

A modern living room with a high ceiling and exposed brick walls. A mezzanine level with a black metal railing is visible above the main floor. The room features large windows, a grey sectional sofa, a dark wood coffee table, and a small dark wood side table. The text "INTRODUCING THE PENTHOUSES" is overlaid in white capital letters.

INTRODUCING THE PENTHOUSES

CONDITIONING HOUSE

PRIESTLEY
HOMES



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OWN A PIECE OF LOCAL HISTORY...

Priestley Homes are proud to present the Penthouses at Conditioning House.

Penthouses are available with 1 and 2-bedrooms and generous sizes range from 40 square metres to over 100 square metres. Each penthouse is arranged over two floors and will benefit from the retention of many of the building's unique period features.

Conditioning House is an award-winning¹ mixed-use development comprising 152 luxurious 'New York Loft' style apartments plus grade A office space, gymnasium and café, all housed within a truly landmark Victorian woollen mill.

Located in the heart of BD1 and immediately adjacent to Forster Square retail park, the scheme is only 10 minutes' walk from the fantastic amenities of the £260m Broadway shopping centre. The railway station at Forster Square is under 10 minutes' walk, providing regular services direct to Leeds city centre with a journey time of 25 minutes.

The restoration and refurbishment of this Grade II listed building is undertaken by

experienced local developer Priestley Homes, who have a wealth of knowledge and expertise in this sector and a track record of completed developments including; James St Apartments, Airedale House, The Grand Mill and Quebec Street in Bradford, Boyds Mill, Kirkstall Design Centre and Hanover House in Leeds, Stableford Hall and Sartoria Court in Manchester and Jameson House in Sunderland.



¹ Best Residential Development Yorkshire 2018/2019 International Property Awards

SPECIFICATION



KITCHEN

Units

High quality wall units in matt white finish with soft close, handleless doors/drawers.

Integrated appliances*

Electric oven, hob and extractor.

**additional appliances vary according to apartment type and size.*

Worktops

Oak effect or white laminate.

**dependant on apartment type.*

Taps

Contemporary chrome mixer.

Images are for illustration purposes only.

TECHNOLOGY

- TV**
Digital and SkyQ wired.
- Heating**
Ceramic panel heaters.



FLOORING

Grey/Oak laminate and carpeting.

WOODWORK

- Doors**
Contemporary Oak foil.
- Skirting / Architrave**
Primed softwood satin white.
- Ironmongery**
Satin chrome door furniture.

Images are for illustration purposes only.

BATHROOM | HOUSE

- Bath**
Modern 1700mm x 750mm
(or size to fit where required) bath.
- WC**
Contemporary style white porcelain
with soft close seat.
- Hand basin**
Contemporary style white porcelain with
chrome bottle trap and taps.
- Tiling**
Contemporary tiling to bath and wash basin and
complementing large floor tiles.

BATHROOM | EN-SUITE*

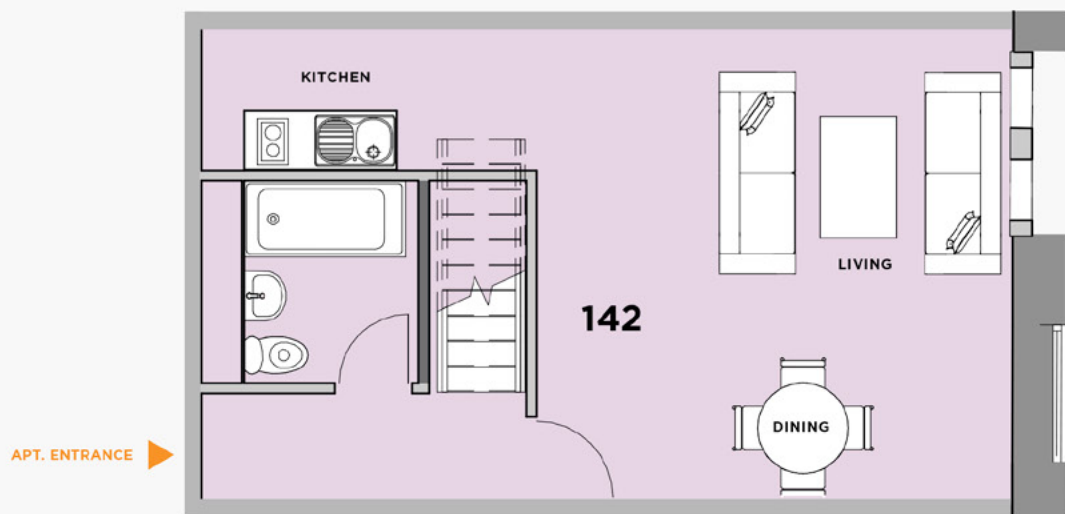
- Shower**
1200mm x 800mm shower tray and glass
enclosure, WC and hand basin.
- WC**
Contemporary style white porcelain
with soft close seat.
- Hand basin**
Contemporary style white porcelain with
chrome bottle trap and taps.
- Tiling**
Contemporary tiling to bath and wash basin
and complementing large floor tiles.

