

One City Park

MADE IN BRADFORD
MADE IN BRADFORD
MADE IN BRADFORD



Coming Summer 2023





Interactive document.

Why Bradford?

The Building

- The architect
- Reception
- Roof terrace
- Sustainability
- Specification
- Schedule of areas
- Space planning
- Floor plans

The City

- Culture
- Regeneration
- Amenities
- Outside the city
- Connectivity

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One City Park

A building for tomorrow in a city for today

A leading name in mixed-use development and urban regeneration



To deliver One City Park, City of Bradford Council is partnering with Muse, one of the UK’s leading names in mixed-use development and urban regeneration, with a range of major commercial and residential schemes across the country, and a strong track record of delivering HQ office buildings.

With over 30 years’ experience in delivering high-quality places and spaces where people can live, work and relax, Muse is well placed to bring sustainable, transformational change to Bradford.



Stockport Exchange



Marischal Square, Aberdeen

Professional team

Contractor

Caddick
Construction.

Architect

SHEPPARD ROBSON

Engineer

ARUP

Landscape Architect

re-form

Contract Administrator and Quantity Surveyor

 **Turner & Townsend**

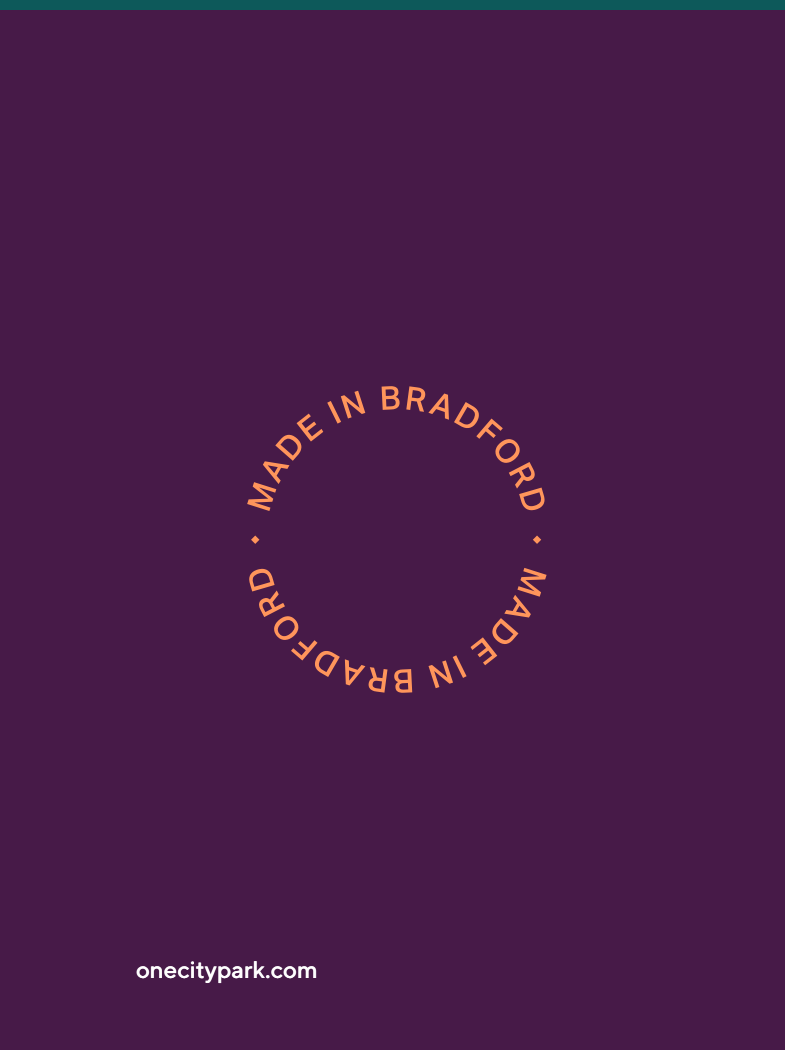
Fire Engineer

 **DESIGN FIRE**
CONSULTANTS



05
HOME

Welcome to Bradford's vibrant business community



Lee Craven Bradford Live

Lee is Managing Director of Bradford Live and the driving force behind the project to save the city's historic Odeon cinema, repurposing it as a 3,800 capacity world-class events venue.



Amir Hussain Yeme Architects

Amir is CoE (Chief of Everything) at Yeme Architects, a Member of Council at Bradford University and an Advisory Board Member at the National Science and Media Museum.



Why Bradford?

“In its heyday Bradford built some spectacular buildings. To bring one of the greatest back to life in partnership with one of the world's best live events operators shows great confidence in the city's future.”

Why Bradford?

“I have always found doing business in Bradford highly encouraging because the pivotal people and organisations are accessible. There's a genuine enterprising spirit and ongoing potential about the city.”



A bright future

Bradford boasts a rich history, a truly international community, and a young, forward-looking population, making the city one of the most compelling places to do business in the UK. The area's globally-recognised higher education provision and AI/healthcare tech hub further underscore its future as a centre of commercial and creative excellence.

07
HOME



Bradford District

2025

UK City of
Culture 2025

£12bn

Bradford is a big
economy worth £12bn
and is the 11th largest
city economy
in England.

£30bn

Home to over 16,000
businesses employing
250,000 people
nationally with combined
turnover of £30 billion

Youngest District
in the UK with
one third of the
population aged
under 20

#1

The University of
Bradford is ranked #1
for improving students'
social mobility
(March 2021)

Bradford is the 5th
largest metropolitan
authority in England
with a growing
population of over
540,000.

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Best Place
in Britain to
start a business
(Barclays)

Bradford's Ilkley
named as Best
Place to Live 2022
(Sunday Times)

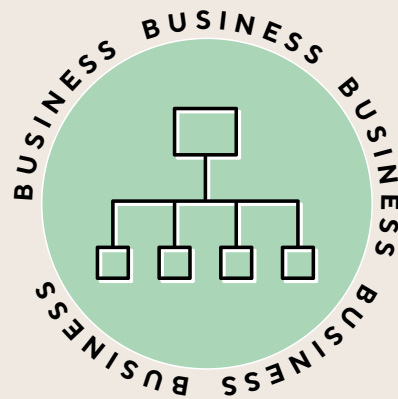
Why Bradford?



The University of Bradford is part of the **elite group of 1% of business schools worldwide** with triple crown accreditations.



Nearly **80,000 residents** are **highly qualified** and Bradford is a city full of people with bright ideas about the future.



BASF, Provident Financial, Yorkshire Water, Morrisons and the British Wool Marketing Board are all based in the city.



Bradford was the world's first **UNESCO City of Film** and has a **global reputation** as a key location for film and TV production.

Excellent education levels for younger students, with over 90% of primary and 75% of secondary schools achieved good or outstanding Ofsted ratings.

Bradford has a **growing population of over 540,000**, of which more than **26% are under 18**.

The economy is outpacing national growth and set to expand by a further 25% over the next 7 years.

The **Bradford Literature Festival** curates a diverse selection of voices to boost literacy and a passion for education, **reaching an audience of over 70,000**, **51% from ethnic minority backgrounds**.

One of only two UK locations outside London to be a **net importer of graduates**.

The region has the **largest workforce in Northern England**, with a working age population of **1.9 million**.

The region is home to a thriving data science cluster spanning financial services, betting and gaming and digital agency.

David Hockney is a Bradford icon and was voted the most influential British artist of all time. **The Hockney Gallery at Cartwright Hall contains works spanning his career**, including unseen photos from his personal albums.

The Building

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User-focused design excellence

SHEPPARD ROBSON

In the practice’s 80-year history, Sheppard Robson has designed award-winning architecture, interior design and masterplanning projects around the world, building a strong reputation across numerous typologies.



“The design will provide exceptional levels of natural light, a spacious feel, quality fixtures and fittings and access to green space, all helping to create a sense of wellbeing and encourage creativity and collaboration.

Neal Allen-Burt
Sheppard Robson

The spectacular double-height atrium



Brass and terrazzo detailing provides a tactile, premium finish to the interior.

