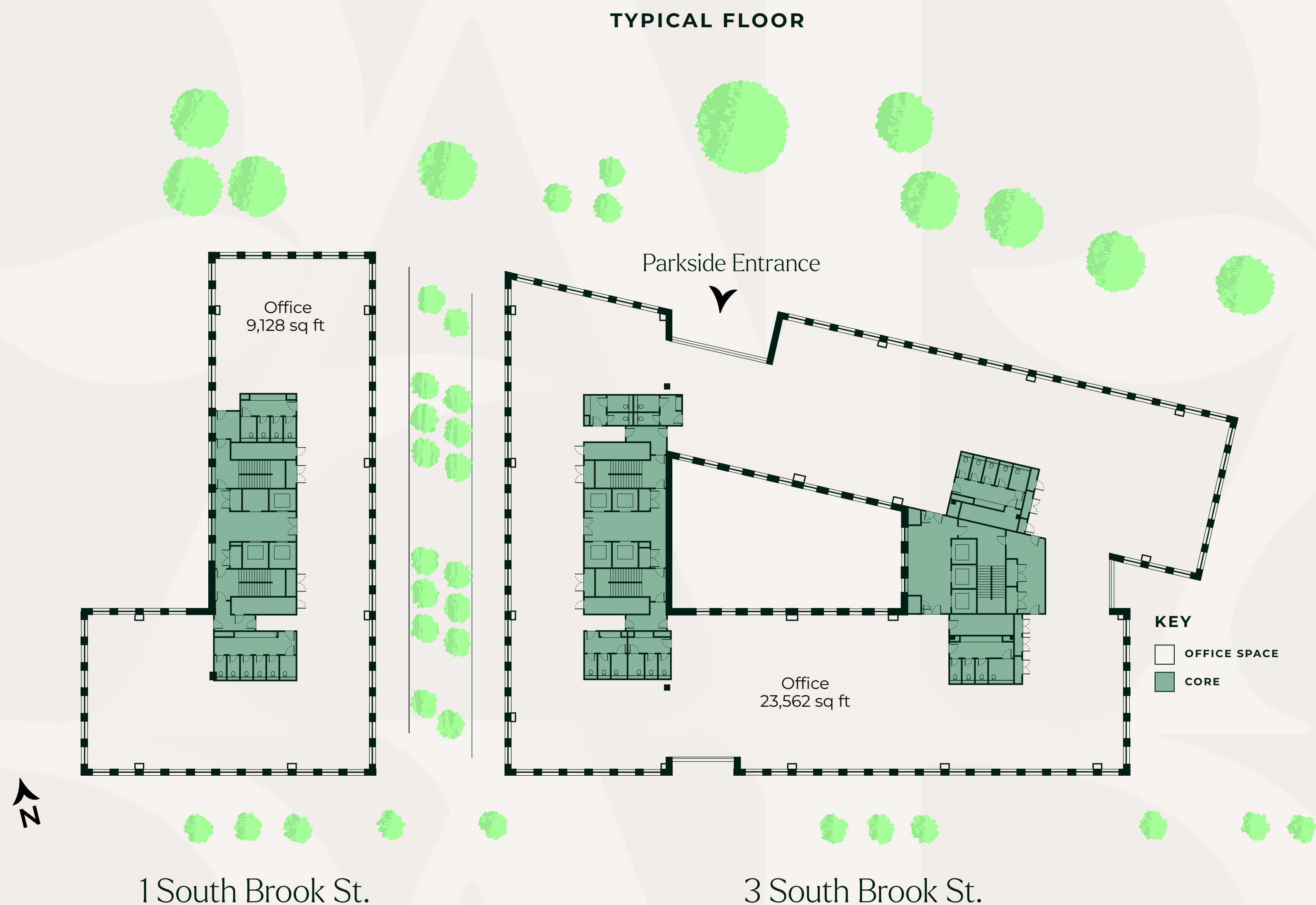
1 South Brook St.

FLOOR	SQM (NIA)	SQFT (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
TOTAL	5,887	63,367

3 South Brook St.

FLOOR	SQM (NIA)	SQFT (NIA)
SEVEN	554	6,178
SIX	554	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
TOTAL	13,667	147,109

Aire Park



Not your *average* workspace

1 & 3 South Brook Street's column-free floorplates have been designed for versatility, adapting to the specific needs of your business.

The building cores containing access and services are positioned centrally meaning that floorplates can easily be split for smaller requirements, from as little as 3,724 sq ft.

