

Manchester



2023

Investment Brochure



Interiors
to admire

Attention to detail has been carefully crafted to give residents a home of excellent comfort and style

Overview

Completion: Q4 2025

A landmark destination in the heart of
Manchester's creative capital

477 luxury one, two and three-bedroom
apartments

32 storeys with spectacular views across the city

Unrivalled wellbeing benefits including a
swimming pool, spacious gymnasium, and 7th
floor rooftop terrace

Amenities that define luxury

Luxury extends through the entire building, with a 2,000 square foot luxury swimming pool and a relaxing spa pool.

A secluded retreat away from the demands of city life, skylight windows create tranquil natural lighting whilst maintaining privacy.

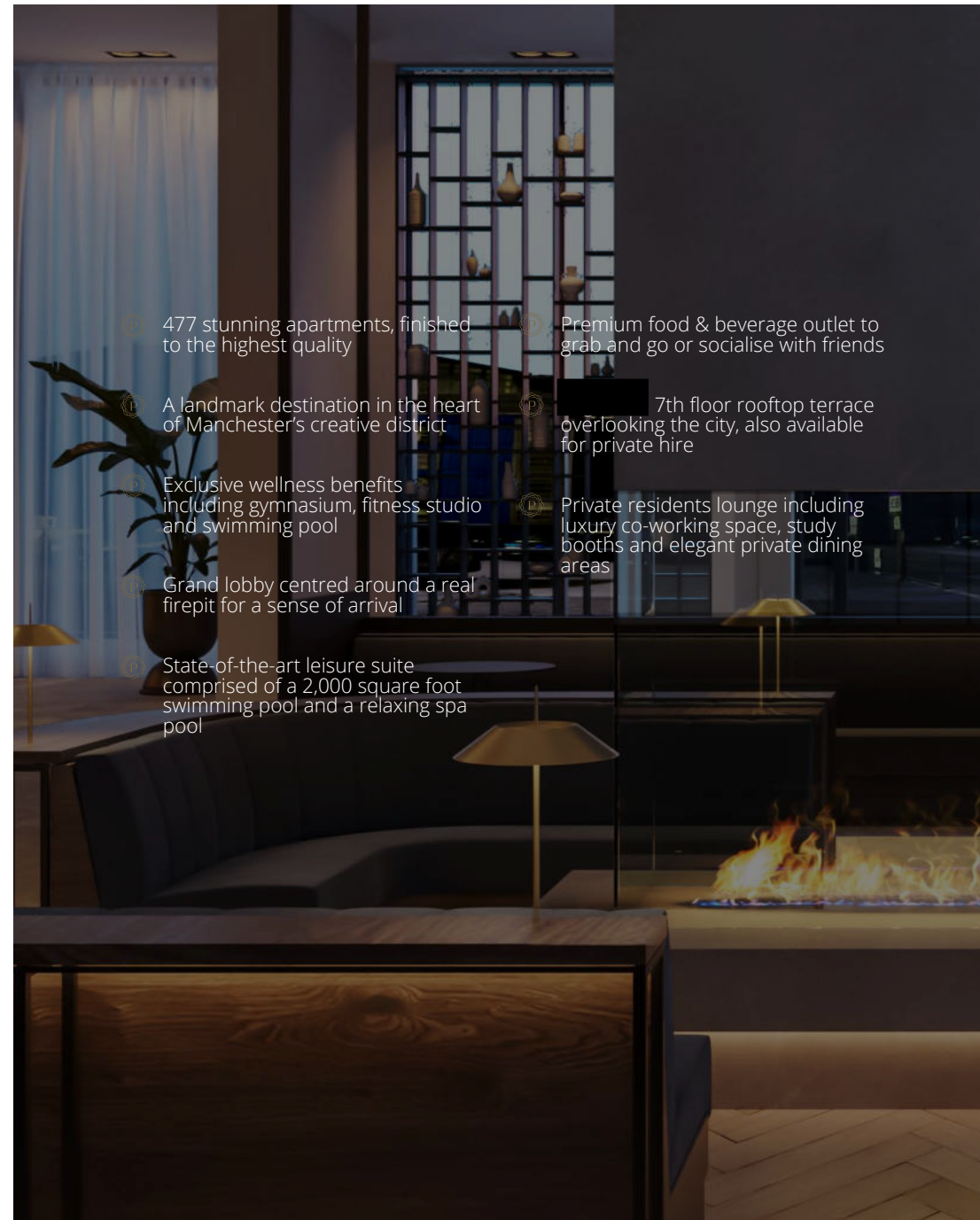


Residents have their own 2,000 square foot private swimming pool and spa pool, with skylight windows emitting natural light.

