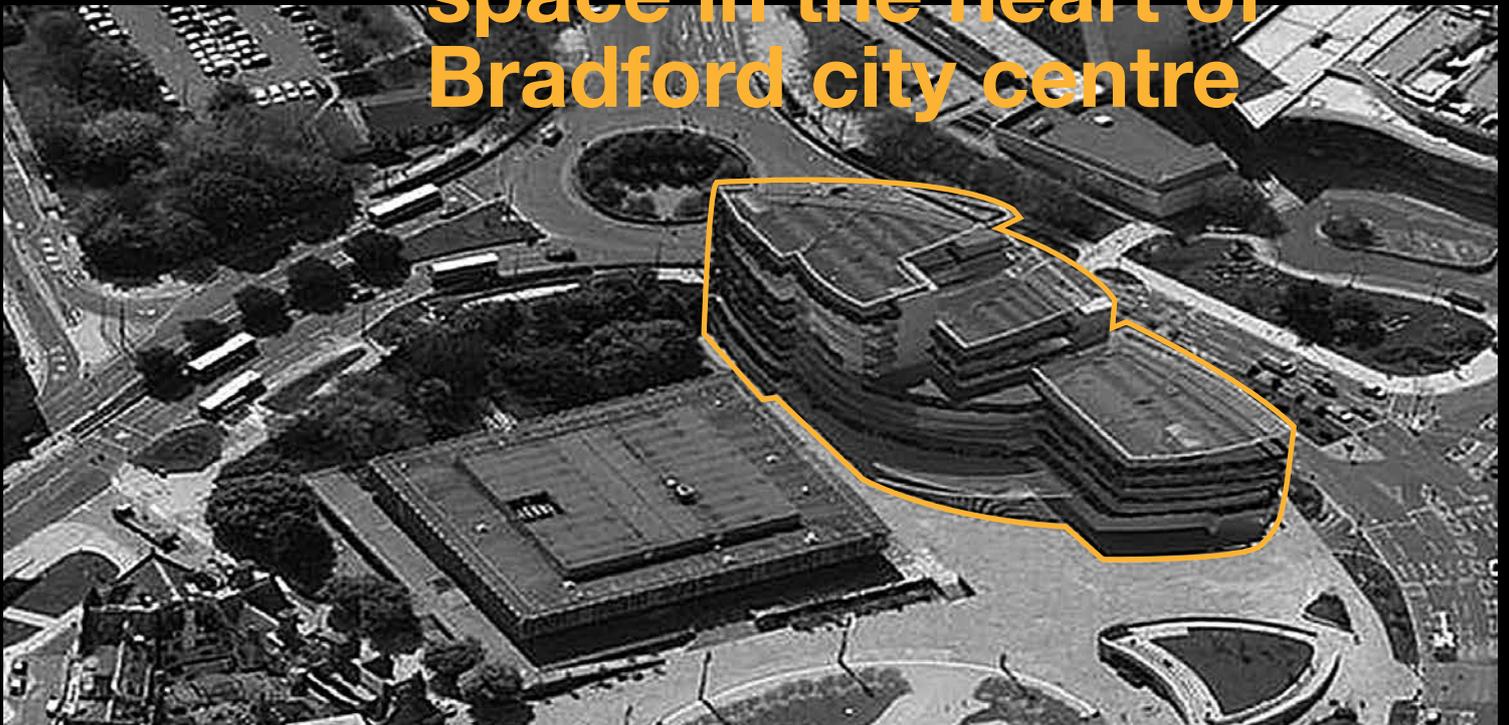


One City Park

Bradford

BD1

An opportunity to express an interest in delivering up to 8,639 sq m (93,000 sq ft) of grade A office space in the heart of Bradford city centre



Bradford

Globally connected and close to the heart of the rapidly expanding Leeds City Region, Bradford district has an economy worth in excess of £9.5 billion, with 17,000+ businesses and is forecast to grow by more than 25% over the next ten years.



Economy Worth:
£9.5 Billion

Businesses:
17,000+

Growth at:
25%

Self Employment Growth at:
23.2%

Entrepreneurship at:
35,500

Business Diversity

Bradford has a thriving digital sector of 700 businesses employing 4,500 people and is home to key initiatives including the Digital Exchange, the Digital Catapult Centre Yorkshire and the Advanced Digital Institute which benefit from world class broadband infrastructure.

Bradford District has a powerful culture of entrepreneurship – 35,500 people in the district are self-employed and self-employment has increased by 23.2% since 2010 compared with a UK rise of 18.1%. We are a place of ideas and innovation. Young wealth creators in the district are creating the technologies, businesses and jobs of the future.

