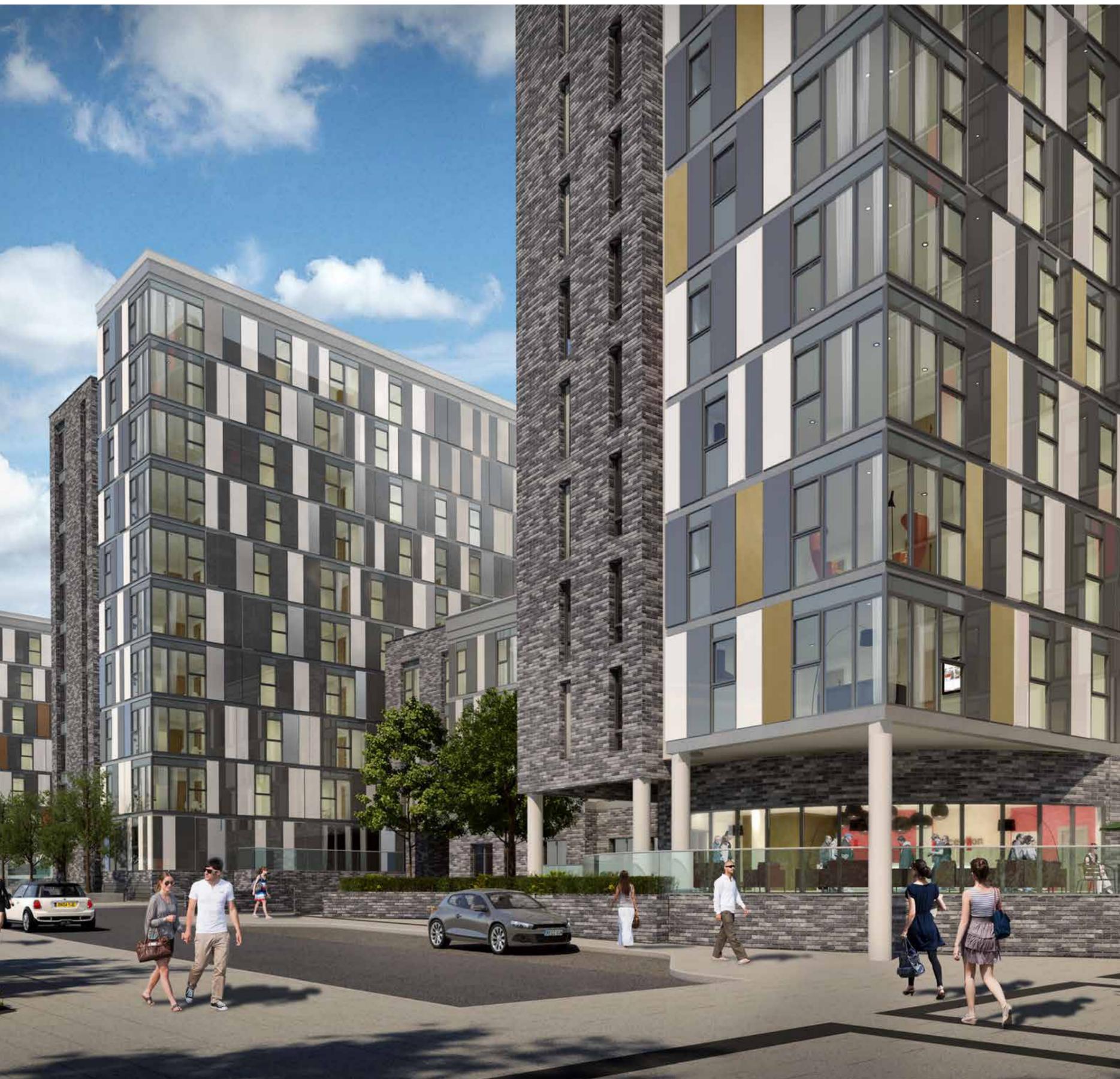




DOWNTOWN  
MANCHESTER



4 - DOWNTOWN MANCHESTER



6 - MANCHESTER & THE NORTHERN POWERHOUSE



8 - MANCHESTER FOR BUSINESS



9 - MANCHESTER FOR EDUCATION



10 - MANCHESTER AERIAL MAP



12 - MANCHESTER LIFESTYLE



14 - CONNECTED MANCHESTER



16 - SITE MAP



18 - DOWNTOWN SPECIFICATIONS



# DOWNTOWN MANCHESTER



Manchester's most exclusive riverside residence.

