



Law Russell House

Little Germany, Bradford, UK



E.R.E PROPERTY GROUP

EXPERTS. RESPONSIVE. ESTABLISHED

HISTORIC ARCHITECTURE WITH
AN ULTRA-MODERN TWIST

A city of transformation

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.

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.



Now is the right time...

HQ to major companies

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

The City Region's financial and businesses service sector economy is worth over £12 Billion with businesses generating a combined turnover of over £35 Billion. After being named the UK City of Culture 2025, it is expected to boost cultural and economic activity, potentially adding an extra £700 million to the districts economy by 2030.

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, PWC.

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 ranked 27 th in the UK for graduate prospect satisfaction, with new figures showing University of Bradford undergraduates are outperforming the national average when it comes to securing employment in highly-skilled jobs.

A diverse, vibrant city - day and night

Around 70 languages are spoken and there is a population of more than 560,000 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.



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).

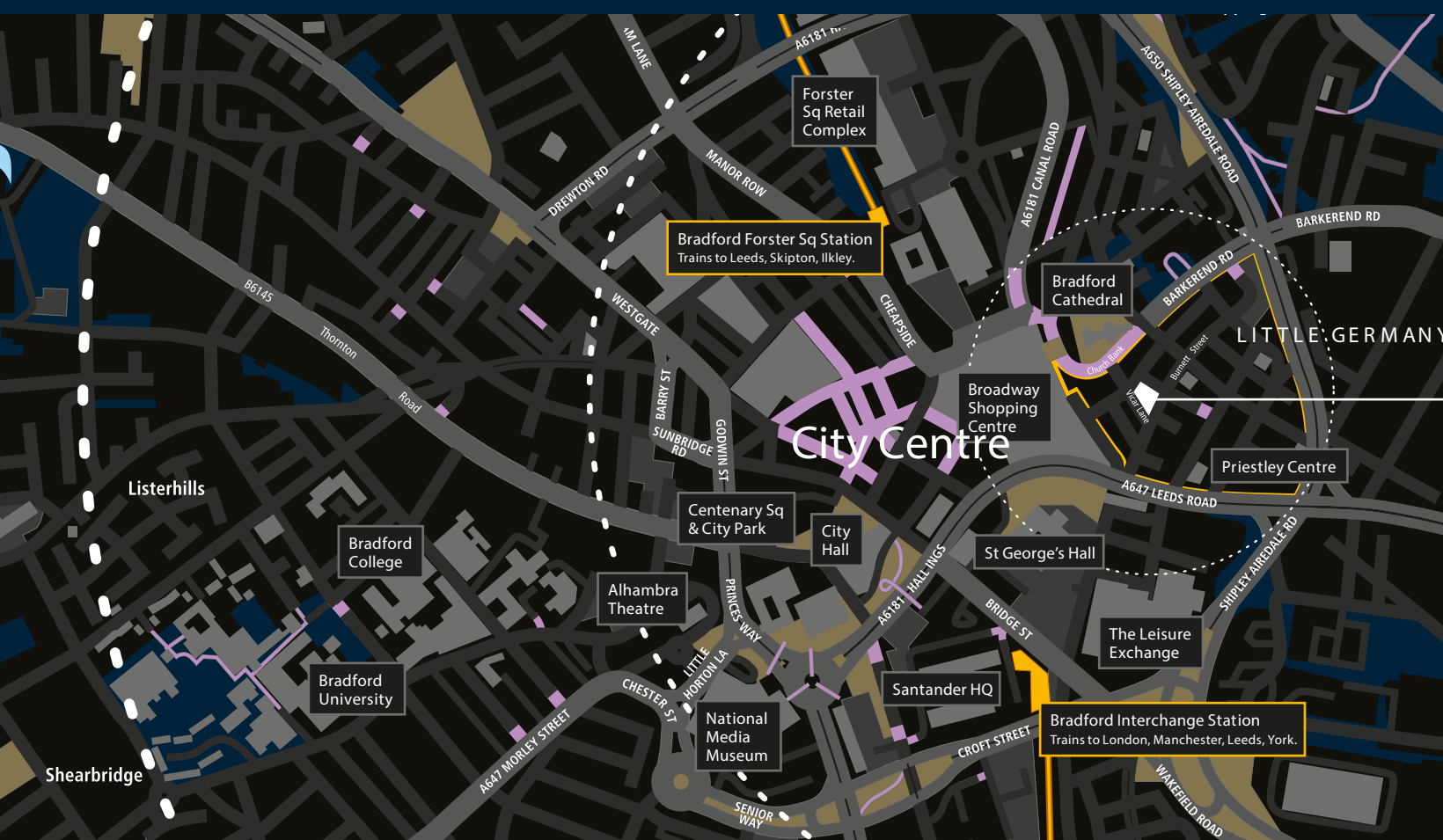
- A UK property hotspot
- Fantastic retail and leisure
- Thriving business sector
- Forecasted capital growth over 5 years of 28.2%
- Attractive capital growth
- Huge rental demand
- UK investment for city centre transformation
- World renowned education establishments
- Excellent direct transport links to the UK and rest of the world.



