



SUNBRIDGE HOUSE



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## SUNBRIDGE HOUSE

PRIESTLEY HOMES LTD ARE PROUD TO PRESENT THE RELEASE OF THEIR LATEST STUDENT ACCOMMODATION SCHEME LOCATED IN THE HISTORIC SUNBRIDGE ROAD CONSERVATION AREA CLOSE TO THE MAIN CAMPUS OF BRADFORD UNIVERSITY.

As the fastest growing property sector in the UK, student accommodation has become increasingly popular with both domestic and international investors, and the Priestley Group is at the forefront of this exciting market as both developer and managing agents, with their extensive experience and expertise in this market ensuring the success of your investment.

As managing agents Priestley & Co Let and Manage over 80% of private student property in Bradford making them the first choice for students seeking quality accommodation in the area.

Sunbridge House is the latest development to come from the group and as with the hugely successful Quebec Street project, this development offers an interesting conversion of one of Bradford's historic buildings. Offering 67 high specification rooms with en suite bathrooms and modern communal living areas, Sunbridge House is certain to meet the increasing demands of discerning investors and students alike.





## INVESTMENT HIGHLIGHTS

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As an investor you can enjoy stable rental yields and low void periods which are common for this type of property, whilst the demand for high quality student accommodation is showing no signs of slowing.

UK university places are still heavily oversubscribed with only 10 places available for every 14 applicants, placing university-owned accommodation under an increasing amount of strain, as they struggle to provide the standard of accommodation required in today's market place.

This trend for a higher-standard of living is fuelled by the globalisation of the Higher Education market and the increase in the number of students applying to UK universities from outside of the UK.

Students from overseas currently account for over a sixth of the UK's student population, with the number of non-domiciled students studying at Higher Education institutions in the UK predicted to rise to 7.6m by the year 2025. Bradford student accommodation offers investors higher than average yields in an area that has a severe shortage of private, high quality residences at affordable rents.



Sunbridge House is delivered by an experienced developer in the student accommodation market at a very competitive price, positioning Sunbridge House as a prime investment opportunity.

### HIGH YIELD

# 9%

Guaranteed higher than average net yield of 9% per annum in year one.

### HIGH DEMAND



Severe shortage of good quality student accommodation in the city.

### EXPERIENCE

Priestley Homes

Experienced student accommodation developer in the unique position of also being the largest student rental management company in the city.





Sunbridge House is a boutique student project in a prime location, just a short walk from a major university.





The student property sector is now worth £200 billion globally, growing faster than ever before

The Financial Times 2012

**AVERAGE YIELDS FOR REGIONAL CITIES CURRENTLY STAND AT 6-6.5% ACROSS THE UNITED KINGDOM, BUT BY CHOOSING TO INVEST IN SUNBRIDGE HOUSE, INVESTORS CAN RECEIVE A NET YIELD OF 9%PA FOR THE FIRST YEAR BASED ON REALISTIC ACHIEVABLE RENTS WITH THE SERVICE CHARGE PAID IN THE FIRST YEAR.**

**FULLY MANAGED AND DESIGNED COMPLETELY WITH STUDENTS IN MIND, THE PROJECT IS DUE FOR COMPLETION SUMMER 2014.**



**SAFE ENVIRONMENT**



24hr security with CCTV, key card access and a full time caretaker to ensure students feel comfortable in a safe environment.

**FUTURE CAPITAL**



Strong potential for future capital appreciation due to a very low purchase price in comparison to similar developments on the market.