City living, reimagined

Spaces that tell a story

"Manchester's skyscrapers are changing the way people live. The population in the city centre has grown from 400 in the late 1980s to more than 60,000."



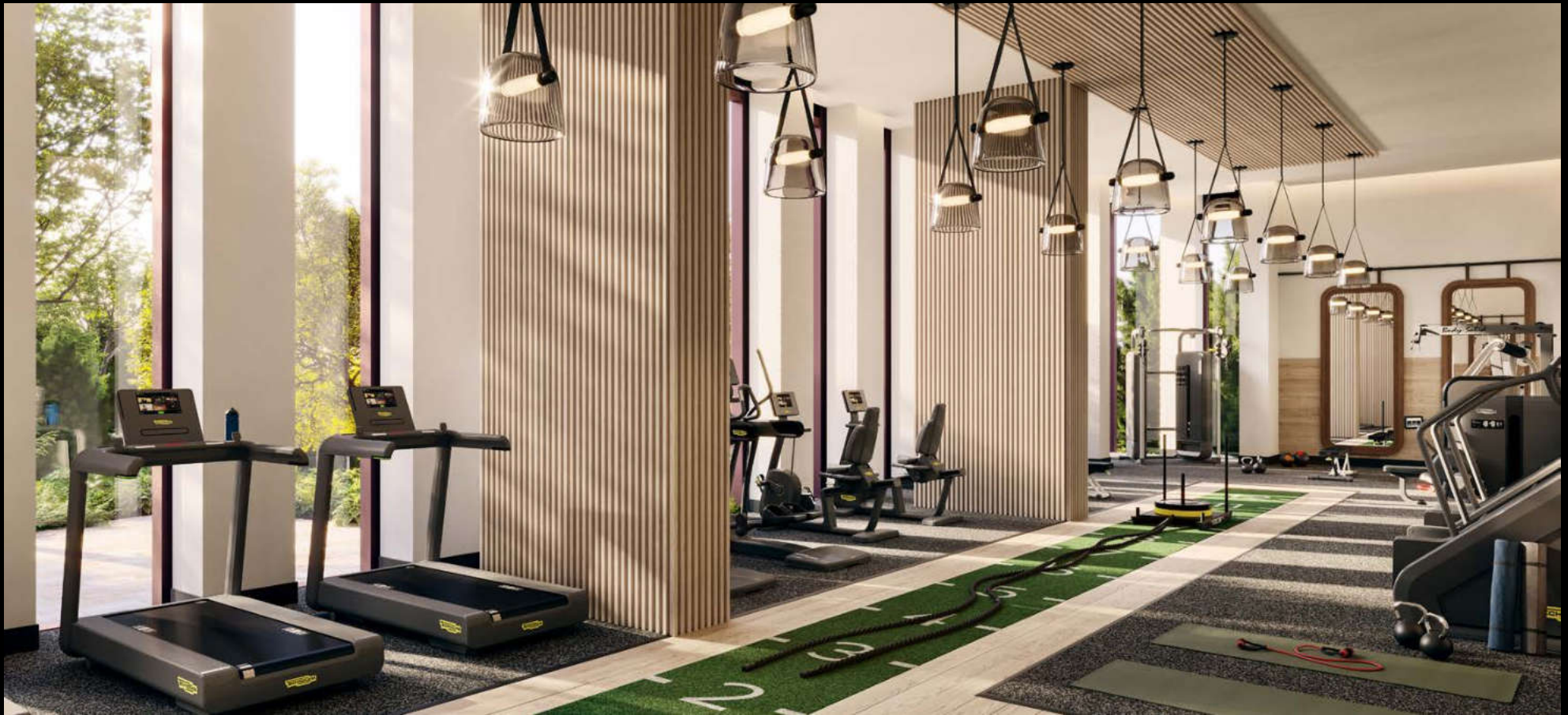
- 477 stunning apartments, finished to the highest quality
- A landmark destination in the heart of Manchester's creative district
- Exclusive wellness benefits including gymnasium, fitness studio and swimming pool
- Grand lobby centred around a real firepit for a sense of arrival
- State-of-the-art leisure suite comprised of a 2,000 square foot swimming pool and a relaxing spa pool
- Premium food & beverage outlet to grab and go or socialise with friends
- 7th floor rooftop terrace overlooking the city, also available for private hire
- Private residents lounge including luxury co-working space, study booths and elegant private dining areas