High specification interiors



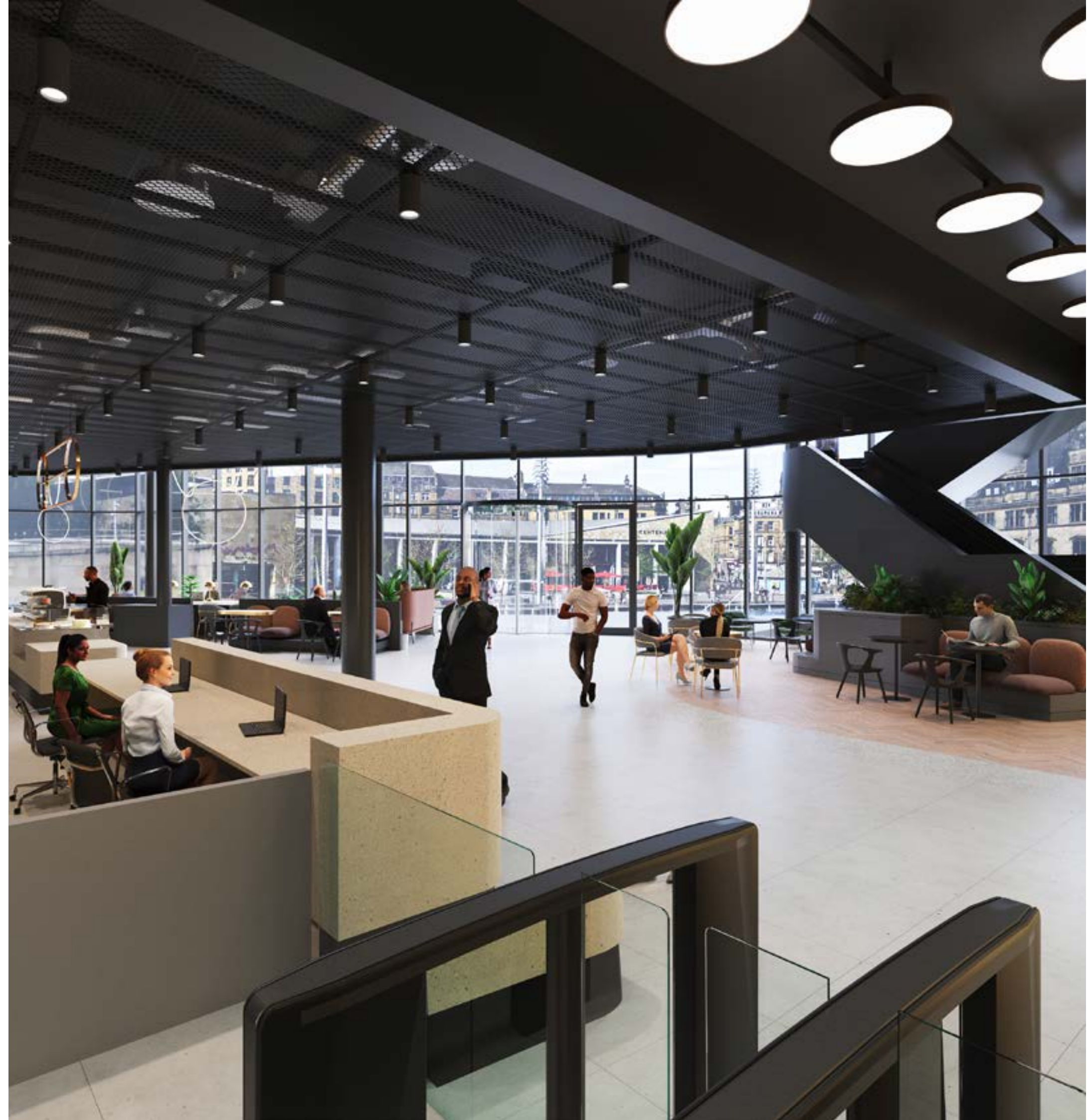


Arrive in style

Thoughtfully designed, the impressive entrance to One City Park is the perfect introduction for visitors to this exceptional building.

Design and craftsmanship

One City Park is a state-of-the-art building providing 56,403 sq ft (5,240 sq m) NIA of Grade A office space, raising Bradford's profile as a destination city. Designed with sustainability at its core, the striking steel and glass structure is set to attract burgeoning local business as well as national and international names. With a growing young and diverse population that's highly qualified and proud to call the city home, One City Park will lead the way for Bradford to be seen in a new light.



Office with a view

From the Grade I Listed grandeur of Bradford City Hall to the classical Victorian structure of the Alhambra Theatre, the views from the expansive roof terrace across Centenary Square's mirror pool take in the architectural icons of the city.

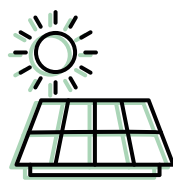
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Smart & sustainable

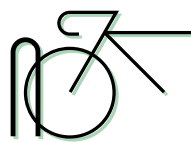
Sustainability is at the top of the agenda for the construction, making sure One City Park goes beyond simply being green.



Photovoltaic solar electricity panels on the roof will capture the sun’s energy and convert it into electricity to help power the building.



Air source heat pumps will provide low carbon heating by extracting warmth from the air around the building.



City Park is easily accessible by public transport and, with secure cycle parking, high quality end-of-trip facilities including showers and lockers, as well as electrical vehicle charging in the car park, there are multiple options for low carbon travel.



The development is designed to assist with supporting local biodiversity through the planting of diverse tree species and the inclusion of nest boxes for birds.



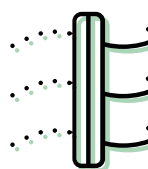
High-performance glazing to the façades will maximise natural light but reduce solar gain



Low flow sanitary ware significantly reduces water consumption throughout the building

BREEAM®

The building is targeting a BREEAM Excellent rating.



The building has been carefully designed to optimise the experience of users, with a focus on air quality, daylight and the creation of high quality public realm spaces.



Encouraging low carbon travel

In line with creating a sustainable ecosystem within the complex, One City Park provides internal secure bike storage with lockers, and shower facilities.

Capital of Cycling, a Bradford-based charity that works to promote cycling in the city, is conveniently located in the city centre and offers confidence-building sessions and maintenance.



High-specification cycle spa with generous storage for users



Custom-designed bike storage and maintenance area

Something for everyone

Across 56,403 sq ft (5,240 sq m) NIA of dedicated space, One City Park offers the widest range of amenities of any commercial building in Bradford, designed to maximise productivity and wellbeing for those who work here.



Double height lobby & reception



Expansive terrace overlooking City Park



Low carbon air source heat pump for heating & cooling



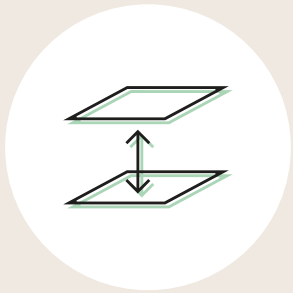
Cycling Score Certificated (Targeted)



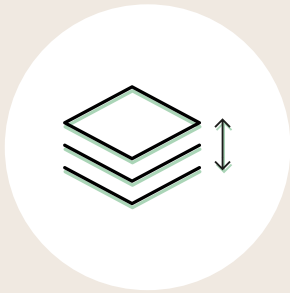
SmartScore Gold (Targeted)



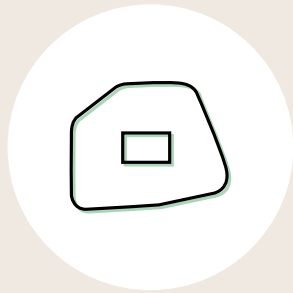
Wired Score Gold (Targeted)



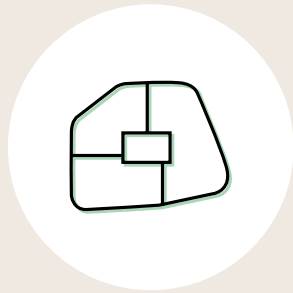
2.75m floor to ceiling height on main office floor plates



150mm full raised access floor



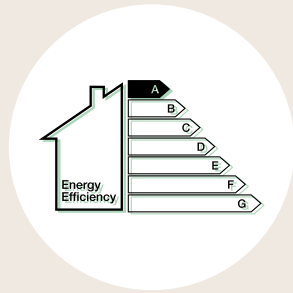
Open plan floors up to 14,639 sq ft (NIA)



