



LAW RUSSELL HOUSE

Little Germany, Bradford, UK



HISTORIC ARCHITECTURE WITH
AN ULTRA-MODERN TWIST

www.bentleyklyne.co.uk

A city of transformation

Bradford is large, young and growing. With its unrivalled location at the heart of the UK, skilled workforce, world renowned University and competitive property prices, it's no surprise Bradford is the HQ destination of the north.

For lifestyle, Bradford has it all; from the first UNESCO city of film; Michelin star restaurants; award winning museums and galleries to stunning Yorkshire countryside.

This is why businesses choose to invest here. This is why talent chooses to live here.



City of Bradford, UK

Now is the right time...

THE GROWTH HUB OF THE NORTH

HQ to major companies

Bradford is a diverse, vibrant and well-connected city in the heart of Yorkshire.

The City Region's financial and business service sector generates over £13 billion (21 bn USD) every year and is projected to grow by 51% between now and 2022, offering stable, secure investment opportunities.

Businesses such as modern engineering, chemicals, digital media, I.T. and financial services are thriving side by side.

A number of major companies have their headquarters in the district including Santander, Yorkshire Building Society, Provident Financial, Hallmark Cards, Pace, Freeman Grattan Holdings and Yorkshire Water.

World renowned University

Only a 10-minute walk from Law Russell House, the University of Bradford is one of the largest university campuses in Europe and has over 50 years of academic excellence.

It is in the top 20 nationally and is ranked in the top 200 of the world's most international universities 2016.

A diverse, vibrant city – day and night

Around 70 languages are spoken and there is a population of more than 525,000 people.

It has a lively nightlife with restaurants serving food from all over the world, as well as shops, cinemas, sporting venues and is home to the National Media Museum, attracting global stars of film.



Alhambra Theatre

Bradford has an international airport, direct trains to London, Manchester and Edinburgh and is close to M1 and M62 motorways.

UK investment continues to pour into the city centre, enabling the development of: The Leisure Exchange; City Park; Sunbridge Wells – Bradford's own underground Victorian quarter incorporating traditional and contemporary retail outlets, bars and restaurants; Forster Square retail park, and its new planned leisure quarter; and of the course the new Westfield shopping centre at Broadway – right on the doorstep of Law Russell House.

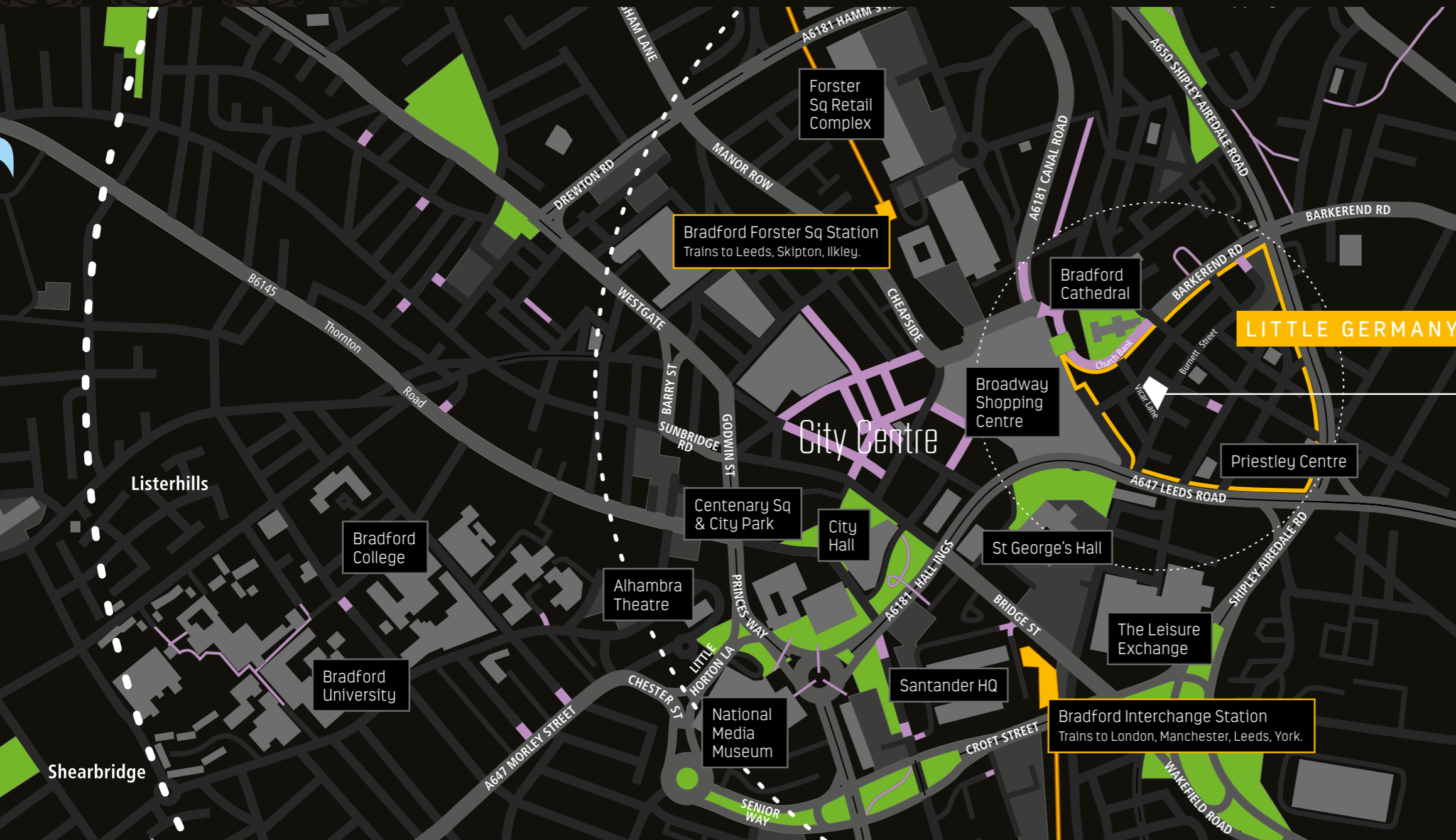
Now is the right time...