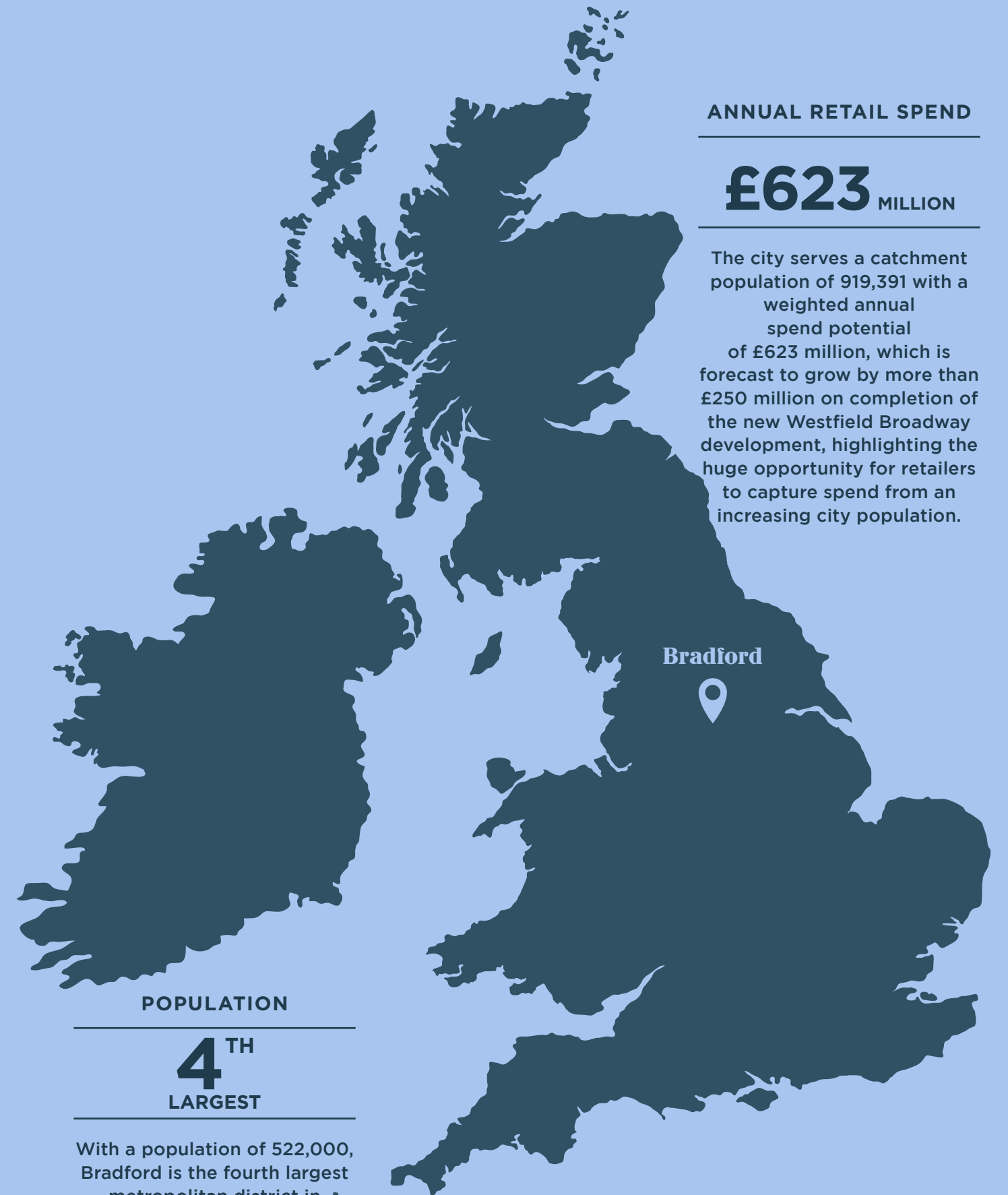
**PRIME LOCATION**



Prime city centre location within the city's growth zone initiative and less than 400 metres from the main campus of Bradford University.



City centre locations such as Bradford offer a lower than average cost of living, making it a popular choice with students concerned with tuition fees and the rising cost of living across the UK.



ANNUAL RETAIL SPEND

**£623** MILLION

The city serves a catchment population of 919,391 with a weighted annual spend potential of £623 million, which is forecast to grow by more than £250 million on completion of the new Westfield Broadway development, highlighting the huge opportunity for retailers to capture spend from an increasing city population.

CHOICE LOCATION



Bradford is already home to a number of corporate headquarters including Morrisons, Yorkshire Building Society, Santander and Hallmark Cards and the City of Bradford Metropolitan District Council has committed to building on this solid foundation with the launch of the City Centre Growth Zone.

BUSINESS CENTRE

**£35** MILLION

The £35m City Centre Growth Zone initiative is designed to encourage businesses to locate or expand in Bradford. Sunbridge House is located within this City centre growth zone.

ECONOMY

**£8.3** BILLION

Bradford is a vibrant city with ambitious development plans and boasts the third largest economy in the Yorkshire and Humber region, contributing £8.3 billion per annum to the UK economy. This is expected to grow to more than £9 billion by 2016.

POPULATION

**4<sup>TH</sup>**  
LARGEST

With a population of 522,000, Bradford is the fourth largest metropolitan district in England and is predicted to be the fifth fastest growing UK city outside the capital, reaching a population of 550,000 by 2016.

"You can be confident of your University developing in the future with the same dynamism as has been shown in the past - educating men and women who receive education and training relevant to the needs of our changing society."

Harold Wilson, the then British Prime Minister  
The first Chancellor of the University of Bradford

#1



For graduate-level employment in Yorkshire.

TOP 20



For graduate-level employment in the UK.

WORLD LEADING



80% of Bradford University's research is 'international' or 'world leading'.



The University of Bradford received its Royal Charter in 1966 but its origins date back to the 1860s.

Bradford has always been a forward-thinking, modern and student-orientated University, with a firm commitment to confronting inequality and celebrating diversity. Students benefit from a multicultural learning environment with students from over 110 countries across the world.

With a history spanning the last century, the University's values are built on firm foundations with the strong ethos of 'Making Knowledge Work', constantly investing in campus facilities to ensure a world-class teaching and learning environment with state-of-the-art facilities.

Today Bradford University has over 10,000 students.





Today Bradford University is particularly renowned for the study of life sciences including medical sciences, pharmacy, optometry, archaeology, chemistry, forensic science and environmental sciences.

In 1882 when Bradford University began as Bradford Technical College, Bradford was the textile capital of the world, its renowned products reaching the four corners of the globe.

Harold Wilson, the British Prime Minister at the time, became the first Chancellor and the University began to grow steadily, increasing student numbers and the range of vocationally relevant courses on offer. Bradford is now a more popular choice than ever for students who want to give their career the best possible start. The student population has leapt from 2,000 in 1966 to over 10,000 people today, including a lively postgraduate population of 2,250.

In 1957 Bradford Institute of Technology was established to take over the higher education role of the Bradford Technical College. This heritage of making knowledge work has continued to the present day as the university continues to respond to the needs of employers and proudly boast being the number one university for graduate employment in the north of England and number two in the UK.

In 1966, Bradford Institute of Technology was granted a Royal Charter to become the University of Bradford and the 40th university to be created in Britain, making it one of the 'old' universities.



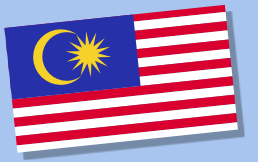




## INTERNATIONAL CONNECTIONS

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The range and quality of courses attracts students from all over the World through various partnerships with Institutions.