Our urban and rural assets make us a desirable place to live in, and our unique and diverse cultural assets make us attractive to visitors.

The City's renowned cultural diversity promotes a strong business culture of entrepreneurialism and international links. In a post Brexit world Bradford already has the global workforce of the future.

Bradford University currently has about 11,500 students,

studying a wide range of subjects from ophthalmics and medical technologies through to forensic science and law. 92% of graduates move into employment or further training within 6 months of graduating. The University's Business Management School is number one in Yorkshire and Humber and has a first class MBA programme which is recognised around the world.

The district's colleges in Bradford, Shipley and Keighley provide academic and vocational further and higher education to almost 30,000 students.

Development Activity

Broadway - the Broadway shopping centre opened in November 2016 and its recorded success will be complemented with the arrival of a new cinema operated by The Light and a number of new bars and restaurants in early 2018. <https://www.lightcinemas.co.uk/>

Sunbridge Wells – completed in late 2016 this unique network of bars and restaurants located underground is becoming a must see in Bradford city centre. <http://www.sunbridgewells.com/>

Both of the city's mainline railway stations are to be transformed into

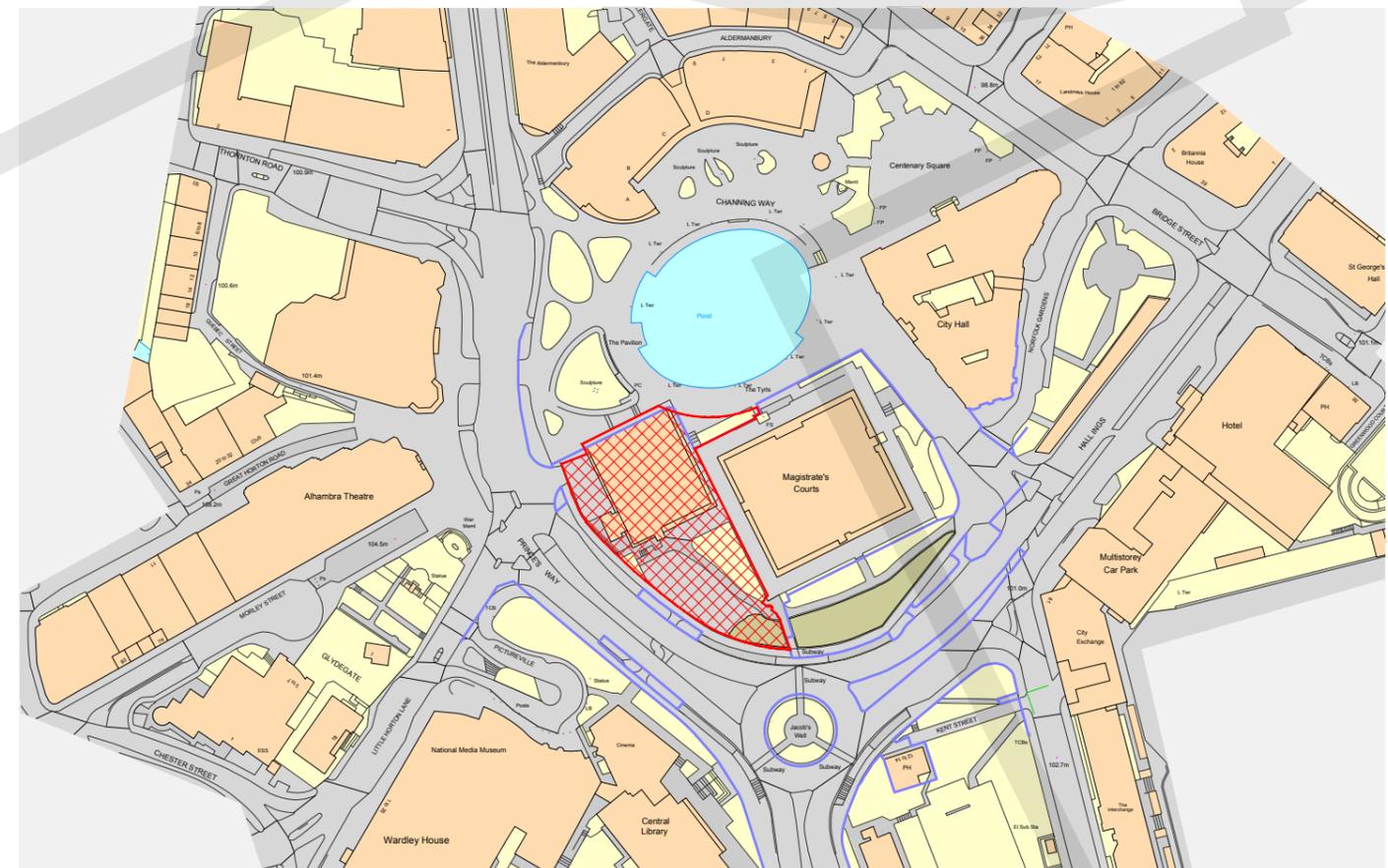
transport hubs for the 21st century. Forster Square Station will be redeveloped in time for Virgin East Coast to operate new rolling stock on regular direct services to London Kings Cross. There are also plans for a major upgrade to Bradford Interchange Station to provide a more welcoming arrival point for commuters and visitors, station related commercial developments and preparation works to accommodate a preferred location for a new Northern Powerhouse Rail station.

