



Situated opposite  
the University of  
Bradford



Population of  
**547,000**



Car Park  
at the rear



**M**

**GREAT HORTON ROAD**

///blocks.pets.translated

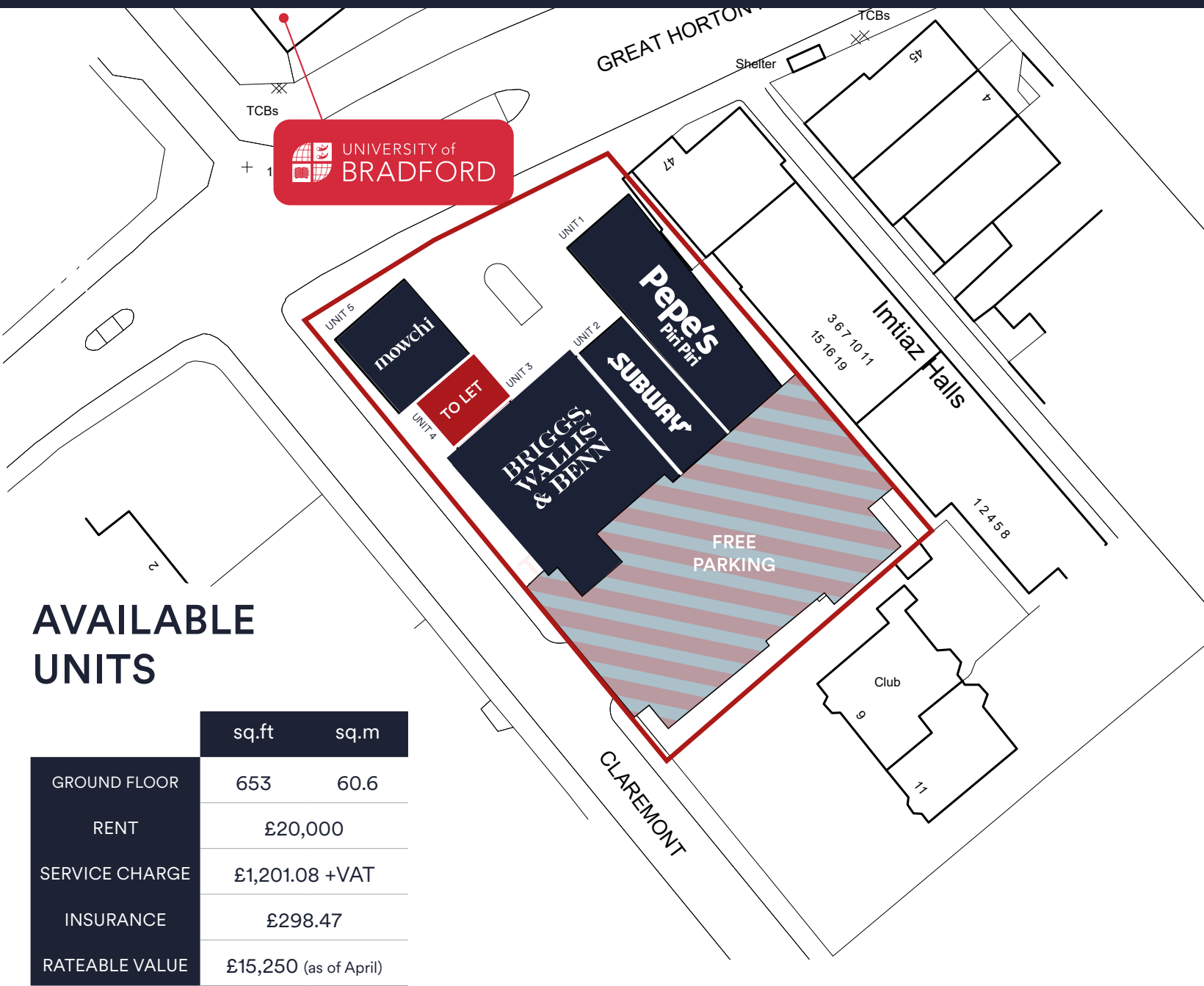
Bradford, West Yorkshire  
BD7 1AZ

Occupiers Include

**mowchi**  
**SUBWAY**

**BRIGGS,  
WALLIS  
& BENN**

**Pepe's**  
Piri Piri



UNIVERSITY of BRADFORD

**AVAILABLE UNITS**

	sq.ft	sq.m
GROUND FLOOR	653	60.6
RENT	£20,000	
SERVICE CHARGE	£1,201.08 +VAT	
INSURANCE	£298.47	
RATEABLE VALUE	£15,250 (as of April)	