Institutions such as INTI International University in Malaysia, Management Development Institute of Singapore (MDIS) and Resource Development International (RDI) in Hong Kong.





## INTERNATIONAL TRANSPORT LINKS



An International Transport Hub  
Leeds Bradford International  
Airport (LBA) is located just 8.3  
miles (25 minutes) from the city  
centre and is easily accessible by  
car or an hourly coach service.



Westfield's plans are part of the wider urban regeneration masterplan being led by Bradford Council within its City Plan, with construction commencing in 2013.

[WWW.BRADFORDBROADWAYDEVELOPMENT.CO.UK](http://WWW.BRADFORDBROADWAYDEVELOPMENT.CO.UK)



570,000 SQFT



Of retail and leisure space, including five levels of car parking.

The Broadway development will complete the “Connecting the City” project, providing new links to the major quarters of the city centre, including improvements to the pedestrianised streets and public realm.

The Broadway will be at the heart of the existing shopping area and connected to the new and the highly successful City Park, the Law Courts and Little Germany/Cathedral Quarter.

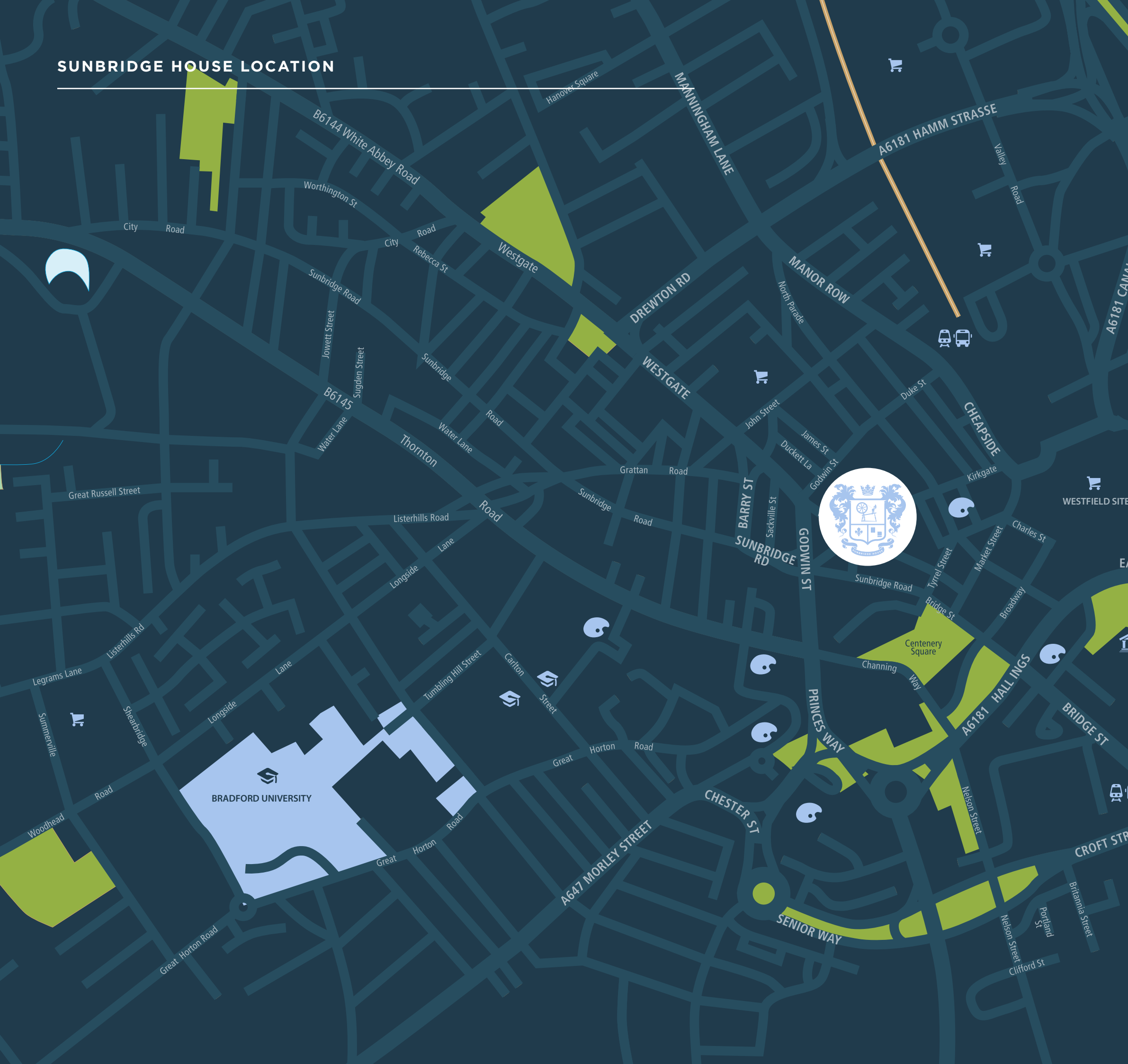
On completion, the development will total 570,000 sq ft of retail and leisure space, with 1,300 new car parking spaces. In addition to Debenhams, M&S and Next more than 70 shops, restaurants and cafés will bring together a dynamic mix of high street fashion, food and lifestyle brands.







## SUNBRIDGE HOUSE LOCATION



### LOCATION TO UNIVERSITY

Sunbridge House is conveniently located approximately 300 metres to the main University campus and can be reached through multiple routes, each taking around a 5 minute walk.