Bradford Odeon – Bradford Live have now secured the NEC Group as operator of the proposed new music venue. The venue will enable Bradford to host events for up to 3,500 people in a new state of the art auditorium.

Townscape Heritage Initiative – The Council have secured Lottery funding to undertake work to key listed buildings in the northern area of the city centre. This significant investment will provide further improvements to the city.

Location

The site is located in the city centre, overlooking both the Grade 1 Listed City Hall and the award winning City Park.



Princes Way BD1

The Opportunity

Outline planning permission has been granted for up to 8,639 sq m (93,000 sq ft) of Grade A office accommodation on the One City Park site. The scheme would also be an ideal opportunity to develop the ground floor for A1-A4 uses to complement those already present around City Park.

The development will offer occupiers a very central location and both developers and occupants may be eligible for financial assistance.

There is also the opportunity to revisit the design and provide a bespoke solution for end occupiers.

Accessibility

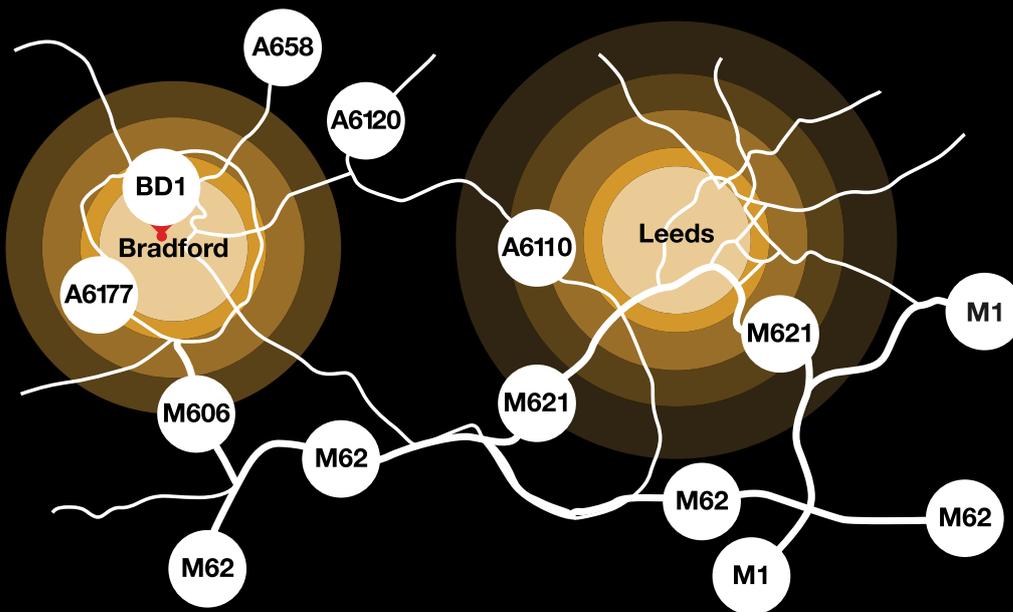
The site offers a high profile location of exceptional quality.

Leeds 9 miles

Manchester 40 miles

Birmingham 130 miles

London 200 miles



Rail

Located in the heart of the city and within close proximity of both Bradford Interchange and Bradford Forster Square stations. Both stations have links to Leeds in about 25 minutes. Both stations have direct services to Leeds, about 25 minutes and London Kings Cross in about 3 hours. Direct services are also available to Manchester and Preston.

Bus

The main bus station is located alongside Bradford Interchange Station. In addition many bus services have stops in the city centre close to the development.

Road

- 2 miles from M606 linking Bradford to M62
- Leeds 9 miles
- Manchester 40 miles
- Birmingham 130 miles
- London 200 miles

Air

7 miles from Leeds Bradford International Airport with daily services to the hubs of London Heathrow, Amsterdam Schipol and Dublin.

50 miles from Manchester airport.

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