

**TrafalgarSquare**

TRAFALGAR STREET BRADFORD







## THE HISTORY OF BRADFORD

Once a thriving wool and textile centre, Bradford was known as the wool capital of the world. The flourishing, world-renowned trade and expanding town led to Bradford officially becoming a city in 1857.

At present day, the city is ever-growing. Although the textile trade has slowly declined through the years, Bradford is still a leading industrial town and boasts impressive engineering, manufacturing and printing industries. The town has also emerged as a popular tourist destination, with Bradford being the world's first UNESCO City of Film, as well as home to Saltaire UNESCO World Heritage Site.

Now, the 5th largest city in the UK, Bradford is a vibrant city that has enjoyed substantial investment and growth over the years. With its rich history, thriving entrepreneur district and popular tourist attractions, Bradford is truly an exceptional place to live and work.







## CURRENT DAY



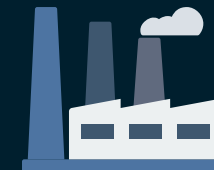
Bradford is the 5th largest city authority in the UK with an economy worth £9.5bn



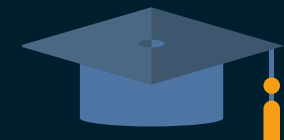
It has a population of 528,000 and is the youngest city in the UK, with 23.5% of the population under 16 years of age.



Bradford is the centre for innovation and technology, with leading digital companies headquartered in the district.



The city is known as 'Producer City', with 25,000 people working in the manufacturing industry.



Bradford University has been named as the number one university for graduate level-employment in Yorkshire and the top 20 nationally.





## SURROUNDING AREAS

From picturesque landscapes to striking market towns as well as cultural urban centres, Bradford's surrounding areas has it all.

The city forms part of the West Yorkshire Urban Area and is situated on the edge of the Pennines. As well as many striking views, the 4th largest metropolitan district also boasts heavily populated urban areas, as well as stunning spa towns such as Ilkley.







## SURROUNDING AREAS

For those that enjoy the great outdoors, the Yorkshire Dales National Park is only a short distance from Bradford. The cultural hotspot is an excellent central point from which to explore spectacular landscapes and to be immersed in the countryside. The Yorkshire Dales is an ever-popular visitor attraction, which encourages visitors from across the world to enjoy England's finest countryside and scenery.







## LOCAL BUSINESS & INVESTMENT/ THE PLACE TO INVEST

Bradford is an exciting and vibrant city, bursting with entrepreneurial energy. With a youthful, diverse and fast-growing population, the district boasts a high-proportion of self-employment and new business start-ups, unlike many other cities. The combination of its unrivalled location in the heart of the UK, a skilled workforce and financial investment support through Bradford's City Centre Growth Zone initiative, makes it the perfect location for growing businesses.

The Growth Zone provides an unrivalled offer to businesses through financial and professional support. In the past, it has supported more than 200 businesses and helped to create 1,000 new jobs with a £35m investment. Investment is pouring into the city, with new bars and restaurants, as well retail outlets, such as a Westfield built shopping centre 'Broadway' and the unique Sunbridge Wells. Further schemes aim to create more bars, shops and apartments within the next two years to further increase the city's offerings. Bradford is developing at an ever-growing pace.

*A number of major companies have their headquarters in the district including Morrisons, Yorkshire Building Society, Hallmark and Yorkshire Water.*

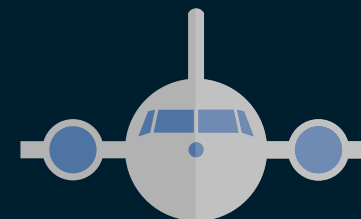






## LOCATION & CONNECTIONS

Bradford is a well-connected city with an excellent transport network. It offers easy access to all of the UK and international markets by road, rail and air.



### 6 MILES

Leeds Bradford Airport is just six miles from the city centre, with connections to London as well as other UK and European destinations.



BRADFORD



LEEDS BRADFORD  
AIRPORT

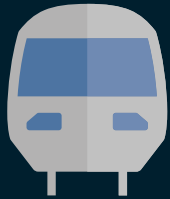


PRIME LOCATION

Bradford also boasts a strong rail network to the rest of the UK. Bradford Interchange provides links directly to Leeds Bradford Airport as well as links to Leeds in 20 minutes and London in just over 2 hours.

Located in the centre of the UK, getting to the Bradford district by car couldn't be easier. Bradford is served well by a highly-developed infrastructure with various motorways and road links, making it easily accessible from wherever you are driving from.

\*Distances shown are approximate and from the city centre.



RAIL

Two train stations in the city centre  
Two hours to London



ROAD

- 2 miles from the M606\*
- 5 miles from the M62\*
- 10 miles from the M621\*
- 16 miles from the M1\*
- Leeds 9 miles\*
- Manchester 40 miles\*
- Sheffield 45 miles\*
- Liverpool 68 miles\*
- Birmingham 125 miles\*





## LOCATION: TRAFALGAR STREET

This is Phase one of an exciting redevelopment which consists of 124 modern apartments designed for the build to rent market.

