



LEEDS' MOST EXCEPTIONAL CITY CENTRE OFFICE

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THE CENTREPIECE OF THE SOUTH BANK

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 public space and tranquil parkland.

Aire Park in numbers:

Once complete, this development will comprise:

24	1,350
Acre district	New homes
700	8
New trees	Acre public park
12,000	54,000
sqft outdoor events space	sqft ground floor retail
6,000	800,000
Office workers	sqft grade A office space



- KEY
- BUSINESS / RETAIL
 - RESIDENTIAL
 - PARKING FACILITIES
 - DEVELOPMENT

AN URBAN OASIS AT YOUR DOORSTEP



Set in the heart of the city, Aire Park is perfectly positioned to enjoy the best of everything Leeds has to offer.

AT THE CENTRE

Effortlessly connected, Aire Park places the city and beyond, within easy reach, offering a range of convenient and well-considered travel options for today's commuter.

Leeds train station, one of the UK's busiest and best-connected transport hubs, is just a short seven-minute walk from Aire Park. From here, frequent direct services connect to major cities including London, Manchester, Birmingham and Edinburgh, making regional and national travel seamless and reliable.

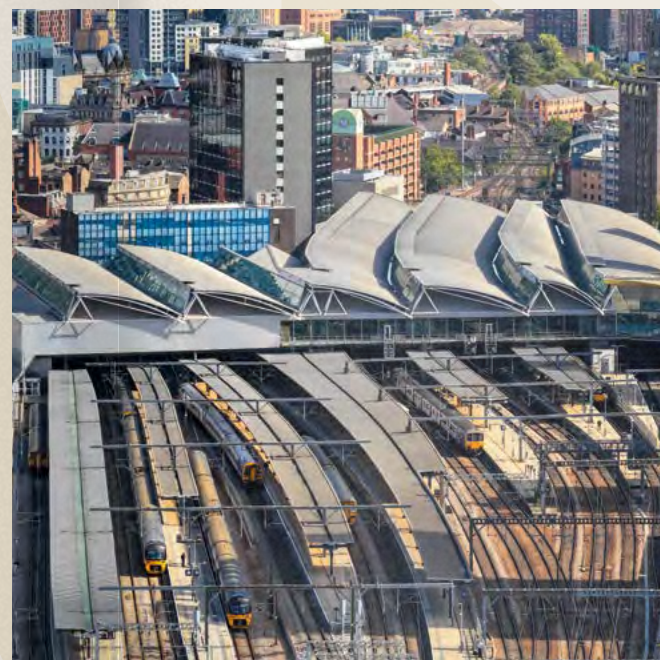
Leeds' extensive bus network is also close at hand, with regular services running across the city and surrounding areas. Convenient routes nearby provide flexible, well-connected travel throughout the day.

For those who prefer to drive, Aire Park offers exceptional ease and convenience. A dedicated multi-storey car park for office occupiers provides up to 450 secure, on-site spaces, with direct access to the city's key road networks.



LEEDS TRAIN STATION	 3 minutes	 7 minutes	Safe cycle routes and efficient walk ways enable quick access to key destinations across Leeds.
BRIGGATE	 2 minutes	 7 minutes	
TRINITY CENTRE	 2 minutes	 7 minutes	
CORN EXCHANGE	 3 minutes	 8 minutes	
VICTORIA QUARTER	 3 minutes	 11 minutes	
LEEDS BUS STATION	 4 minutes	 13 minutes	

Walk and cycle times sourced from Google Maps.



OF IT ALL

JOIN OUR



Some of the most ambitious brands—pioneers in their fields and leaders in innovation—are already making their mark at Aire Park. Be part of the energy reshaping Leeds South Bank. Secure your place in the city's most exciting new business destination.

BLOSSOMING COMMUNITY





A SUPERIOR BUILDING FOR YOUR BUSINESS

The pinnacle of Aire Park, Kellstone is a landmark office building offering high-quality workspace in one of Leeds' most significant new commercial districts.



