

# 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**  
Acre district

**1,350**  
New homes

**700**  
New trees

**8**  
Acre public park

**12,000**  
sqft outdoor events space

**54,000**  
sqft ground floor retail

**6,000**  
Office workers

**800,000**  
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.



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

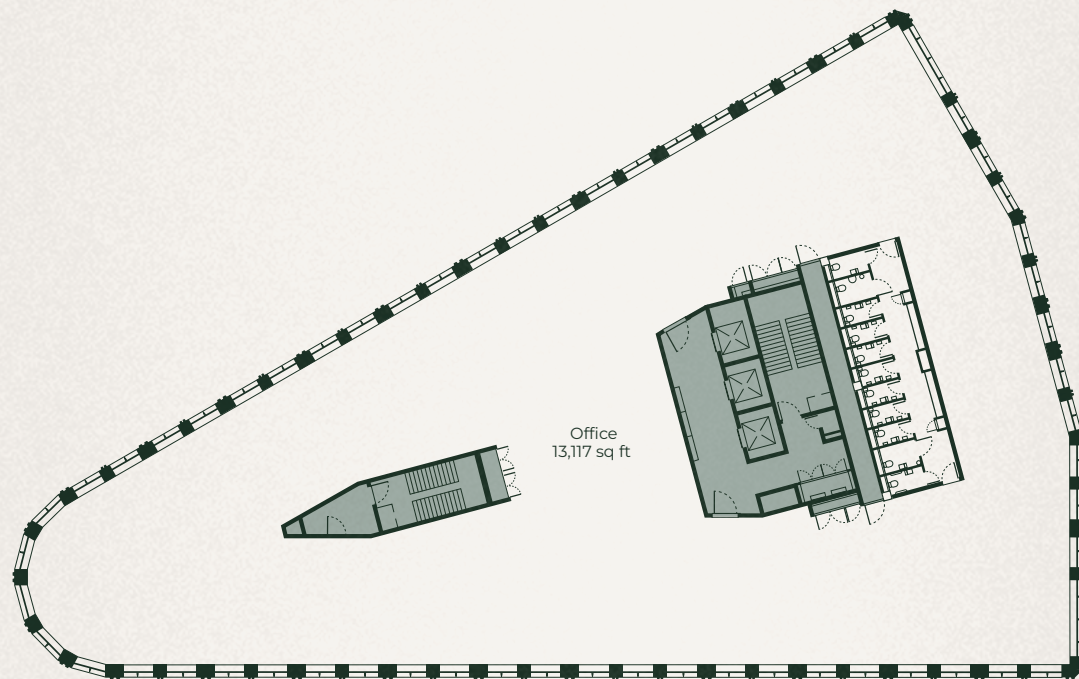


NATURE



# A SPACE LIKE NO OTHER

## TYPICAL FLOORPLATE

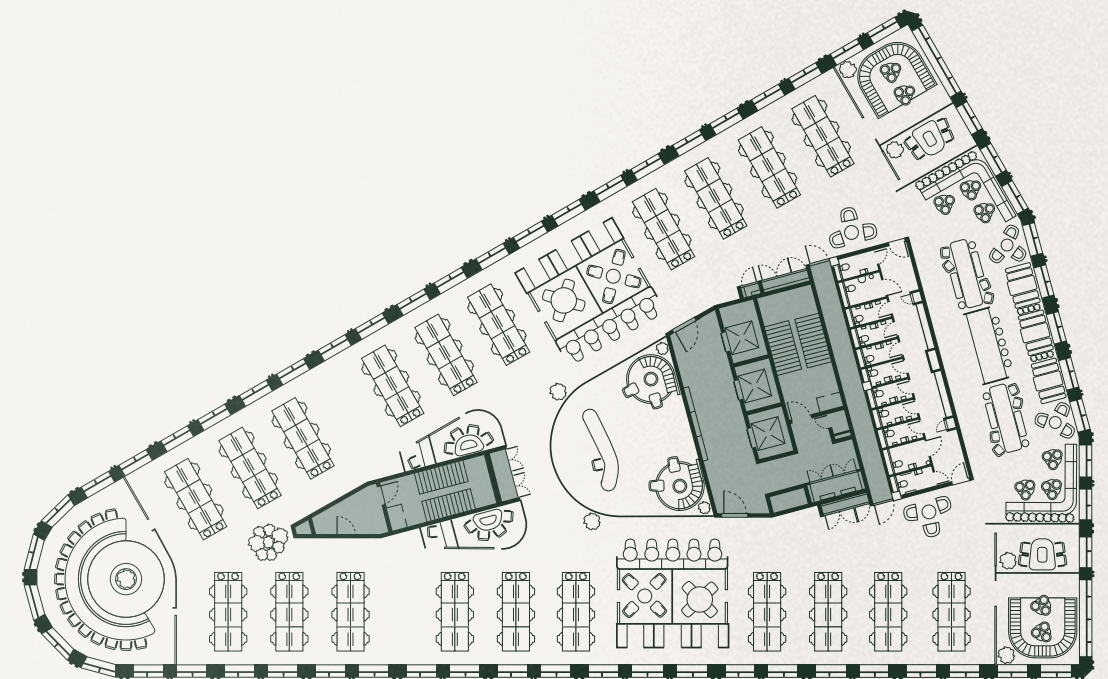


LEVEL	SQFT (NIA)	SQM (NIA)	AVAILABILITY
SIX	7,665	712	LET
FIVE	13,117	1,219	LET
FOUR	13,117	1,219	LET
THREE	13,117	1,219	LET
TWO	13,117	1,219	● AVAILABLE
ONE	13,117	1,219	● AVAILABLE
GROUND			N/A
TOTAL	74,470	6,919	