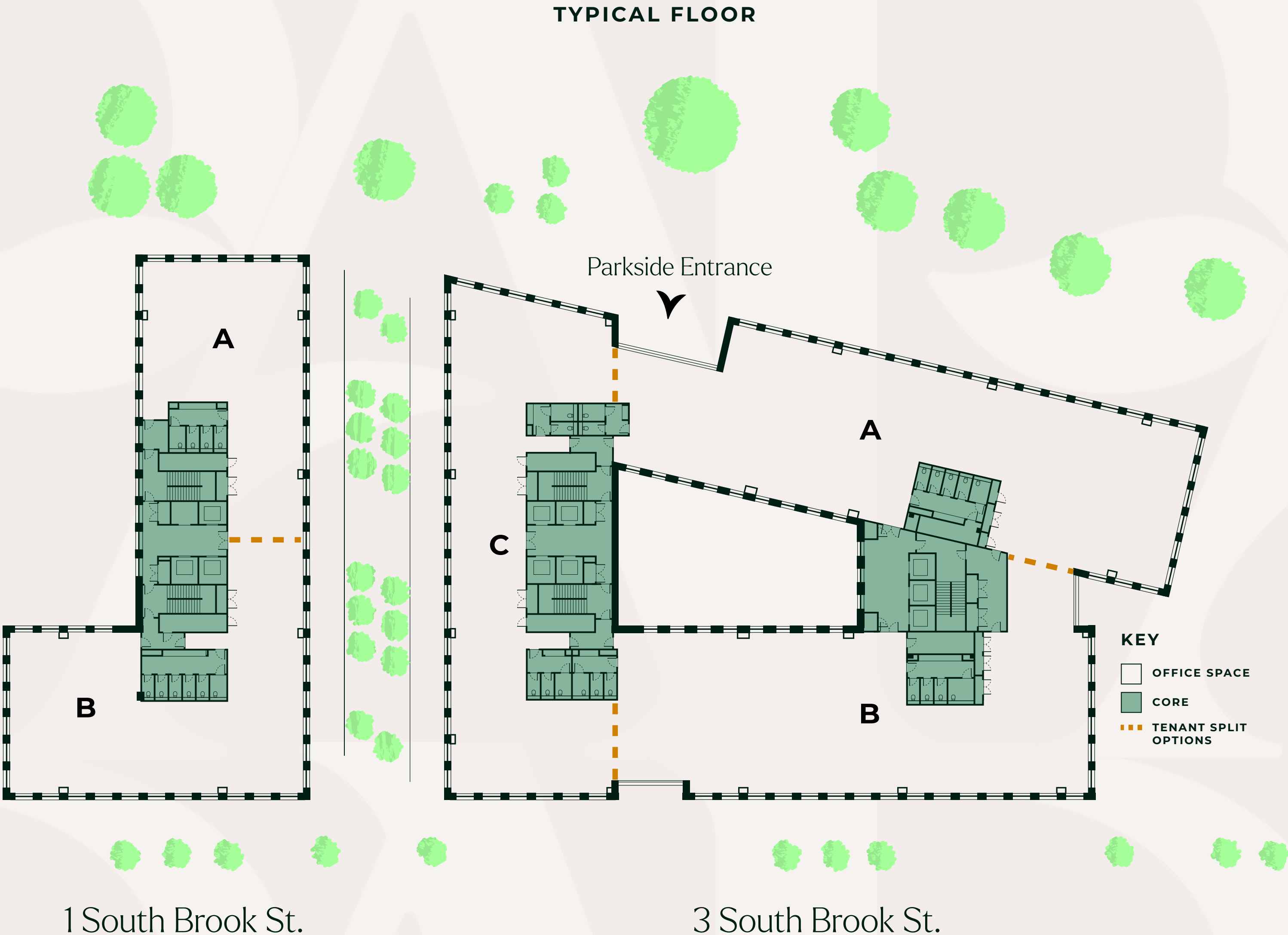
1 South Brook St.