Where privacy meets community, residents have their own private ground-floor urban garden.





Private luxury gym

Premium lifestyle and wellbeing benefits
from the comfort of home.





Two-bedroom apartment case study

Since the pandemic, priorities have shifted and people are looking for bigger apartments. More young professionals are sharing, more young families are moving to the city centre, and more people are looking for spaces to accommodate home working.

This increasing demand for two-bedroom apartments in the city centre is the reason why Manchester City Council is making it a priority for all new residential developments to provide a high proportion of two-bedroom apartments.





Each apartment has a stunning open plan kitchen-lounge designed to be a sanctuary for living, socialising and relaxing.



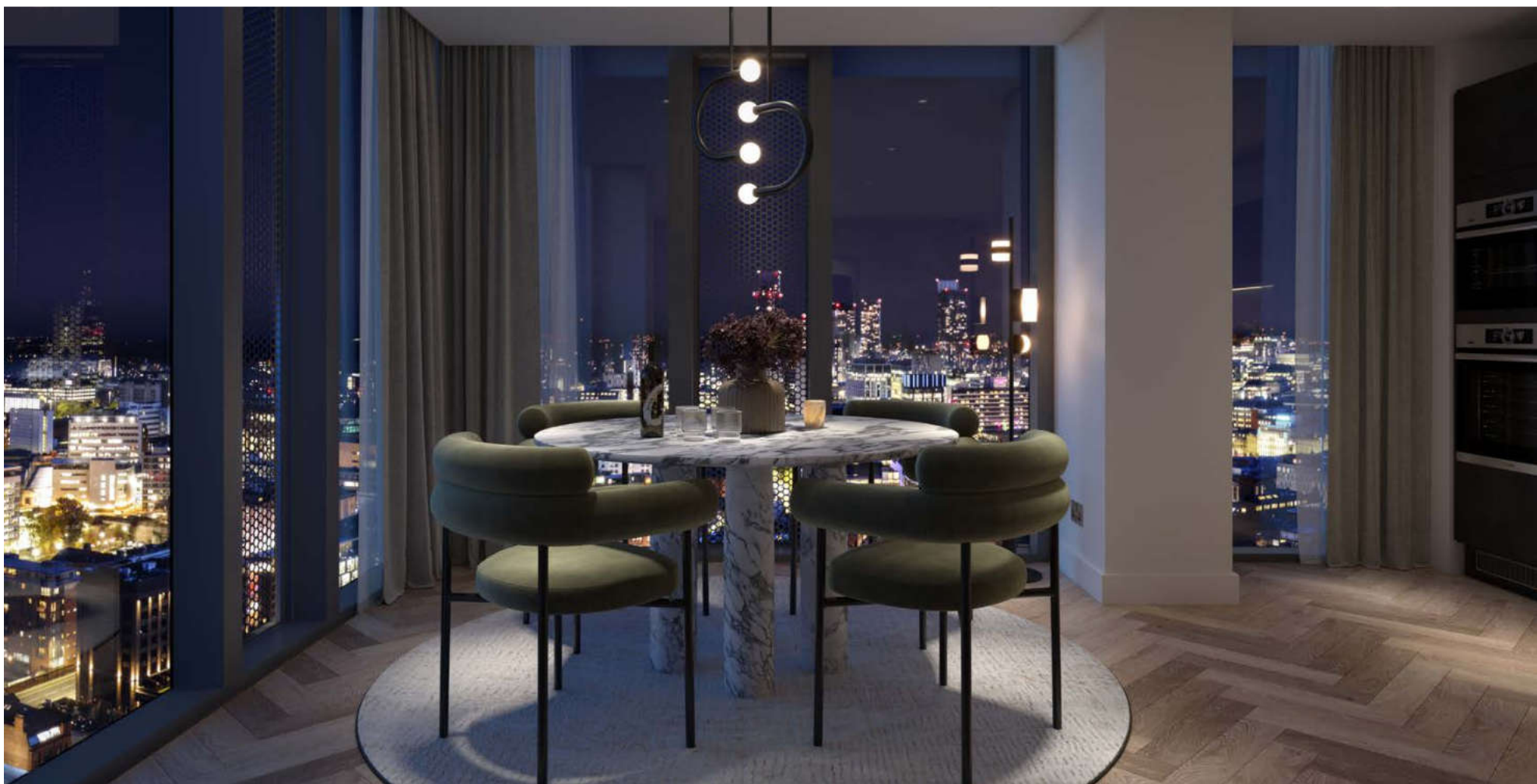


Open-plan living with unparalleled views of the city centre from your own private observatory.



An elevated living experience against one of the UK's most vibrant skylines.







Open living areas invite residents to relax alone or socialise with friends, with private dining spaces available for hire.





The 7th floor resident lounge combines casual comfort and opulent luxury, providing the perfect ambience for both work and play.

