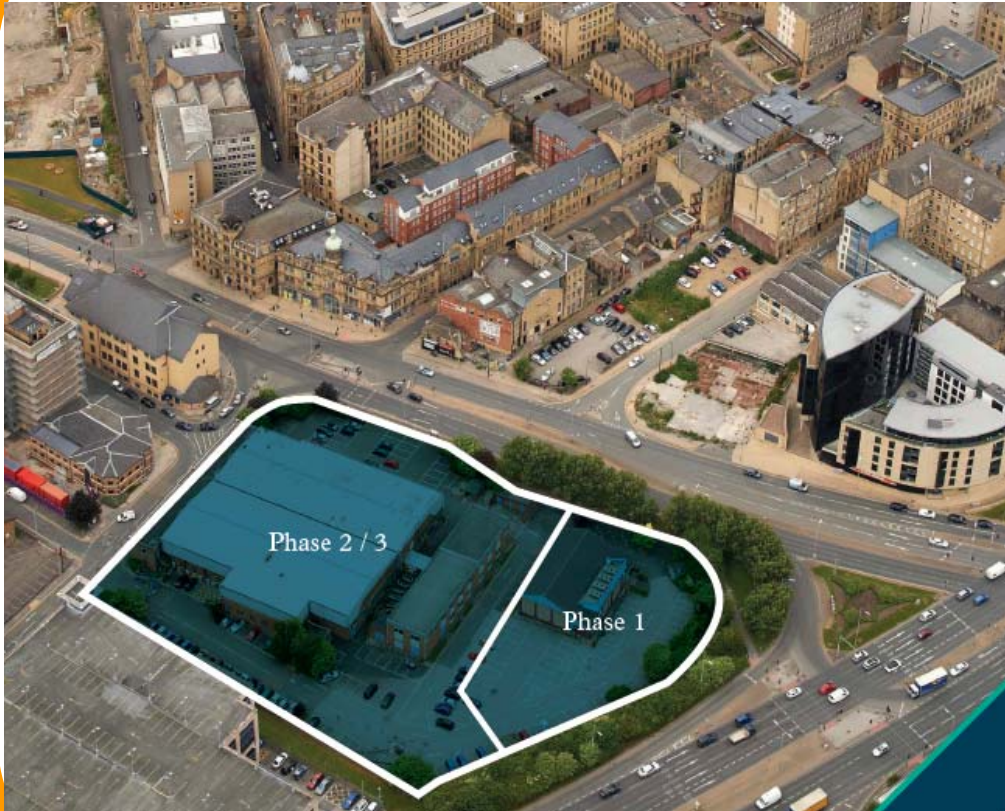


# Former Yorkshire Water Depot Bradford City Centre



Location

## Project Status

Yorkshire Water through Keyland Developments is looking to redevelop this gateway site. Planning consent is subject to section 106 agreement and conditions being satisfied. The proposals for the site present a real opportunity for a large scale mixed-use regeneration project valued at £100m, also a large head office would suite this site location with excellent transport links and prominent location.

### LOCATION:

- Leeds Road, BD1

### RAIL:

- 5 minute walk from 2 city centre train stations

- Bradford to London  
3hrs

### ROAD:

2 miles from M606

Leeds 9 miles

(25 mins)

- Manchester 40 miles  
(1hr)

- Birmingham 130 miles  
(2hrs)

- London 200 miles  
(3.5hrs)

### AIR:

- 7 miles from Leeds Bradford International Airport

## The Project

Yorkshire Water through Keyland Developments are looking to redevelop this gateway site. Planning is subject to section 106 agreement and conditions being satisfied. The proposals for the site present a real opportunity for a large scale mixed-use regeneration project. Within the site there is also minor ownership with Bradford Council.

## Investment Value

c. £100 million.

## Parties Involved

- Keyland Developments
- Bradford Council
- Carey Jones Architects
- Jones Lang La Salle
- White Young Green

## The Location

The property occupies a prominent visible location at the junction of Leeds Road and Shipley Airedale Road in Bradford City Centre. The site is immediately adjacent to The Leisure Exchange, where operators include Cineworld Cinema, Hollywood Bowl, Gala Casino, Frankie & Bennys, Pizza Hut, Nandos, Holiday Inn Express and Gym 4 All. The Leisure Exchange also includes a 996 space multi storey car park.