Located on the banks of the River Irwell and adjacent to the historic quarter of Castlefield, Downtown is a prestigious "hotel-style" development, comprising 368 one, two and three bedroom apartments. The Manhattan-inspired development has been specifically designed to exceed all expectations, ultimately enhancing the lifestyles of its residents. Downtown is Manchester's premier residence with a host of hotel-style services, including a concierge located within the lobby, an onsite gymnasium and spa, a media room for movies and rooftop terraces with outdoor chill out seating areas. For convenience, Downtown offers dry and cold storage rooms to facilitate supermarket deliveries, a postal room and a business centre with High Speed Wifi. There is also secure undercroft car and bicycle parking.

**"Downtown creates a step change in the quality and current level of service offering of apartments in Manchester and the extended locality. The adjacency to the River Irwell, the fantastic facilities and the exterior's exceptional finish represents a pioneering class of new generation, service-led apartment living."**

*LRW Architects*

Downtown is a collection of six statement blocks, different in heights and ranging from 4 storeys up to 14, yet interlinked to create a new contemporary and iconic landmark property, to service the needs of an ever increasing aspirational residential community.

# MANCHESTER & THE NORTHERN POWERHOUSE



Manchester is a distinctive and dynamic city that boasts a diverse economy and over the years, has created a contemporary cosmopolitan environment, making it a great place to live, work and play. It is a leading European metropolis and a world-class city for both business and leisure.

It boasts the fastest growing food and drink scene in the country, an array of magnificent museums, a thriving theatre scene and is renowned for its shopping. With two footballing giants, Manchester United and Manchester City, Old Trafford Cricket Ground and the Manchester Velodrome & Aquatic Centre, Manchester is home to champions and is renowned as the sporting capital of the world.

## The best UK city to live in

*Economist Intelligence Unit, 2015*

The city competes strongly in commerce too, with the Manchester economy booming across a range of sectors, including financial and professional, manufacturing and engineering, health, retail, creative and digital and education.

Manchester's transport infrastructure is superb, providing fast and affordable travel across the city and the wider North West region via its state of the art Metrolink tram system and extensive road network. Communication links further afield are enabled by Manchester Airport as it continues to be the North's preferred international gateway via its ability to attract billions of pounds worth of investment for the creation of Airport City and its ongoing 10 year plan of expansion. The airport is a direct connection from Cornbrook metro station, a 300m walk away.

Manchester is at the heart of the plans for a Northern Powerhouse. Leveraging the assets of the North, billions of pounds have been committed to improve transportation, property, health, education and the arts, including £14 billion for HS2, which will reduce travel time from Manchester to London to approximately one hour.

In Manchester, capital growth of more than 18% is expected in the next two years. It is also the ideal investment location with the city's rental occupancy currently 98% and rental yields are the highest in the UK with an average of 7.8%.





## MANCHESTER FOR EDUCATION

As a region, the North West is proud of its high calibre further education offering, with a collection of 18 universities and colleges in the surrounding areas, and Manchester itself providing four excellent universities, The University of Manchester, Manchester Metropolitan University, The University of Salford and The University of Bolton.

Manchester's diversity attracts high achieving students from within the UK and internationally, from more than 180 different countries. The number of Chinese students in Manchester has increased by more than 45% in recent years, with the majority choosing to stay in the city after graduation.

There is a student population of 515,000 within an hour's drive of Manchester, with more than 105,000 of these students living in rented accommodation in the city centre. Specialising in business, law, engineering, science and technology, design, medicine, languages and music,

The city has an incredible cosmopolitan and vibrant edge courtesy of its student population, which remains the largest in the UK and one of the biggest in Europe. This, combined with the academic staff, ensures the education sector is an enormous boost to Manchester's economy, particularly its long-term renters market.

## MANCHESTER FOR BUSINESS

Innovative, industrious and pioneering; Manchester is built on success and is at the forefront of business. It is home for many UK firms including Umbro, Adidas, Kellogg's, The Cooperative Group and most recently the BBC, and continues to attract global companies such as Etihad and Aegis.

successful regeneration projects taking the world by storm. Spinningfields is home to approximately 30 businesses, ranging from big banks, solicitors and accountants, to PR firms, hoteliers and restaurants, and more than 20,000 are employed at MediaCity UK.