OFFICE	NIA	SQFT
A	3,724	
B	5,403	
TOTAL	9,128	

3 South Brook St.

OFFICE	NIA	SQFT
A	9,113	
B	8,307	
C	6,142	
TOTAL	23,562	

Aire Park





Aire Park

Modern, smart *versatile* spaces

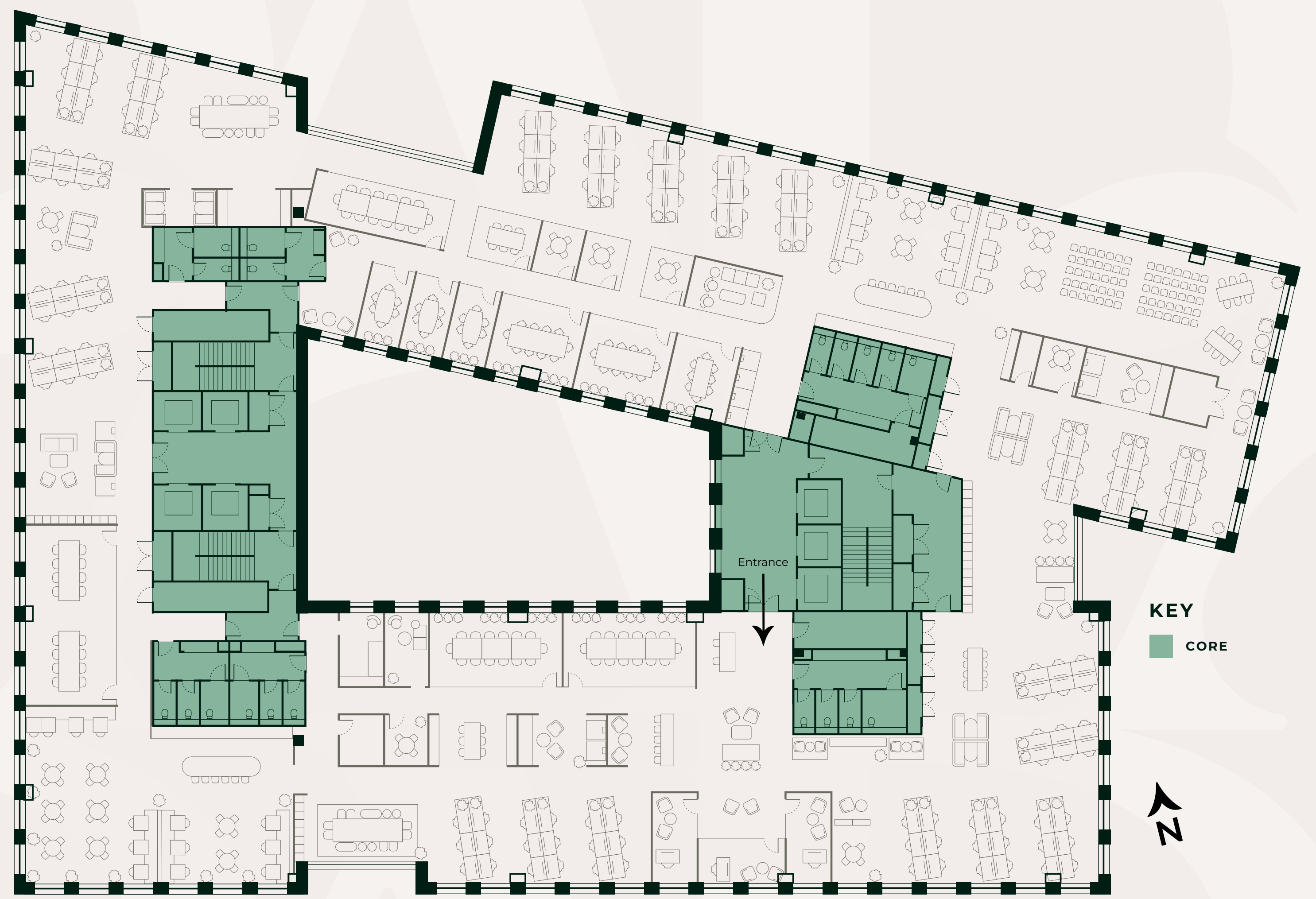
1 & 3 South Brook Street's flexible floorplates can accommodate endless layout possibilities.

From collaborative meeting areas to tranquil breakout zones, envision your office tailored to perfection. Explore the potential of every corner, letting your creativity shape the future of work.

Schedule of Accommodation

129 x WORKSTATIONS (APPROX. 18 SQM PER PERSON)
17 x MEETING ROOMS
3 x DIRECTORS' OFFICES
1 x TOWN HALL / TRAINING (CAPACITY APPROX. 75-100)
1 x RECEPTION AREA
15 x PRIVATE CALL BOOTHS
10 x QUIET WORKING AREAS
2 x TEA POINTS / CAFE SPACES
1 x SMALL TEA POINT
4 x COLLABORATION AREAS
2 x WELLBEING / NURSING / FIRST AID ROOMS
1 x MULTI-FUNCTION MEETING ROOM / WELLBEING ROOM
132 x LOCKERS