**8,842 sq.ft**  
Total development



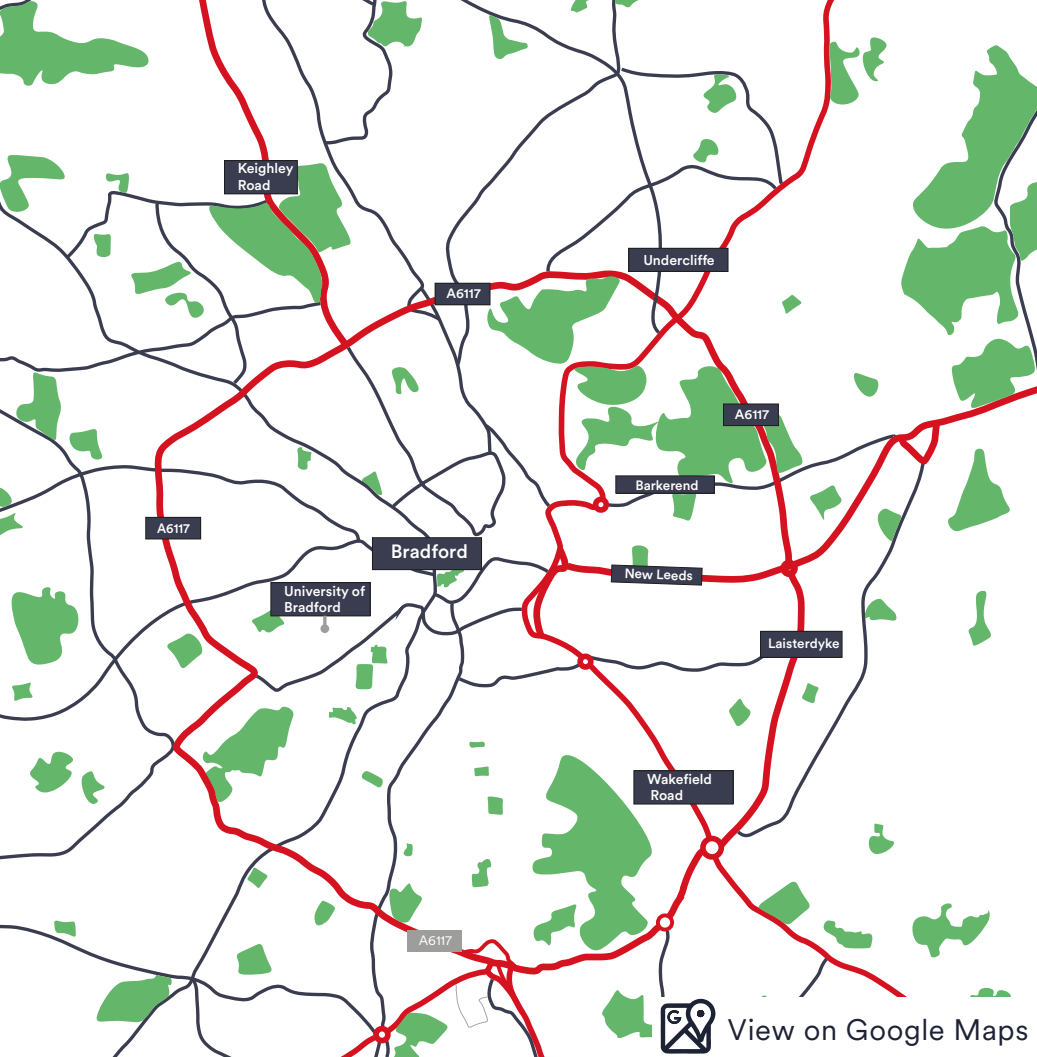
**5**  
Lettable units on site



**547,000**  
Population



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What Three Words



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## LOCATION

The development is in a highly prominent location on Great Horton Road, directly opposite the main campus of Bradford University (10,000 students) and a short walk from the city centre.

Bradford is the fourth largest metropolitan district in England and was UK City of Culture 2025 which brought significant investment into the region.

The vibrant and bustling city centre has a variety of shops, restaurants and entertainment options including Broadway Shopping Centre, The Alhambra Theatre and the National Science and Media Museum which is the country's largest visitor attraction dedicated to photography, broadcast media and the internet.

Bradford also sits on the edge of the Yorkshire Dales National Park and the Pennines, offering easy access to rolling countryside and famous landscapes including Ilkley Moor and Bronte Country.

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