



# 1&3

SOUTH  
BROOK ST.

RETAIL & LEISURE

LS10 1FT



# Aire Park

## THE NUMBERS

Aire Park is a brand-new mixed used district of premium offices, eclectic retail and high-level living, surrounding Leeds' long-awaited city park. The vision brings together a vibrant new community of 8,500 people to live, work, visit and explore in this exciting new part of Leeds South Bank.

24

Acre neighbourhood

1,400

New homes

800,000

Sq ft of office space

6,000

Office workers

8

Acres of public park

2,500

Residents

54,000

Sq ft of retail space

1

Hotel

Aire Park





# 1&3 South Brook St.

## RETAIL AND LEISURE SPACES

Set on Aire Park’s premier commercial street, 1 & 3 South Brook Street offer five prime ground-floor flexible units suitable for retail, leisure and F&B uses.

The floors above contain 190,000 sq ft office space, capable of accommodating up to 2,200 workers in the buildings each day.

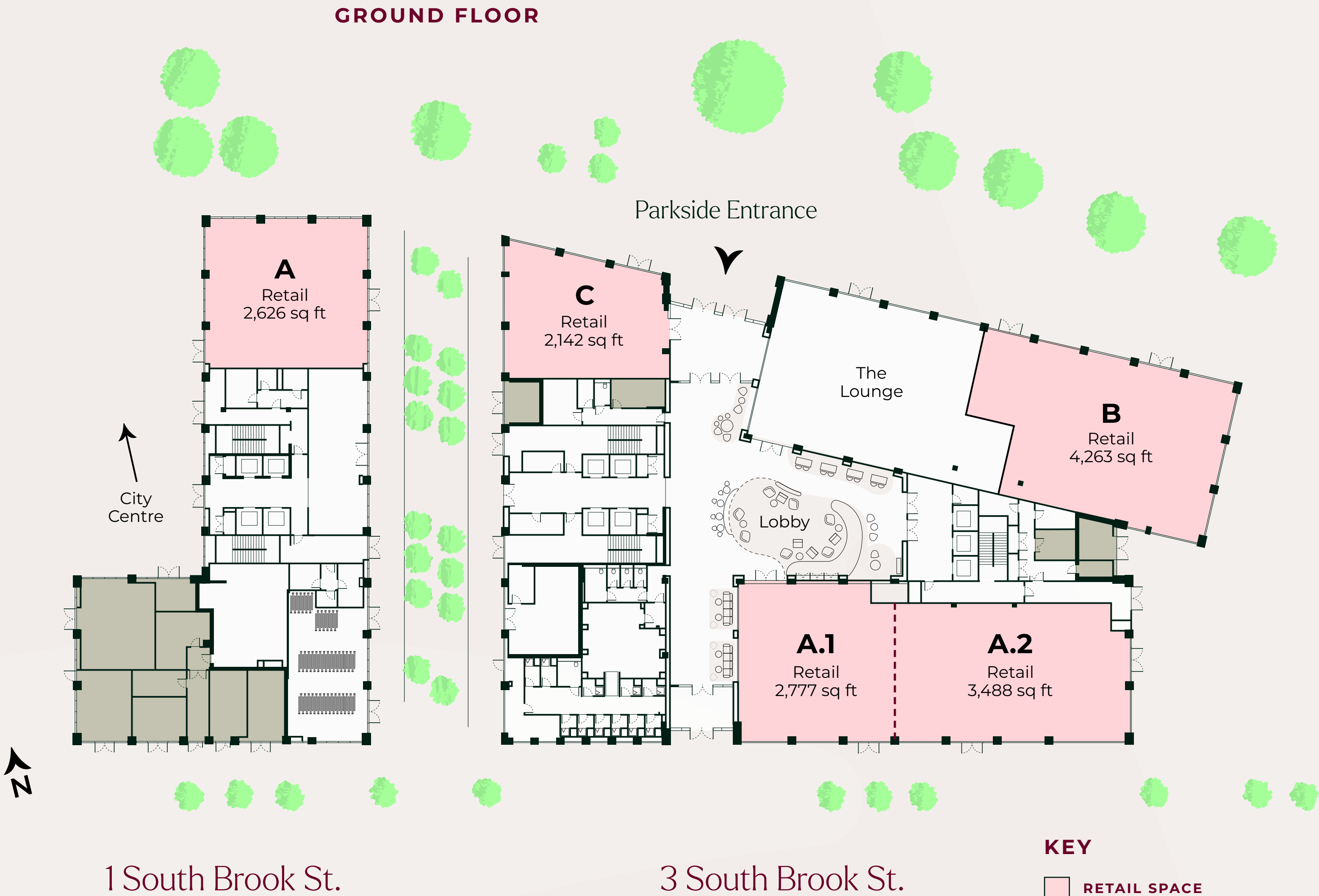
### 1 South Brook St.

UNIT	GIA SQFT	GIA m2	STATUS
A	2,626	244	AVAILABLE

### 3 South Brook St.

UNIT	GIA SQFT	GIA m2	STATUS
A (FULL UNIT)	6,437	598	AVAILABLE
A.1	2,777	258	AVAILABLE
A.2	3,488	324	UNDER OFFER
B	4,263	396	AVAILABLE
C	2,142	199	AVAILABLE

Aire Park





A *vibrant* community by Leeds' long-awaited *city park*

# Delivery Specification

## FLOOR TO CEILING HEIGHTS

4.89m – 5.69m

## SPECIFICATION

Developers shell with capped off services, shop fronts installed.

## TENURE

Units available by way of an effective FRI lease.

## PLANNING

Consent has been secured for all types of retail and leisure uses under the Town & Country Planning Act, Class E.