INDICATIVE LAYOUT



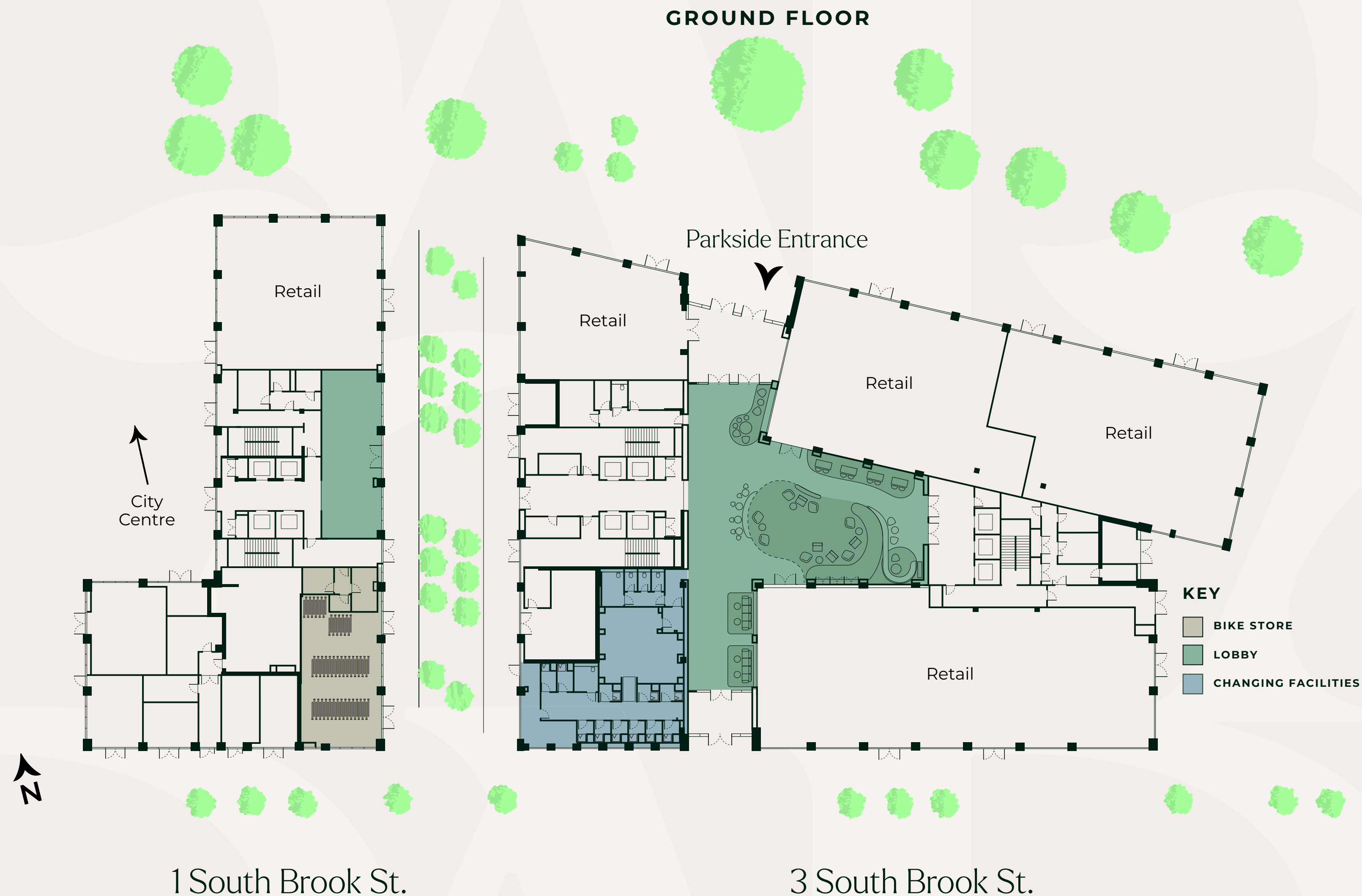
More than just a place for work

At ground floor level each of the buildings has its own entrance lobby through which the lifts and stairwells are accessed.

Visitor and post management for the buildings are serviced through their respective manned receptions.

Secure cycle storage, shower and changing facilities for the exclusive use of building occupants can also be found on the ground floor.

The five ground floor flexible units will be occupied by a mix of retailers, providing valuable amenity to those working in the offices above.



Designed to meet the
demands of today's
businesses

Aire Park



Specification and facilities

Designed to meet the demands of today's businesses, 1 & 3 South Brook Street offer modern solutions to create an unparalleled working environment.

Spacious floorplates provide ample room for businesses to grow whilst Cat A fit-out ensures that floorplates can be tailored to the unique requirements of the occupant.

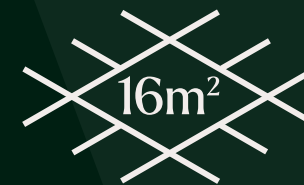
The building facilities have been carefully considered with employee wellbeing in mind. There are excellent facilities for commuters with generous parking, including EV charging stations as well as secure cycle storage and changing facilities.