### CITY SHOPPING

Located in the city centre you are no more than 2 to 3 minutes from local shopping and major retailers, and just 3 minutes from the planned Westfield shopping centre due to commence construction this year.

### CITY PARK

The largest city water feature in the UK surrounded by bars, restaurants and cafes offering alfresco dining is just a 3 minute walk from Sunbridge House.

### THEATRE

Just a 3 minute walk to the North's premier touring venue the Alhambra Theatre, hosting shows from ballet and Opera to West End Tours including Miss Saigon and Chitty Chitty Bang Bang.

### GALLERY

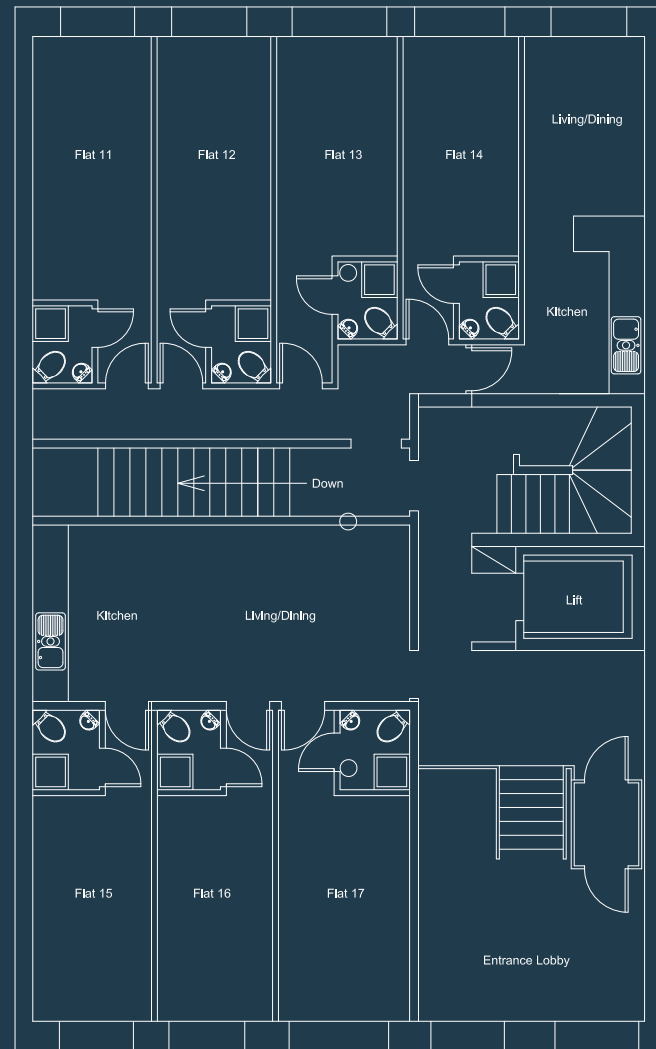
On the edge of the City Park Mirror pool, this contemporary art gallery is free to the public and just 3 minutes from Sunbridge House.

### MEDIA MUSEUM

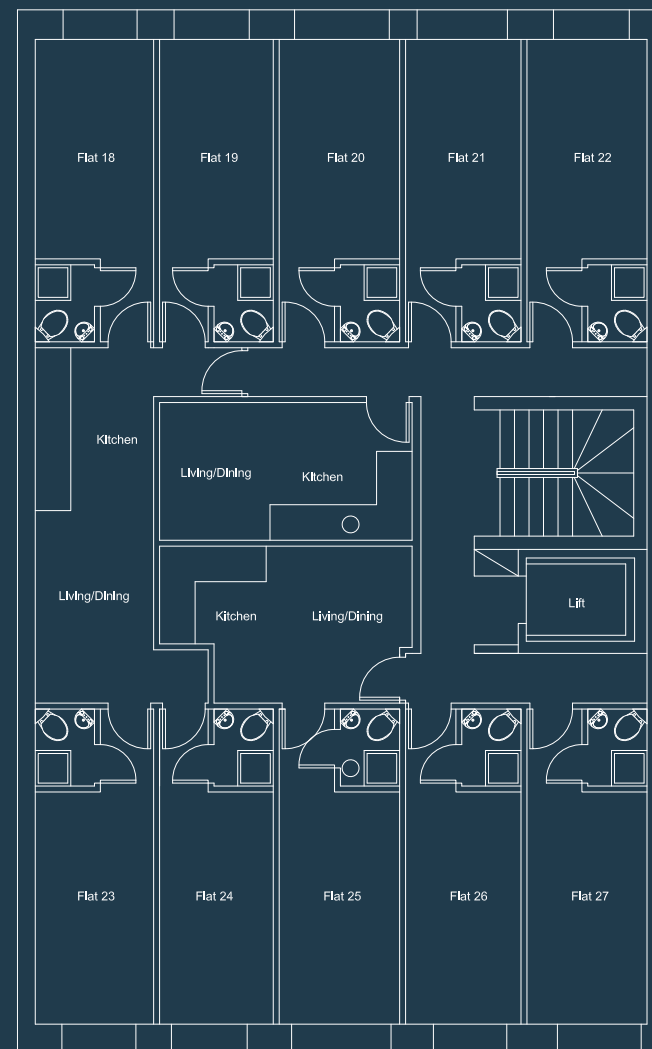
The National Media Museum is home to the UK's first IMAX cinema as well as over 3.5 million items of historical significance including National Photography, National Cinematography, National Television, and is just a 3 to 4 minute walk from Sunbridge House.