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



Dedicated App



DALI Lighting System



Occupational Density



Fit Out Options



Secure Cycle Storage



Openable Windows



EV Charging



Shower & Changing Facilities



Lockers



Access Control Systems



Front of House / Visitor Management



Parking Spaces



Average Ceiling Height



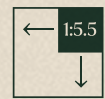
Building Management System



High-Speed Fibre



Destination Controlled Lifts



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



WIRESCORE TARGETING GOLD



BREEAM TARGETING EXCELLENT



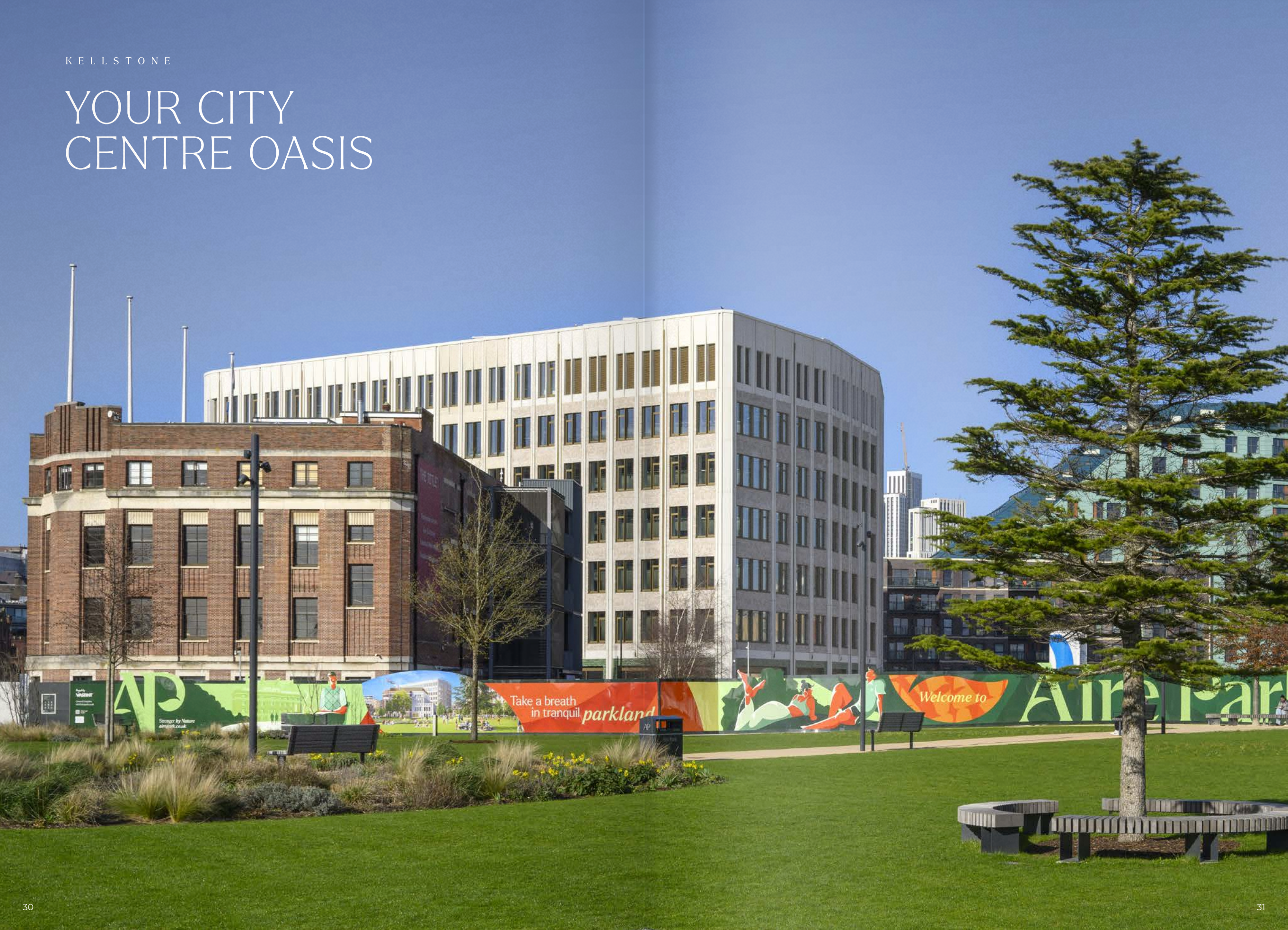
EPC TARGET A

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.



# 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.





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**Aire Park**  
SOUTH BANK LEEDS