

VICTORIA HOUSE

MANCHESTER



**VICTORIA HOUSE
IS A VIBRANT NEW
DEVELOPMENT IN THE
HEART OF MANCHESTER.
ACCOMPLISHED
ARCHITECTURE MAKES
THIS DEVELOPMENT A
WELCOMED ADDITION
TO THE CITY'S SKYLINE.**

- 177 premium one, two and three bedroom apartments across 25 storeys.
- Contemporary, state-of-the-art gymnasium.
- Premium live & work lounge.
- Rooftop terrace & Residents lounge.
- Picturesque community square on the ground level of the building.



Victoria House is a vibrant new development in the heart of Manchester. Designed by the renowned Simpson Haugh Architects it will elegantly rise above the Piccadilly Central neighbourhood as a proud addition to Manchester's skyline.

Victoria House will feature 177 apartments across 25 storeys. Residents of these high-quality one, two and three bedroom apartments will benefit from equally luxurious on-site amenities and lifestyle services.

This fully-realised home space will transform modern city living and expand the possibilities of what it means to be a city-dweller.



KEY FACTS

Developer:	Salboy & Forshaw
Development Address:	Great Ancoats Street, Manchester, M4 7AB
Estimated Completion:	Q2 2024
Total nb. of Units:	177 units
Tenure:	250 years leasehold
Estimated Service Charge:	£3.4 sq.ft pa
Expected Yield:	5.5% gross
Ground Rent:	£0 (peppercorn)
Building Warranty:	10 years structural warranty
Furniture Pack:	Available