Businesses in Manchester boast a smart, savvy and multilingual workforce. The city is the UK's leading regional financial and professional services centre employing more than 250,000 people and is a leader in technology with some of the best energy and biomedical facilities in the world. Manchester is fast becoming known as a global hub, attracting SMEs to multi-national companies. There is continuous investment in Manchester with hugely

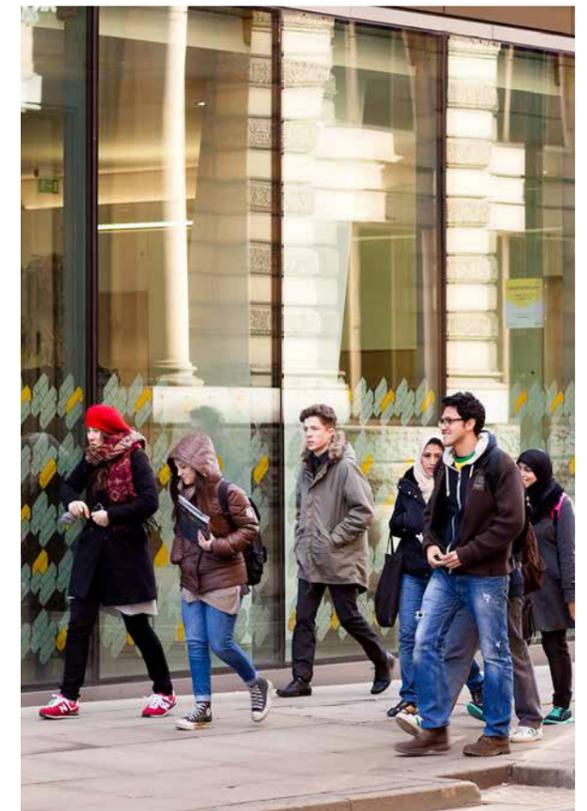
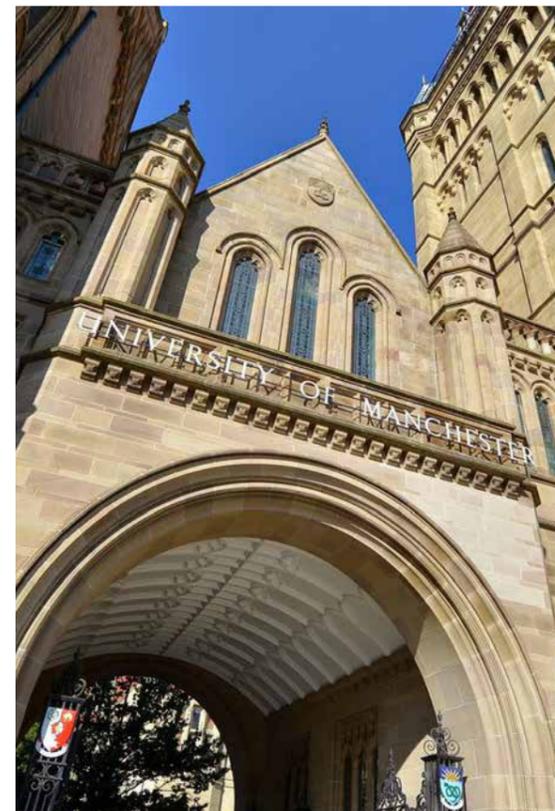
Manchester Airport continues to grow rapidly with a record 23.5 million passengers in the last 12 months, up 11%, employing 21,500 people on site and a further 45,000 indirectly, and contributing £1.7 billion to the North West's economy. One of the world's most connected, intelligent and enterprising business destinations in development currently is Airport City Manchester; a five million square feet site comprising offices, hotels, advanced manufacturing and retail space.

**Manchester is the number one city to locate a new headquarters operation.**

*Cushman & Wakefield*

- Manchester is home to **65** of the FTSE 100 companies
- Spinningfields, **£1.5 billion** city centre regeneration project
- MediaCityUK, **£650 million** digital media hub
- Manchester Airport Group, **£800 million** airport expansion

**The city has an incredible cosmopolitan and vibrant edge courtesy of its student population, which remains the largest in the UK and one of the biggest in Europe.**



ETIHAD STADIUM

PICCADILLY GARDENS

MANCHESTER TOWN HALL

MANCHESTER EXHIBITION CENTRE

BEETHAM TOWER

SPINNINGFIELDS

DEANSGATE STATION

CASTLEFIELD

ST JOHN'S VILLAGE

RIVERSIDE TOWERS

TRINITY ISLAND

# DOWNTOWN

MANCHESTER

CORNBROOK STATION





## MANCHESTER LIFESTYLE



Food is at the heart of the city's culture and Manchester caters for every type of cuisine imaginable. From fine dining experiences to gastro pubs, street food and bargain bites, restaurants are opening at a faster rate than anywhere else in the country, including London. Manchester institutions, such as San Carlo, El Rincon De Rafa and The French at The Midland, have been joined by new favourites including Manchester House, Abode, Australasia and Hawksmoor.

