



## Airebank House

Kirkstall Road, Leeds, LS4 2EW

**Airebank House, a charming  
3-storey, self-contained  
riverside period property  
combines character with  
contemporary office space**

**1,895 sq ft**  
(176.05 sq m)

- Self-contained office property with riverside views
- On-site parking
- Convenient location close to the city centre
- Offered on a new lease
- Well-appointed, contemporary office space
- Adjacent retail & leisure amenity

# Airebank House, Kirkstall Road, Leeds, LS4 2EW

## Summary

Available Size	1,895 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
EPC Rating	B (33)

## Description

Airebank House is a striking three-story, self-contained riverside office property with unique period charm. This characterful building offers a blend of historic charm and modern functionality, making it a perfect choice for businesses seeking a distinctive work environment. The property features spacious open-plan layouts, high ceilings, and large windows that flood the interior with natural light. The riverside setting provides a pleasant backdrop, while on-site parking and excellent accessibility enhance its appeal.

## Location

Situated in a prominent location fronting Kirkstall Road in Leeds, Airebank House enjoys a prime riverside position in this popular commercial area of the city. Leeds city centre is just a short drive away, offering easy access to major transport links, and the M621 motorway. The surrounding area boasts a mix of amenities, including cafes, restaurants, and retail outlets, while the tranquil riverside adds to the charm of this well-appointed property.

## Accommodation

The accommodation comprises the following areas:

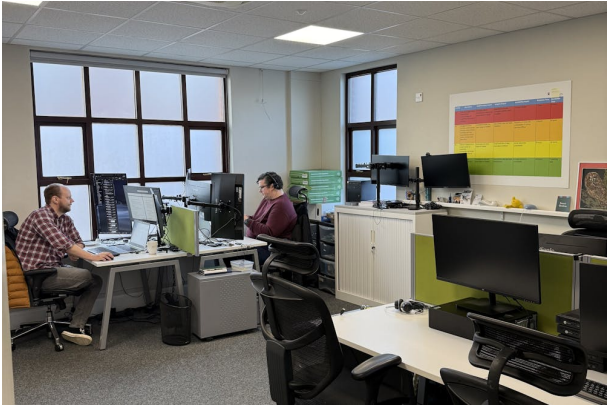
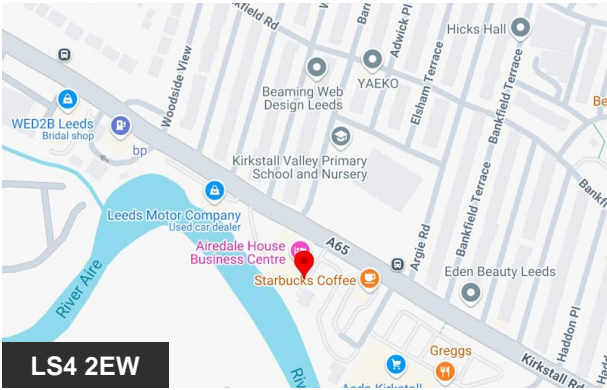
Name	sq ft	sq m	Availability
Ground - Office	486	45.15	Available
1st - Office	653	60.67	Available
2nd - Office	756	70.23	Available
<b>Total</b>	<b>1,895</b>	<b>176.05</b>	

## Viewings

Viewings are by prior appointment with sole letting agents WSB

## Terms

Airebank House is offered to let by way of a new lease for a term of years to be agreed. Further information is available upon request.



## Viewing & Further Information



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