VICTORIA HOUSE MANCHESTER

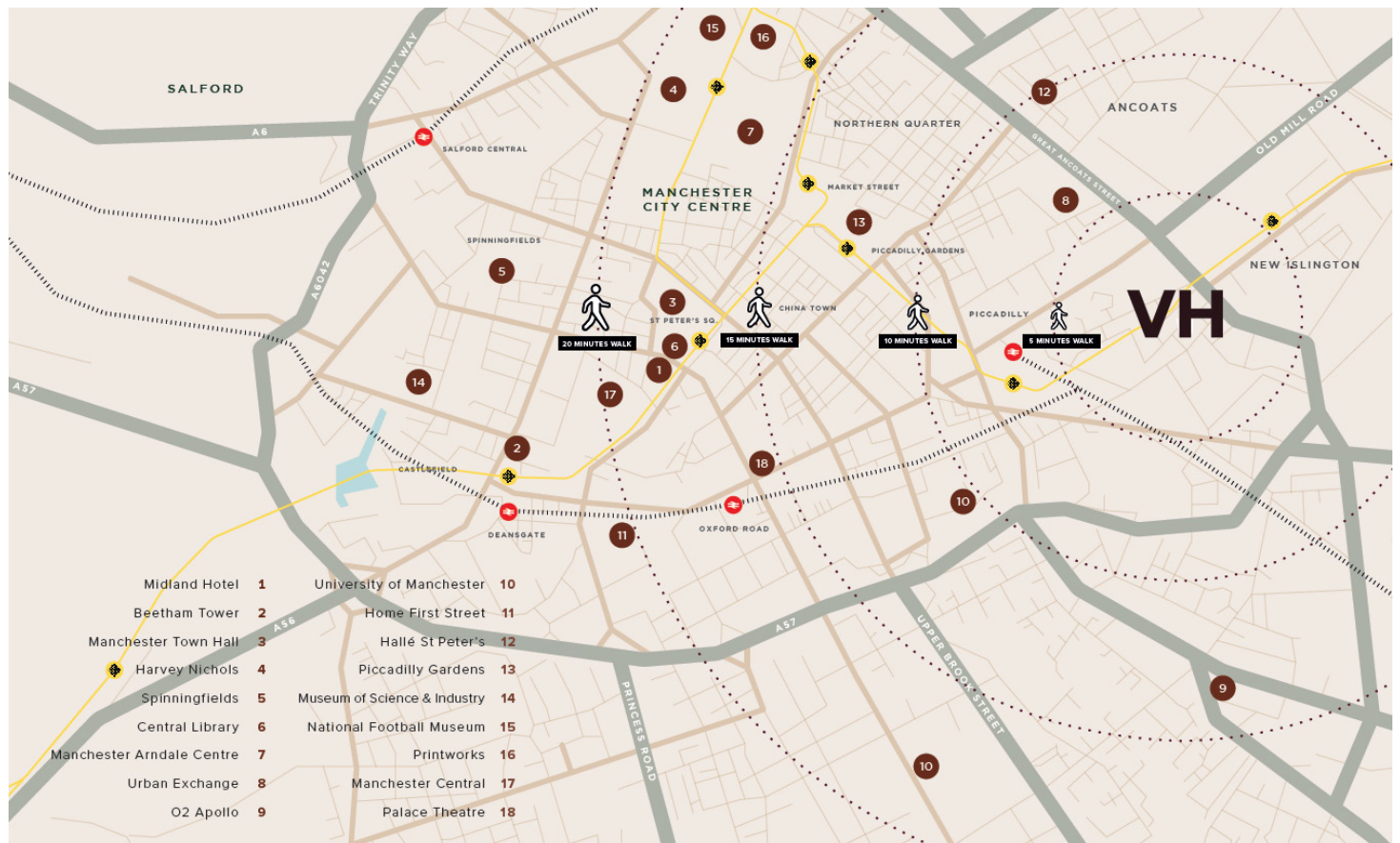
LOCATION

Victoria House neighbours the Ancoats area. Previously, a gritty textile district, today it is the most happening place in Manchester.

As the birthplace of the industrial revolution, Manchester is known around the world for its achievements in science, politics, music, arts and sport. Visitors and locals alike can visit this city's football stadiums, museums, galleries and music venues all of which continue to celebrate and reinvigorate Manchester's momentous reputation.

The more recent addition of modern café culture and an eclectic collection of restaurants, pubs and bars have added a cosmopolitan feel to this historic city.

With pedestrian-friendly streets that are lined with cool independent shops and an amazing food and drink scene it is no surprise that Ancoats has become well-loved in recent years. Positioned close by, residents of Victoria House have enviably easy access to this vibrant area of the city.



VICTORIA HOUSE MANCHESTER

THE CITY THAT HAS GOT IT ALL

Manchester embraces diversity with a population of 2.82 million. Forward-thinking innovation, a thriving culture and trend-setting lifestyle, it's a city that has so much to offer.

Manchester offers the best of everything, from high-end fashion brands to quirky independents, so it's easy to see why visitors travel from all over the world to shop in Manchester.

Boasting a bohemian vibe during the day, the Northern Quarter then transforms at night with people in search of good food, craft beer and live music.

Host to the city's financial centre with great places to eat, drink and shop, Spinningfield's captures over 42 million annual visitors due to an ideal location at the core of Manchester's city centre.

Manchester Arndale has the highest footfall of any city centre shopping arcade. New Cathedral Street is packed with style and home to some of the world's most premium shopping experiences including Selfridges & Co, Harvey Nichols and Burberry.

Scoring higher than London, Lisbon, Prague and Moscow, Manchester is ranked 43rd in the 2021 Economist Intelligence Unit's 'World's Most Liveable Cities'.

With a thriving food and drink culture, Manchester is now established as one of the UK's most exciting food destinations. There are new restaurants, bars, gastropubs, and cafés opening on a weekly basis.

Manchester is packed with options and every cuisine you can think of. You can fine dine or have afternoon tea, but there are always pop-up markets dotted around the city and humble street food.



VICTORIA HOUSE MANCHESTER

A MODERN RENAISSANCE

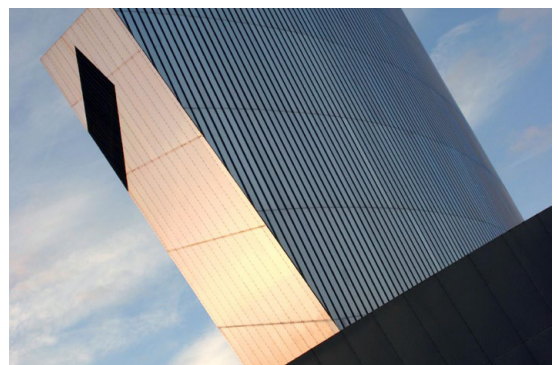
Looking to cultivate a strong sense of identity the neighbouring cities of Manchester and Salford put a strong emphasis on local arts and culture, innovation, business and leisure which has been coupled with huge government investment.

Home to the famous Lowry Theatre, one of the most visited tourist destinations in the North West, the Imperial War Museum and the Salford Museum & Art Gallery, there is no question that Salford is also defining itself as a truly unique and independent city.

The £550 million pound investment in MediaCityUK has created a unique waterfront destination for leisure, innovation and digital media – home to the BBC and ITV among others.

