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**Inspire Bradford Business Park**  
is owned and managed by  
**The Newlands Community Association**



**OPPORTUNITY REDEFINED**

**FEELING INSPIRED?  
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**DISCOVER WHAT'S  
SO INSPIRING  
ABOUT INSPIRE**



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# OPPORTUNITY REDEFINED

Inspire is a Bradford business park like no other. Offering 14 fully serviced offices and 14 flexible work spaces within two buildings built entirely on sustainable principles, it is also a community facility providing training, education, care and social activities.



## A PLACE TO GROW

Inspire Bradford Business Park provides the ideal environment for your business to flourish by combining attractive lease terms, a variety of offices and work spaces, 24 hour access, secretarial services and high sustainable specification design.



## A PLACE TO LEARN

With four flexible meeting rooms and its own café, Inspire is a Bradford business park with outstanding training, meeting and conference facilities for hire by the hour or by the day.



## A PLACE THAT EMBRACES

Inspire Bradford Business Park is managed by the Newlands Community Association (NCA) and provides East Bradford with a vibrant community focal point for a range of activities covering training, education, care and socialising.

# A LITTLE BIT ABOUT INSPIRE

Combining 14 serviced offices and 14 work spaces with a community facility in two buildings totalling 2,787 sq m means that Inspire really is a business park which is genuinely unlike any other in the UK.

The NCA designed Inspire to provide business tenants and the local community with a facility that will continually create and encourage opportunity. By redefining what a business park is, we are implementing a blueprint for commerce and community to coexist and to encourage enterprise from both.



Inspire will provide some of the highest specification commercial property available within Bradford and benefits from an out-of-town location to the east of the city centre in the suburb of Eccleshill. This gives fast access to Bradford and Leeds city centres and also the M62 and M1, whilst Leeds Bradford International Airport is less than five miles away by car.

Also featuring meeting rooms, a café, and childcare facilities, Inspire will be an outstanding business park with an entirely refreshing approach to combining both business and the community.

The way Inspire's buildings are constructed, gives them a further point of difference. The walls are made from straw bale panels, making it the largest building of its type in Europe.

Built according to sustainable principles, Inspire is aiming to achieve a BREEAM Excellent rating for its energy efficiency.

Tenants, visitors and staff will not only benefit from superb facilities at this latest Bradford business park, they will also be safe in the knowledge that they and the buildings they are in will have a minimal impact upon the environment.

# INSPIRE AND THE ENVIRONMENT

Inspire will incorporate many sustainable building features including:

## TIMBER CLADDING

The external walls at Inspire will be clad with unfinished cedar which will age naturally and does not require painting or varnishing. Carbon, trapped in the timber, makes up approximately 50% of its weight.

## RAINWATER HARVESTING SYSTEM

All rainwater that falls onto the roof will be collected and stored in tanks to supply all flushing toilets at Inspire and form part of an attenuation and rainwater management scheme.

## STRAW BALES

Inspire will be the largest straw bale development in Europe. The super-insulated system, combined with airtight details, creates buildings with thermal performance up to three times higher than the current building regulations require, saving money and CO<sub>2</sub> emissions.

## GROUND SOURCE HEAT PUMP

An underfloor heating system will be powered by a ground source heat pump which utilises the heat in the soil to maintain temperature. Heat pumps use a small amount of electricity to move available energy as heat from A to B. Relating the energy purchased to the energy delivered, heat pumps can be 300-400% more efficient.

## PHOTOVOLTAIC CELLS

Approximately 50% of the electricity requirement of Inspire will be generated from photovoltaic cells which are located on top of the building and use the sun to generate renewable energy.

## ON-DEMAND TANKLESS WATER HEATERS

Instead of storing and heating water in a tank; it is circulated through a series of burners or electric coils that heat it as it passes through, delivering hot water on demand.

# INSPIRE OFFICES

Fully serviced offices are available to rent and range in size from 10 sq m to 38 sq m.

Features and benefits include:

- Competitive lease terms
- Professional reception and welcoming area
- Virtual receptionist and secretarial services
- Meeting room hire with free Wi-Fi
- High speed broadband
- Digital telephony
- Franking and postal collection
- 24/7 secure access and CCTV
- Overnight security
- Visitor parking
- On-site café with free Wi-Fi
- Cycle storage

# INSPIRE WORK SPACES

The work spaces available to lease at Inspire are 64 sq m with a 34 sq m mezzanine floor.