Location



One Port Street, Northern Quarter, Manchester



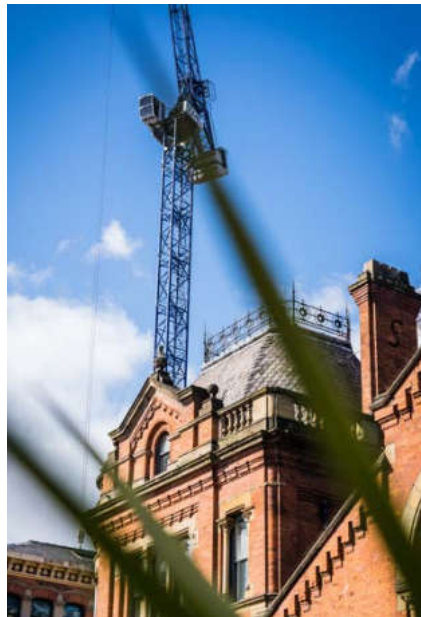
Northern Quarter

Manchester's world renowned creative centre

Strategically located.

Residents will be spoilt for choice with Ancoats on the other side of the road, recently voted one of the coolest neighbourhoods in the world by Time Out Magazine.

With limited supply of residential property and hardly any available land to build in the area, One Port Street's tier 1 location is second to none.



The Northern Quarter and Ancoats

Described for years as 'up-and-coming', the Northern Quarter is officially the here and now.

Self-named 'NQ', the Northern Quarter is a world renowned creative centre, buzzing with character rooted in its industrial past. Edwardian mills and Victorian warehouses were ideally placed to be converted into independent eateries, bars, coffee shops and music venues, characterised by exposed brick and iron columns along quintessentially British cobbled streets.

Efforts to retain the look and feel of the Northern Quarter's cultural heritage have been largely successful in the area, making it a trendy hotspot for young professionals to live and work.