The largest purpose-built telecommunications and media hub in Europe, MediaCityUK is on the rise as big businesses look to relocate and premium establishments aim to be represented in the area.

To cope with the growing numbers of people wishing to work and live in Manchester and Salford there are significant plans in place to develop the local infrastructure and encourage economic growth. Consequently, house prices and rental yields are on the rise, making Greater Manchester one of the UK's premier destinations for investors.



VIADUX MANCHESTER

WHY INVEST IN MANCHESTER

MANCHESTER, ONE OF THE FASTEST-GROWING REGIONS FOR ACHIEVING MARKET LEADING RETURNS



Location
Manchester



Population
2.8 million
(Greater Manchester)



Economy
£62 billion
(Greater Manchester)



Employment
30.7% in last 5
years



Tourism
£7.9 billion
(Greater Manchester)

Manchester is a world-class city that is growing more rapidly than any of its peers. Named as the UK's most liveable city year after year by the Economist, and with a booming population to suit, it is easy to see why Manchester is at the very top of the list for investors from all over the world.

Manchester's skyline has changed beyond recognition in recent years as the city enters its new era as an international city ready to change the world again. There has never been a better time to invest in city centre property and make the most of this boom.

Significant investment is being made across Greater Manchester into all sectors of the economy. Significant infrastructure spending will make Manchester one of Europe's best-integrated cities with seamless transport solutions for its citizens.

MANCHESTER



Largest economic area outside of London



Voted Best City to Live (Economist intelligence unit)



84% increase in jobs in last 10 years



A shortfall of 9,000 properties per year



80 of the FTSE 100 companies have offices in Manchester



Properties sell 3x faster than in London



Fastest growing property market in the UK.

MANCHESTER FORECASTS

Five-Year House Price Growth

19.3%
UK 8.9%

Five-Year Rental Value Growth

21.6%
UK 15.9%

- Manchester has experienced strong price growth in recent years with one bed flats in the city centre experiencing the highest growth over both one and five year periods, at 11% and 29% respectively.

- Manchester has a growing prime market, with high specification new developments pushing prices higher this year. The price of prime new build two bed flats saw the highest annual growth at 18%, followed by one beds at 13% and three beds at 7%.

VICTORIA HOUSE MANCHESTER

WHY INVEST IN MANCHESTER

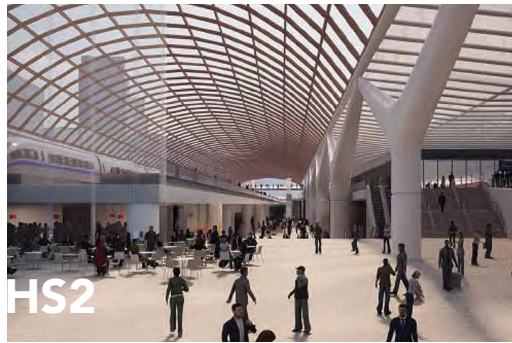
INFRASTRUCTURE

+£8.2BN INWARD INVESTMENT INTO MANCHESTER OVER THE LAST 10 YEARS.



AIRPORT

255 destinations
22,000,000 passengers each year
£1Bn expansion plan
1,500 jobs created