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Law Russell House



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



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London every 2hrs

Bradford's £24 million government funded project into Forster Square Train Station will see its new Platform 0 be completed in May this year. It aims to reduce delays and increase the number of services to London by five per day.

This is part of a wider £2 billion investment into Bradford under the government's £36 Billion Network North plan which has plans to create a new train station in Bradford.



A photograph of the University of Bradford building, a modern structure with a facade of multi-colored rectangular panels and irregularly placed windows. In the foreground, a large, curved, metallic sign stands on a grassy lawn. The sign has a white upper section with the university's name and a dark, grid-patterned lower section. Lush green trees are visible on both sides of the building.

UNIVERSITY OF
BRADFORD

Bradford University has been named as the number one university for graduate-level employment in Yorkshire and is in the top 30 nationally as listed by The University League Tables 2025.



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Education Excellence

Bradford University has 50 years of excellence in teaching history, with their research rated as the top 50 in the UK.

- More than 12,000 undergraduate and graduate students
- **22%** of school students are international students - including coming from across 110 different countries
- Bradford University has nearly **94%** of graduates in secured employment or further study within six months after graduation
- Bradford University holds close relationships with top multinational companies offering internships including: BBC, Ford, Jaguar, Land Rover and ASDA



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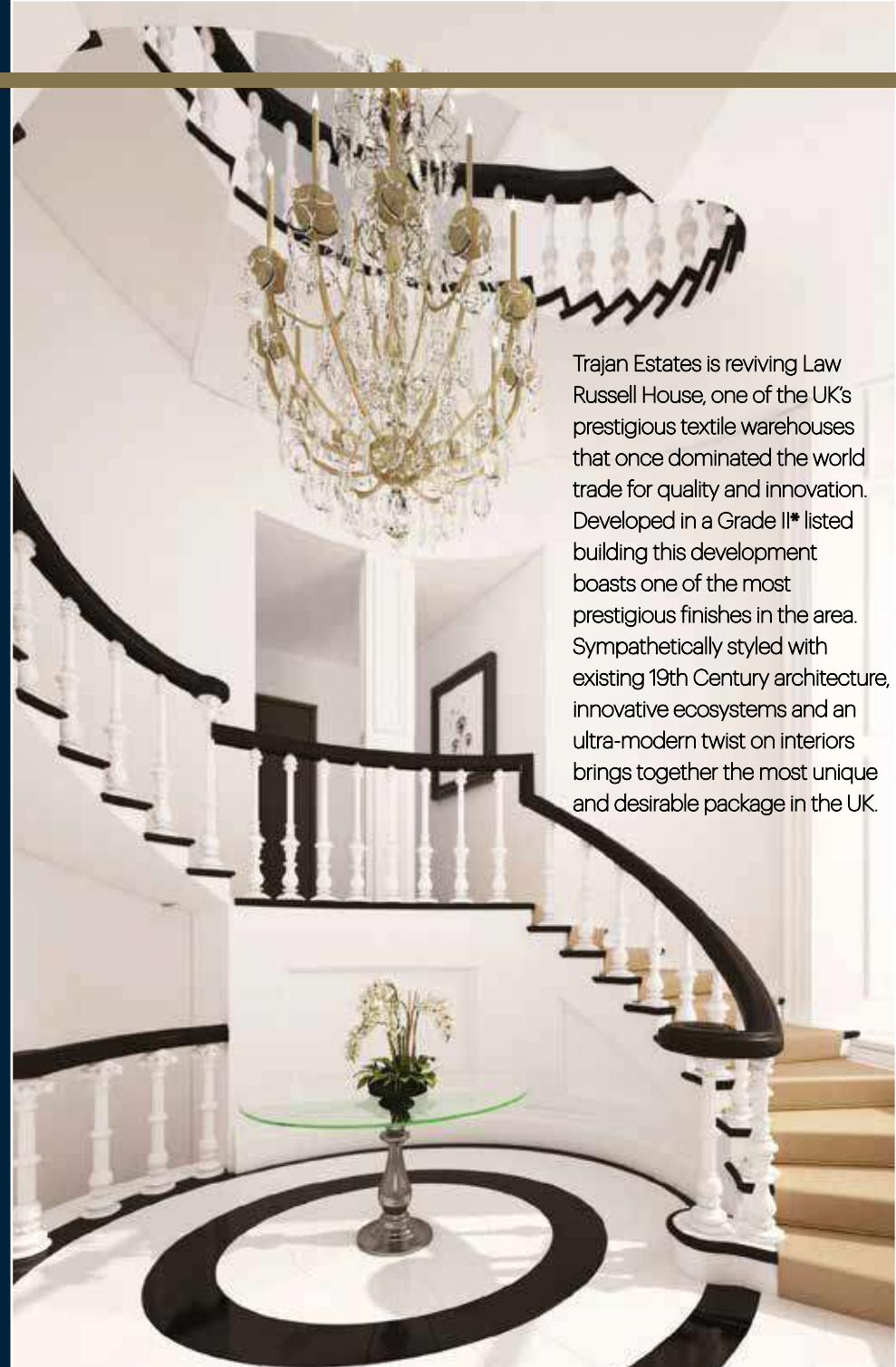
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The grand design of the lobby