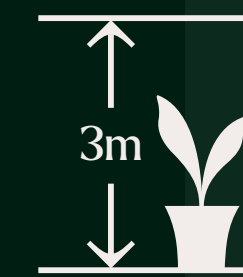
COLUMN FREE FLOORPLATES



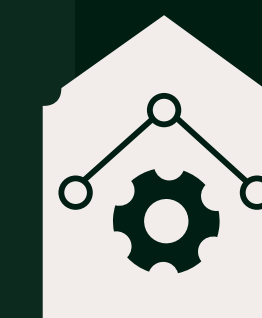
HIGH SPEED FIBRE



STRUCTURAL GRID



AVERAGE CEILING HEIGHT



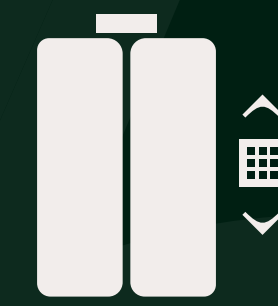
BUILDING MANAGEMENT SYSTEM



ACCESS CONTROL SYSTEM



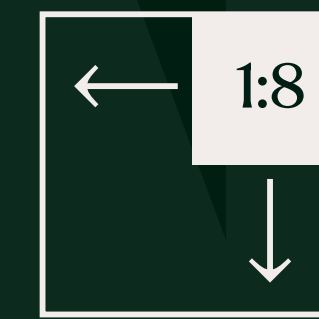
DEDICATED APP



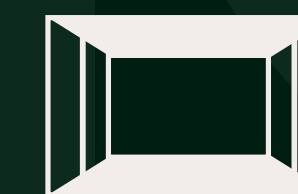
DESTINATION CONTROLLED LIFTS



M&E OCCUPATIONAL DENSITY



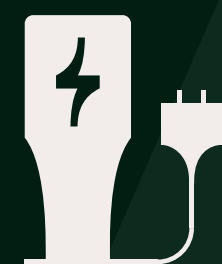
OCCUPATIONAL DENSITY



FIT OUT OPTIONS



DALI LIGHTING SYSTEM



100% EV CHARGING



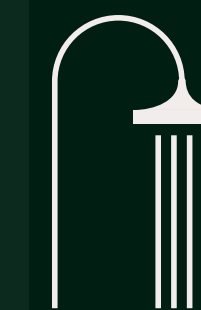
SECURE CYCLE STORAGE



LOCKERS



FULLY FITTED LOBBIES



SHOWER & CHANGING FACILITIES



PARKING SPACES



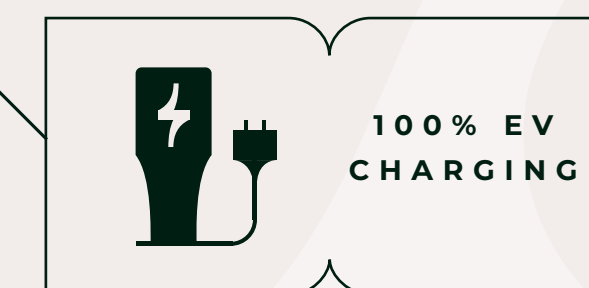
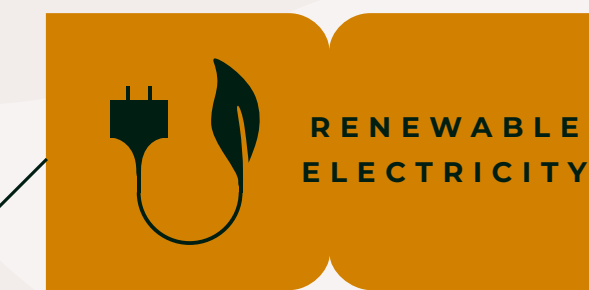
Openable windows allow *fresh air* to flow through from the *expansive park* outside

Flexible floorplates with a
full range of fit-out options

Sustainability

These cutting-edge buildings have been designed with ESG and resilience at the forefront, targeting the highest sustainability credentials.

Electricity from renewable sources powers the buildings whilst openable windows allow fresh air to flow through the floorplates from the expansive park outside.