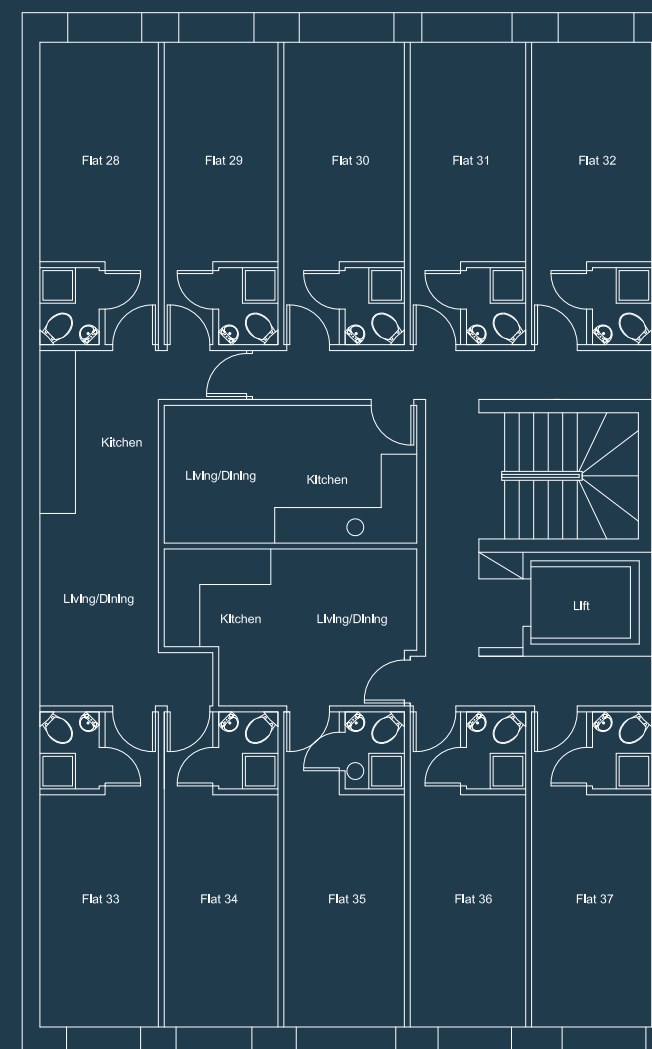
# FLOORPLANS



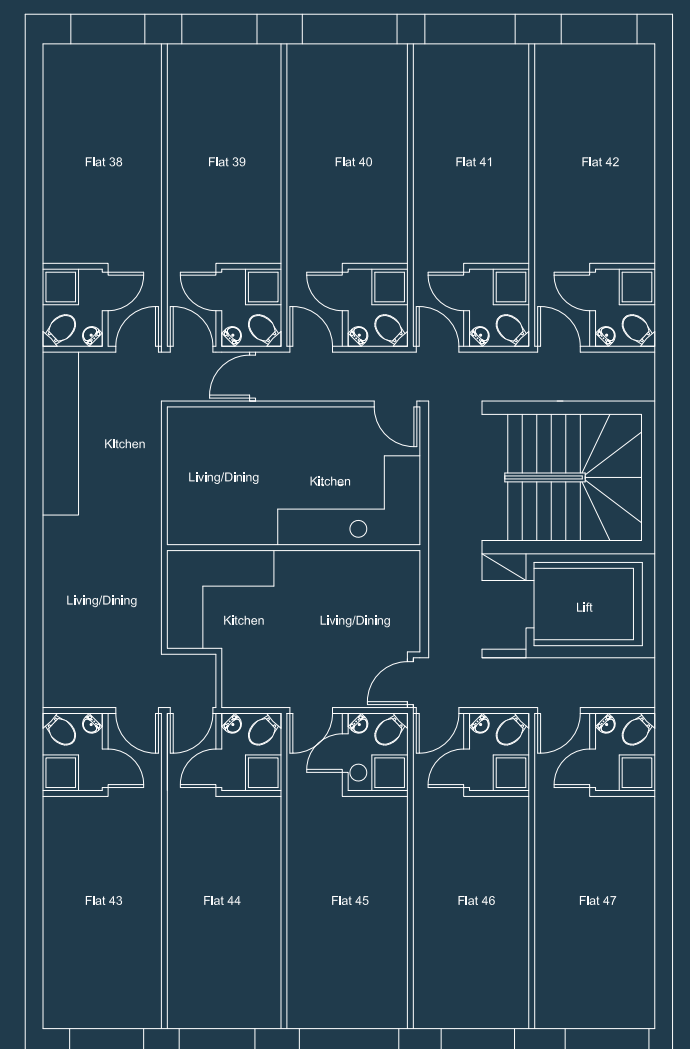
GROUND FLOOR



FIRST FLOOR



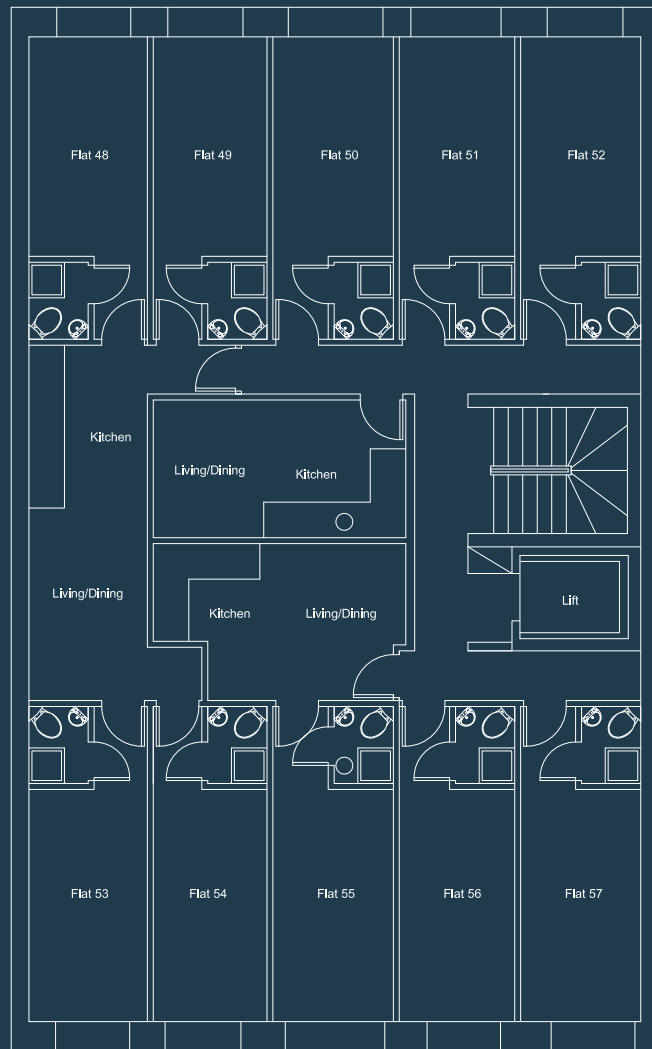
SECOND FLOOR



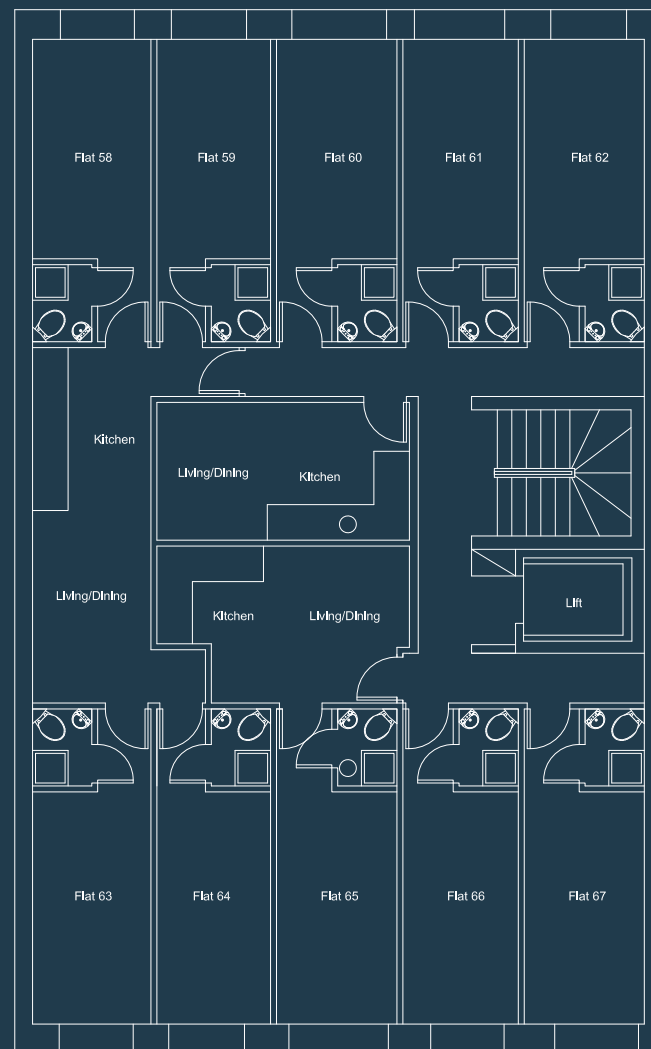
THIRD FLOOR