*Space permitting

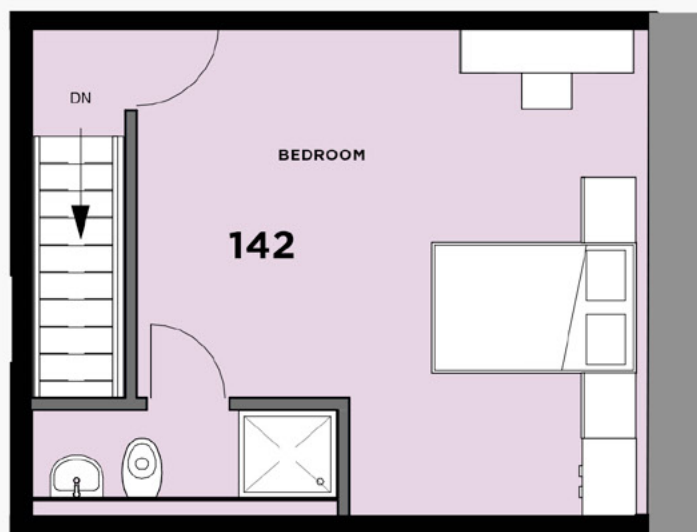


FLOOR PLANS

Example One Bedroom Duplex 142: 45m²



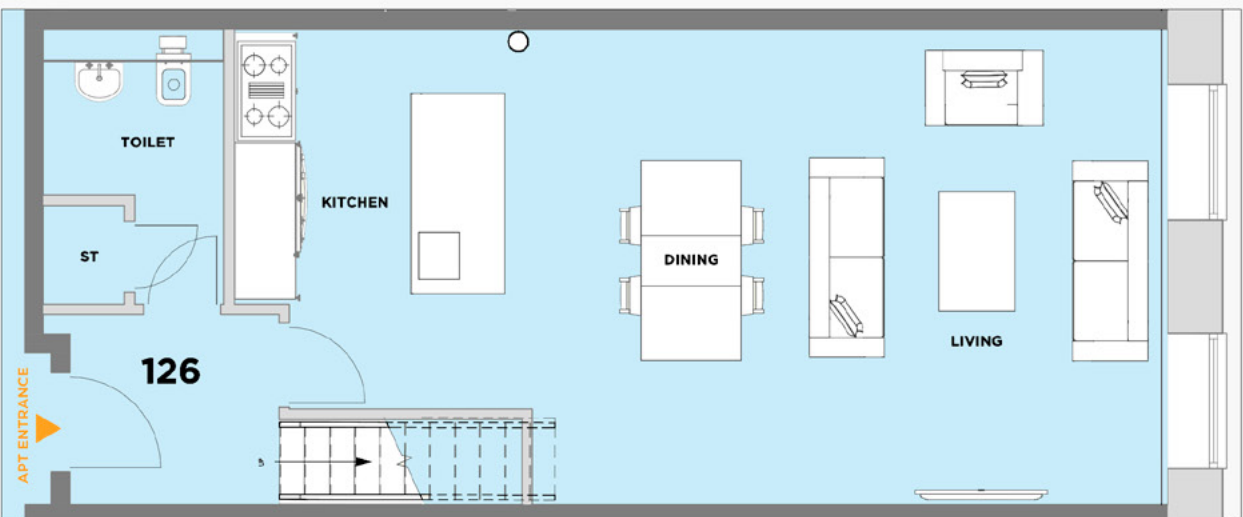
UNIT 142



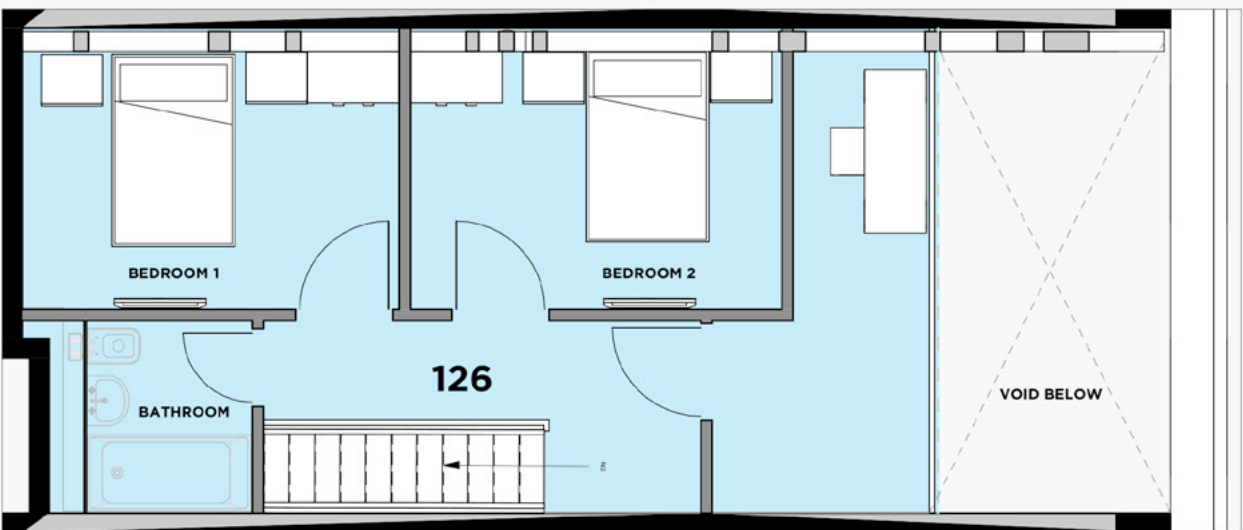
UNIT 142 MEZZANINE LEVEL

FLOOR PLANS

Example Two Bedroom Duplex 126: 92m²



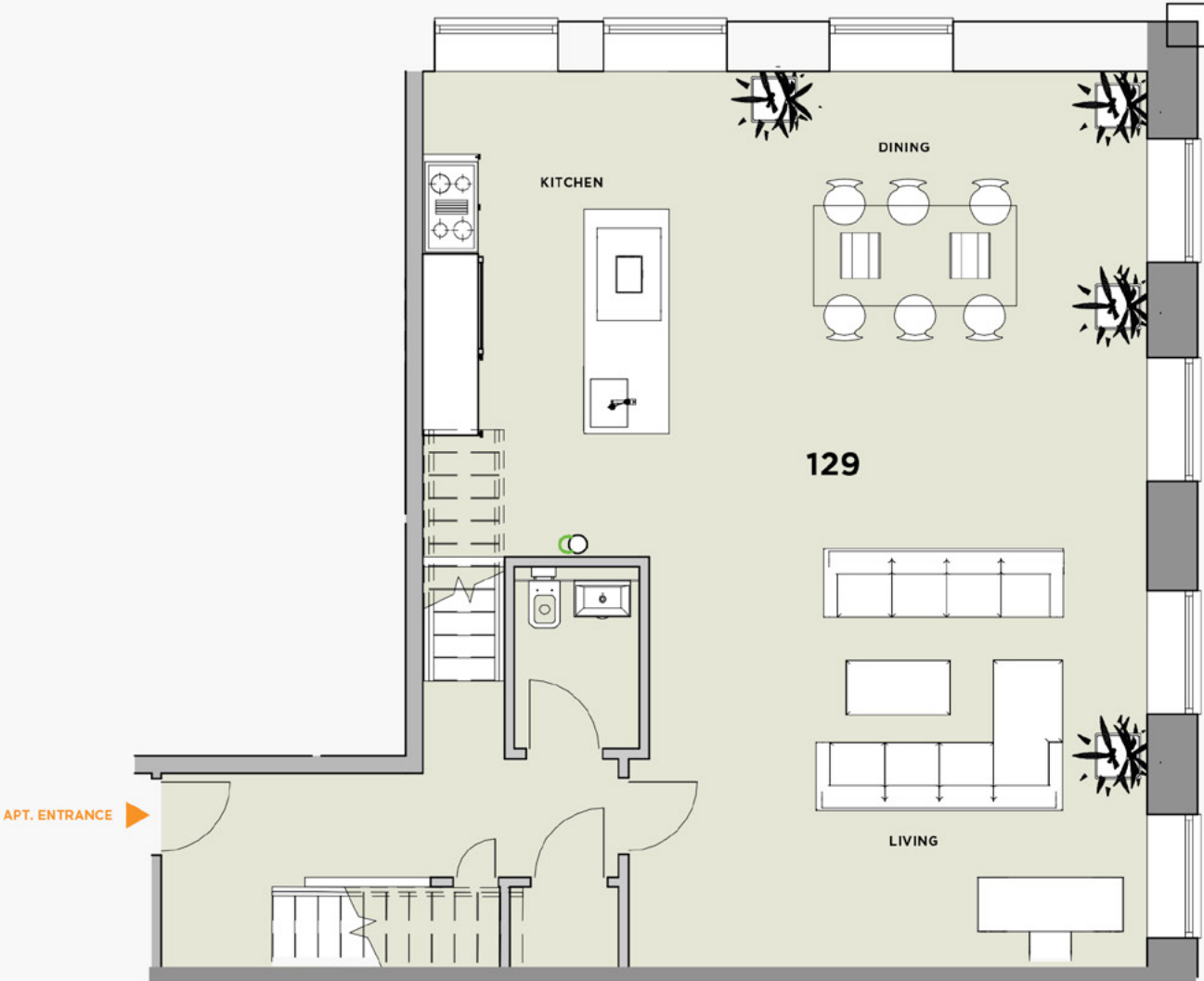
UNIT 126



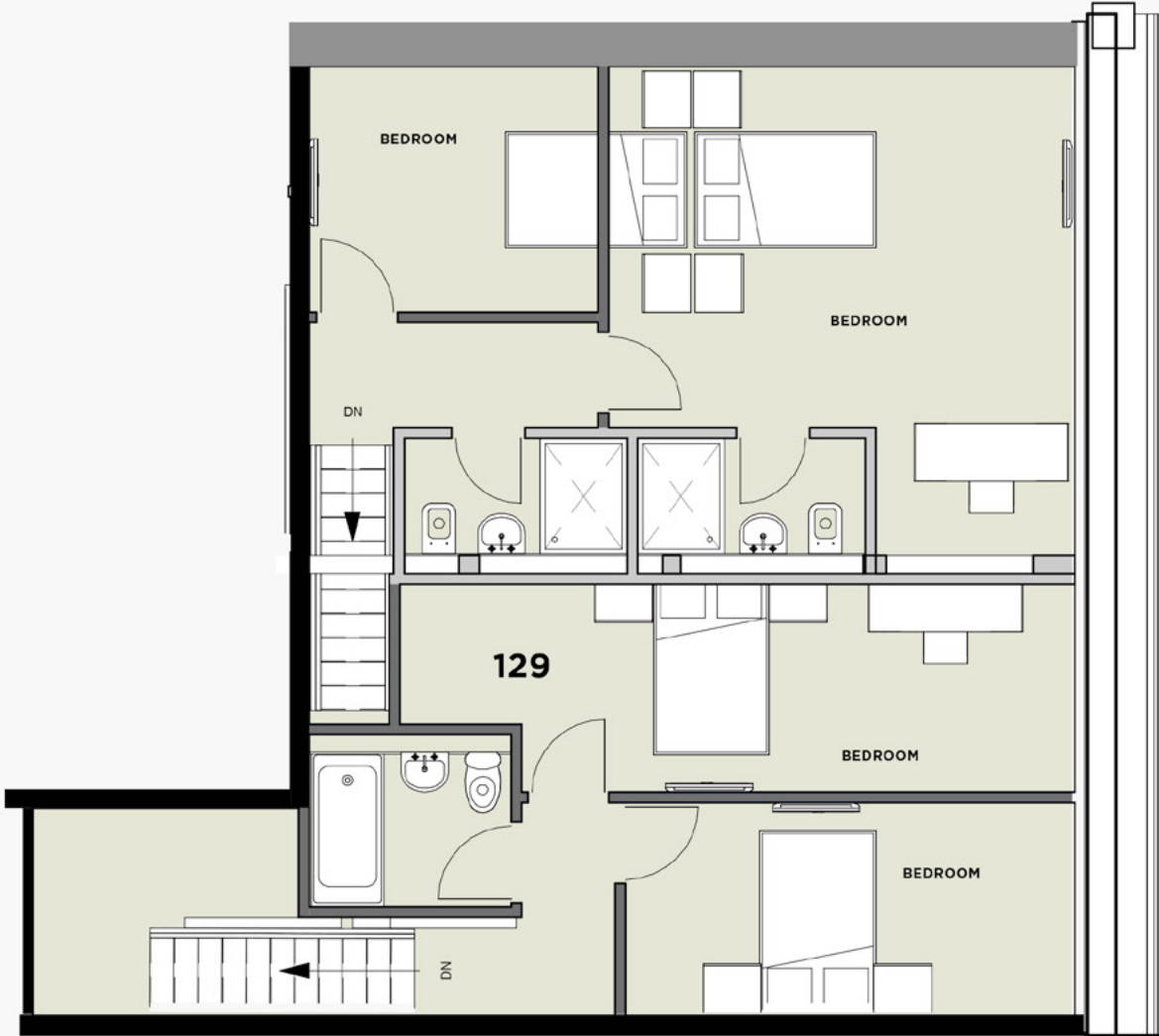
UNIT 126 MEZZANINE LEVEL

FLOOR PLANS

Example Four Bedroom Duplex 129: 168m²



UNIT 129