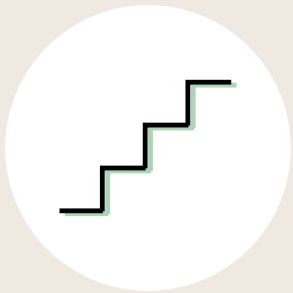
Flexible divisible floor plates



Floor to ceiling glazing



EPC A



Designed to promote stair & minimise lift usage



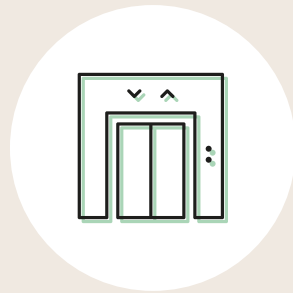
Cycle spa with drying facilities



Parking spaces for 10 vehicles all with EV charging points



End-of-trip facilities with bike storage, lockers & showers

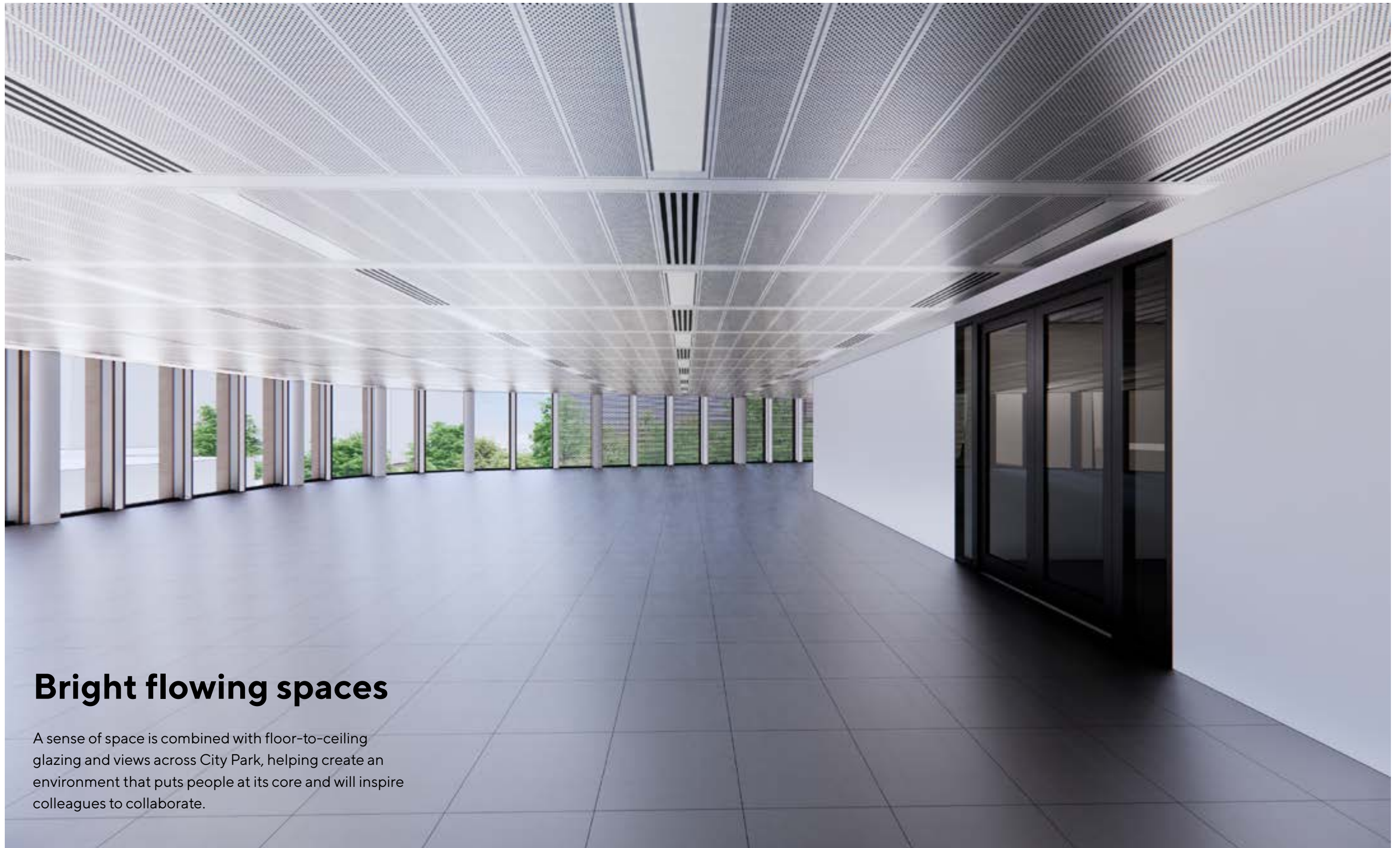


Two 15-person & one 17-person high speed passenger lifts



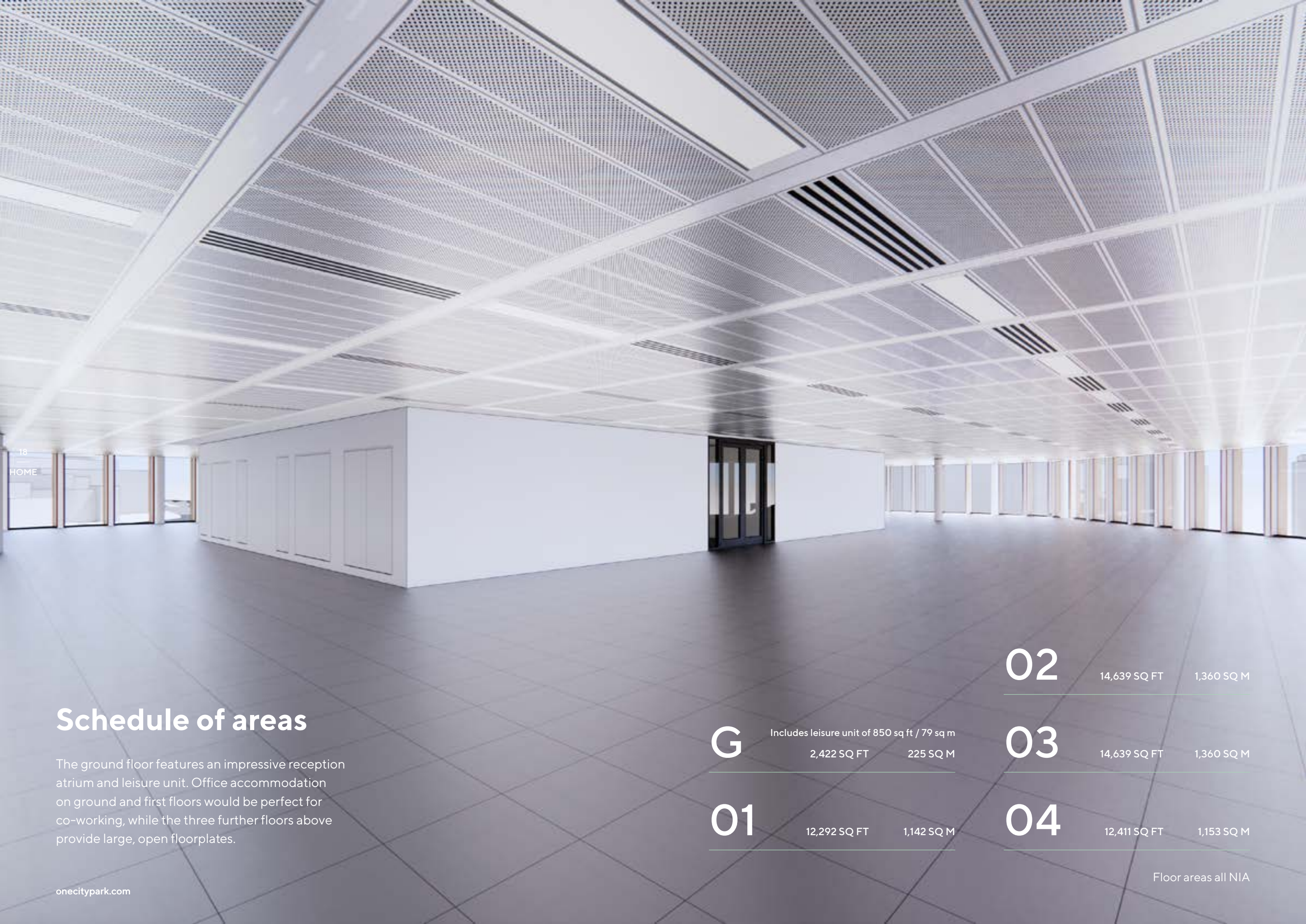
Option for dedicated secondary entrance/ reception

Open floor plates flooded with light



Bright flowing spaces

A sense of space is combined with floor-to-ceiling glazing and views across City Park, helping create an environment that puts people at its core and will inspire colleagues to collaborate.



Schedule of areas

The ground floor features an impressive reception atrium and leisure unit. Office accommodation on ground and first floors would be perfect for co-working, while the three further floors above provide large, open floorplates.

