

airedale  
house  
business  
centre  
leads

Inspiring your business



A desk is where we work.  
Symbolic. Physical. Present.  
A second home. A desk  
is a platform. A hearth.  
Roots are planted. It's where  
hours upon hours pass.

## The perfect solution for your serviced office requirements

Want all the advantages of a city centre location, without all the hassle that goes with it?

Want flexibility, free parking, and the highest standard of contemporary office accommodation, from 2 people to 16, without having to pay a prohibitive premium?

Want space to grow and room to breathe, without being suffocated by an impractically long commitment?

You've got it. It's **Airedale House**. Just a mile from the city centre - but a whole world apart...



# airedale house

Friendly, personal & intent on giving great first impressions



**Airedale House sets the standard from every perspective:** 18 suites for 2 to 16 people, high-speed internet and air conditioning as standard; impressive reception, kitchen & meeting room areas; rare high-ceilinged spaciousness and the flexibility to grow as much and stay as long as you need.

**A prominent historic building in a prime riverside location**

On one side, a primary direct route that takes you to the city centre in a matter of minutes. On the other, the peaceful tranquillity of the River Aire as it winds its way past the building.

**Want more?** Then what about generous free car parking, close proximity to local amenities – including 2 childcare centres, shops, 2 gyms, restaurants and leisure facilities – and a head start on everyone leaving the city at the end of the day!

Best of all, it's eminently affordable, with rental rates designed to make you feel at home... at work.

A prominent historic building in a prime riverside location, semi rural setting on an arterial main road.

1 mile from Leeds city centre.

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**For more details call 0113 357 2000  
or visit [www.airedalehouse.co.uk](http://www.airedalehouse.co.uk)**

**airedale house**  
423 Kirkstall Road  
Leeds  
LS4 2EW



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Plan the office that allows you space to breathe, room to grow



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Top brand Herman Miller furniture throughout all suites.

A working business community with a difference; flexible, practical, affordable.

**Office Space** - Suggested occupancy

 **4 to 14 people**

3 individual offices or open plan, all offering spectacular river views.

 **Up to 9 people**

Great shape with 2 large arched windows.

 **6 to 10 people**

Natural daylight and versatile workspace.

 **Up to 16 people**

Versatile 2 x 8 desk or 1 x 16 desk open plan.

 **2 to 6 people**

Offices geared toward smaller businesses or satellite offices.

**Meeting Rooms**

 **6 people**

Two meeting rooms with natural daylight. Fully IT equipped.

 **16 person Boardroom**

IT equipped room with free tea and coffee.

 **Reception**

Personalised telephone answering, colour copying, and secretarial services.





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## Stimulating office space for you & your visitors



**Airedale House** has been designed to offer everything you'd expect to find in the very latest City Centre suites.

Conceived, planned and managed as a family business, it's formal enough to impress, yet welcomingly relaxed.

Impressive period building, leading edge technology, light open spaces, high ceilings, riverside views and contemporary finishes all combine to create a working business community with a difference; flexible, practical, affordable.

Space to breathe,  
room to grow

- Natural daylight & spectacular views
- Dedicated reception - 8.30 am to 5.30 pm weekdays
- Corporate level IT & Comms
- Personalised telephone answering
- Dedicated suite air conditioning
- Free car parking
- Up to 100Mb High-speed connectivity
- Secure key fob enabling 24/7 access
- Individual alarms to all suites (Optional)
- CCTV & security shutters
- Call recording (Optional)
- Impressive 16 person boardroom
- 2 fully-equipped meeting rooms for 6
- Daily cleaning
- Fitted kitchen
- Shower room
- Bike store
- Disabled access

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Serviced office suites designed with you in mind.

Impressive 16 person boardroom & 2 fully-equipped meeting rooms for 6.

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## Flexible meeting rooms to suit your needs



Conveniently located close to Leeds city centre Airedale House business centre forms the perfect setting for all your business meetings, with free parking and complimentary tea and coffee.