HS2

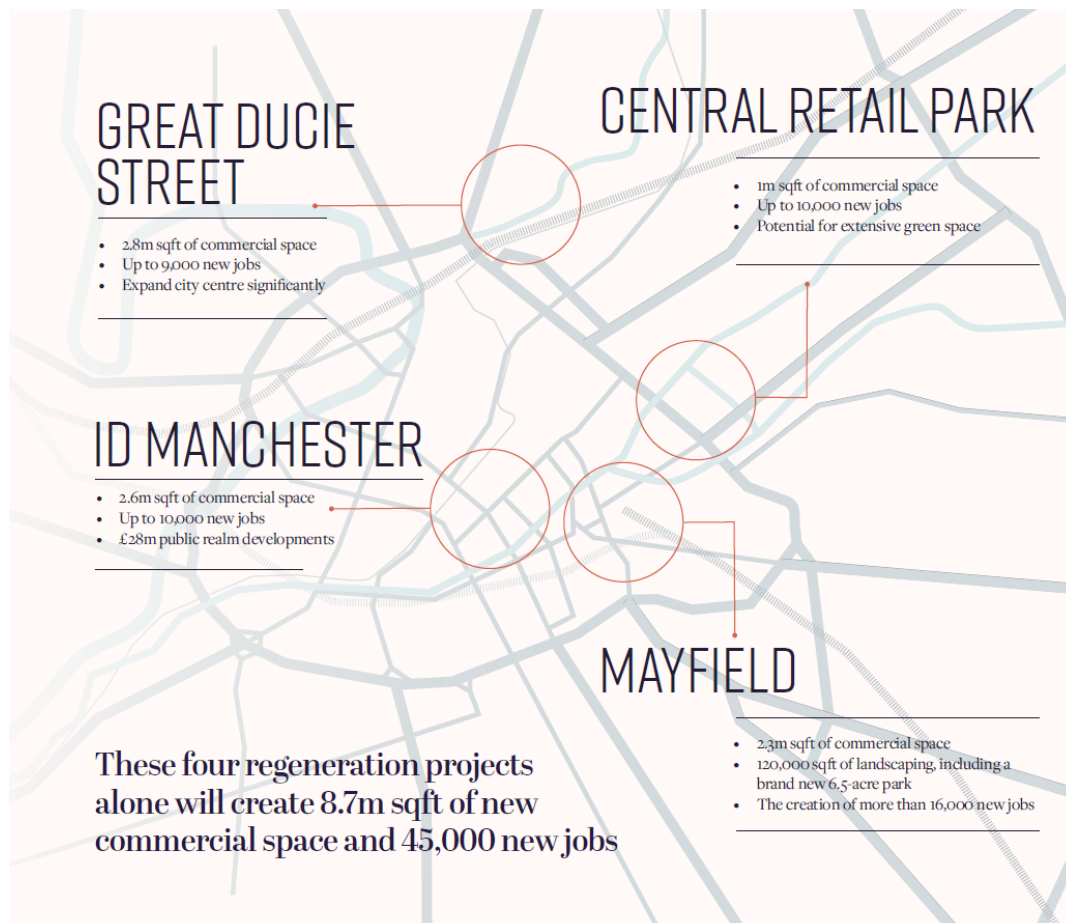
FASTEST TRAINS in Europe
1 HOUR to London
55,000 jobs created