G

Includes leisure unit of 850 sq ft / 79 sq m
2,422 SQ FT 225 SQ M

01

12,292 SQ FT 1,142 SQ M

02

14,639 SQ FT 1,360 SQ M

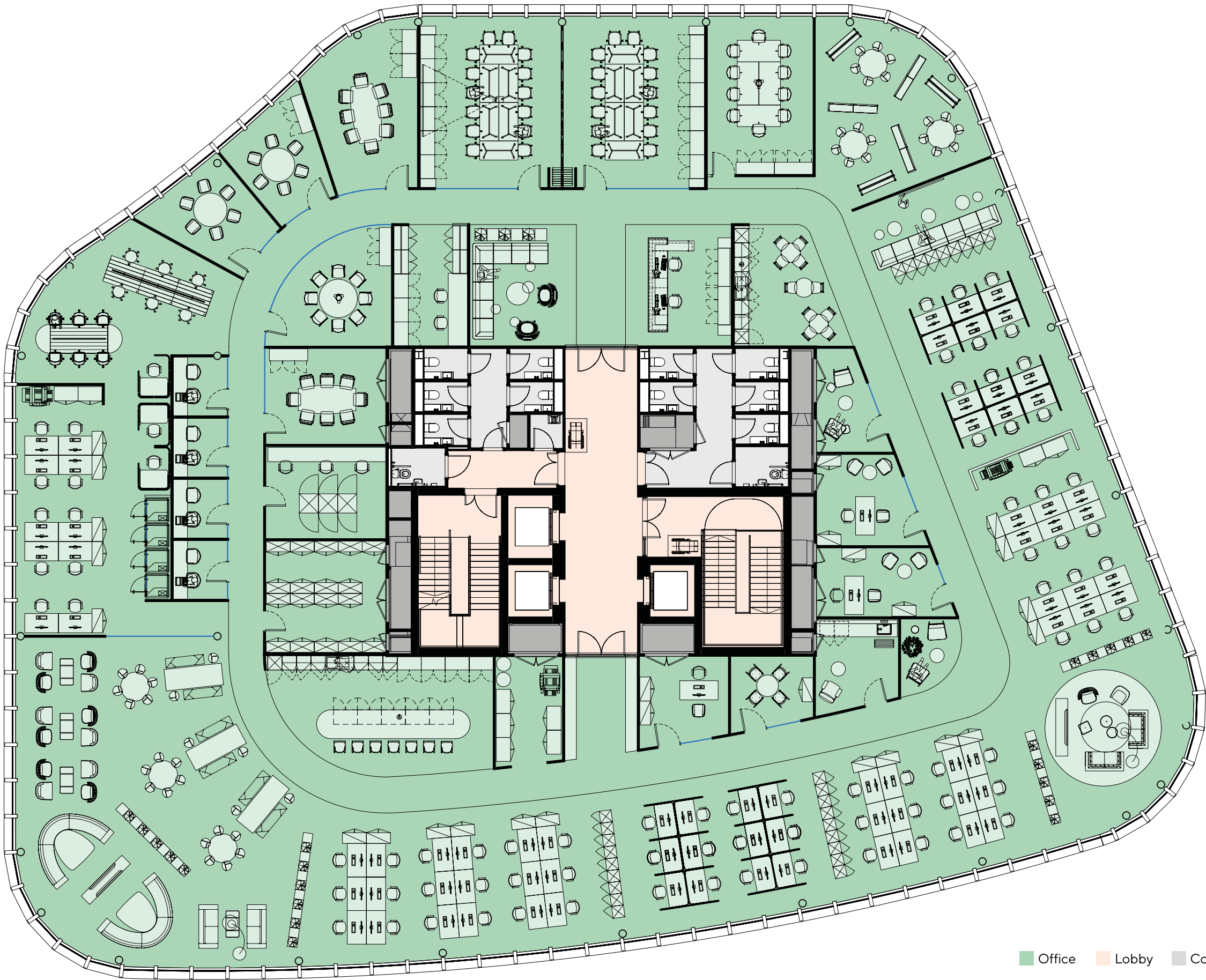
03

14,639 SQ FT 1,360 SQ M

04

12,411 SQ FT 1,153 SQ M

Space planning



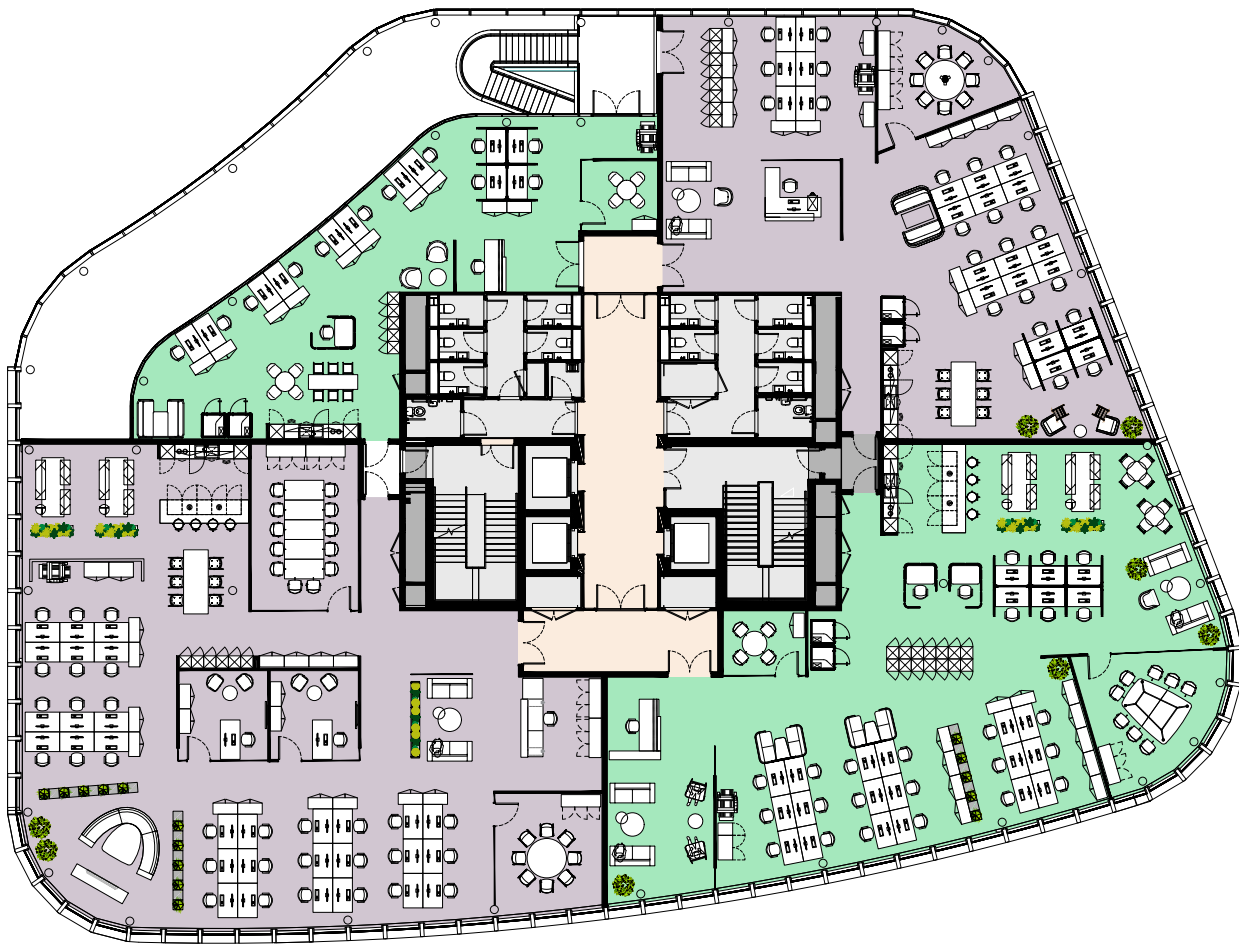
Floor plan not to scale. For identification purposes only.

First

Split floor spaces available

Total floor area 12,292 sq ft | (1,142 sq m)