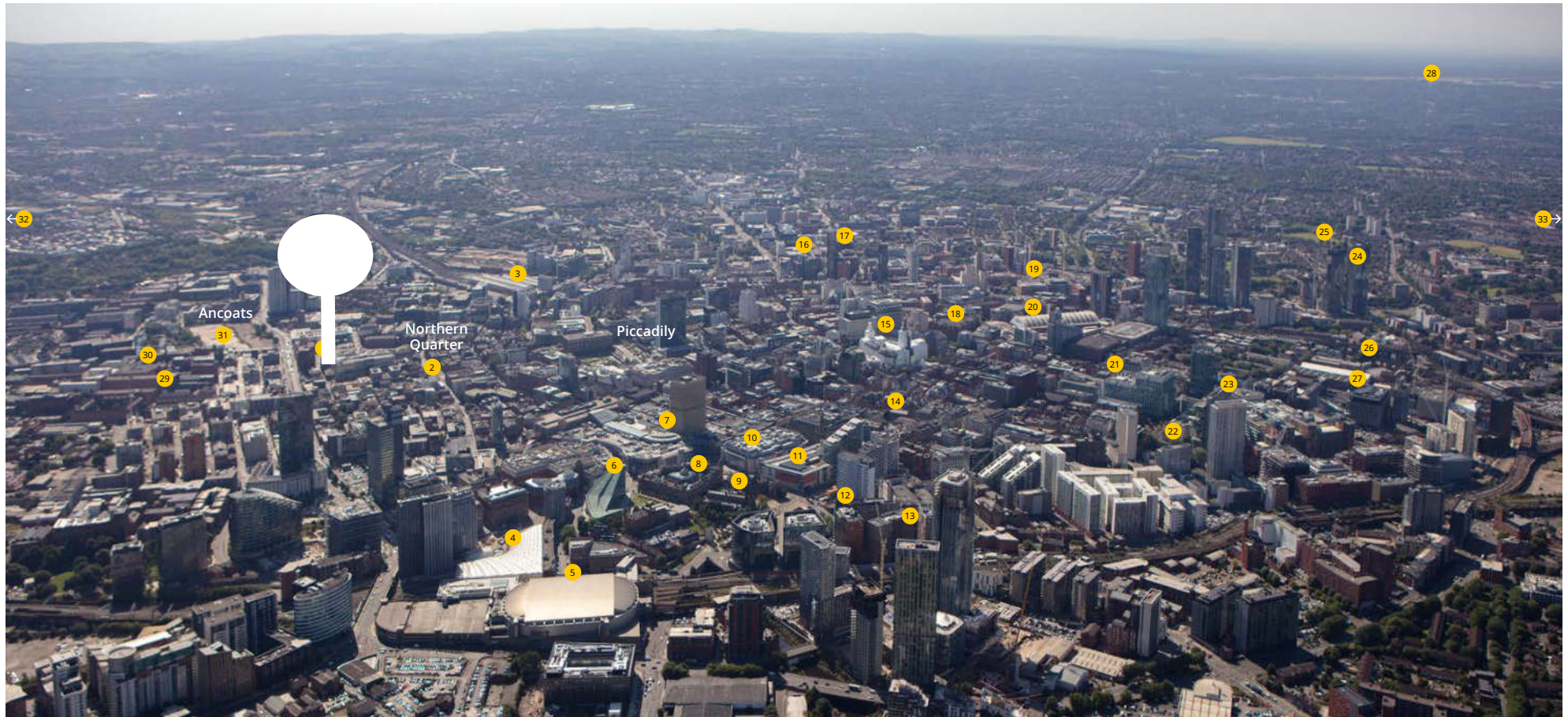
The 'Street-Art Capital' of the city, the Northern Quarter is Manchester's answer to Shoreditch, Brooklyn, or West Hollywood.

Now a lively neighbourhood of cultural, creative and digital innovation, the Northern Quarter demands a residential offering to keep pace with the needs of its inhabitants.

Once a gritty textile district, Ancoats is now a happening neighbourhood of converted mills, independent cafés, and eclectic eateries. Seamlessly bordering the Northern Quarter, its canal-side location and acclaimed food and brewery scene make Ancoats a popular hangout for young professionals working in the city centre. Embracing its historical features, 'the world's first industrial suburb' is now a cosmopolitan hipster hotspot with pop-up markets and some of the city's most renowned dining experiences, including Manchester's first Michelin star restaurant, Mana.