Home to two of the UK's largest shopping centres, the Arndale Centre and the Trafford Centre, as well as an array of high street and designer stores, and world-renowned department stores, such as Harvey Nichols and Selfridges, Manchester offers an exceptional retail experience. There is also a thriving eclectic and vintage shopping scene that draws shoppers from across the world.

### Manchester is one of our top places to visit

*New York Times, 2015*

The city is famous for its arts, culture and social scene. The museums and galleries are second to none with the new-look Whitworth Art Gallery being named the best museum in Britain in 2015, and in 2019 Manchester will open a £110million arts space at the old Granada TV studios. Home to the Manchester Arena, the city attracts some of the biggest international artists but it is also famous for its home-grown comedy, music and acting talents.

The city is also known for its sporting heritage with Manchester United and Manchester City attracting the best players from across the globe, while our athletics, swimming and cricket facilities are regularly visited by world-class athletes and sporting personalities. The National Football Museum is also located in the city.

# CONNECTED MANCHESTER

Manchester has a world class, multimodal, integrated transport infrastructure which provides connectivity across the immediate conurbation and wider North West region and direct access to the rest of the UK and world.



## Air

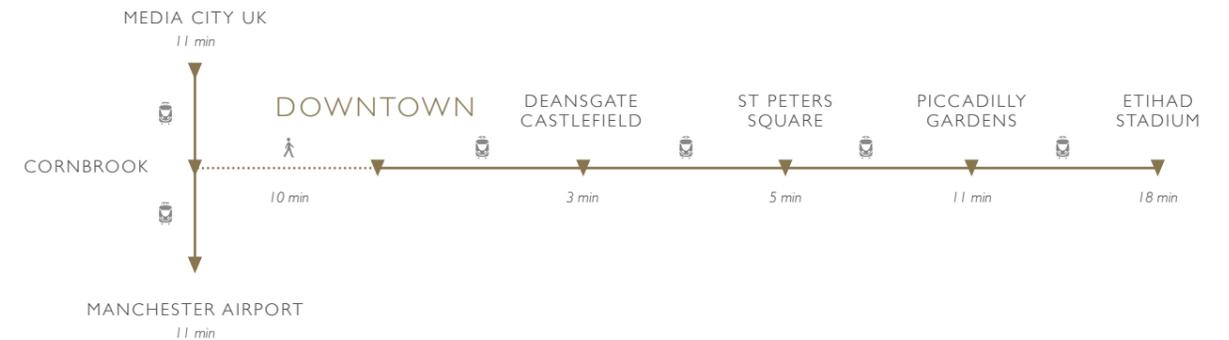
Manchester Airport is the largest airport outside London flying to more than 225 destinations worldwide. Served by all major airlines, Manchester is truly internationally connected and Manchester Airport is the North's only major international gateway.

## Road

With Manchester's central geographical position in Great Britain, the city's orbital and linear motorways provide direct and easy access to all UK cities.

## Bus & Metrolink

The North West and the inner city centre are served by an extensive bus and tram network, with Metrolink now the largest tram system in the UK.



## Rail

Manchester offers fast and regular connections to surrounding conurbations and all major UK destinations, with high-speed rail services to London Euston, Birmingham, Liverpool and Edinburgh and a selection of cross country services.



## HS2

This new rail link will boost economic growth and further open up commercial opportunities for businesses in the North, with journey times from Manchester to London reduced to one hour. There are also plans for a multi-billion pound regeneration project in the city, with the creation of a 'new look' Piccadilly Train Station; a 'gateway quarter' modelled on Amsterdam and New York.