- Prices from £130,000 to £144,000
- Guaranteed 10% assured net rental yields
- Fully managed
- Prime location
- 3-year buy back option available
- 65 spacious apartments, over 6 floors comprising of 1 bed and studio apartments.



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.



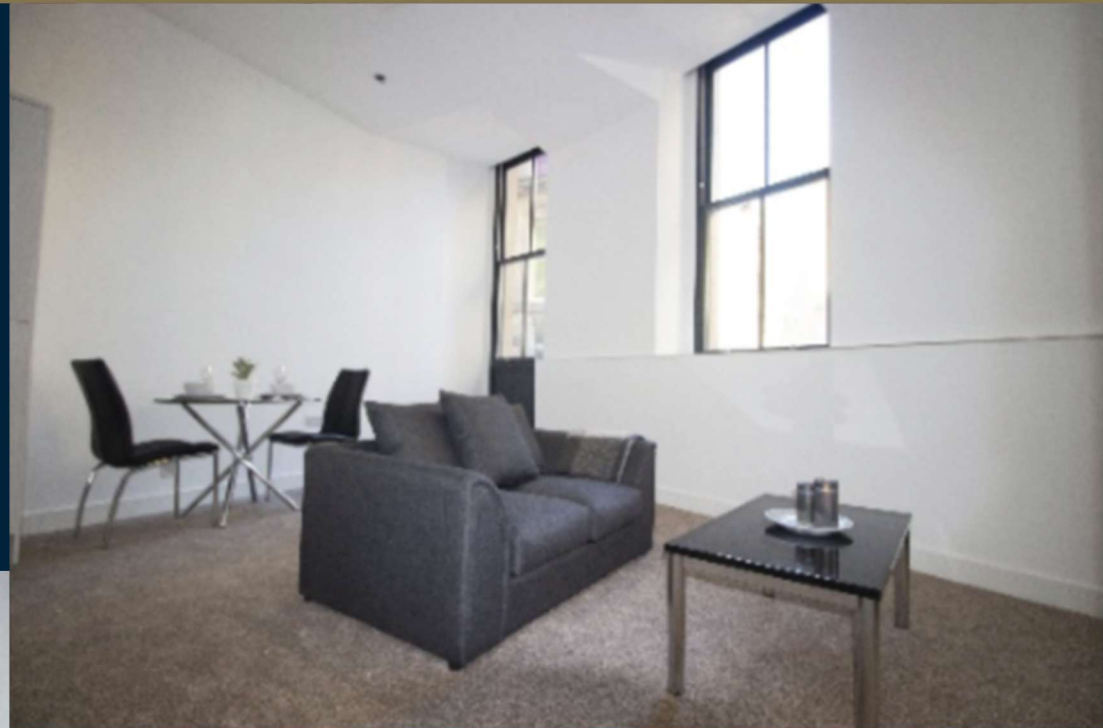
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The Apartments: Living Space

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



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The Apartments: **Bathroom**

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



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The Apartments: **Kitchen**

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

The Apartments: **Bedroom**

Attention to detail and the finest quality is present throughout.