Defined by its distinctive bull-nose frontage, Kellstone commands a prominent gateway position to Leeds' South Bank. Its elegant curved façade and confident street presence set the tone for a building that is both architecturally striking and commercially purposeful.

Rising across seven storeys, Kellstone offers 75,000 sqft of Grade A office accommodation across six upper floors. Generous floorplates, excellent natural light and flexible layouts provide an environment that supports productivity, collaboration and future growth.

At ground level, retail and leisure spaces activate the public realm, contributing to the vibrancy and amenity of Aire Park as a destination for business, culture and lifestyle.

QUALITY



BY

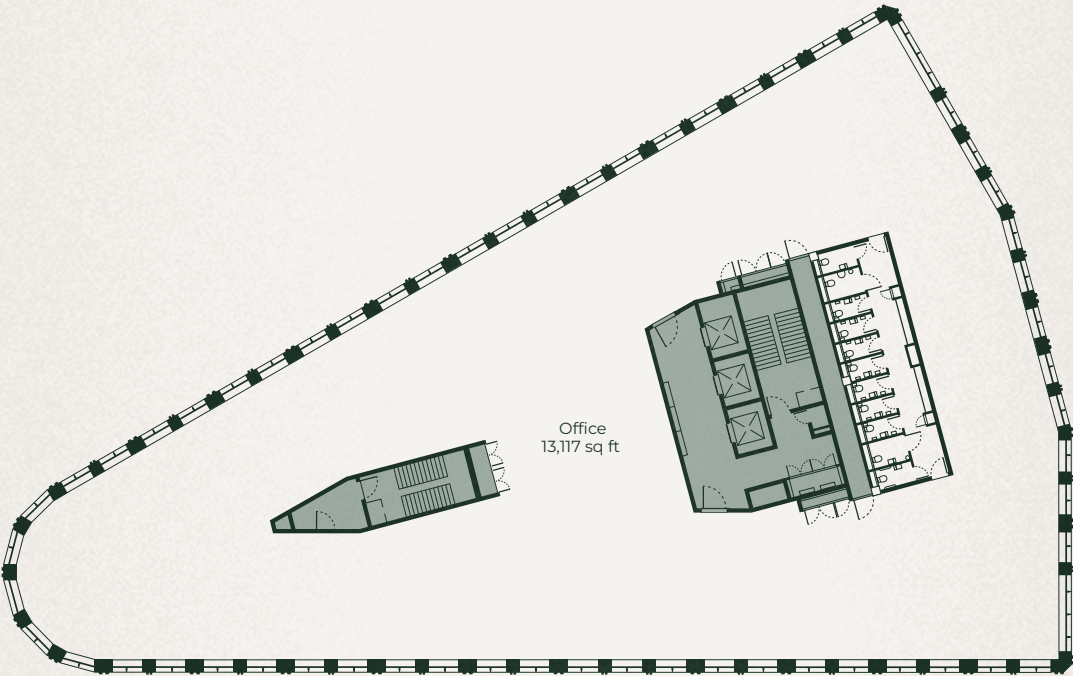


NATURE



A SPACE LIKE NO OTHER

TYPICAL FLOORPLATE

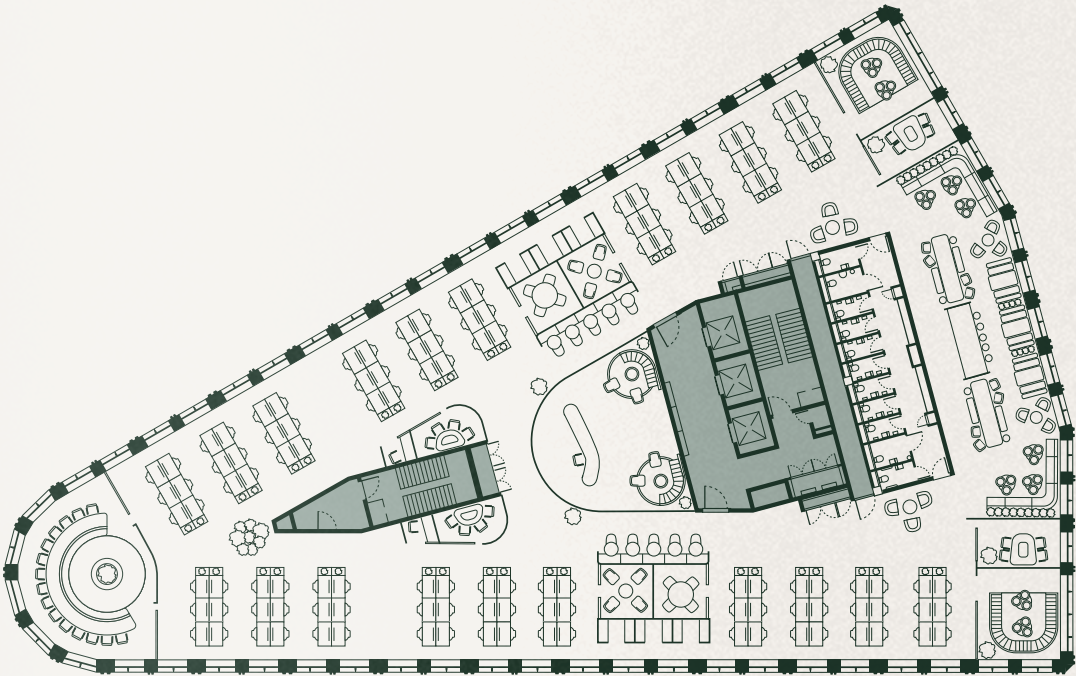


LEVEL	SQFT (NIA)	SQM (NIA)	AVAILABILITY
SIX	7,665	712	LET
FIVE	13,117	1,219	LET
FOUR	13,117	1,219	LET
THREE	13,117	1,219	LET
TWO	13,117	1,219	● AVAILABLE
ONE	13,117	1,219	● AVAILABLE
GROUND			N/A
TOTAL	74,470	6,919	

Each level at Kellstone is arranged around a spacious triangular floorplate, providing a highly efficient and adaptable layout suited to a wide range of occupier requirements.

Designed to Grade A standards, the floorplates maximise aspect and natural daylight through openable windows on all elevations, creating a bright and comfortable working environment.

INDICATIVE LAYOUT



SCHEDULE OF ACCOMMODATION

120 x DESKS
15-PERSON BOARD ROOM