BLOCK F  
7 STOREYS

BLOCK E  
4 STOREYS

BLOCK D  
10 STOREYS

BLOCK C  
4 STOREYS

BLOCK B  
11 STOREYS

BLOCK A  
14 STOREYS

**Apartment schedule**

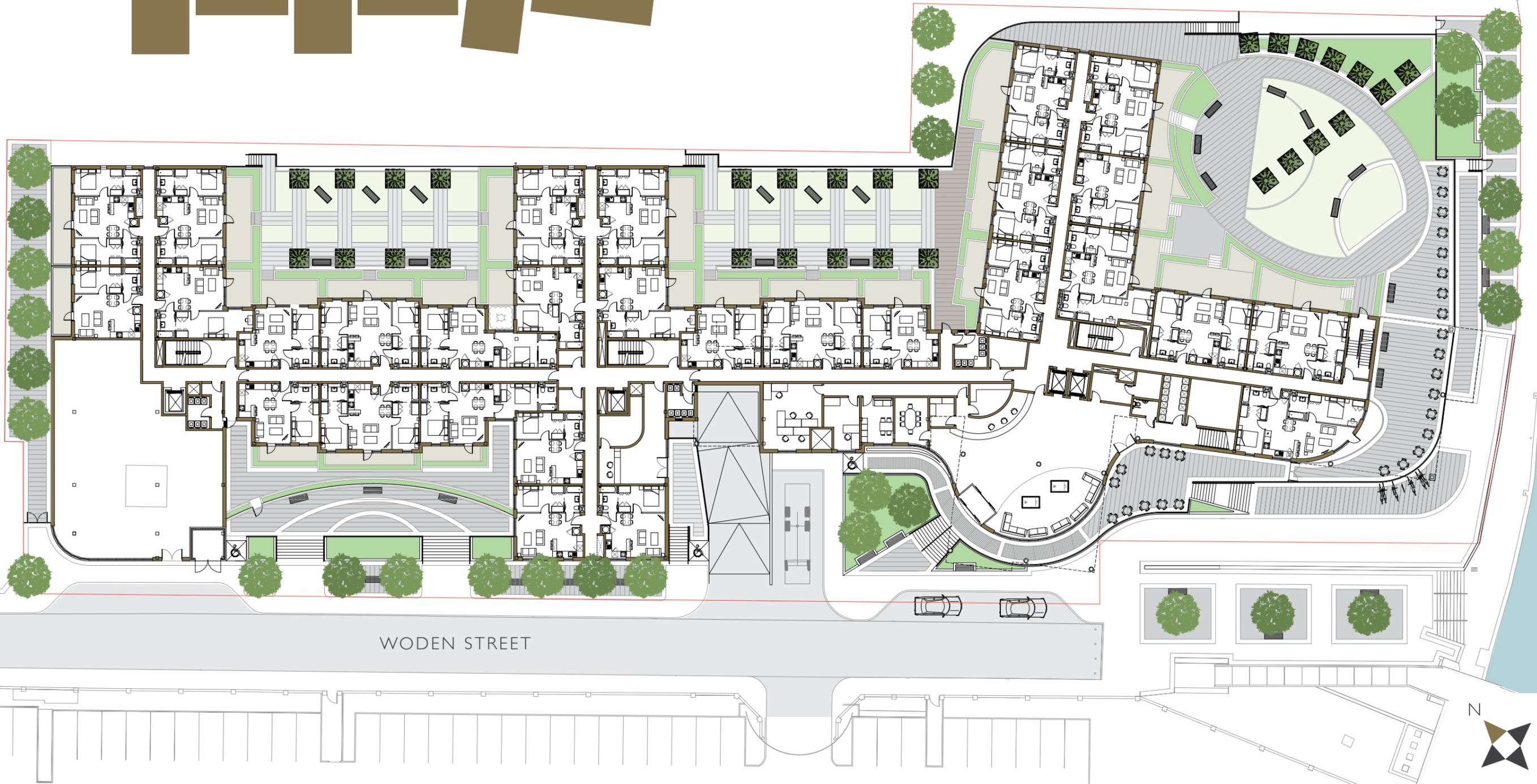
One bedroom 139  
Two Bedroom 215  
Three Bedroom 14  
Total Bedroom 368

**Parking**

Standard Spaces 131  
Disabled Spaces 7  
Potential Car Club Spaces 6  
Total Car Spaces 144

**Bike Parking**

Cycle Parking 80  
Cycle Rental 14  
Total Bike Parking 94



WODEN STREET

RIVER IRWELL



SITE LOCATION  
POSTCODE:  
M5 4UE



## DOWNTOWN SPECIFICATIONS

The ultimate in luxury waterside living, Downtown will be one of the most desirable and sought-after residences within the Manchester locality.