UNIT 129 MEZZANINE LEVEL

FLOOR PLANS

3F Lower Floor

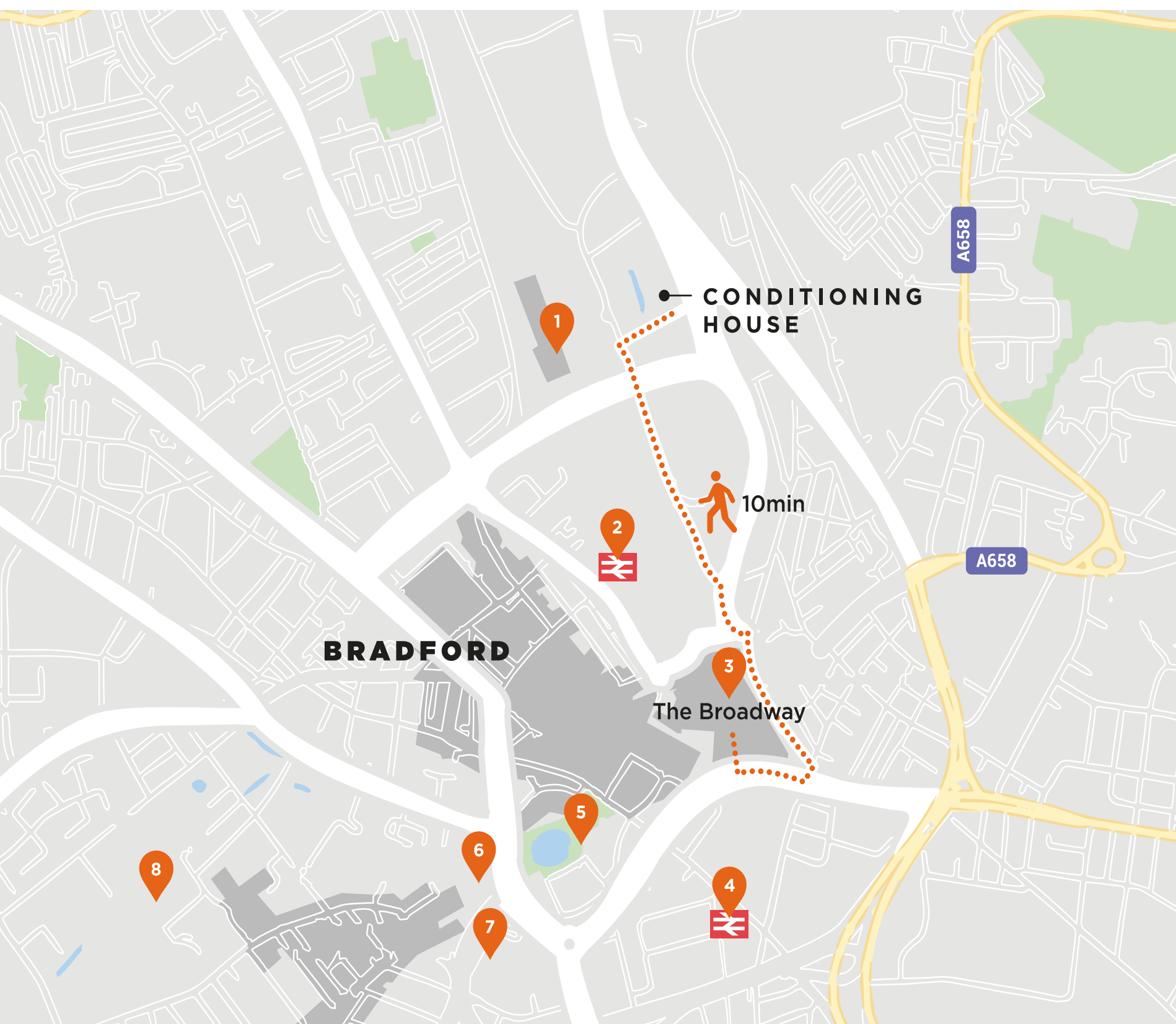


FLOOR PLANS

3F Upper Floor



LOCATION



- 01 Forster Square (0.1 mi)
- 02 Bradford Forster Square (0.6 mi)
- 03 The Broadway (0.7 mi)
- 04 Bradford Interchange (0.8 mi)
- 05 Centenary Square (0.7 mi)
- 06 Alhambra Theatre (0.9 mi)
- 07 National Science and Media Museum (0.9 mi)
- 08 University of Bradford (1.0 mi)

BRADFORD

ABOUT