TARGETING BREEAM EXCELLENT



EPC A



TARGETING WELL PLATINUM



TARGETING WIRESCORE PLATINUM

An *unparalleled* environment
for working

Aire Park

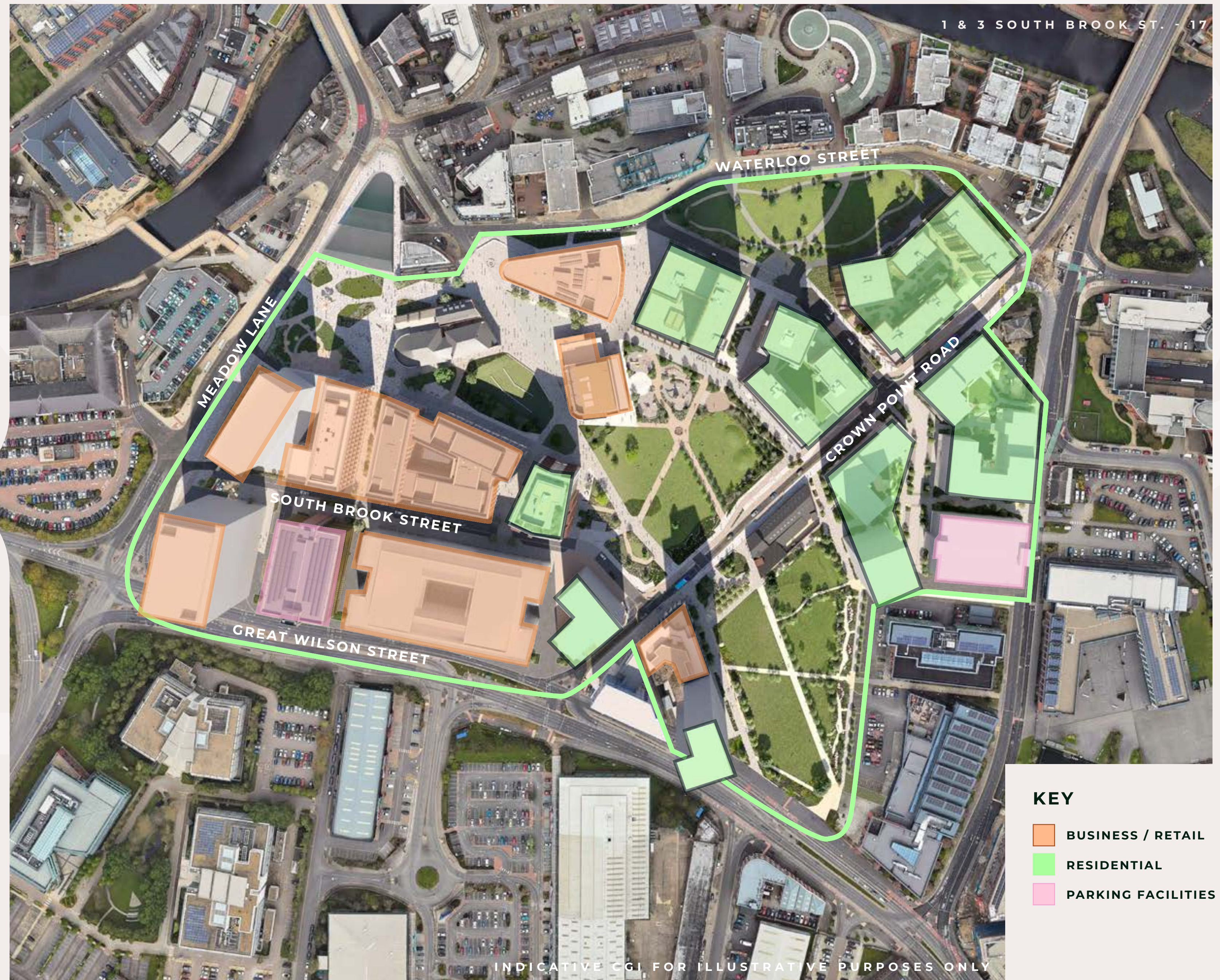
Stronger *by nature*

Aire Park is a brand-new mixed use district in the heart of Leeds' South Bank. The masterplan is thoughtfully designed creating a holistic balance of spaces for living, working and everyday enjoyment. The centrepiece of the development, the park contains eight acres of meaningful public space and tranquil parkland.

AIRE PARK IN NUMBERS

24	1,400	700
ACRE DISTRICT	NEW HOMES	NEW TREES
8	12,000	54,000
ACRE PUBLIC PARK	SQ FT OUTDOOR EVENTS SPACE	SQ FT GROUND FLOOR RETAIL
6,000	800,000	
OFFICE WORKERS	SQ FT GRADE A OFFICE SPACE	

Aire Park



A *cutting-edge* environment
where business *flourishes*



Aire Park

An *urban oasis* at your doorstep

1 and 3 South Brook Street occupy a prime park-side position at Aire Park, with direct access to acres of green space. The park has been thoughtfully designed to cater to a wide range of interests and needs.

Whether you're seeking a quiet spot for after-work relaxation, or looking for a place to meet with friends or colleagues, the park is an inclusive space that has a little something for everyone.

1 - THE TETLEY GREEN

A soft terraced space with built-in seating perfect for relaxation, watching and dwelling.

2 - CENTRAL PARK

A large informal green space in the centre of the site, beautifully framed by trees.

3 - THE FLOWERING AVENUE

A picturesque linkway through the park, the Avenue is an iconic springtime attraction due to the bold blossoms of the many flowering trees.

4 - EXERCISE ROUTES

The park creates a new 1km exercise route, perfect for jogging or a leisurely lunchtime stroll.