In addition to the features and benefits offered to Inspire office tenants, organisations leasing a work space will benefit from;

- Underfloor heating
- Mezzanine floor
- Roller shutter door with separate pedestrian access
- Designated parking space
- Storage space
- Individual wc

## TRAINING SUITES

All businesses and organisations leasing premises at Inspire will have access to four training rooms which are equipped with the latest smart board technology, which are ideal for training and presentations.



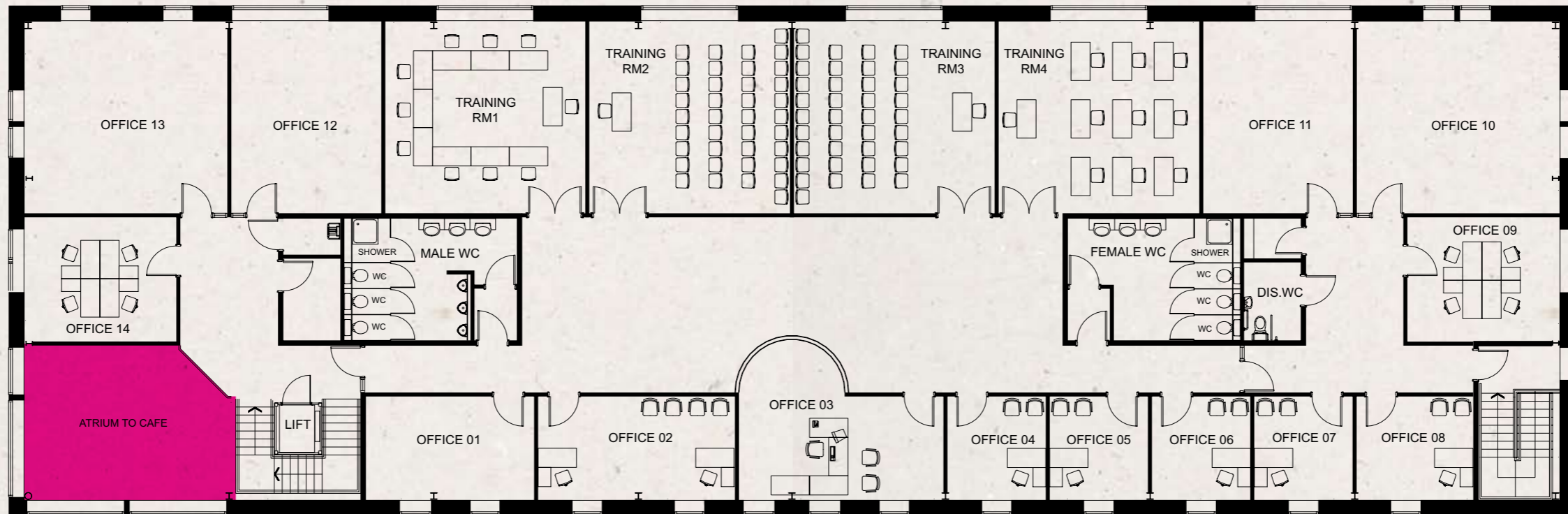
## INSPIRE ENTERPRISE CENTRE

Inspire Enterprise Centre will house 14 fully serviced offices available on competitive lease terms and four training rooms available for hire by the day or by the hour. The building is complemented by a range of facilities including a café and meeting rooms.