- Key location
- Close to Forster square shopping complex
- Easy access to railway stations
- Walking distance to city centre



One City Park



Broadway Shopping Centre



## SPECIFICATION

The specification will be of high standard designed to be durable for a long term hold adopted for the Build to Rent market.

- High specification kitchen
- Stylish bathrooms and ensuites
- Smart technology
- Built-in hob, extractor and oven
- Wardrobes to master bedrooms
- Full height tiling around bath and shower
- Half height tiling around WC with tiled shelf and built-in mirror
- Bathroom vanity unit
- Ladder style polished chrome, or equivalent, heated towel rail
- Hardwood veneered, solid core entrance door with spy hole
- Hardwood veneered, or equivalent, internal doors throughout
- Video intercom entry system to each apartment
- Low energy LED downlights in kitchen, hallway and bathrooms
- Brushed stainless steel and chrome ironmongery throughout
- 10 years CML complaint warranty







THE SCHEME

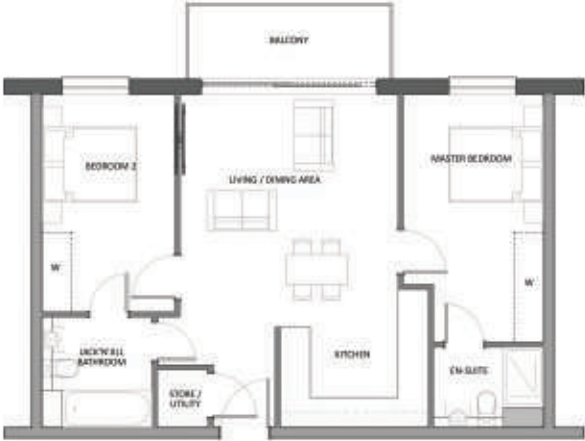
Trafalgar square is an exciting development located in the Heart of Bradford and offers investors the potential for both strong yields and capital growth. The attractive scheme consists of two phases, the first being 124 modern 1 and 2-bedroom apartments that are thoughtfully designed and suit the needs of todays tenants. Each apartment is designed to maximise space with open plan living areas, modern kitchens with integrated appliances and stylish bathrooms. The one and 2-bedroom apartments come with ensuite's and many benefit from a balcony where views of the city can be enjoyed.

Externally the development will be set in landscaped gardens and benefit from visitor parking. Investors can secure a parking space as an optional extra.

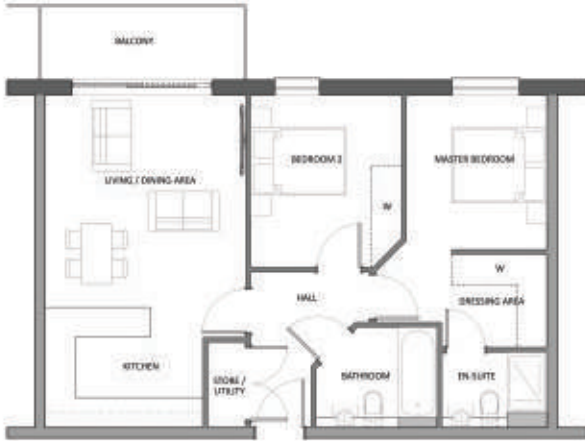


ACCOMMODATION			
124 units	74 two bedroom units	30 one bedroom units	20 studios

APARTMENT LAYOUTS



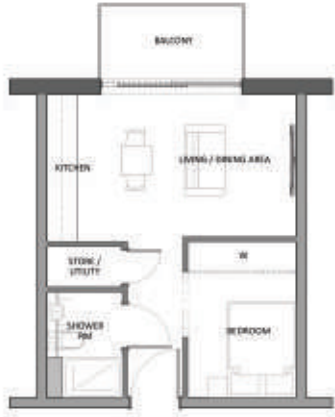
Typical two bedroom unit v1



Typical two bedroom unit v2



Typical one bedroom unit



Typical one bedroom studio





## KMRE GROUP

- Leeds based developer with Yorkshire focus
- Focus on acquiring land, obtaining planning permission and delivering quality residential, investment (PRS) and purpose built student accommodation (PBSA) schemes
- Currently delivering a number of PRS schemes in Leeds including Mabgate Gateway and Kirkstall Road
- Completed development on a purpose built 63-bed student scheme in Sheffield



## OPPORTUNITY

KMRE is offering incoming investors the opportunity to purchase apartments on this development with the following benefits

- Assured nett yield of 7% for 2 years (when purchasing a furniture pack)
- 5% coupon on deposits of over 70%
- Fully managed rental through our sister company Niche Homes





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