Bradford is the fifth largest city authority in the UK with a population of over half a million and an economy worth £9.5bn.¹

Several major companies have their headquarters in Bradford district – including FTSE 100 companies Morrisons and Provident Financial - Yorkshire Building Society, Hallmark Cards, Arris (Pace), Freemans Grattan Holdings and Yorkshire Water. Over 40 large companies are headquartered in the District employing 370,000 people across the UK with a combined turnover of £30billion.

Formerly considered to be the wool capital of the world, Bradford is now proud to be recognised twice by UNESCO – as the world’s first city of film

LOCATION

Bradford is centrally positioned with direct access to the major cities of the UK and beyond; by road – To M62 (for Leeds, Manchester and Liverpool) is 5 miles. To A1 (for Newcastle and Scotland) is 20 miles and to M1 (for Birmingham and London) is 13 miles; by rail - Bradford Interchange to Manchester Piccadilly is 1h 24m, Birmingham New Street 2h 29m and London Kings Cross 2h 53m; by air – Leeds Bradford

and the site of the Victorian mill and village complex, Saltaire. Conditioning House, benefits from its immediate proximity to all the culture Bradford has to offer including the National Media Centre, historic Alhambra Theatre, Bradford Cathedral, Impressions Art Gallery, I-max cinema and Bradford City FC.

International Airport is only 8 miles from the city centre and annually serves 4million passengers to over 70 destinations.²