8 x 4-PERSON MEETING ROOMS
8 x PRIVATE WORKING SPACES
2 x COLLABORATION ZONES
LARGE KITCHEN/BREAK-OUT AREA

Designed at 1:10 Occupational Density

KELLSTONE

SPECIFICATION & FACILITIES



Designed to support modern, flexible working, Kellstone offers a high-quality specification and a comprehensive range of facilities to enhance your experience and operational efficiency.

Floorplates are delivered to CAT A standard, providing a flexible canvas for you to design and tailor your workspace to your exact requirements.

For those seeking a more encompassed approach, Vastint can also work with you to deliver your fit-out to minimise capital outlay spikes and streamline the entire process.



Column-Free Floor Plates



Occupational Density



Openable Windows



Lockers



Parking Spaces



High-Speed Fibre



Dedicated App



Fit Out Options



EV Charging



Access Control Systems



Average Ceiling Height



Destination Controlled Lifts



DALI Lighting System



Secure Cycle Storage



Shower & Changing Facilities



Front of House /
Visitor Management



Building Management System



M&E Occupational Density

HIGH

FINISH

GOLDEN



DETAILS



OUR COMMITMENT TO SUSTAINABILITY

 PARK ACCESS

 RENEWABLE ELECTRICITY

 100% LED LIGHTING

 AIR SOURCE HEAT PUMPS

 SECURE CYCLE STORAGE



 WELL TARGETING PLATINUM

 WIREDSCORE TARGETING GOLD

 BREEAM TARGETING EXCELLENT

 EPC TARGET A

Designed with sustainability at its core, this forward-thinking building champions environmental performance alongside meaningful social impact.