With Bradford house prices averaging one third less than London and huge rental demand, it's easy to see why Bradford is one of the top 10 destinations in the UK for investors (Times Report 2015).

- Fifth fastest growing area outside London
- Fantastic retail and leisure
- Thriving business sector
- Increasing property prices (122% against national average of 67%)
- Attractive capital growth
- Huge rental demand
- UK investment for city centre transformation
- World renowned education establishments
- Excellent direct transport links to the UK and rest of the world.



City Hall



At the heart of Bradford

Located in the enviable position of Little Germany, Law Russell House is on the doorstep of the Westfield Broadway shopping complex.

- 0.5 miles distance to Forster Square rail station and retail shopping park
- 0.5 miles distance to the Interchange rail and bus station
- 2-minute walk to Centenary Square
- A 10-minute walk to the University of Bradford.

Connected to the world by road, rail and air ▶

Leeds	24 miles	(20 mins by direct train)
Manchester	38 miles	(45 mins by direct train)
London	200 miles	(2.5 hrs by direct train)
Edinburgh	200 miles	(2.5 hrs by direct train)

- International airport
- Interchange rail and bus station
- Forster Square rail station
- M1 and M62 motorway links



Historic architecture with an ultra-modern twist

- 65 spacious apartments, over 6 floors comprising of 1 bed, 2 bed duplex and studio apartments.
- There is also a penthouse suite, basement gym and café area.



Trajan Estates is reviving Law Russell House, one of the UK's prestigious textile warehouses that once dominated the world trade for quality and innovation. Developed in a Grade II* listed building this development boasts one of the most prestigious finishes in the area. Sympathetically styled with existing 19th Century architecture, innovative ecosystems and an ultra-modern twist on interiors brings together the most unique and desirable package in the UK.

- Prices from £55,000 to £85,000.
- Guaranteed net rental yield of 8% for 2 years
- Fully managed
- 250 year lease
- Prime location
- Excellent capital growth