METROLINK

7 lines
93 Stops
40M passenger journeys a year

SIGNIFICANT REGENERATION



VICTORIA HOUSE MANCHESTER

DEVELOPMENT VIEWS

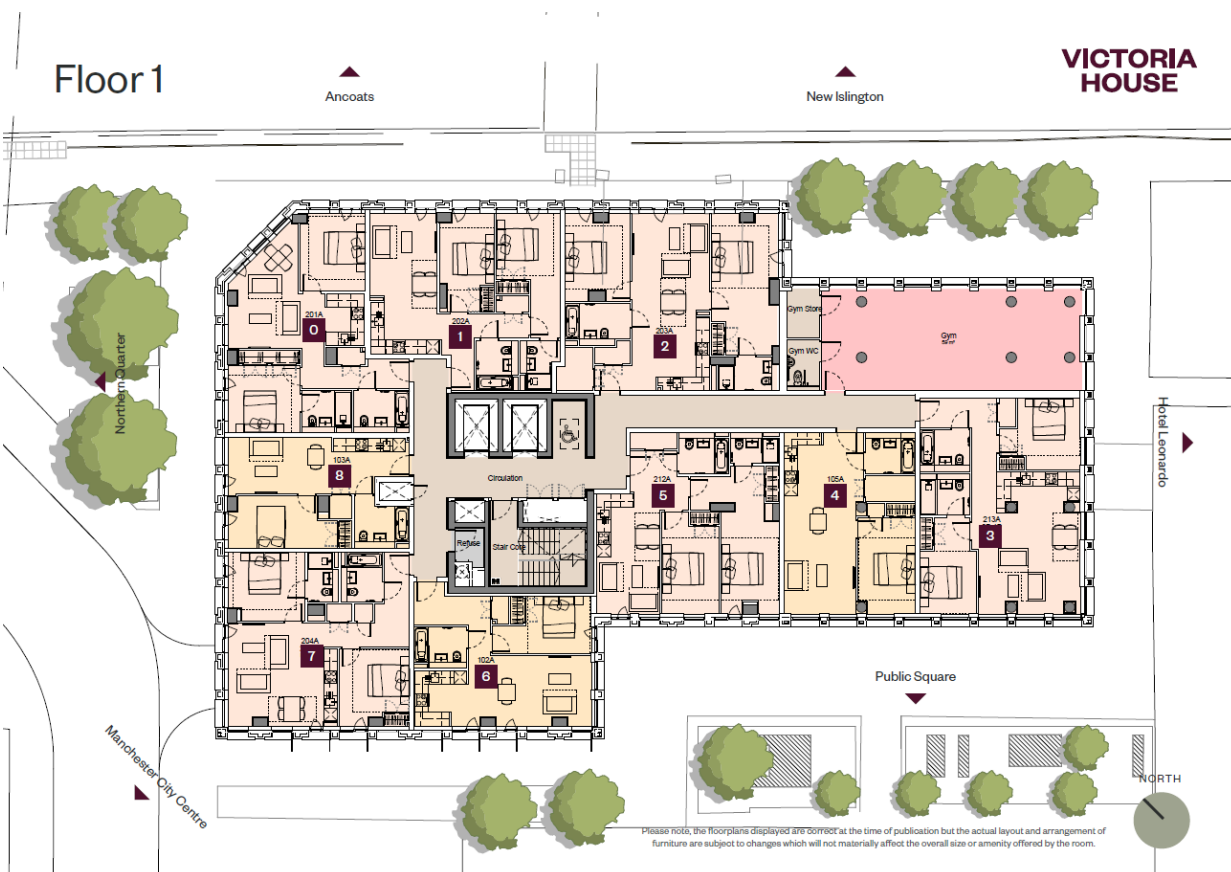