Powered by renewable electricity and benefitting from openable windows that invite fresh air from the expansive park beyond, the workplace promotes health, wellbeing and resilience for its occupiers.

KELLSTONE

YOUR CITY CENTRE OASIS



STRONGER BY NATURE

Kellstone occupies a prime parkside position at Aire Park, giving employees direct access to acres of green space.

This isn't just a backdrop, it's a meaningful well-being asset. The park provides a welcoming, inclusive environment, whether it's a quiet moment to reset after a busy day or a space to meet with colleagues and friends.

Regular contact with nature has been shown to reduce stress, lower blood pressure and support relaxation. Even short breaks in green surroundings can boost mood, enhance focus and improve overall mental wellbeing. At Aire Park, nature isn't an add-on; it's part of the everyday working experience, supporting healthier, happier workplaces.

- 1 - THE TETLEY GREEN**

A terraced lawn with built-in seating, an ideal spot for soaking up the sun.
- 2 - CENTRAL PARK**

A large informal green space in the centre of the site, beautifully framed by trees.
- 3 - THE 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 a lunchtime run or a leisurely stroll.
- 5 - SPACES FOR PLAY**

A 6,000 sqft playground for children of all ages to enjoy.
- 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 insect hotels, bird boxes, and pollinating gardens create an ecological haven. A variety in species and size of trees, many of them native, have been positioned to encourage wildlife corridors.

Safe and secure

Estate-wide CCTV and regular security patrols help ensure a safe and welcoming environment for businesses, staff, and visitors alike.



KEY

PARK

EXERCISE ROUTE

WHERE



CONNECTION

Social value is embedded throughout Aire Park, with initiatives such as a free community library, tenant-exclusive events and wellness initiatives, helping to foster connection and collaboration.



GROWS





A NEW HEART OF RETAIL

Kellstone at Aire Park puts you right at the centre of a new and growing neighbourhood. On-site amenities include a Tesco Express for everyday convenience and the popular bar and restaurant operated by Kirkstall at The Tetley.



And that's just the start. Aire Park is just beginning to take shape, with plans for fitness studios, an artisan bakery, street food pop-ups, new restaurants, a weekly run club and a regular events programme, alongside further retail and amenity spaces as the development evolves. It all adds up to a place that's growing fast, with more reasons to step out, connect and enjoy your surroundings as the neighbourhood comes to life.



THE TEAM BEHIND AIRE PARK

We are a purpose-led, quality-driven real estate investor. We develop, own and manage sustainable offices, homes and hotels across Europe. Places designed to bring people together.