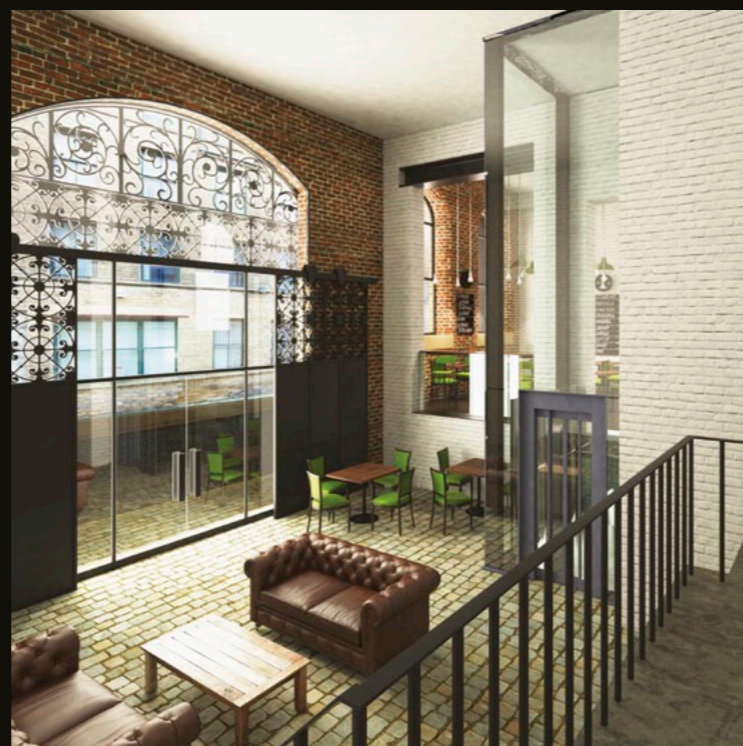
The grand design of the lobby

An imposing chandelier illuminates the original spiral staircase to bring distinctive grandeur to the Law Russell House entrance.



Retreat from the city in the gym and café space

Step into the basement gym for your workout or relax in the café area. Located in the original courtyard of Law Russell House, this area is designed with the authentic rustic feel of the 19th Century but provides all the latest facilities of the modern world.



Views across the city

Original tall arched windows allow volumes of natural light to each apartment and a vantage point from which to observe the city and beyond.



The Apartments: Living Space

An ultra-modern colour palette and furniture is carefully selected to enhance the interior while allowing for personal touches.





The Apartments: Kitchen

Contemporary kitchen and appliances in an open space for a modern living - dining lifestyle.



The Apartments: Bathroom

The latest in power shower technology for a busy life on the go.



The Apartments: Bedroom

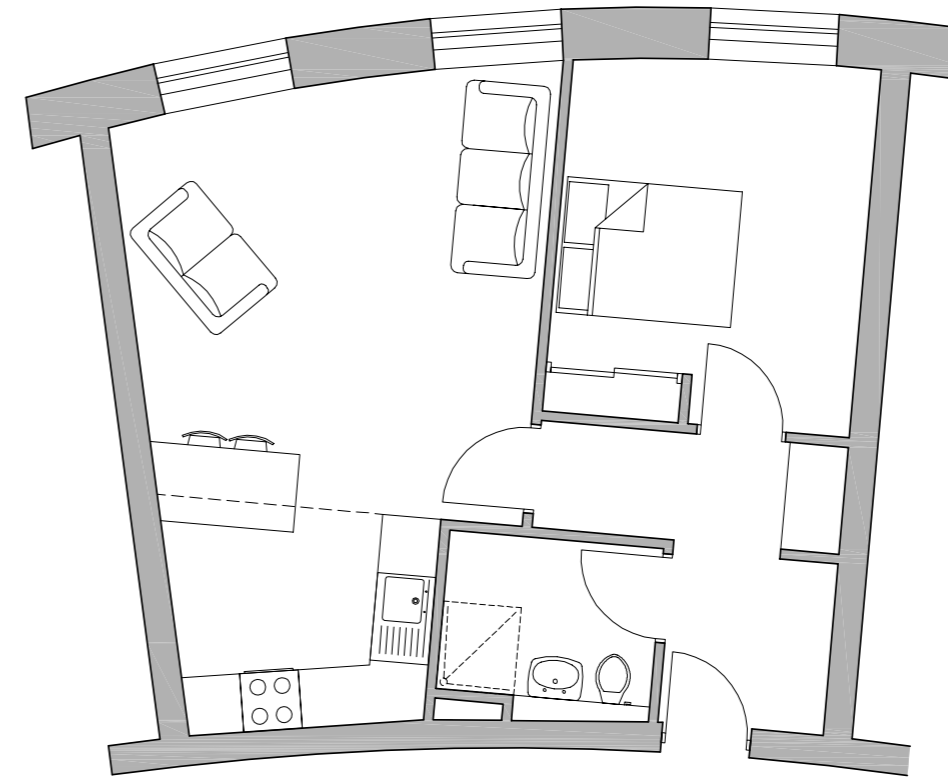
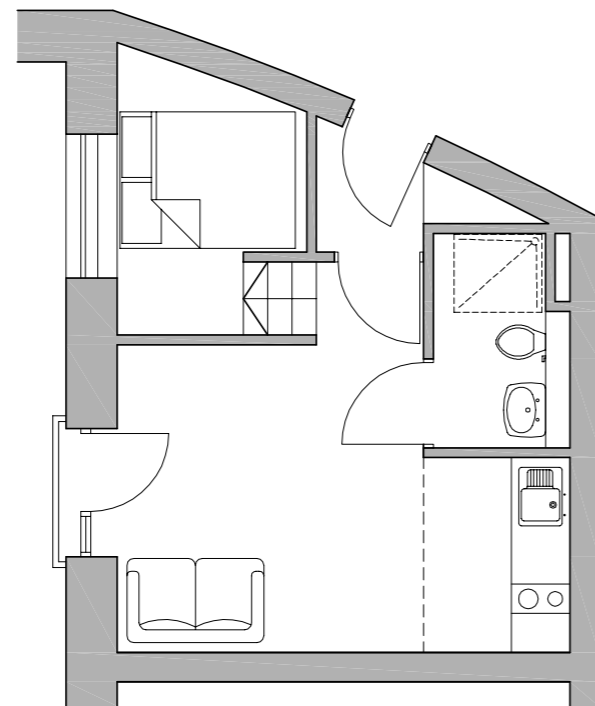
Attention to detail and the finest quality is present throughout.