VICTORIA HOUSE MANCHESTER

DEVELOPMENT VIEWS

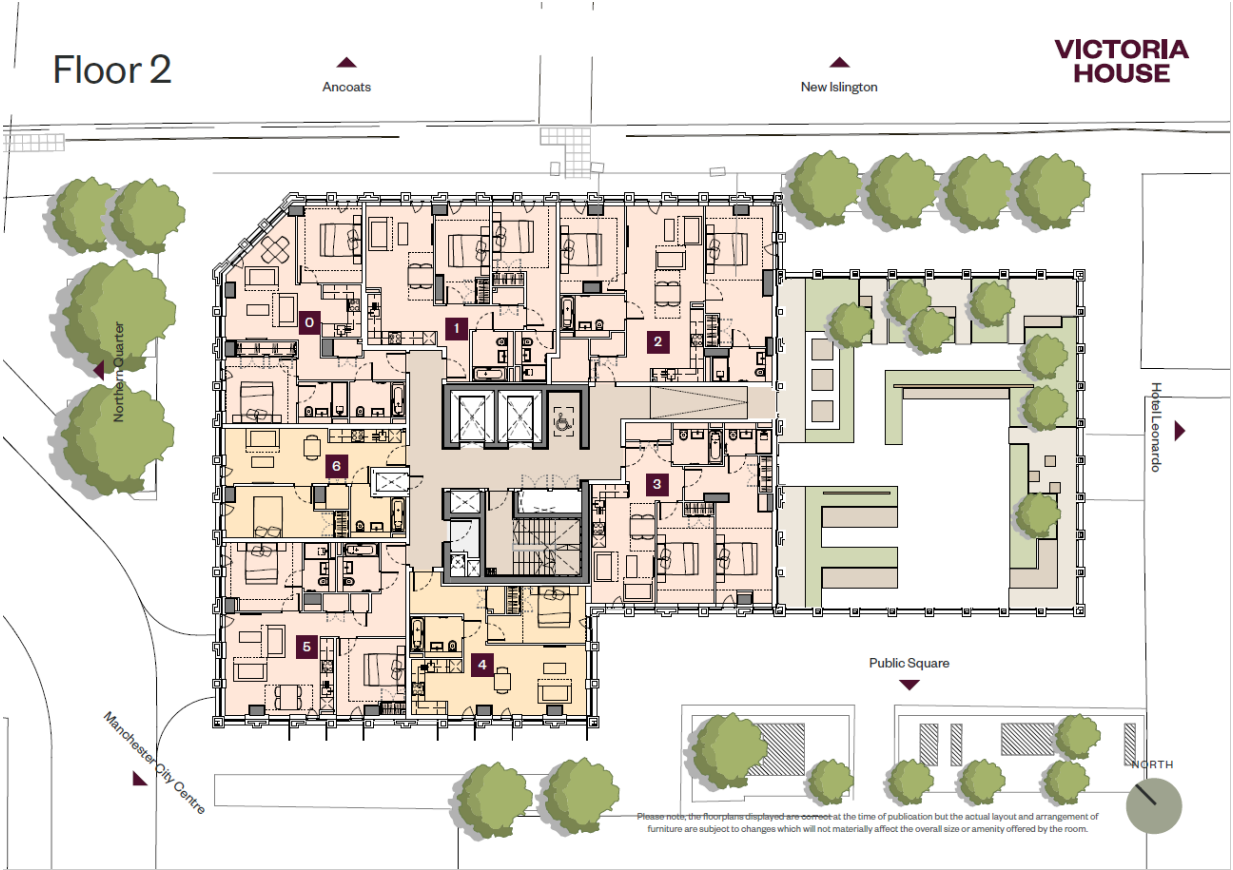


FLOOR PLANS



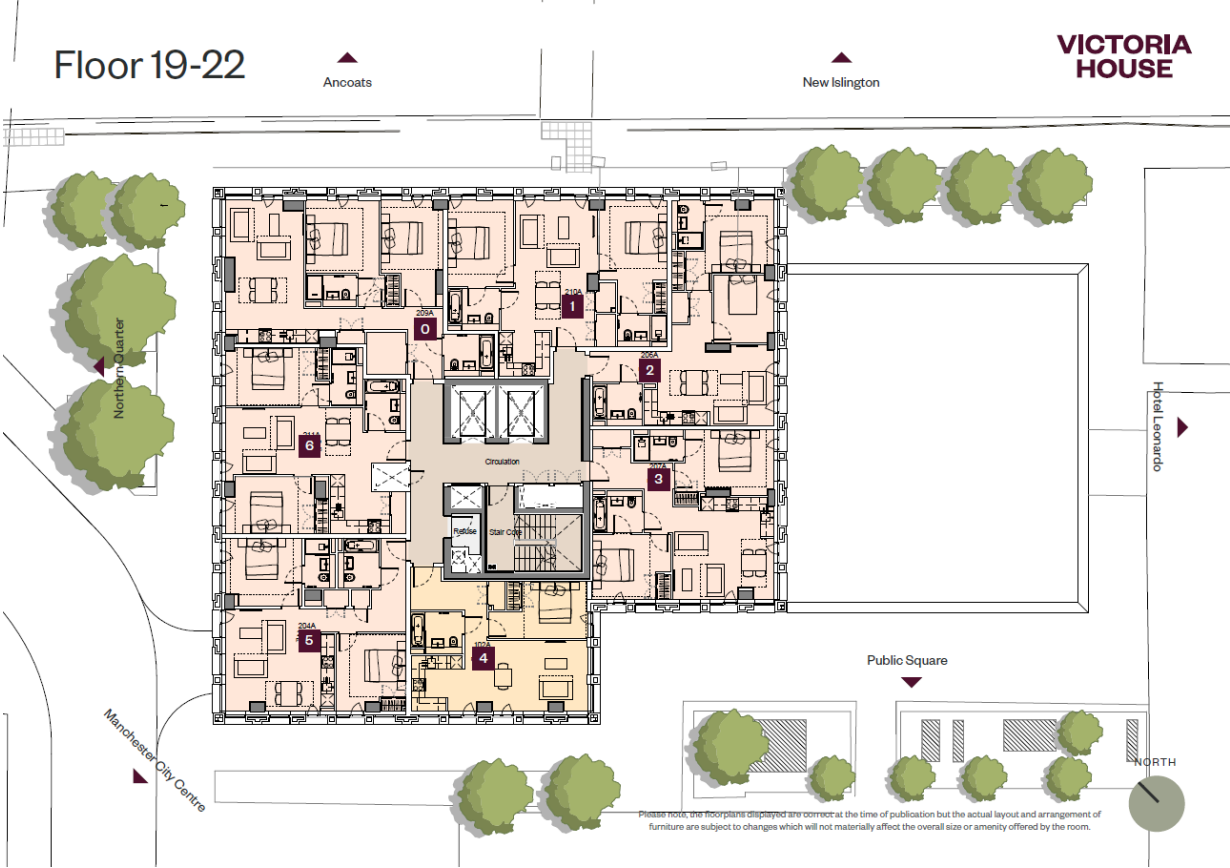