5 - SPACES FOR PLAY

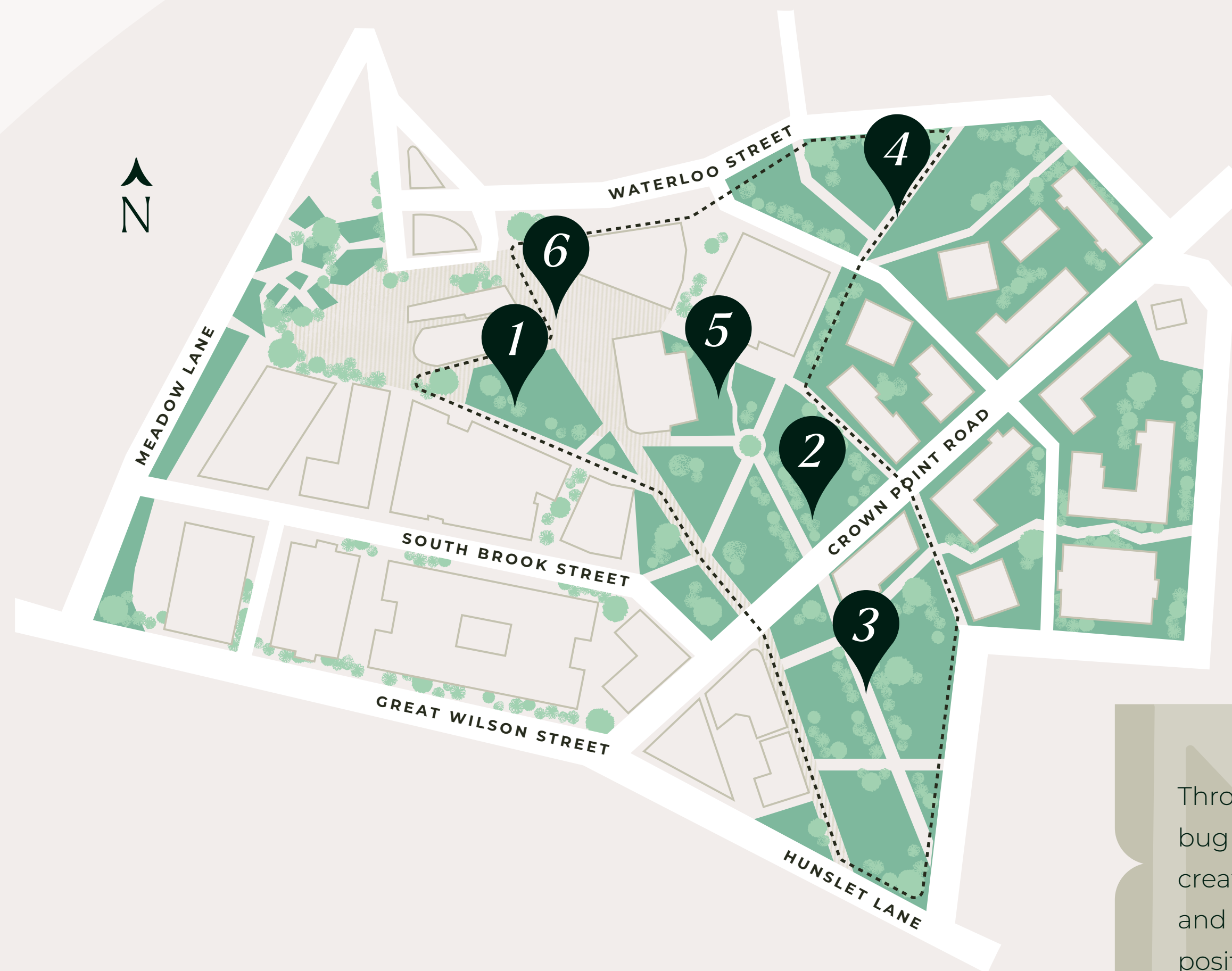
A dedicated 600m² play space for younger children with a naturalistic adventure theme.

6 - OUTDOOR EVENTS SPACE

A multi-functional all year-round space, suitable for outdoor cinema, concerts and markets.

A RICH BIODIVERSITY

Throughout the park interventions such as bug hotels, bird boxes, and pollinating gardens create an ecological haven. A variety in species and size of trees, many of them native, will be positioned to encourage wildlife corridors.