Post pandemic, JLL reported on a boost in demand for both rural living and urban

areas. As a result, people are looking for 'the best of both worlds' - 'cities with a village feel.' "Having elements of a rural life in urban villages with a combination of green spaces, outdoor markets, shops, cafes and restaurants has been proven to enhance community cohesion and improve the wellbeing of those living there."



Location

- 1. Stevenson Square Northern Quarter
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- 3. Manchester Piccadilly Train Station
- 4. Manchester Victoria Train Station
- 5. A.O. Arena
- 6. National Football Museum
- 7. Arndale Centre
- 8. The Print Works
- 9. Manchester Cathedral
- 10. Selfridges
- 11. Harvey Nichols
- 12. Citysuits Apart Hotels
- 13. Affinity Living Embankment West
- 14. St. Annes Square
- 15. Manchester Town Hall
- 16. Vita Student Circle Square
- 17. Vita Living Circle Square
- 18. Midland hotel
- 19. Vita Student First Street
- 20. Manchester Central Convention Centre
- 21. Spinningfields
- 22. Affinity Living Riverside
- 23. Affinity Living Riverview
- 24. Crown Street, Elizabeth Tower
- 25. The Blade / Three60
- 26. Castlefield
- 27. St. Johns
- 28. Manchester International Airport
- 29. Hallé St Peter's
- 30. Mana - Manchester's first Michelin Star
- 31. Potential new UK Civil Service HQ
- 32. Manchester City Football Club
- 33. Manchester United Football Club

Manchester

A high growth, high demand investment city

The Economic Powerhouse of the North

A city that's attracting investment from around the world. Take just one look at the many cranes that are reshaping Manchester's skyline right now and you realise that this is a city growing.

A city with a young, expanding population. Home to elite universities and world famous football clubs as well as some of the world's biggest multinationals including 80/100 of the Top 100 FTSE companies.

Manchester is also one of the most in demand and under supplied property markets in the United Kingdom.

With projections forecasting Manchester and the North West to drive growth in the next five years and beyond, everything is in place for the city to remain one of the strongest places to buy property in both The United Kingdom and Europe as a whole.



Rental Demand in Manchester is at an All-Time High

<p>19.3%</p>	<p>JLL forecasts Manchester to see the highest house price growth of all UK cities by 2027².</p>	<p>24.3%</p>	<p>Savills predicts average property prices in the North West will rise by 24.3% by 2026³</p>
<p>25.5%</p>	<p>Rents on two bedroom apartments in Manchester up by 25.5% since 2021²</p>	<p>16.4%</p>	<p>Oxford Economics predict Manchester to have the highest economic growth of all UK cities over the next five years, with a growth rate of 16.4%¹.</p>
<p>15x</p>	<p>The rate Manchester's population is rising versus the supply of new property</p>	<p>80%</p>	<p>of 100 of the FTSE Top 100 Companies have a presence in Manchester.</p>

Manchester continued

Manchester Facts.

- 1 Voted the UK's most liveable city in Global Liveability Index for the last 11 years (2011-2022)¹.
- 2 50% graduate retention rate from Manchester's universities, adding new workers to the city's workforce every year.
- 3 Manchester was the top-rated city to replace the capital - 1 in 6 people support this².
- 4 New Government Hub in Manchester planned by 2025 to accommodate thousands of civil servants.
- 5 Distance to London: 200 Miles (322 Kilometres) Two hour direct train link (reduced to 68 minutes on completion of High-Speed 2 (HS2)³
- 6 House prices in June 2022 were 13% higher than the same month a year earlier⁴.
- 7 19.3% forecasted house price growth by 2027 - highest of all UK cities⁵
- 8 Manchester is the quickest growing city of the Big Six report, with 34% growth over the last decade.
- 9 Unlike more volatile markets such as Cryptocurrency and Stocks & Shares, UK property is underpinned by a supply and demand imbalance.

Region: North West England
Population: 2.8 Million