VICTORIA HOUSE MANCHESTER

FLOOR PLANS



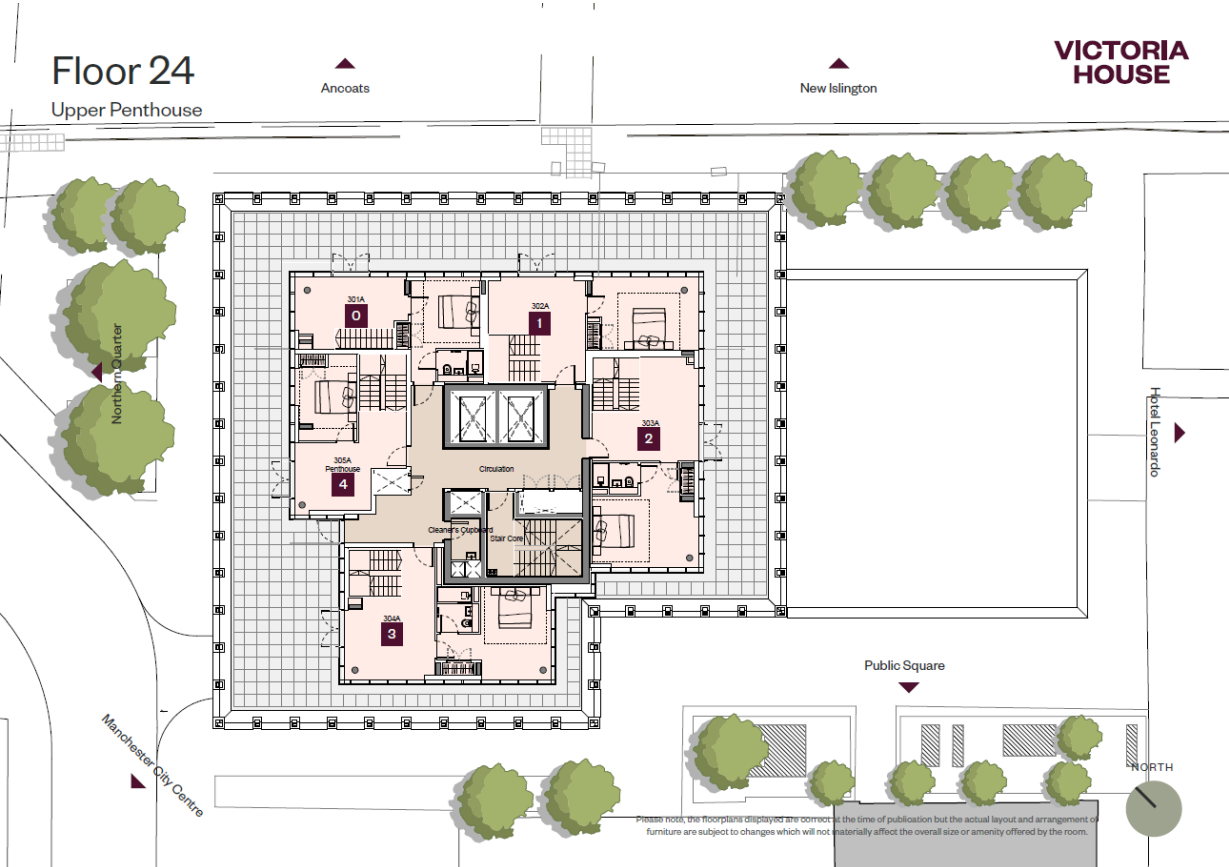
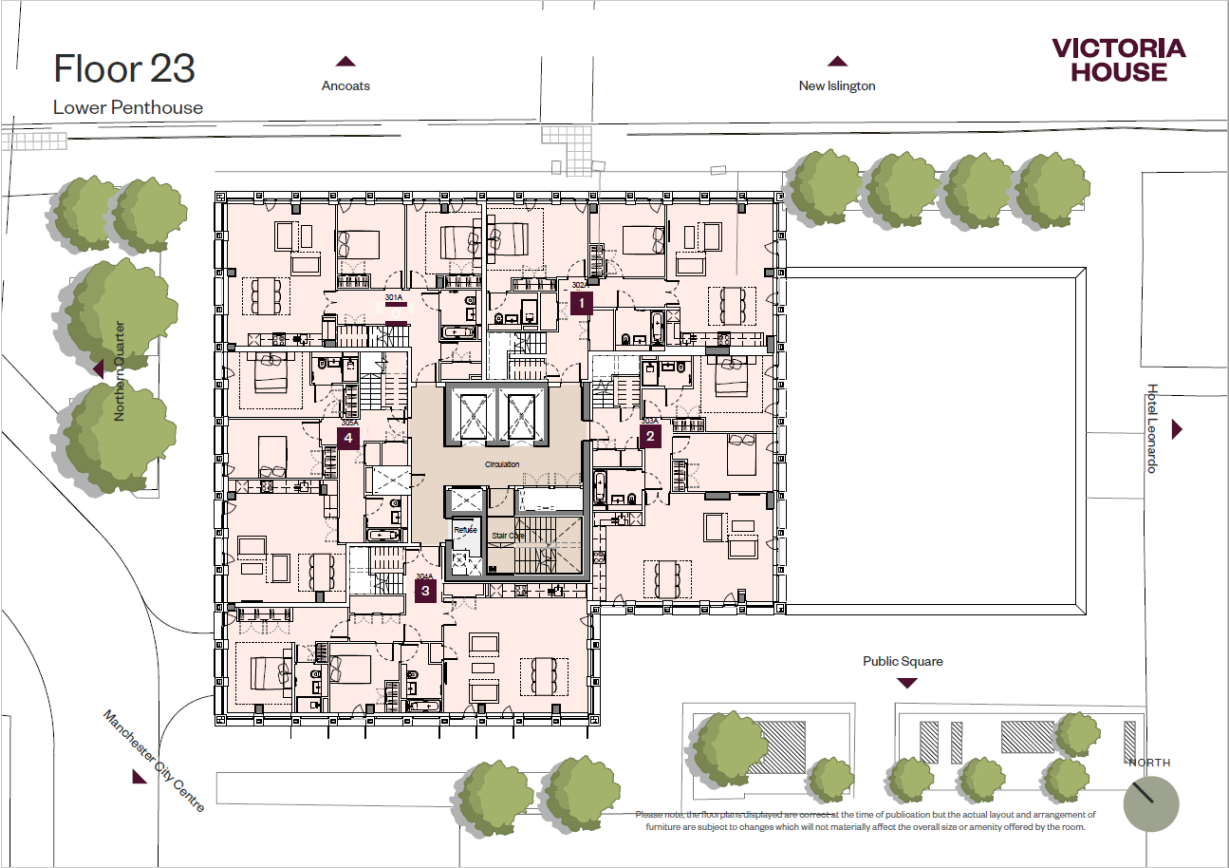
VICTORIA HOUSE MANCHESTER

