

UPTOWN

RIVERSIDE MANCHESTER

INVESTMENT GUIDE



WHY INVEST?

Uptown is an ultra-modern, premium residential development designed to inspire the senses. With opulent interiors and large communal and private rooftop terraces, the development comprises 156 one- and two-bedroom apartments. Each designed to offer a fresh perspective. This is Manchester at its best.

Uptown's suave, geometric architectural design marries contemporary and industrial styles, and its three buildings rise to different heights to create a high-impact, staggered impression on the landscape.

Surrounded by tree-lined avenues and open communal gardens, this is a growing and affluent community on the banks of the River Irwell which is just minutes away from the heart of Manchester city centre life.



MANCHESTER CAPITAL OF THE NORTH

The North West is a magnet for investment. Unrivalled development over the past decade has cast a spotlight on the region, drawing the attention of public and private investors keen to make the most of the unique opportunities on offer.

At the centre of the action is Manchester, the UK's 'second city' and the capital of the North. Manchester is one of the fastest growing destinations in Europe, with a city centre economy forecast to be worth more than £6bn annually by 2025.

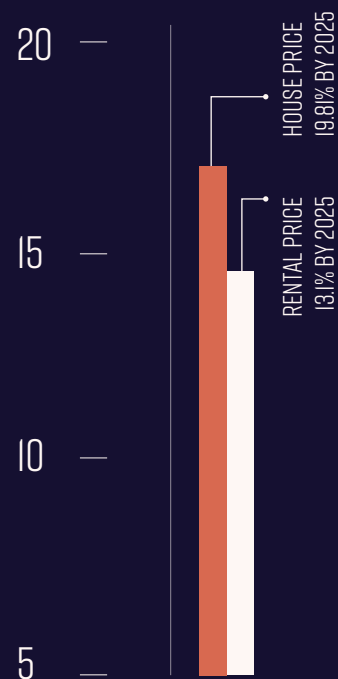
With its unique culture, reputation for innovation, and excellent transport links, Manchester is a favourite for businesses, and has been given the stamp of approval from 85 of the FTSE 100 businesses who now have an office in the city.

And it's not just businesses drawn to Manchester, the city was named most liveable in the UK in the Economist's 'Global Liveability Index 2019', for the 9th year in a row. The index looks at a number of factors including environment, healthcare, education, culture and infrastructure.

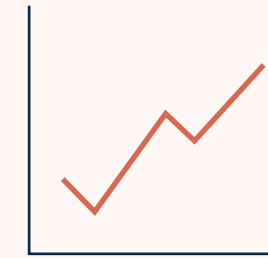
This all equates to skyrocketing commercial and residential property development, as the industry struggles to keep up with burgeoning demand. Around 40% of the 525,000 city centre population are aged between 15-34, driving a shortage of residential accommodation with a total requirement for 25,000 homes in the city centre alone over the next ten years

MANCHESTER IS ONE OF THE FASTEST GROWING DESTINATIONS IN EUROPE, WITH A CITY CENTRE ECONOMY FORECAST TO BE WORTH MORE THAN £6BN ANNUALLY BY 2025.

MANCHESTER PREDICTED PROPERTY GROWTH

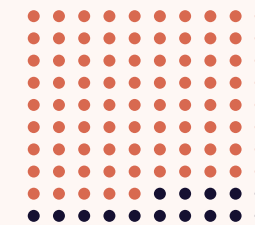


(ILL, UK RESIDENTIAL FORECAST 2021)



£6bn

ANNUAL VALUE OF MANCHESTER'S CITY CENTRE ECONOMY BY 2025



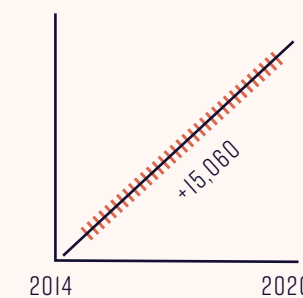
85

OF THE FTSE 100 BUSINESSES NOW HAVE AN OFFICE IN MANCHESTER



9%

CITY CENTRE SOLD PRICES INCREASED BY 9% IN THE LAST YEAR (RIGHTMOVE, 2021)



58%

INCREASE IN REGISTERED ENTERPRISES (+15,060 SINCE 2014)

AREA REGENERATION

Great Ducie Street Regeneration Framework

- A major mixed-use neighbourhood on the banks of the River Irwell
- Economic improvements in local area likely to lead to increased house prices and rents
- Major enhancement of public realm, green open spaces, riverside walkways
- A total of 2.8m sq.ft. of commercial office space (1.7m existing buildings and 1.1m new)
- Character buildings of architectural merit to be maintained and restored
- Those that are less desirable to be demolished and rebuilt from start
- Phase 1 directly opposite our development



40,000

NEW CITY CENTRE HOMES
NEEDED IN NEXT 10 YEARS



2 min

WALK FROM UPTOWN



2.8m

SO FT OF COMMERCIAL, LEISURE
AND RETAIL DEVELOPMENTS



AREA REGENERATION HOTSPOTS

Uptown is located in one of Manchester's most exciting and far-reaching regeneration hotspots.

The city is growing rapidly and residents of Uptown will be right at the heart of it all.

New job opportunities are being created every day, all just minutes from Uptown, at the previously mentioned Great Ducie Street area is transformed. The transport infrastructure at Manchester Victoria Station has opened up the rest of Manchester and improved local links to the rest of the UK. The Medieval Quarter Masterplan

will create an expansive green space around the Cathedral and National Football Museum which will be one of Manchester's finest destinations.

What this means is that this is the perfect time to purchase a property in Uptown and make the most of the incredible changes that are coming. This is the perfect example of a city centre regeneration area which is becoming something far more than the sum of its parts.



MANCHESTER ARENA

- Manchester Arena set to become largest concert venue in Europe
- Increased capacity from 21,000 to 24,000
- Multi-million-pound external redesign and enhancement to public realm surrounding the arena
- New commercial space on ground floor, new retail space, four new concourse levels

VICTORIA STATION

Dramatic refurbishment of Manchester's Victoria railway station has centred around the removal of a series of trainshed roofs which have been replaced with a 15,000 sqm ETFE-clad column free structure.

- 150,000 sqft grade A office space
- Part of the Network Rail £1bn project.
- 4-minute walk from Uptown

ENTERPRISE CITY

- New 23-storey office building providing 215,000 sqft of office space
- 25,000 sqft of restaurant space on top three floors
- No 1 Grape Street, 13-storey office building providing 54,000 sqft of office space
- Booking.com confirmed as lead tenants at Enterprise City along with WPP, world's largest advertising agency

MEDIEVAL QUARTER

- New network of walkways and green spaces along the River Irwell – walk directly from Uptown along the river
- 19% increase in green space – new city park
- Create an improved arrival route into the city from Victoria Station
- 4-minute walk from Uptown



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I N V E S T M E N T S

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