Aire Park

Project by **VASTINT**

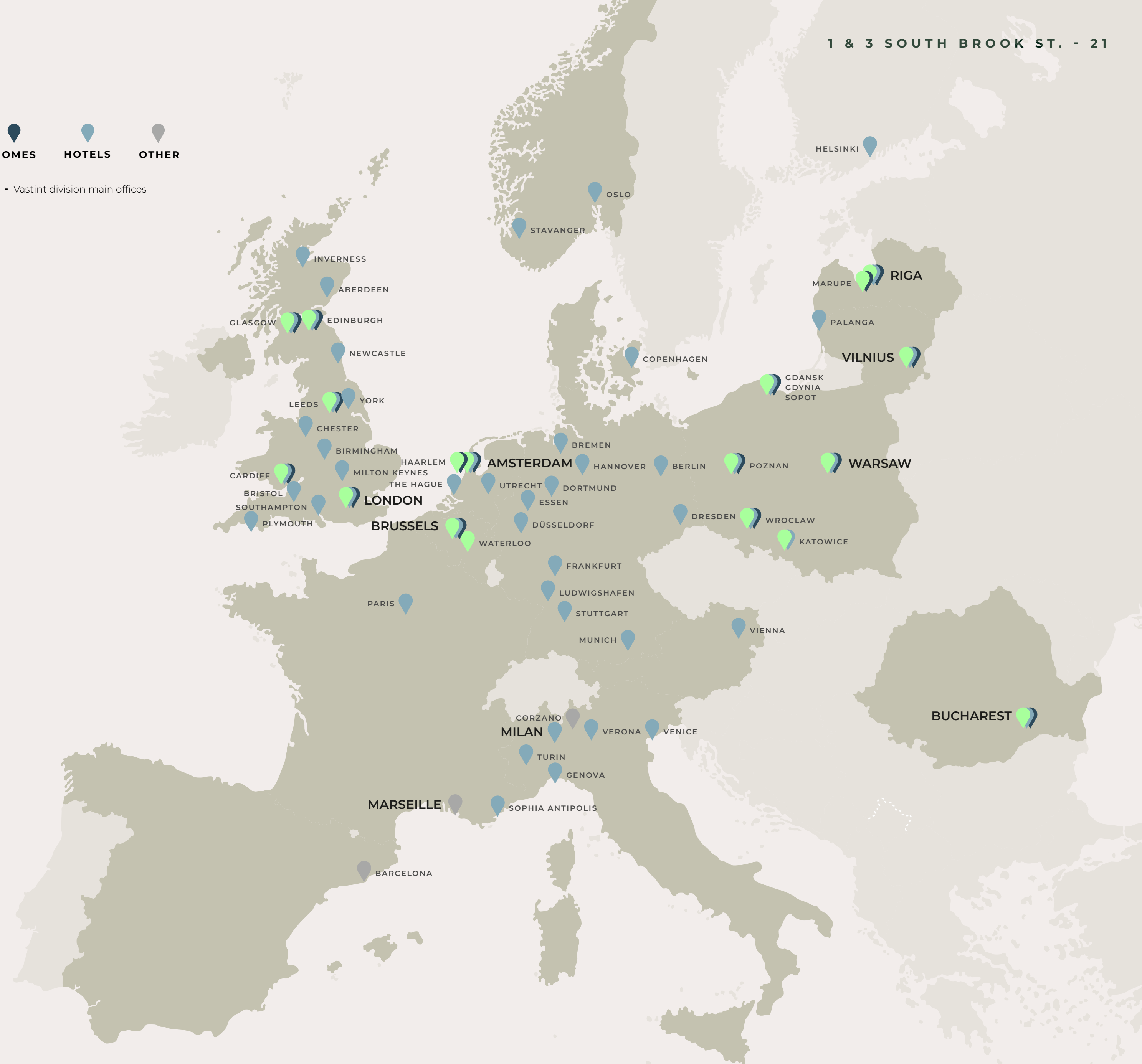
- OFFICES
- HOMES
- HOTELS
- OTHER

AMSTERDAM - Vastint division main offices

THE TEAM BEHIND AIRE PARK

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.

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. We have ongoing projects in London, Leeds and Cardiff.



PART COMPLETE

Sugar House Island, London.

1,200 new homes
624,000 sq ft office space

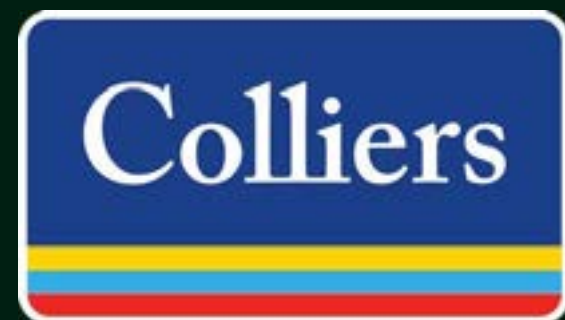


PLANNING PHASE

Cardiff Embankment Site

2,500 new homes
580,000 sq ft office space

Get your *front row* seat



Roddy Morrison

1 Broad Gate, The Headrow,
Leeds, LS1 8EQ

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

Charles Preston

1 Broad Gate, The Headrow,
Leeds, LS1 8EQ

Mobile: 07720 640824
Direct: 0113 200 1808
Charles.Preston@colliers.com
colliers.com



Toby Nield

Savills, 3 Wellington Place,
Leeds, LS1 4AP

Mobile: 07796 709814
Direct: 0113 220 1216
Toby.nield@savills.com
savills.co.uk



Vastint UK

1 Crown Point Road,
Leeds, LS10 1FR

Direct: 020 3384 7900
info@airepark.co.uk
airepark.co.uk

1&3

SOUTH BROOK ST.

Aire Park

SOUTH BANK LEEDS

The contents of this brochure are provided for general information only. Vastint UK B.V. and its subsidiary 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.