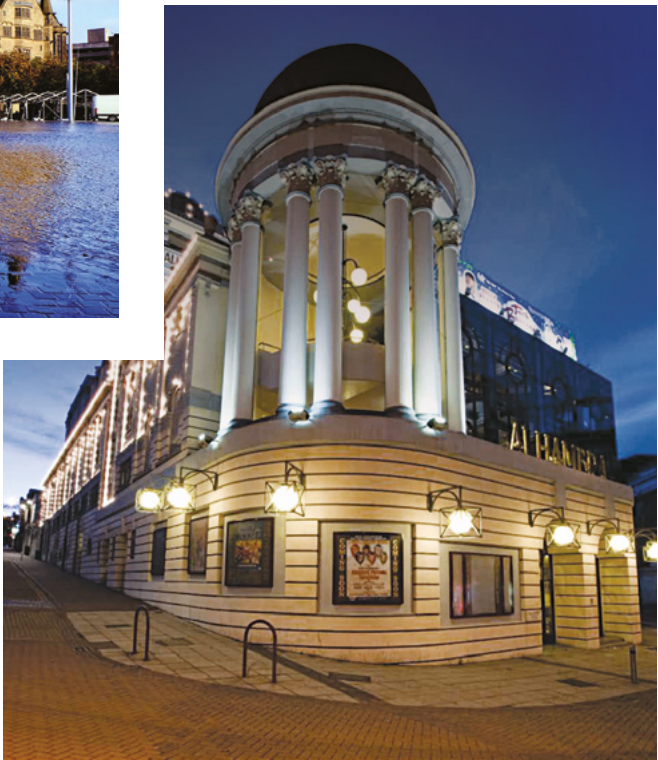
¹ investinbradford.com

² leedsbradfordairport.co.uk

Bradway Shopping Centre



Centenary Square



Alhambra Theatre



Award-winning developers, Priestley Homes, specialise in the conversion of historic and often listed buildings and have an excellent track record of delivering high quality projects on time.

With an already extensive portfolio of completed schemes – ranging from small, luxury residential developments to large purpose built student accommodation schemes – we have a future pipeline which will deliver more than 500 new homes over the next two years over multiple projects nationwide.

Completed developments include Sartoria Court and Stableford Hall in Greater Manchester, the Boat House in Liverpool, Boyds Mill in Leeds, Airedale House, the Grand Mill and Quebec Street in Bradford and multiple projects in Sunderland.

It is our sister company, the award-winning Priestley Construction¹, that we entrust to undertake the sensitive restoration of these often-precious buildings – thus ensuring that care and quality remain paramount throughout the development process.

We work hard to ensure our developments are in very specific locations which result in the finished apartments being perfect turn-key investment opportunities. These projects regularly achieve market-leading yields often well above the UK national average plus excellent capital appreciation too.

¹ Best National Contractor 2019 National Builders Awards



Steve Arksey

Steve is Head of Sales at Priestley Homes, having been with the business since December 2013. With a career in property sales and marketing stretching back to 1983, he brings a wealth of experience to the business having enjoyed a successful career in the industry including positions with Wain Homes, Sequence and Hunters Property Group.



Alex Arksey

Alex is Sales Manager for the region, joining Priestley Homes in November 2014. After a successful ten-year spell in hospitality management, encompassing senior roles within the hotel and restaurant industry, he applies his experience in this sector to help deliver practical sales and marketing strategies for our sites.

WHO WE ARE

Nathan Priestley

Nathan is Founder and CEO of the Priestley group of companies and takes great pride in having grown Priestley Homes to be the most profitable within the group in a very short space of time. Encompassing Priestley Lettings and Priestley Construction, the wider organisation trades in three continents and employs over 100 staff.



Rob Pell

Rob joined the group in September 2016 as Head of Construction, having enjoyed a career refining his skills in all aspects of the building trade. Progressing to manage several high-profile projects for Priestley Homes and external clients, Rob has excellent communication skills and contributes a wealth of practical knowledge to help deliver success on every project.





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Priestley Lettings

2017-2018



PRIESTLEY'S
ESTATE AGENTS

Priestley's Estate Agents was formed in 2010 to service both student and professional property landlords, with its first office based in the home of founder Nathan Priestley.

The company enjoyed instant success with a focus being the famous Yorkshire work ethic and no-nonsense customer service, and within six months its first 'traditional' office had opened in Bradford city centre.

Coupled with an unrivalled knowledge of the industry, Priestley's Estate Agents has gone from strength to strength within a very short period to become one of the region's leading agents with offices in Leeds and Bradford - these efforts have been recognised in national competition with a shortlisting for the Negotiator Awards 2017 and best agency winner West Yorkshire 17/18 at the UK Property Awards.

Since 2010, Priestley's Estate Agents has grown to manage over 600 properties in Leeds, Bradford, York, Liverpool and Manchester, and today serves clients from corporate landlords with large portfolios to single-property private residential landlords.

Earlier this year and due to this exponential growth, the Leeds based estate agents office moved to new bespoke premises at our 11,000 SQFT head office Priestley House.



A HISTORY



Situated on the corner of Cape Street in the centre of Bradford and Grade II listed, The Conditioning House was built by the Corporation on continental precedents to check and control the moisture content of textiles by means of laboratory examination and certify their true weight and length. It is the only one of its kind in this country. The service was established in 1887 and the

Conditioning House was purpose built 1900-02 by the city architect F E P Edwards to the designs of F Wild who died in 1901. The building is erected on 4-storeys and basement around 3 sides of an open court. Restrained detailing with elements of the Queen Anne style.¹

¹ *Historic England*





PRIESTLEY
HOMES

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