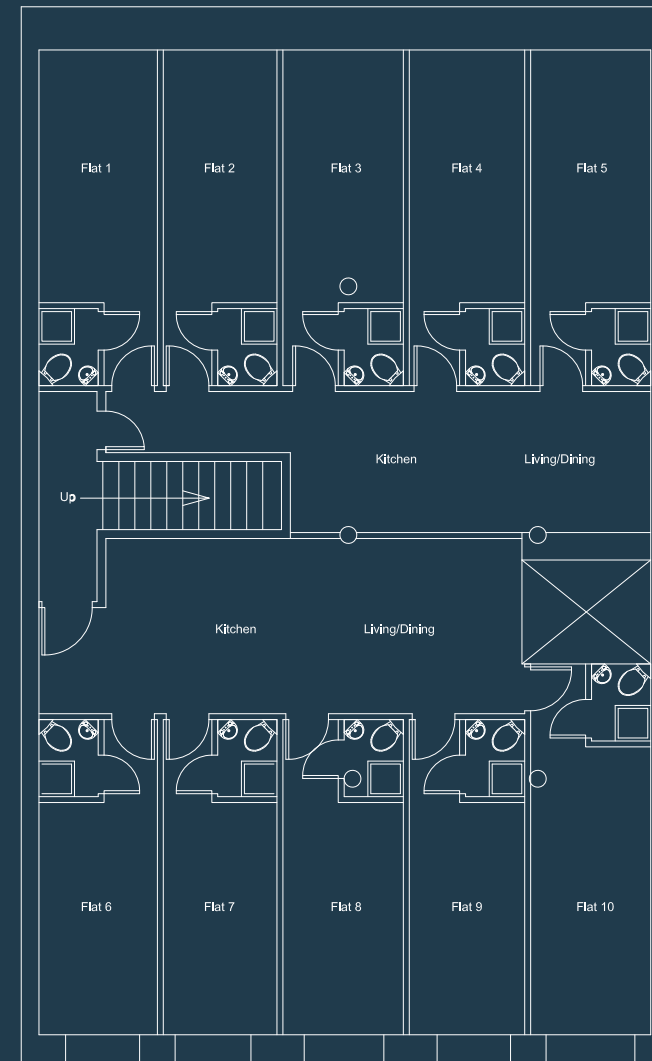
# FLOORPLANS



FOURTH FLOOR



FIFTH FLOOR



BASEMENT



## ROOM SPECIFICATIONS

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67 high specification rooms with en suite bathrooms and modern communal living areas.