Floor plans

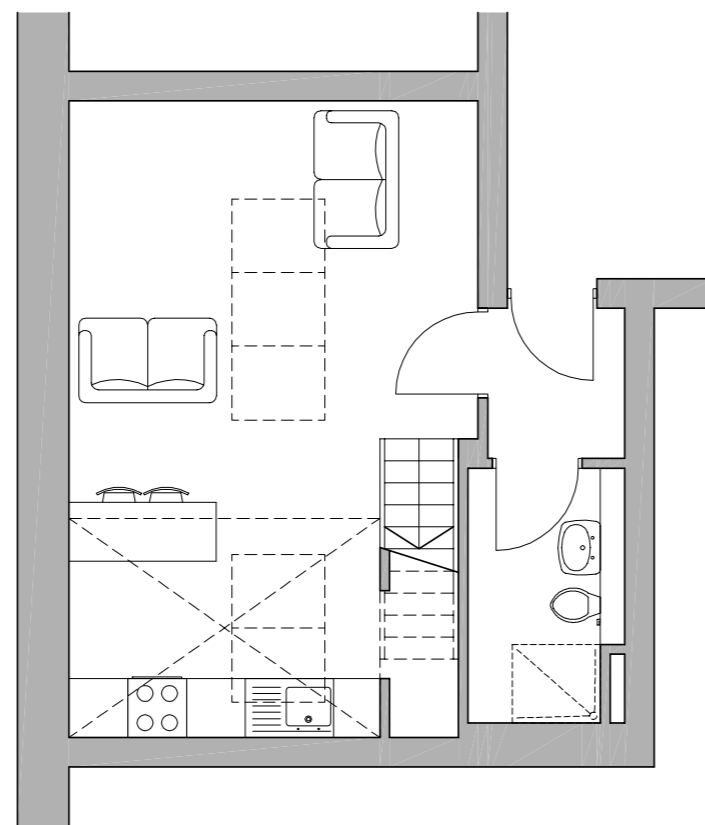
TYPICAL STUDIO APARTMENT

25m² / 269ft²



TYPICAL ONE-BED DUPLEX APARTMENT

42m² / 452ft²



All apartments feature:

- contemporary and high specification fitted kitchen
- modern bathroom with stylish chrome accessories
- bedroom(s) with built-in sliding wardrobes
- TV sockets and telephone point, super-fast fibre-optic broadband
- video intercom system and the latest in keyless door entry.

In addition, we offer contemporary furniture packages to complement our living spaces.

TYPICAL ONE-BED APARTMENT

48m² / 516ft²



SALES & ENQUIRIES



For more information, price lists, full specification details and any general enquiries please contact our sales agent, Hopwood House:

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Email. enquiries@hopwoodhouse.com

www.lawrussellhouse.com

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DEVELOPER



Trajan Estates Ltd undertakes quality investment build projects in the United Kingdom. Our team has worked on a portfolio of landmark development projects and high quality investment assets in line with our vision for growth. Our West Yorkshire HQ ideally places us to be at the heart of the UK, a thriving growth hub for investment.

Please contact the agent for pricing and more details.

www.trajanestates.co.uk

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