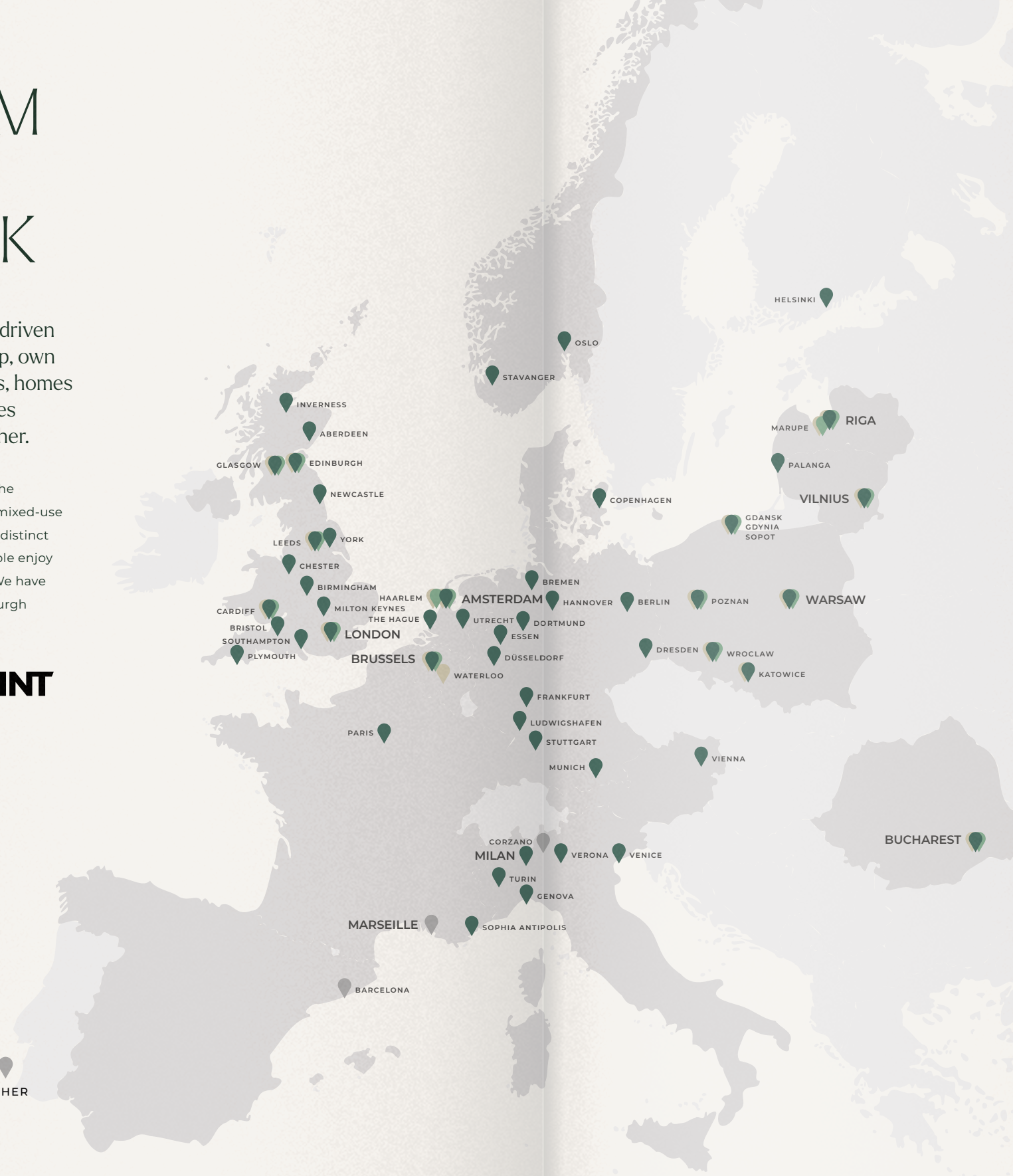
At Vastint UK, we specialise in unlocking the potential of large city sites to create truly mixed-use regeneration schemes. We want to create distinct urban environments inspired by how people enjoy working and living in the modern world. We have ongoing projects in London, Leeds, Edinburgh and Cardiff.

project by  **VASTINT**

- OFFICES
- HOMES
- HOTELS
- OTHER

AMSTERDAM - Vastint division main offices

Countries where Vastint is active





part complete

Sugar House Island, London

1,200 new homes
624,000 sqft office space
40,000 sqft retail



complete

New Fountainbridge, Edinburgh

253 new homes
60,000 sqft office space



planning phase

Cardiff Embankment Site

2,500 new homes
580,000 sqft office space

CONTACT US



1 Crown Point Road,
Leeds, LS10 1FR

info@airepark.co.uk



Savills, 3 Wellington Place,
Leeds, LS1 4AP

TOBY NIELD

Mobile: 07796 709 814
Toby.nield@savills.com

HANNAH COLEMAN

Mobile: 07816 184 075
Hannah.coleman@savills.com



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

RODDY MORRISON

Mobile: 07747 470 983
Roddy.Morrison@colliers.com

CHARLES PRESTON

Mobile: 07720 640 824
Charles.Preston@colliers.com

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Aire Park
SOUTH BANK LEEDS