

One City Park Bradford.

An aerial photograph of a city park area. A yellow outline highlights a specific site in the center of the park. The park features several large, modern buildings, a large open area, and a winding path. The text is overlaid on the right side of the image.

**An opportunity for up to
95,000 sq ft of grade A
office space in the heart
of Bradford**

Bradford

Globally connected and at the heart of Northern England, 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:

23.3%

Entrepreneurship at:

35,000

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 Catalyst 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 from around the world.

This 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.

Development Activity

Broadway - the Broadway shopping centre opened in November 2016 with the arrival of a new cinema operated by The Light and a number of new bars and eateries.

Sunbridge Wells – completed in late 2016 this unique network of bars and restaurants located underground is becoming a must see in Bradford city centre.

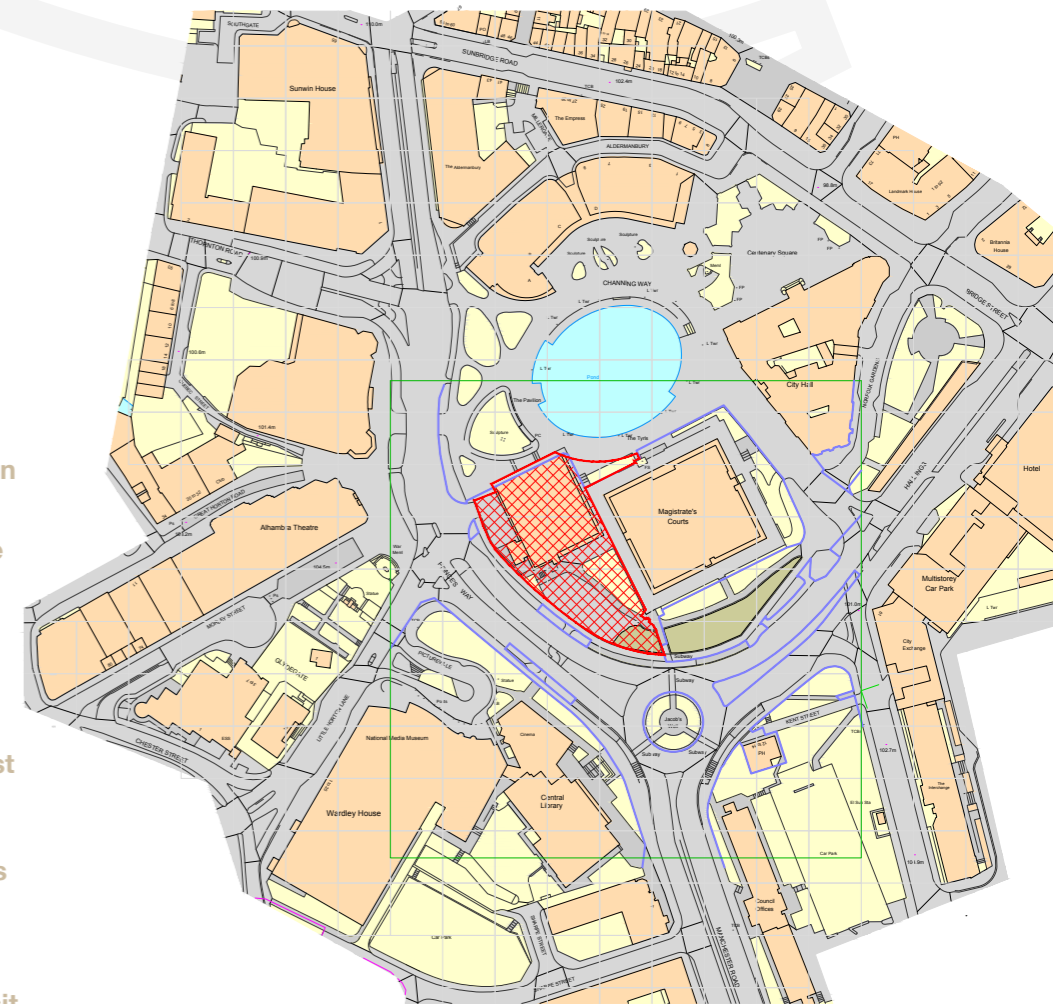
Both Forster Square and Bradford Interchanged stations are to be transformed into transport hubs for the 21st century. Forster Square will be redeveloped in time for Virgin East Coast to operate new rolling stock on regular direct services to London Kings Cross. There are also plans to upgrade Bradford Interchange to provide a more welcoming arrival point for commuters and visitors. This is also the preferred location for the 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 centre.

Location

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



The Opportunities

Outline planning permission has been granted for much needed Grade A office accommodation in central Bradford. The scheme would also be an ideal opportunity to develop the ground floor for A1-A4 uses to complement those already present around the City Park.

The blocks have been arranged in a stepped sequence to reflect the increase in elevation of the site whilst respecting sightlines of the City Hall Clock Tower.

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.

Block 1

15,000 sq ft

Block 2

40-50,000 sq ft

Block 3

25-30,000 sq ft

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 also have direct links to London Kings Cross with a journey time of about 3 hours. Direct services are also available to Manchester and Preston.

Routes will be further enhanced over the next few years with direct services to Manchester Airport. From 2018 Forster Square will have a direct service to London Kings Cross every two hours on newly introduced Virgin East Coast rolling stock.

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.

Contacts

Bradford Council:
Ben Middleton
Details TBC

Cushman and Wakefield:
Adam Cockroft
Details tbc