Split floor options



Office Lobby Core

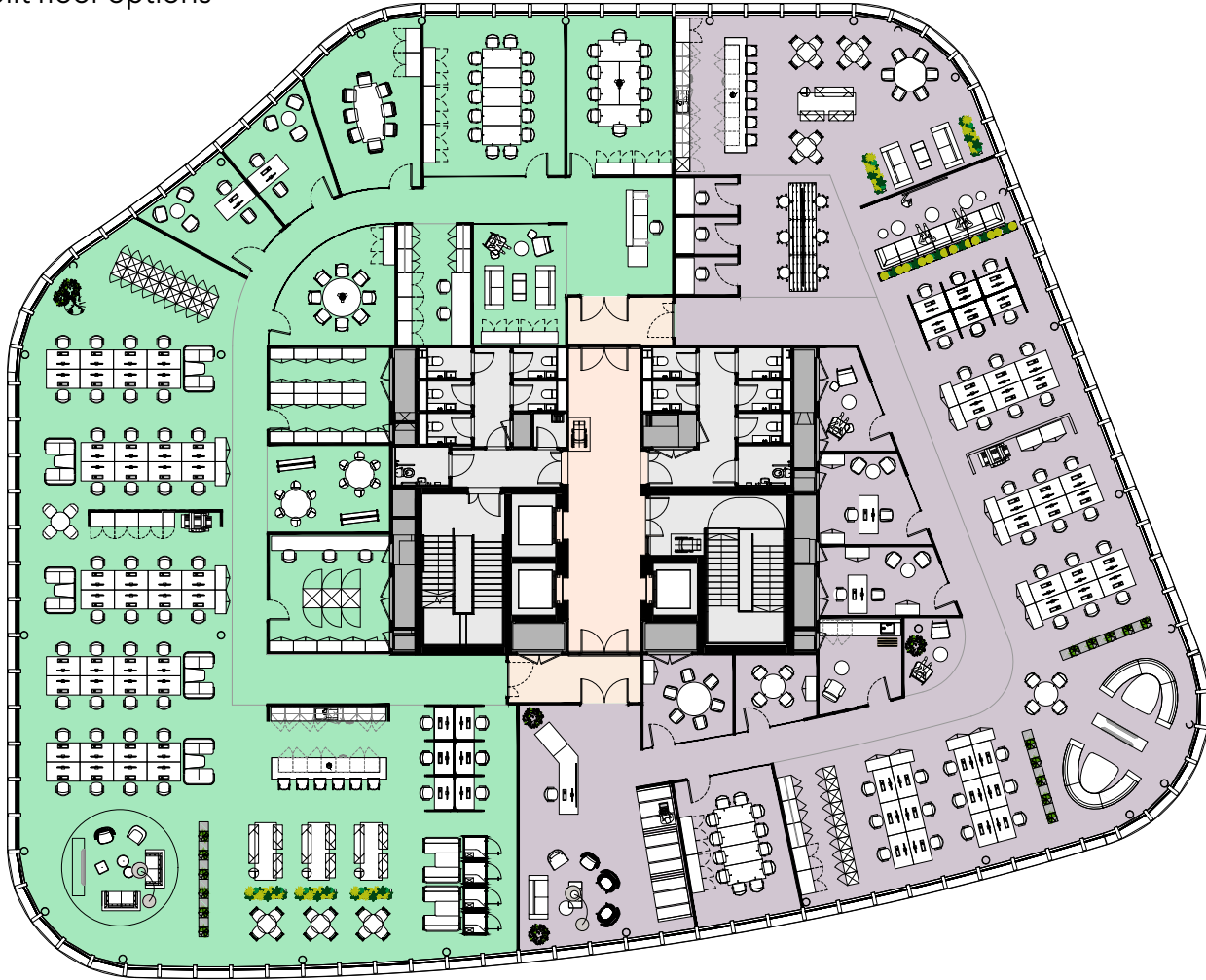
Floor plan not to scale. For identification purposes only.

Second

Split floor spaces available

Total floor area 14,639 sq ft (1,360 sq m)

Split floor options



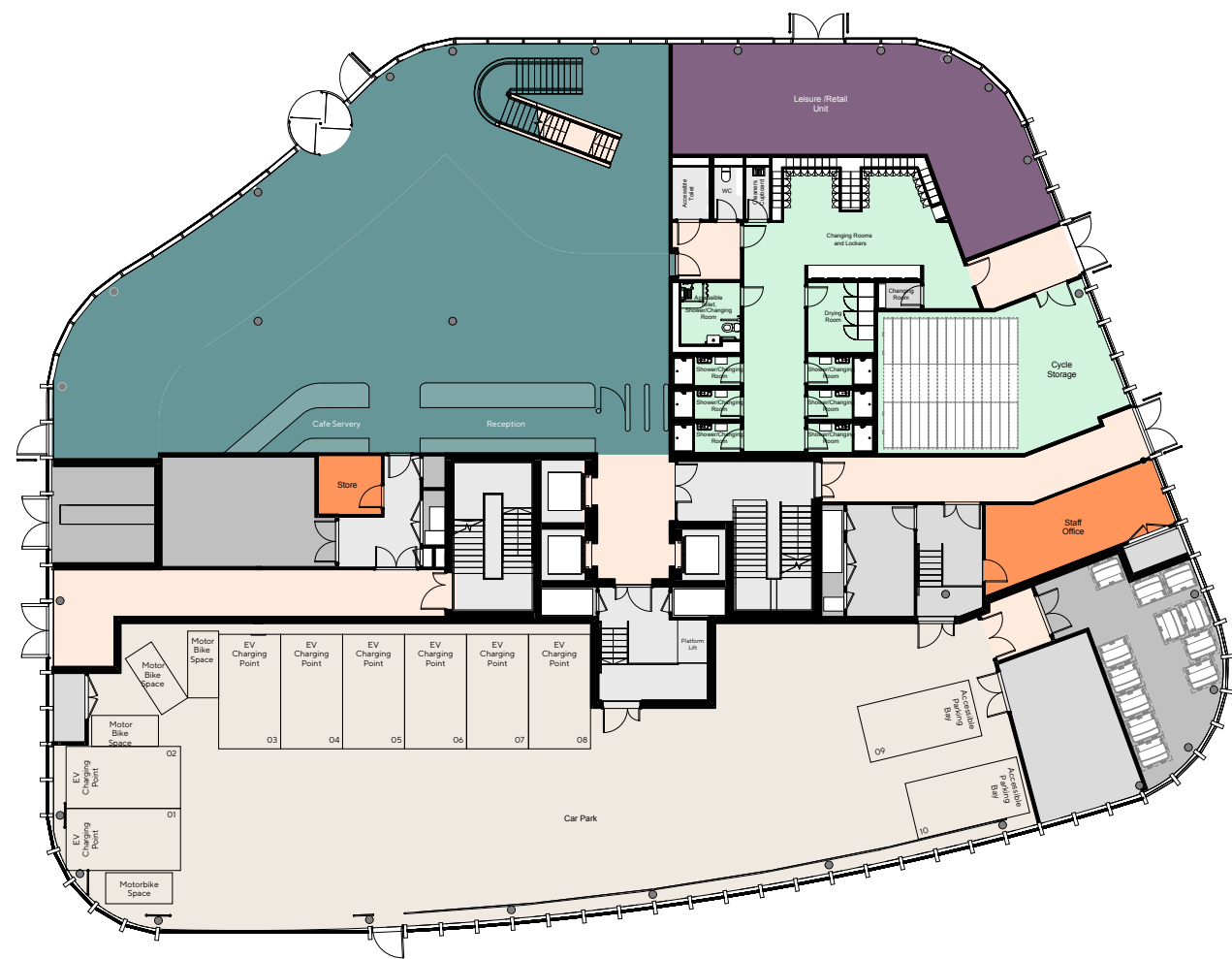
Office Lobby Core

Floor plan not to scale. For identification purposes only.

Ground

2,422 sq ft | 225 sq m

Includes leisure unit of 850 sq ft (79 sq m)



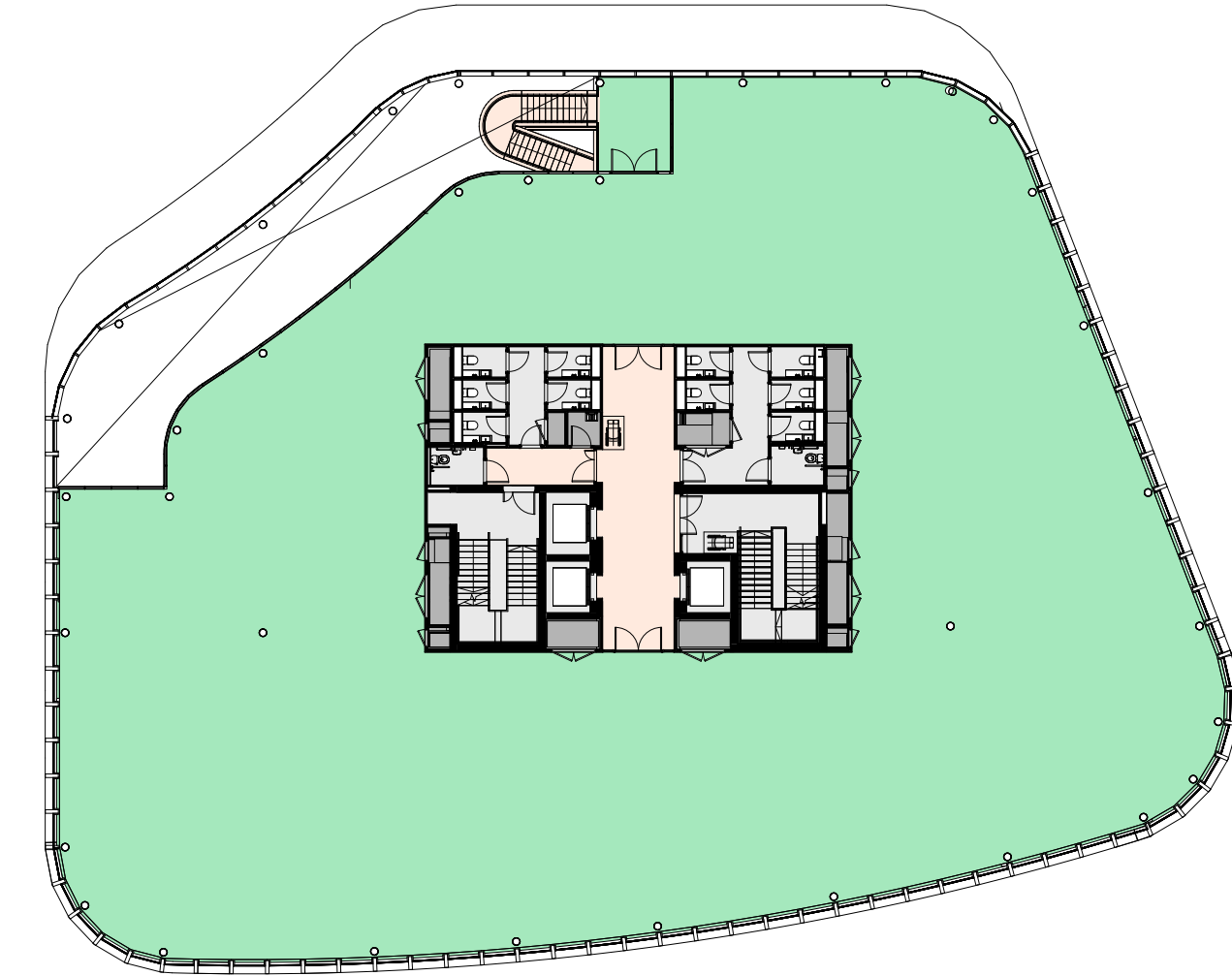
- Reception
- Lobby
- Parking
- Leisure/retail
- Ancillary
- Core
- Staff areas
- Cycle storage, showers, changing facilities