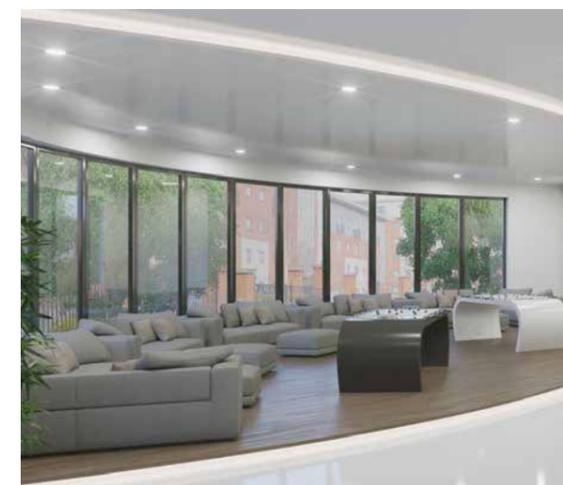
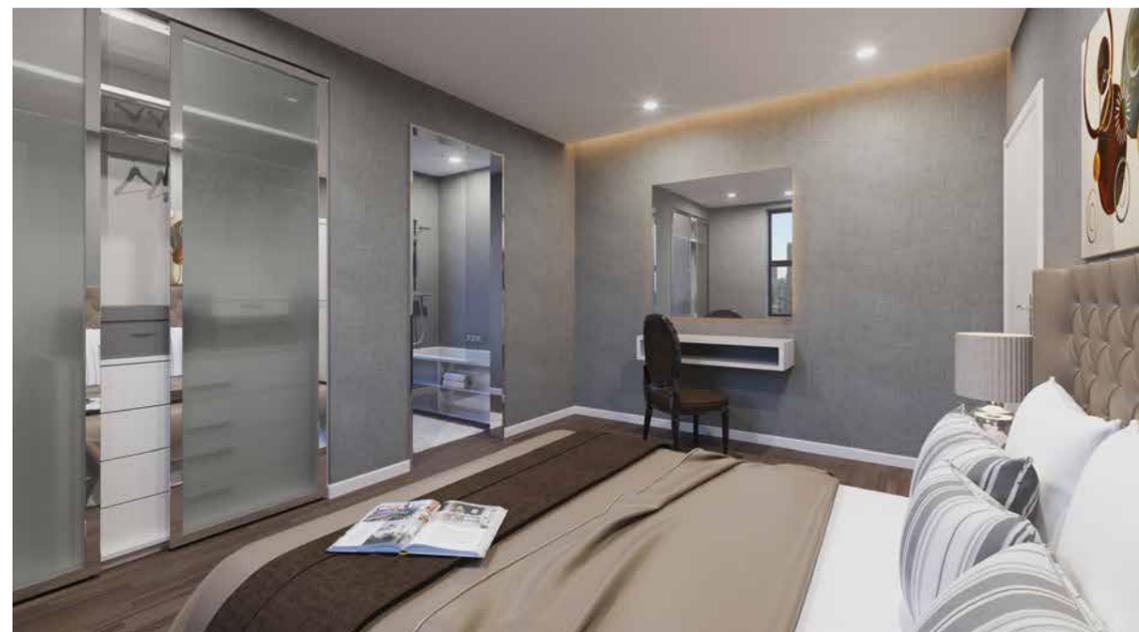
With its iconic form, the development is a welcome addition to the region's skyline while its position on the banks of River Irwell, provides a central, yet calm location to reside.

Standing out from other city centre apartment developments, Downtown has been inspired by lifestyles in Manhattan and will boast a host of hotel-style services and facilities, making it the premier address in the locality.

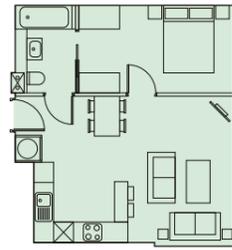
- *Spacious lobby with casual seating and breakout zones*
- *Concierge service*
- *Gymnasium with the latest state-of-the-art equipment*
- *Spa with steam rooms and changing facilities*
- *Media room*
- *Rooftop terraces with outdoor seating and chill out zones*
- *Dry and chilled storage rooms*
- *Postal room*
- *Business centre with High Speed Wifi*
- *Secure undercroft car and bicycle parking*

"The building's high grade panels and curtain walling will provide a dynamic and glistening façade, with large glazed windows offering excellent natural light and outstanding views. The roof garden guarantees unparalleled views across the respective cities of Manchester and Salford, while the communal lobby, gym and spa will provide a hub to create a new community within Downtown."