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Career City

Bradford is home to some large companies including, being the head office for Morrisons Supermarkets, Yorkshire Building Society & BASF a large chemical company. It is also home to Marks & Spencer with its large distribution centre. Bradford is a centre for Digital Technologies with companies such as Pace - the world's number one designer and manufacturer of digital set - top boxes, and Radio Design - award winning world leaders in wireless telecommunications product design. The term "World Wide Web" was first used in a journal published by the Bradford based publisher Emerald.



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Moments walk away from
the £260 million Broadway
shopping centre

Home to all your favourite
brands

THE BROADWAY

PARK ALL DAY

WEEKDAY £3

WEEKEND £1.50



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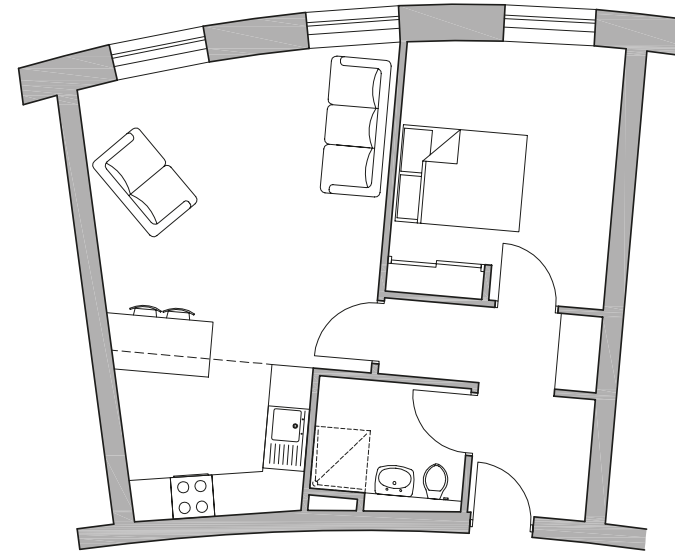
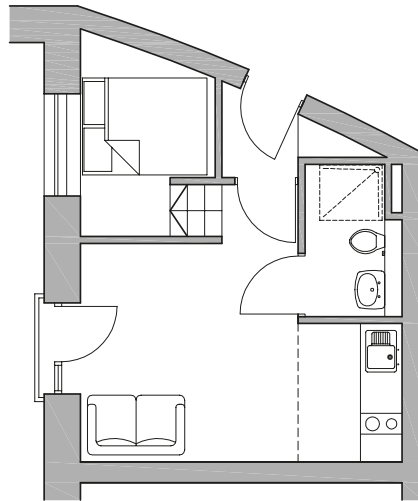
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Floor plans

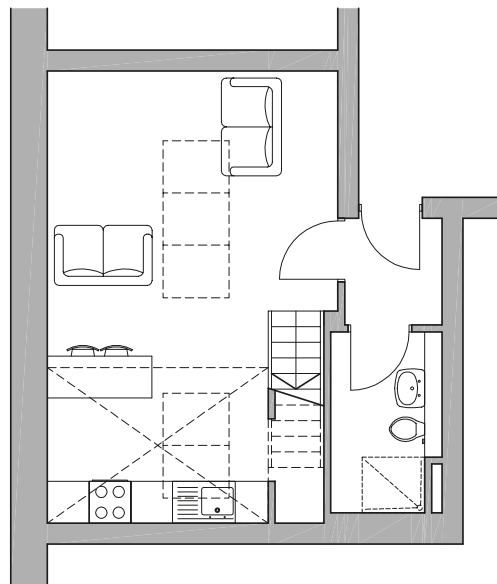
TYPICAL STUDIO APARTMENT

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



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The deal

- Prices from **£120,000** to **£144,000**
- Assured Net Yield of **10%**
- Net Annual Income of up to **£14,400 PA**
- Fully managed for 25 years by a Housing Association
- No landlord costs for management fees, service charge, building insurance or ground rent.

Payment plan

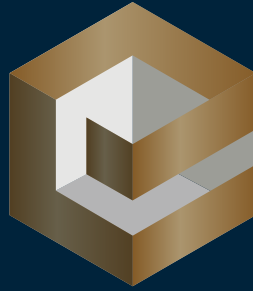
- **£5,000** reservation fee (deducted from completion)
- Cash only purchases
- Simultaneous exchange and completion



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