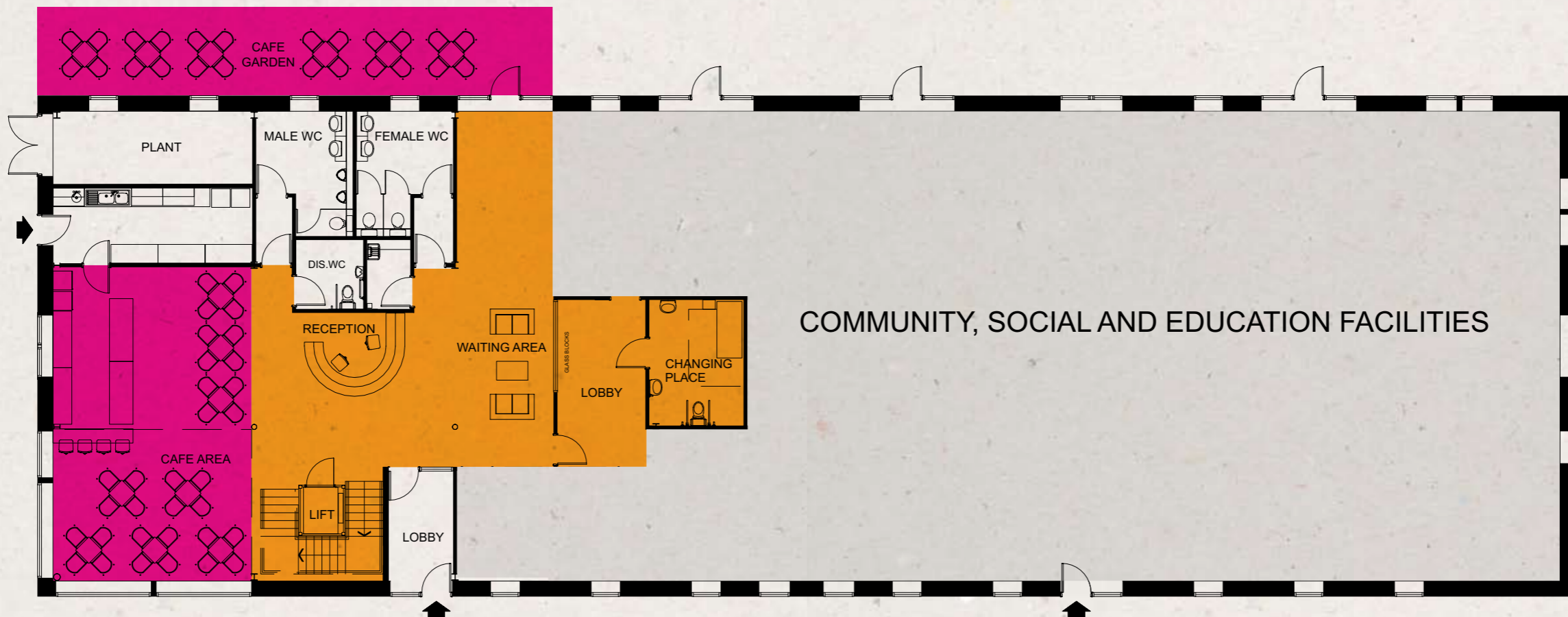
### FIRST FLOOR

	IMPERIAL	SQ FT	METRIC	SQ M
Training Room 1	19'8" x 20'6"	398	6 x 6.25	37
Training Room 2	19'8" x 20'6"	398	6 x 6.27	37
Training Room 3	19'8" x 20'6"	398	6 x 6.27	37
Training Room 4	19'8" x 20'6"	398	6 x 6.27	37
Office 01	10'5" x 17'3"	182	3.2 x 5.27	17
Office 02	10'5" x 20'2"	204	3.2 x 6.15	19
Office 03	10'5" x 20'8"	269	3.2 x 6.3	25
Office 04	10'5" x 10'1"	107	3.2 x 3.08	10
Office 05	10'5" x 10'0"	107	3.2 x 3.07	10
Office 06	10'5" x 10'0"	107	3.2 x 3.07	10
Office 07	10'5" x 10'1"	107	3.2 x 3.08	10
Office 08	10'5" x 11'9"	118	3.2 x 3.6	11
Office 09	12'8" x 15'7"	193	3.88 x 4.75	18
Office 10	19'8" x 20'9"	409	6 x 6.34	38
Office 11	19'8" x 15'3"	301	6 x 4.67	28
Office 12	19'8" x 15'4"	301	6 x 4.69	28
Office 13	19'8" x 20'8"	301	6 x 6.3	38
Office 14	12'5" x 15'7"	193	3.8 x 4.75	18





FIRST FLOOR



GROUND FLOOR

## INSPIRE WORK SPACES

The second Inspire building houses 14 managed work spaces. Each work space is 64 sq m with a 34 sq m mezzanine floor, providing flexible accommodation for start-up and fast growing businesses.