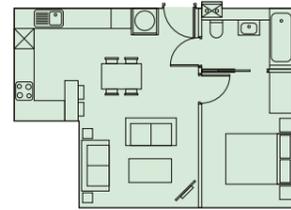
LRW Architects



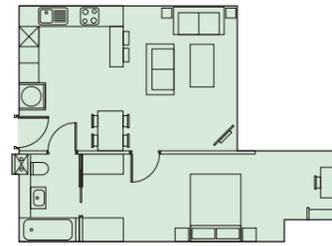
**Type A - One bedroom apartments**



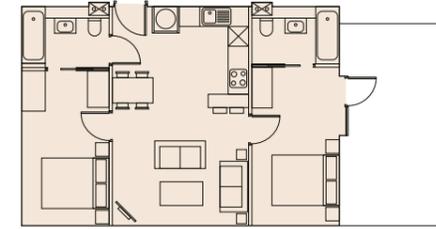
A1 - 44.5sqm - Unit 1.42



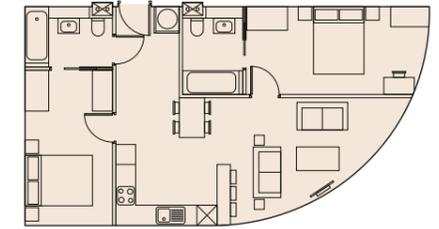
A2 - 43.4sqm - Unit 1.33



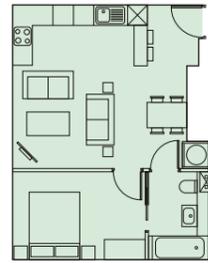
A3 - 52.5sqm - Unit 1.37



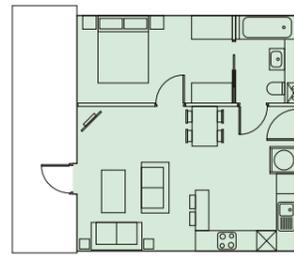
B6 - 61.4sqm + terrace - Unit 1.3.02



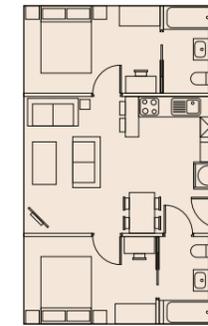
B7 - 69.6sqm - Unit 1.04



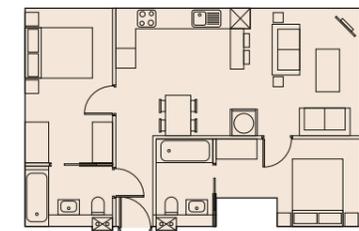
A4 - 42.0sqm - Unit 1.13



A5 - 45.5sqm + 14.4m terrace - Unit 1.35

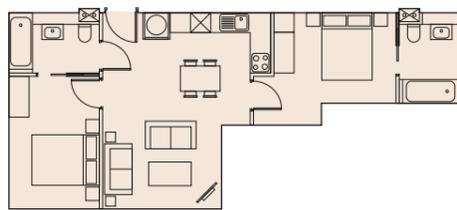


B8 - 55.0sqm - Unit 1.05

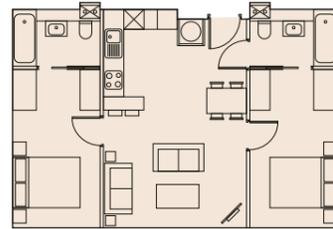


B9 - 62.1sqm - Unit 2.05

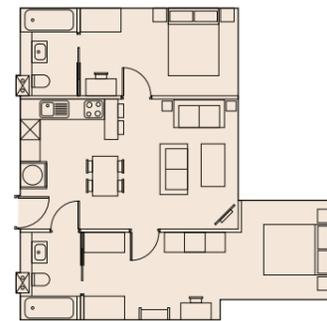
**Type B - Two bedroom apartments**



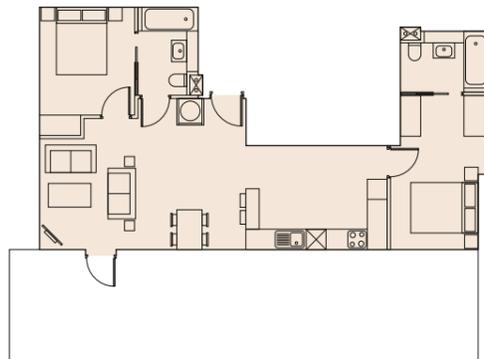
B1 - 57.9sqm - Unit 1.29



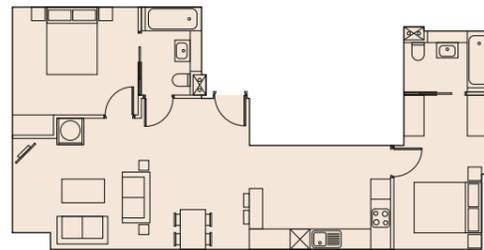
B2 - 62.1sqm - Unit 1.31



B3 - 60.8sqm - Unit 6.08

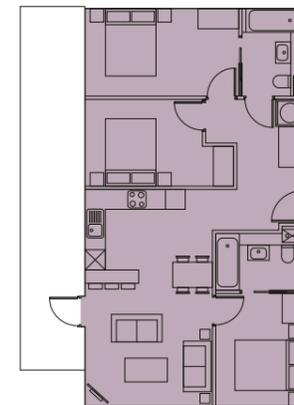


B4 - 70.8sqm + terrace - Unit 11.07

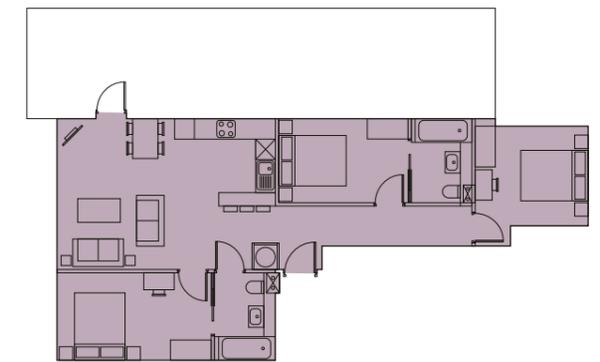


B5 - 76.7sqm - Unit 12.07

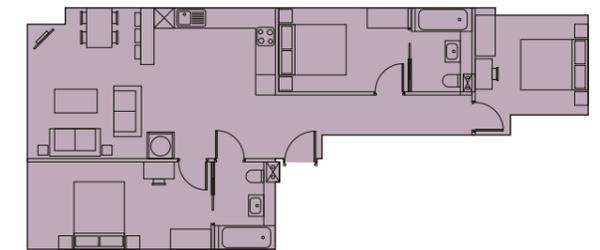
**Type C - Three bedroom apartments**



C1 - 77.0sqm + 21.2m terrace - Unit 1.41



C2 - 81.1sqm + terrace - Unit 11.08



C3 - 86.9sqm - Unit 12.08

An aspirational development brought to you by award-winning experts in the UK residential property market:

#### The McGoff Group

The McGoff name has long been synonymous within the UK construction industry, and for over 43 years it has created a dynasty of construction expertise led via McGoff & Byrne Ltd, a multi-award winning, family owned Principal Contracting business with an exemplar portfolio of landmark projects across the