### GROUND FLOOR AREAS

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#### JOINERY

100\*25mm square edge softwood skirting  
75\*25mm square edge softwood architrave  
Bull nosed softwood window board  
Primed, undercoat and gloss - colour white  
Oak foil veneer doors (Vision Panels were required)  
Steel hinges  
Handles  
Flooring  
Durable commercial carpet. Vinyl where agreed

#### WALLS

Two coats high opacity emulsion - colour white.

#### CEILING

Grid ceiling system.

### COMMUNAL AREAS

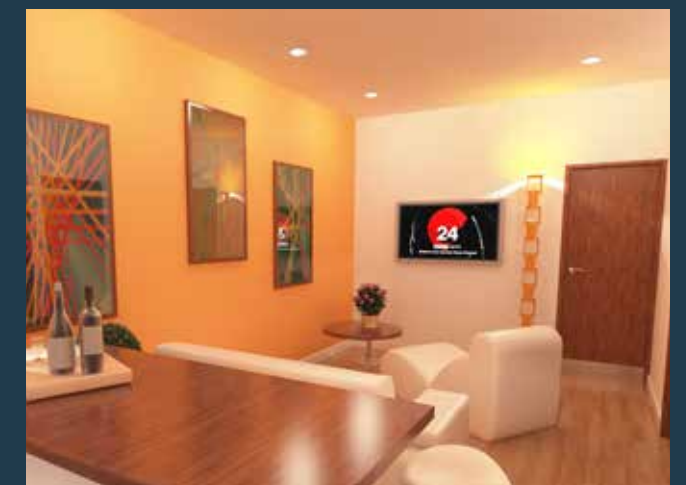
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#### TO INCLUDE

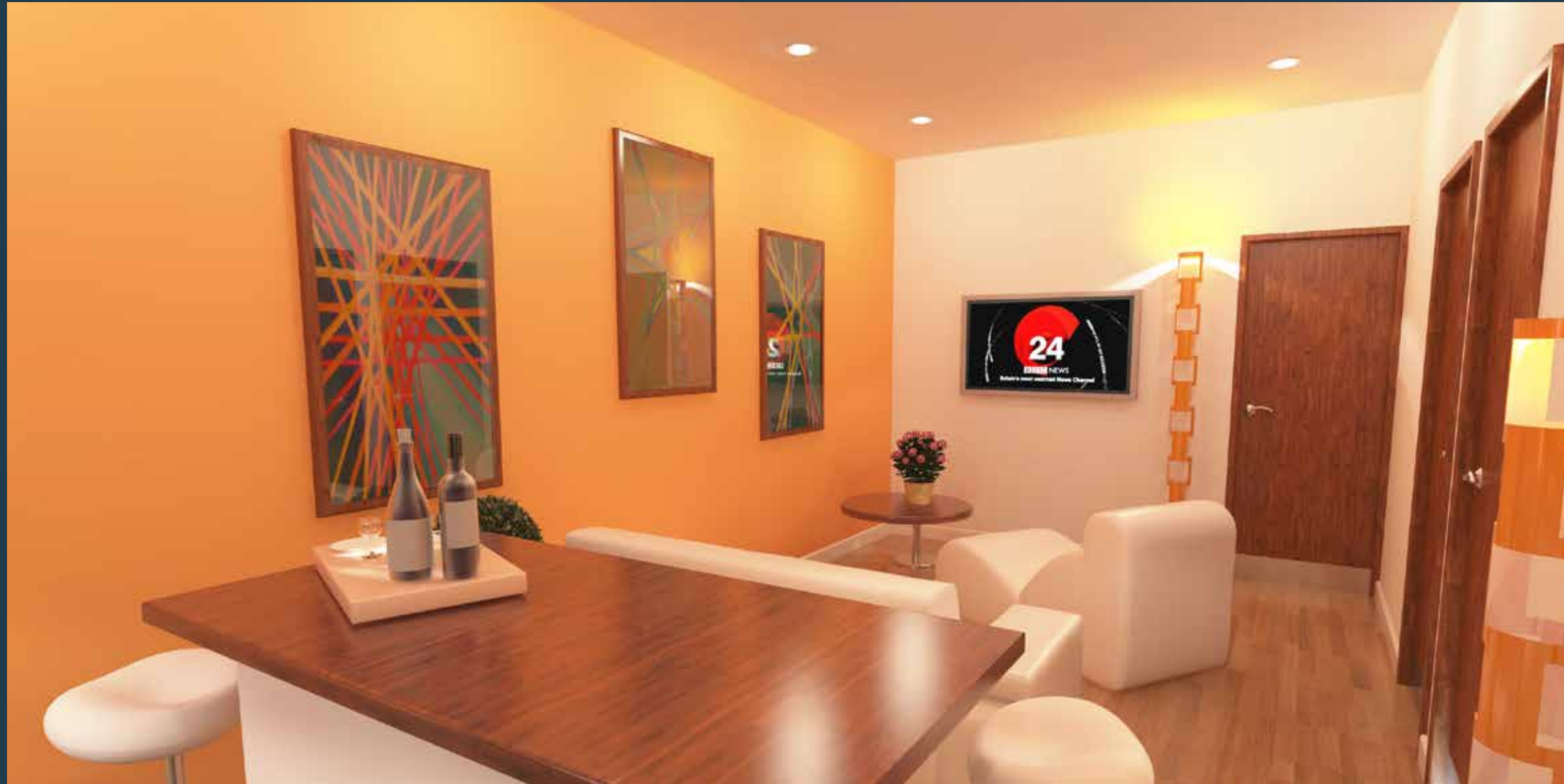
Sink, oven hob, fridge/freezer microwave contemporary style wall and floor units and wall mounting for microwave -to suit maximum available space.