### MEZZANINE FLOOR

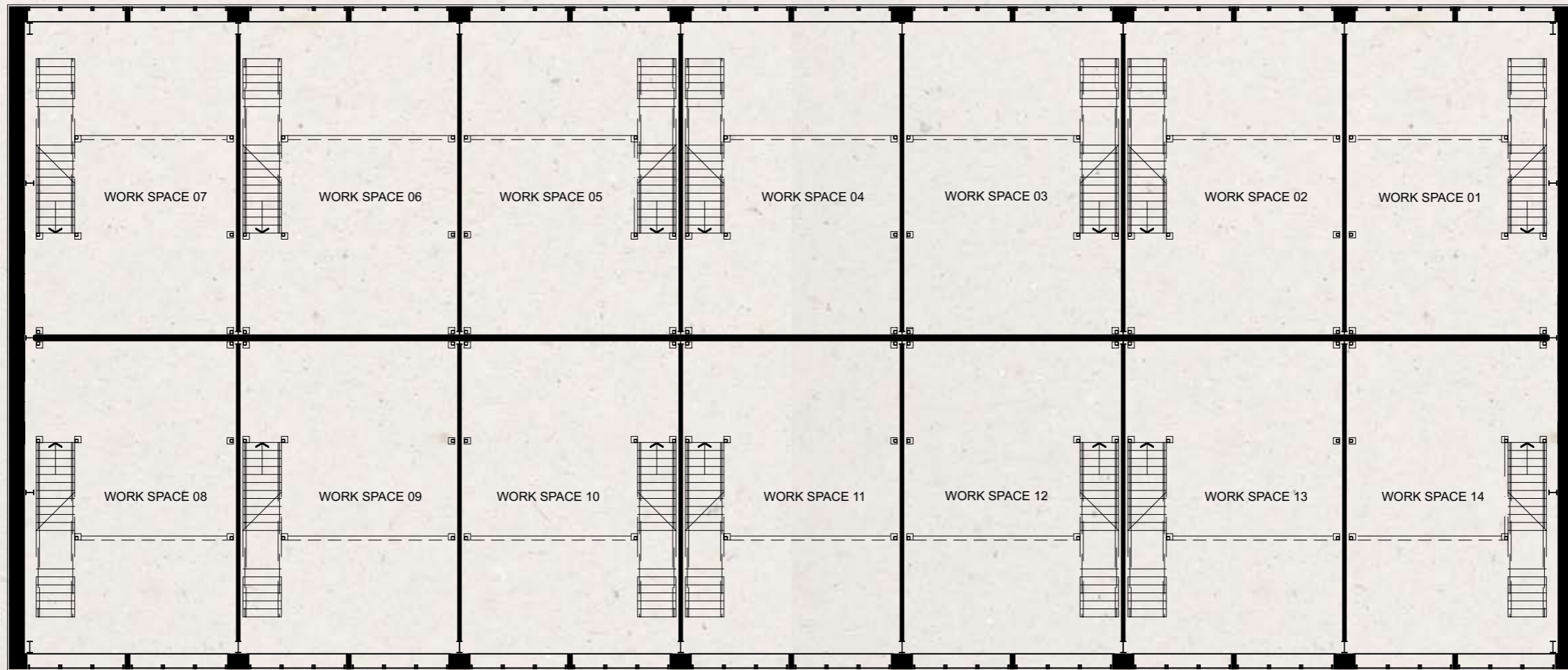
	IMPERIAL	SQ FT	METRIC	SQ M
Work space 01	20'4" x 21'7"	365	6.20 x 6.58	34
Work space 02	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 03	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 04	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 05	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 06	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 07	20'4" x 21'7"	365	6.20 x 6.58	34
Work space 08	20'4" x 21'7"	365	6.20 x 6.58	34
Work space 09	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 10	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 11	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 12	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 13	20'4" x 22'2"	398	6.20 x 6.77	37
Work space 14	20'4" x 21'7"	365	6.20 x 6.58	34