UK, undertaken for a host of blue chip, repeat business clients. In addition, its multi-award winning housing brand, Villafont, has been one of the region's most active, privately owned bespoke residential development companies. The Group's diverse skill sets are epitomised by its New Care brand, which is now one of the UK's fastest growing development led Care Home Operators which in the last 12 months alone has generated nearly £100 million pounds worth of deal activity.

The McGoff Group is a unique entity that provides an end to end delivery approach within the construction and property sectors. The business acquires, designs, builds, operates and maintains many of its developments, uniquely safeguarding investment and driving quality for all stakeholders.

[www.mcgoffgroup.com](http://www.mcgoffgroup.com)

#### Property Alliance Group

Property Alliance Group (Alliance) is a leading Manchester based property developer and investor, established for 26 years with a wholly-owned mixed portfolio of £240m throughout the UK. The award-winning company takes great pride in its work with an emphasis on high quality finishes, individuality in each development's design and best in practice management of its portfolio. Their subsidiary distribution arm, Alliance investments Ltd, will be using extensive sales expertise in bringing to the investor market the prestigious 'Downtown Manchester' development on behalf of both McGoff Group & Property Alliance Group.

[www.propertyalliancegroup.com](http://www.propertyalliancegroup.com)



#### MISREPRESENTATION ACT

Property Alliance Group for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Property Alliance Group has any authority to make any representation or warranty whatsoever in relation to this property.