## EPC

An EPC will be provided on completion of the ground floor units.

## TERMS

Available on request.

Aire Park



# Grab your *front row* seats

## SITE OVERVIEW

Over the next ten years, Aire Park will transform Leeds South Bank into a distinctive, sustainable new business and residential community, providing an expansion of Leeds city-centre.

The development will be delivered in phases. The first phase, 1 & 3 South Brook Street, comprises 210,000 sq ft of commercial space, which is due to complete in Q2 2024.

PHASE	USE	SQ FT COMMERCIAL	NO. OF HOMES	TARGET COMPLETION
1	OFFICES & RETAIL	210,000	-	Q2 2024
2	OFFICES & RETAIL	82,000	-	Q4 2025
3	OFFICES & RETAIL	33,500	-	Q2 2026
4	RESIDENTIAL	-	176 HOMES	Q1 2027
5	RESIDENTIAL	-	242 HOMES	Q1 2028
6	RESIDENTIAL	2,200	117 HOMES	Q2 2027
7	RESIDENTIAL	9,000	230 HOMES	Q1 2029
8	RESIDENTIAL	2,000	126 HOMES	Q1 2029

Aire Park





# An *urban oasis* at your doorstep

At the heart of Aire Park sits an extraordinary gem – an eight acre urban oasis meticulously designed to bring the serenity of nature to your doorstep.

Amidst the bustling cityscape, this sanctuary serves as a haven for relaxation, recreation, and connection, offering businesses and occupiers direct access to lush green spaces.

## 1 - THE TETLEY GREEN

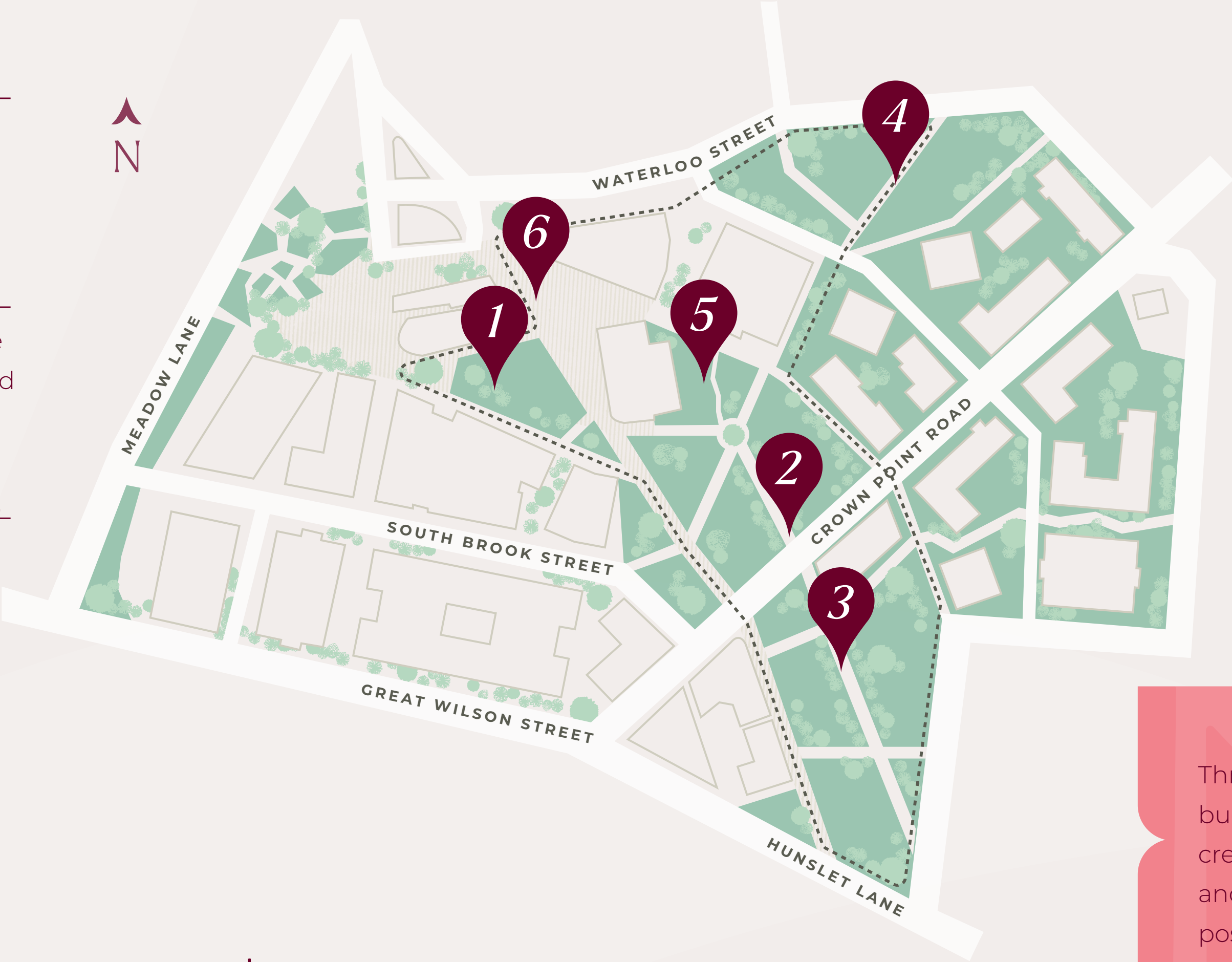
A soft terraced space with built-in seating perfect for relaxation, watching and dwelling.

## 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.



# Project by **VASTINT**

## 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



SUGAR HOUSE ISLAND, LONDON



# Aire Park



Get your *front  
row* seat



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1&3  
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**RETAIL & LEISURE**

Aire Park

SOUTH BANK LEEDS

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