Floor plan not to scale. For identification purposes only.

First

12,292 sq ft | 1,142 sq m

Suites from 1,548 sq ft (144 sq m)



- Office
- Lobby
- Core

Floor plan not to scale. For identification purposes only.



Second / Third

Each 14,639 sq ft | 1,360 sq m

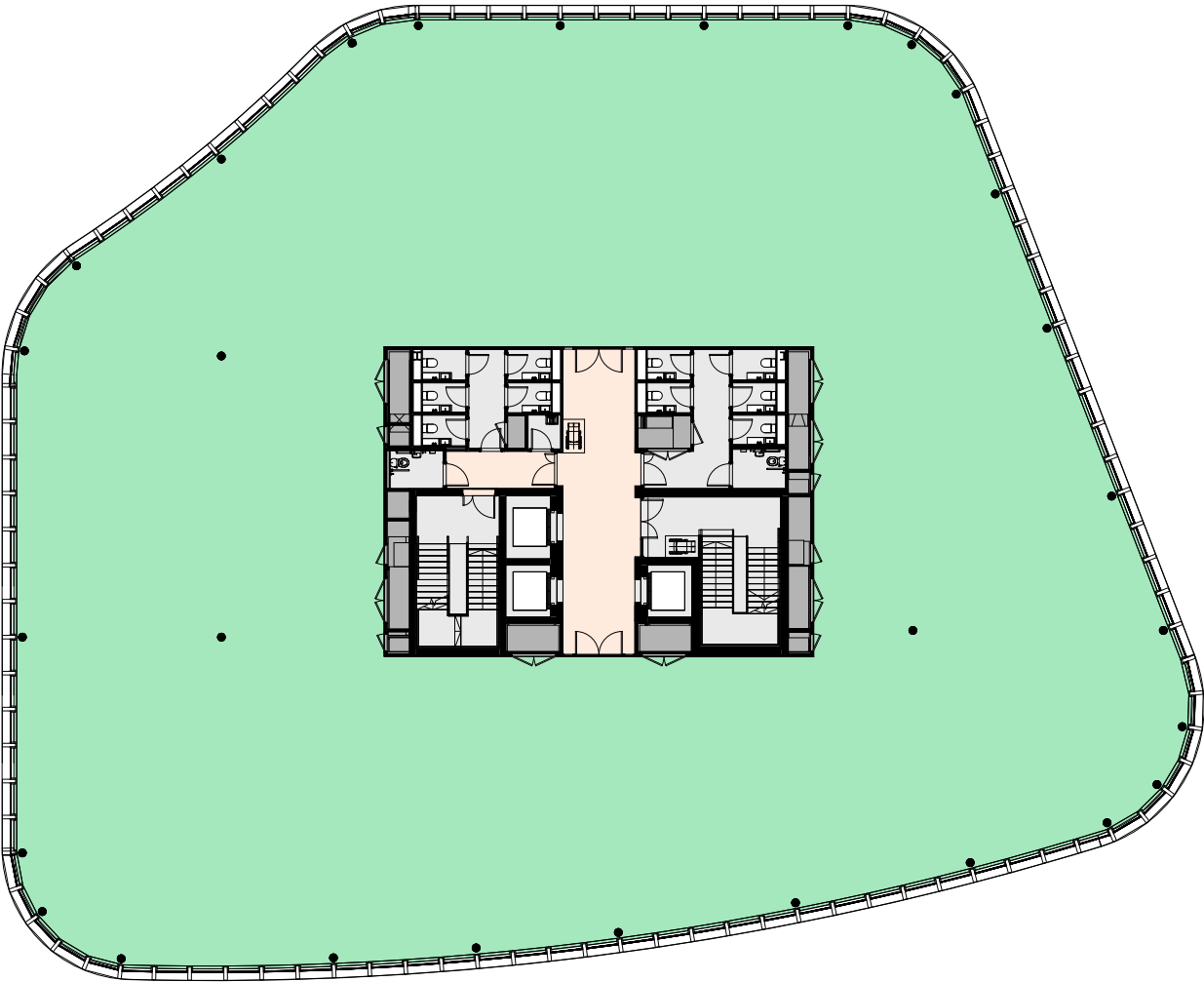
Fourth

12,411 sq ft | 1,153 sq m

Roof terrace 2,045 sq ft (190 sq m)



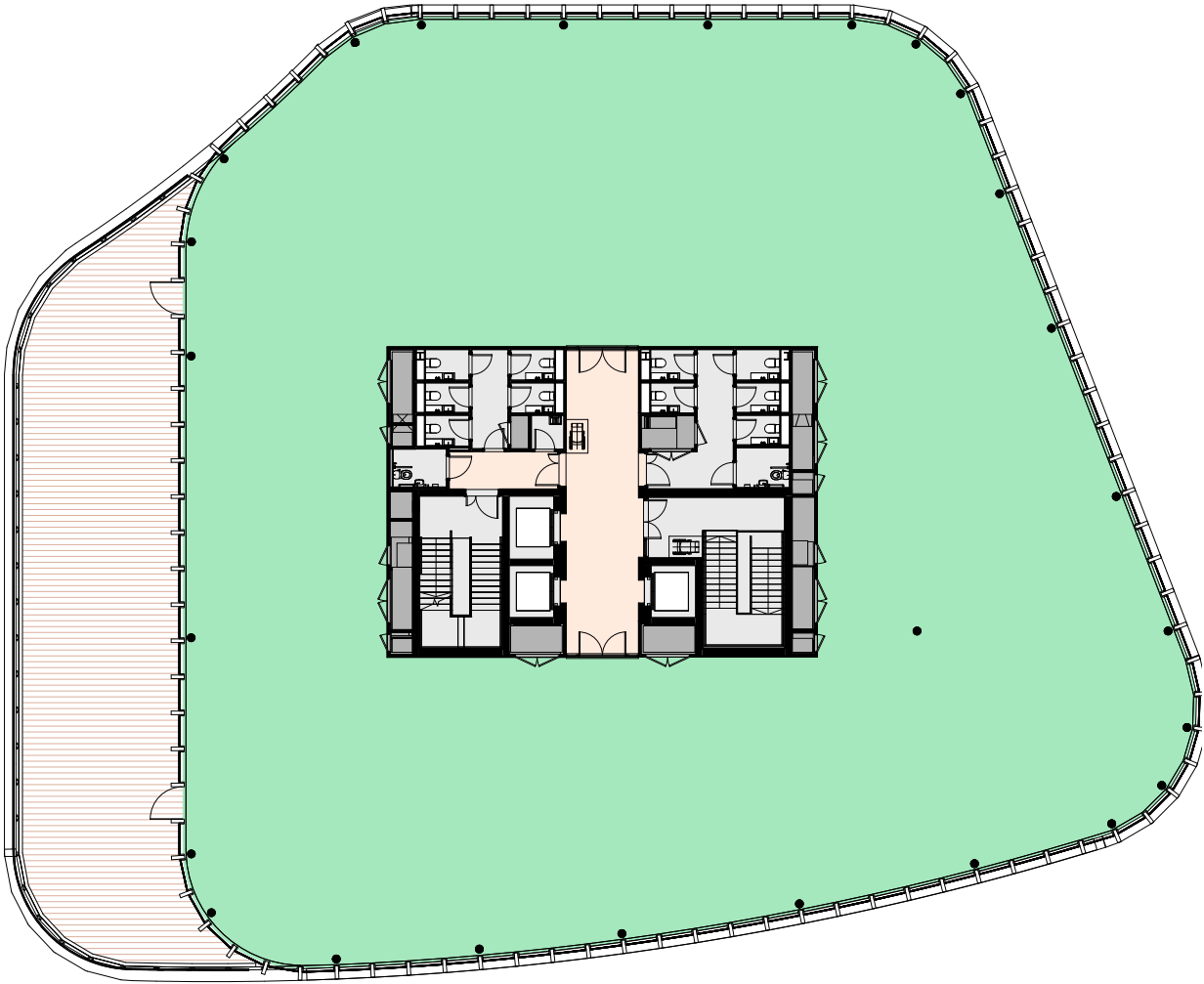
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Office Lobby Core