#### FLOORING

Durable commercial carpet and wet areas vinyl floor covering.







Sunbridge House offers an interesting conversion of one of Bradford's historic buildings. The development is certain to meet the increasing demands of discerning investors and students alike.



**CORRIDOORS, STAIRWELLS  
& BIN STORES**

**JOINERY**

100\*25mm square edge  
softwood skirting  
75\*25mm square edge  
softwood architrave  
Bull nosed softwood window board  
Primed, undercoat and  
gloss - colour white  
Oak foil veneer doors (Vision  
Panels were required)  
Steel hinges  
Handles  
Flooring  
Durable commercial carpet.  
Vinyl where agreed

**WALLS**

Two coats high opacity  
emulsion - colour white.

**CEILING**

Double db plasterboard mounted  
on resi bars. 5mm skim and paint.

**SIGNAGE**

To comply with all relevant Regulations.

**CORRIDOORS**

Will reflect the overall fit  
and finish of the rooms.



Sunbridge House is a boutique student project in a prime location, just a short walk from a major university.



## ROOM SPECIFICATIONS : ALL ROOMS



### EN-SUITE

Oak foil veneer door.  
Steel hinges.  
Handle -Chrome designer as per main door.  
White W/C.  
White wash basin & pedestal chrome mixer tap  
White shower tray.  
Wall mounted shower.  
Glass shower screen.  
Vinyl to floor.  
Walls either tiled to wet area.  
2 coat high opacity matt white emulsion to remaining wall area & ceiling  
Doc M pack to all disabled access rooms

### FURNITURE

1200mm bed where possible  
Desk  
Desk chair  
28 inch Wall Mounted TV  
Wardrobe

### ALL ROOMS

#### WALLS & CEILING

Two coats high opacity matt emulsion - colour white.

#### FLOORING

Oak style laminate flooring and wet areas vinyl floor covering.

#### JOINERY

100\*25mm square edge softwood skirting -  
75\*25mm square edge softwood architrave  
Bull nosed softwood window board  
Primed, undercoat and gloss - colour white - Eggshell finish  
Oak foil veneer door -  
Steel hinges  
Handle -Chrome designer handle  
Lock -telephone/keypad entry system  
Top hung closer -  
Room Number -



# Priestley Homes●

## Rental management and maintenance service by the largest rental management company in the city

Priestley and Co are established as the leading rental management company in the student lettings market in Bradford. In fact, as managing agents, we let and manage over 80% of the student property in Bradford resulting in our dominance of this sector.

We ensure a high level of occupancy with a smooth management process which means that our landlords, no matter where they are in the World, can relax safe in the knowledge that their property investment is in good hands.

Priestley & Co Letting Agents is a brand synonymous with the Bradford student market and with offices literally on the doorstep of

Bradford University, we are the first port of call for both students and landlords.

At the heart of our business is professional service, we are a family run company who value good customer service, we want every person who has ever done business with us to tell the world what a great choice they made using us!

We have years of experience in the property trade and extensive local knowledge, which allows us to offer you a professional and efficient service at all times, and as an investor your property will be personally handled by one of our experienced team and whatever your needs you can be sure that we can deliver.

We will act in your best interest at all times and we are constantly evolving our marketing techniques to ensure you stand out in a busy marketplace.

Priestley Group● Priestley Construction● Priestley Homes● Priestley&Co●  
Letting Agents





## Meet the Team



**JAMES PRIESTLEY**  
**BRANCH MANAGER**

James is responsible managing the branch, staff and management of the building at Sunbridge House.



**EMMA TURNBULL**  
**MAINTENANCE & ADMINISTRATION**

Emma processes all student applications and is responsible for the maintenance of all Priestley's student properties.



**SAMUEL HOLGUIN**  
**LETTINGS NEGOTIATOR**

Samuel conducts the viewings and negotiates tenancies. It is his responsibility to ensure all rooms at Sunbridge House are Let year after year.

We have years of experience in the property trade and extensive local knowledge, which allows us to offer you a professional and efficient service at all times



**DERRY MCCULLOCH**  
**ACCOUNTS AND PA TO NATHAN PRIESTLEY**

Derry manages the accounts and rent collection from all student lets.



**GRAEME SUNTER**  
**OPERATIONS MANAGER**

Graeme ensures Priestleys developments are kept organised and running as efficiently as possible. Mainly looking after the construction of our developments, he will be the one looking after the delivery of Sunbridge House.





SUNBRIDGE HOUSE

Priestley  
Homes ●

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