FLOOR PLANS



VICTORIA HOUSE MANCHESTER

FLOOR PLANS



VICTORIA HOUSE MANCHESTER

AMENITIES & SPECIFICATIONS



BATHROOM

- High quality sanitary ware
- Ceramic wall and floor tiling
- Premium taps and fittings

KITCHEN

- Stylish fitted kitchen with gloss finishes
- Integrated, modern appliances
- Low profile, warm lighting

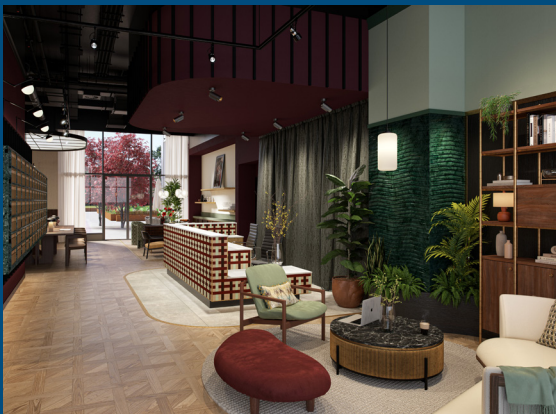
LIVING SPACE

- Open plan living space
- Double-glazed floor to ceiling windows
- Wood finished flooring



COMMUNAL SPACES

- Welcoming entrance lobby and reception
- Fully equipped gymnasium
- Co-working spaces
- Private residential terrace and rooftop
- Secure cycle store
- Two ground floor retail facilities



VICTORIA HOUSE MANCHESTER

RESERVATION PROCESS



Reservation deposit £2,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

25% on the exchange of contracts minus the reservation fee paid (exchange within 28 days of reservation) and balance on Completion 75%).

LEGAL INFORMATION



VENDOR'S SOLICITOR

BLM LAW
STEPHEN LINTOTT
E: STEPHEN.LINTOTT@BLMLAW.COM
T: +44 (0)161 838 8230



RECOMMENDED BUYER'S SOLICITOR

ARCH LAW
MARTIN MCQUEEN
E: MARTIN.MCQUEEN@ARCH.LAW
T: +44 (0)333 050 4525

LETTINGS AND MANAGEMENT



REDSTONE PROPERTY PORTFOLIO MANAGEMENT

Register for Letting and Management on reservation to benefit from preferential rates.

T: +44 (0) 121 295 1324
E: lettings@redstoneproperty.co.uk