Floor plan not to scale. For identification purposes only.

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Office Lobby Terrace Core

Floor plan not to scale. For identification purposes only.

-
- Culture
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The City

Transformational culture

The Broadway shopping centre offers all the leading high street names while North Parade houses exciting independent bars and eateries. The Alhambra Theatre attracts West End musicals and touring theatre and live events. Formerly the Bradford Odeon, the magnificent original Art Deco building is being restored as a world-class venue for music and business operated by the NEC group.



The Alhambra Theatre



The Broadway shopping centre

City Park and The National Science and Media Museum



Mirror Pool



Re-imagining the city

A number of key regeneration schemes are under way that will bring upgraded amenities to the city centre and attract a new audience of people to visit and live in the area close to One City Park.



BRADFORD LIVE

Only a short walk from One City Park, Bradford Live is one of the biggest regeneration schemes in Bradford's recent history and will see the historic Odeon cinema, empty for more than 20 years, brought back to life as a world class live music and events venue. Holding up to 4,000 people, the venue will host national-scale events and will be run by leading live event operator, NEC Group.

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DARLEY STREET MARKET

Darley Street Market will be built on the site of the former Marks & Spencer store and will revitalise this area of the city centre by bringing innovative new retail including an outdoor trading area and an open plan food court. The new market will release space to provide a development opportunity for new city centre living.

Centre of it all

With restaurants, shopping and leisure facilities all close-by, One City Park is perfectly positioned a short walk from the best of Bradford.

CULTURE & ENTERTAINMENT

- 01 National Science and Media Museum
- 02 The Light Cinema
- 03 Alhambra Theatre
- 04 Bradford Live
- 05 St George's Hall
- 06 Bradford Ice Arena
- 07 The Leisure Exchange

FOOD & DRINK

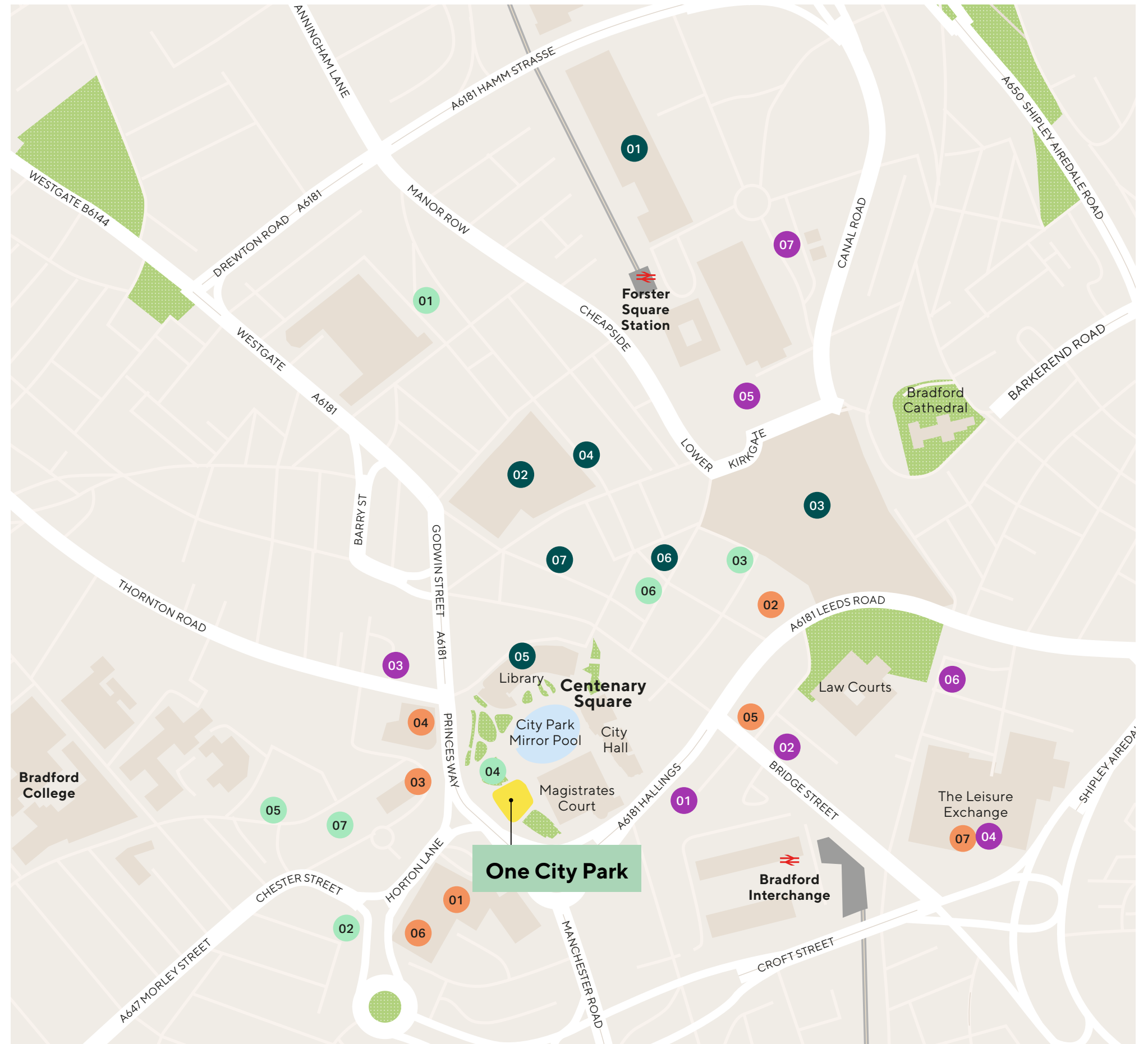
- 01 Peacock Bar
- 02 Omar Khan's
- 03 Esquires Coffee
- 04 The Cake'Ole
- 05 MyLahore
- 06 Caffé Nero
- 07 BrewDog

RETAIL

- 01 Forster Square Shopping Park
- 02 The Kirkgate Shopping Centre
- 03 The Broadway Bradford
- 04 Darley Street Market
- 05 Centenary Buildings
- 06 Wool Exchange / Waterstones
- 07 Heritage Streets

HOTELS

- 01 The Bradford Hotel
- 02 Great Victoria Hotel
- 03 Jury's Inn
- 04 Holiday Inn Express
- 05 The Midland Hotel
- 06 Premier Inn
- 07 Travelodge



Quality of life

Bradford is home to a number of towns and villages along the Aire Valley, such as Baildon, Shipley, Bingley and Keighley. The popular tourist destinations of Ilkley, Haworth (home of the Brontë Sisters) and the UNESCO World Heritage Site of Saltaire are also all within easy commuting distance of One City Park. A short car journey from the city centre provides Bradford residents and visitors the opportunity to enjoy the delights of the world famous Yorkshire Dales National Park

William Henry Street, Saltaire



Yorkshire Dales National Park

Burnsall Bridge



Betty's Cafe Tea Rooms on The Grove, Ilkley



Well connected

One City Park is ideally located, just a short walk from Bradford Interchange and Forster Square offering rail connections to Leeds, Manchester, Liverpool, Birmingham, and London. The centre is easily walkable or cyclable and buses connect across the city and its environs.