## The Location

Immediately to the west, is the soon to be completed Premier Inn, to the north of the site is Little Germany, which is a well known and established area within Bradford City Centre proving a mix of offices, residential and leisure developments.

The property will only be 100 yards or so east of the Westfield Broadway Shopping Centre when completed and, is near to both Bradford County Court and Bradford Interchange providing bus communications throughout the area and rail access to other major centres throughout the region.

## Site

1.1 hectares (2.59 acres). It is proposed that the site will be developed on a phased basis with Phase 1 occupying the most prominent corner position as outlined on the attached plan and aerial view and comprising 0.13 hectares (0.6 acres).

## Planning Consent

An outline planning consent has been granted for the entire George Street development which includes a mixed use scheme comprising office, residential, retail and hotel use.

## The Opportunity

The client is happy to consider a design and build solution to suit individual occupiers requirements or alternatively development on a joint venture basis. An Ideal Head Office site location.



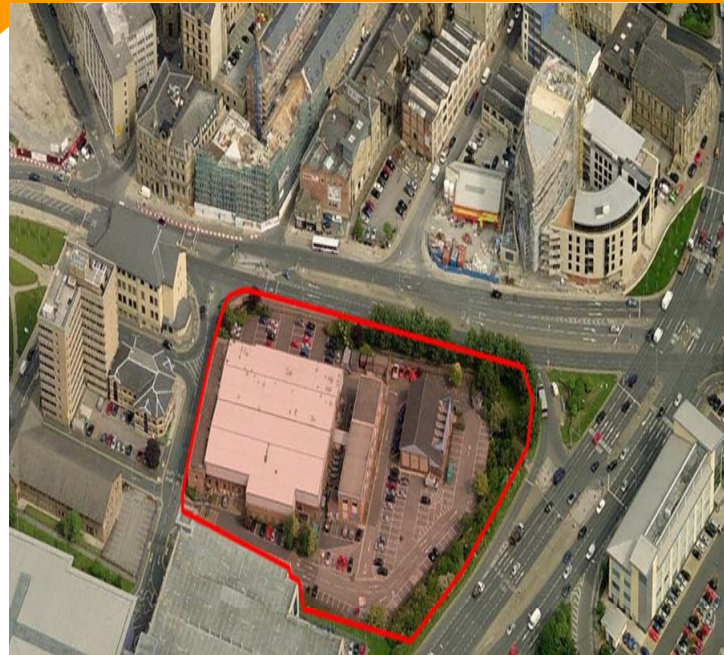
# Former Yorkshire Water Depot

Bradford City Centre Continued

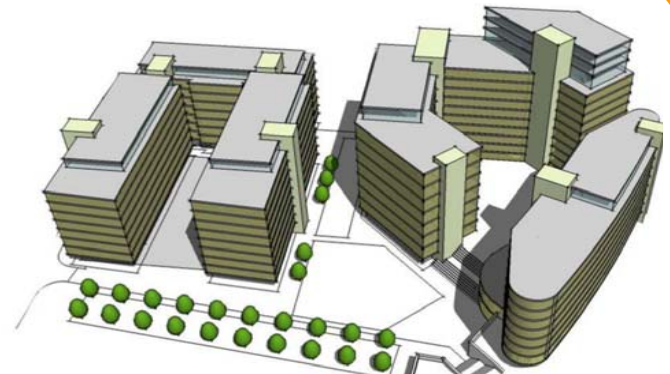
## Interested then call:

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Aerial view of site



Artist's Impression



## Websites:

[www.yorkshirewater.com/about-us/land-property-and-planning/about-our-land-and-property/keyland-developments/current-and-recent-projects/george-street-bradford.aspx](http://www.yorkshirewater.com/about-us/land-property-and-planning/about-our-land-and-property/keyland-developments/current-and-recent-projects/george-street-bradford.aspx)

visit for information on the project, planning documents and drawings.

Also [www.investinbradford.co.uk](http://www.investinbradford.co.uk)

## SUMMARY:

- 3 acres

- Offices and car parking

- Prime location

- Local amenities: hotels, bars, cinema and restaurants