### GROUND FLOOR

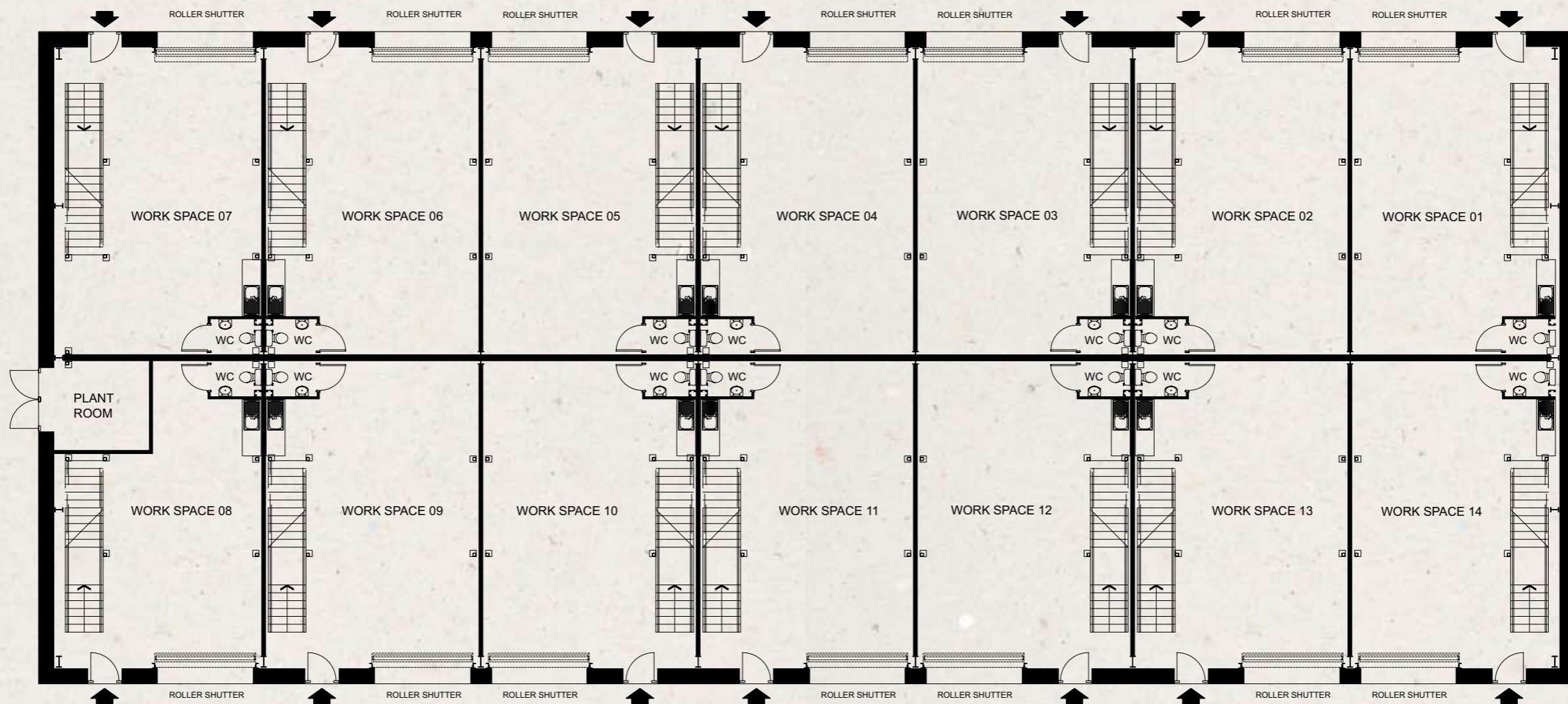
	IMPERIAL	SQ FT	METRIC	SQ M
Work space 01	31'1" x 21'7"	688	9.74 x 6.58	64
Work space 02	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 03	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 04	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 05	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 06	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 07	31'1" x 21'7"	688	9.74 x 6.58	64
Work space 08	21'11" x 21'7"	581	6.70 x 6.58	54
Work space 09	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 10	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 11	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 12	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 13	31'1" x 22'2"	699	9.74 x 6.77	65
Work space 14	31'1" x 21'7"	688	9.74 x 6.58	64







MEZZANINE FLOOR



GROUND FLOOR

# THE INSPIRATIONAL TEAM BEHIND INSPIRE

A small team with a wealth of experience who will help you achieve your potential at Inspire.



Tony Holdich



Carol Driver



Gay Holdich



Laura Blakey



Maria Rhodes MAAT



Karina Wood

## TONY HOLDICH

### Chief Executive

Tony has been the chief executive of the NCA since 2006. He has vast experience of transforming organisations and expanding their reach with good practice and implementing new business strategies. Previously a managing director at Havelock Training, Tony successfully guided the company through the delivery of contracts funded by Jobcentreplus, Business Link and the European Social Fund. Havelock Training also provided support and development programmes to local small businesses and organisations.

## CAROL DRIVER

### Finance Manager

Carol manages all of Inspire's financial activities, including liaising with the bank and the business park's funders and meeting and negotiating with prospective tenants.

## GAY HOLDICH

### NVQ Centre Co-ordinator

Gay has over 33 years' business experience including delivering training to organisations all over Yorkshire, presenting specialist lectures to students at Hull University and being a co-director at Havelock Training.

## LAURA BLAKEY

### Centre Administrator

## MARIA RHODES MAAT

### Accountant

## KARINA WOOD

### Project Support Worker

# FIND OUR LOCATION & CONTACT US

Inspire Bradford Business Park benefits from an out-of-town location to the east of Bradford city centre in the suburb of Eccleshill. This gives fast access to Bradford and Leeds city centres and also the M62 and M1, whilst Leeds Bradford International Airport is less than five miles away by car.

The NCA own and manage Inspire Bradford Business Park.

**FOR FURTHER INFORMATION ABOUT INSPIRE OR TO ENQUIRE ABOUT LOCATING THERE PLEASE CONTACT TONY HOLDICH, CHIEF EXECUTIVE OF THE NCA:**

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