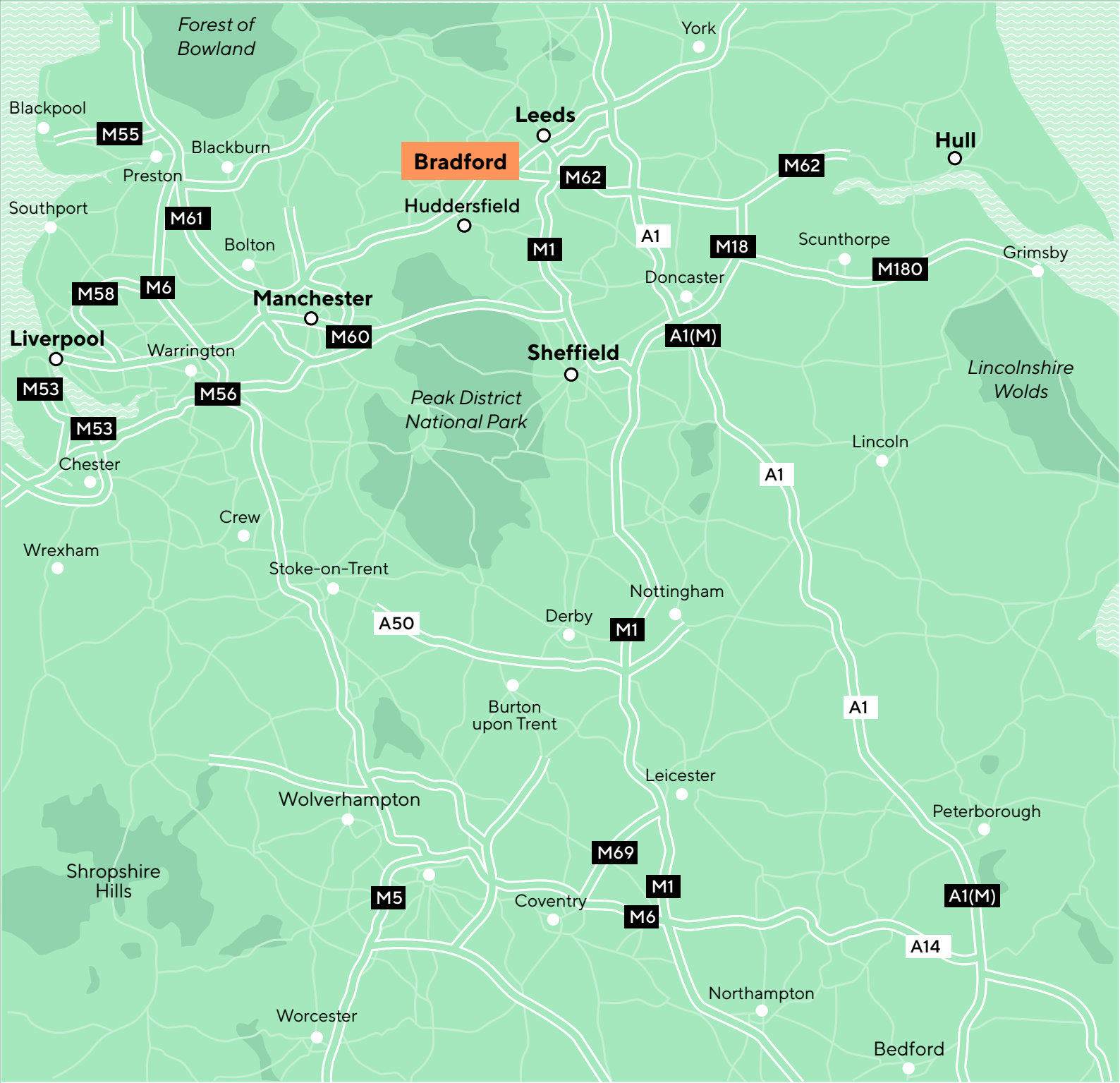
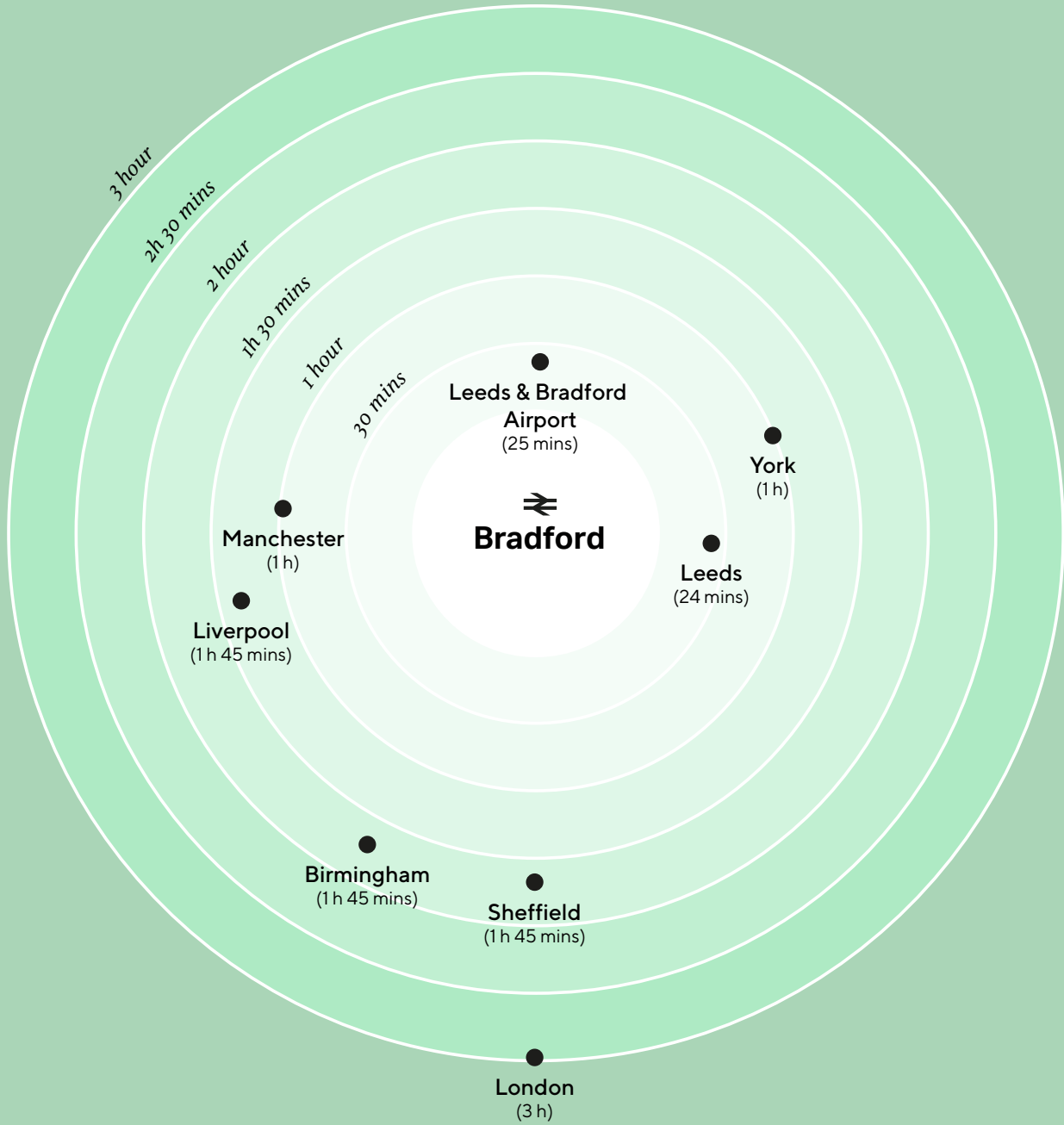


Leeds	25 mins
Manchester	1 hour
Liverpool	1 hours 30 mins
Hull	1 hours 30 mins



Belfast	55 mins
Southampton	1 hours 10 mins
Amsterdam	1 hours 15 mins
Paris	1 hours 30 mins

Leeds Bradford Airport offers direct connections to over 75 destinations in 37 countries. Manchester Airport gives access to more than 150 additional cities worldwide.



By providing new, high-quality and flexible office space, One City Park will allow us to not only retain exciting home-grown businesses but also to attract prestigious organisations from outside the region to the city centre.

On the back of Bradford being awarded UK City of Culture 2025, giving the green light for One City Park is another exciting step in our plans to support the next stage of our city's growth and ambition.

Councillor Alex Ross-Shaw

Portfolio Holder for Regeneration, Planning and Transport
at Bradford Metropolitan District Council

Contact

Colliers



RODDY MORRISON

T: +44 (0) 113 200 1810
roddy.morrison@colliers.com

CHARLES PRESTON

T: +44 (0) 113 200 1808
charles.preston@colliers.com

EAMON FOX

T: +44 (0) 113 297 2433
eamon.fox@knightfrank.com

VICTORIA HARRIS

T: +44 (0) 113 297 2448
victoria.harris@knightfrank.com



DEVELOPER



FUNDER

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