All rooms provide ample space for 6 to 16 delegates. With high-speed internet connection, WiFi, whiteboards and LCD screens.

It's not just the location that's convenient.

### Meeting room rates

16 Person Boardroom	Hour rate £30	½ Day rate £110	Day rate £190
6 Person Room	Hour rate £20	½ Day rate £75	Day rate £145

Evening and weekend availability with prior arrangement.  
Rates are for Monday to Friday excluding bank holidays. 8.30 to 12.30 \* 1 to 5 \* 8.30 to 5.  
All prices are subject to vat



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1 x 16 person boardroom with audio visual facilities. 2 x 8 person meeting rooms, all with high ceilings which, combined with natural daylight, gives a big sense of space.

Flat screens. Free Tea and Coffee  
ample free car parking spaces

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## Corporate level IT, telecoms & connectivity



**Cloud computing** is the biggest technological advancement since the PC, bringing small firms the capacity, platforms and applications to match corporate level IT.

**Easily consumed, easy to deploy, simple to use.**

With an increasing reliance on IT and telecoms infrastructure, technology is central to today's business environment. Airedale House is partnered with the professional IT and Communications team essensys, who provide the most resilient and cutting edge solutions available, with significant emphasis placed on creating 'intelligent' buildings.

You are liberated from the pains of managing your IT and free to focus on running your business.

**IT & Telephony Package:** At Airedale House we offer a corporate level IT telecoms package as standard.

- 500 free minutes of local and national calls
- Latest full screen display IP handset
- High-speed internet access
- Enterprise class Local Area Network (LAN)
- Your move in fully project managed by our technical team
- IT support desk during business hours

With free initial setup your IT system will be up and running in a matter of minutes.



FREE  
INITIAL  
SETUP

Airedale House is managed, monitored and maintained 365 days a year, 24/7, via our Network Operations Centre and is connected to the essensys's private network, a fully resilient and disaster recovery proven network, providing you with all the security and business continuity you could possibly need.

**Bespoke IT & Telecoms:** We fully appreciate that not every business is the same, which is why Airedale House gives you access to a rich array of additional features and services as shown below and charged monthly:

	POA
Dedicated Internet Access (Public IP based transit) per mb (per office)	
Secure Wireless LAN – to ensure a flexible working environment and roaming within the building (per office)	£45.00
Superfast Internet Access Package (45mb shared) – the industry's fastest broadband service with a 45 mb upload and download speed.	£25.00
Data Port – High speed LAN port for peripheral devices such as printers, servers, hard drives etc	£15.00
Analogue Line – a PSTN line for analogue equipment such as a fax machine	£15.00
Cloud Secure Online Backup 10GB – fully automated online backup service	£40.00
Record A Call (Standard Edition) – Simple to use call recording solution	£15.00
Hosted email – Microsoft Exchange mailbox provided for individual users, ideal for small businesses or start-ups	£15.00
Hosted Desktop – Fully hosted Microsoft desktop with office 2007, Sharepoint and Exchange	£90.00

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Providing a  
virtual office  
solution



Airedale House virtual office solution provides a prestigious business address and professional reception phone answering service whether you are based from home, on the road or overseas. The Virtual Office packages give you a low-risk, cost-effective alternative to a physical address.

**Advantages include:**

- All the benefits of a full-time receptionist
- Up and running within a matter of minutes
- Live telephone answering service during business hours (8:30am to 5:30pm)
- Call routing to company voicemail outside business hours

- A prestigious office address
- Complimentary use of our meeting room for 2 hours per month
- Mail forwarding to a destination of your choice
- A prestige main number (local code)
- Direct dial numbers (contiguous from main line)
- Configurable call forwarding
- A secure management portal
- Access to over 180 locations across the UK

You need never miss a call!



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MEMBER  
**bca**

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