





CANAL
STREET

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THE DEVELOPMENT

Manchester New Square is an exciting residential development located in the beating heart of the city centre.

The very best that Manchester has to offer is right on your doorstep – from fine and eclectic art and dining to cultural institutions and world-class universities. Excellent transport facilities are all within a short walk.

One of the largest and most prestigious developments of its kind in the city, Manchester New Square comprises three individually designed, 12-15 storey buildings around a tranquil landscaped square. The 351 one, two and three bedroom apartments are all generously proportioned with artisan restaurants and retailers on the ground floors, secure underground car parking, and a residents only Wellness Centre. Each apartment is designed and finished to an exceptionally high standard, in a spacious, open-plan layout flooded with natural daylight. Manchester New Square is a stylish addition to this dynamic central neighbourhood and sets an impressive new standard of inner-city living.

Manchester New Square sets an impressive new standard of inner-city living.

351
one, two and three
bedroom apartments



AERIAL SHOT OF THE CALICO, LINTER AND CARDING BUILDINGS

LIFE AT MANCHESTER NEW SQUARE



The apartments display an exacting attention to detail throughout and are larger in scale than many other new developments in the city. The buildings' elegant brick façades mirror the traditional architecture of the surrounding area, and the upper floors provide panoramic views over Manchester's skyline.

The interior of each apartment has been designed to exceptionally high standards of luxury with SieMatic kitchens, fully tiled bathrooms with top of the range fittings, Karndean floors to living areas and sumptuous carpets in the bedrooms. All apartments benefit from full height windows which flood the space with natural light.





GROUND FLOOR LAYOUT PLAN

The development is positioned in the beating heart of Manchester's central community.

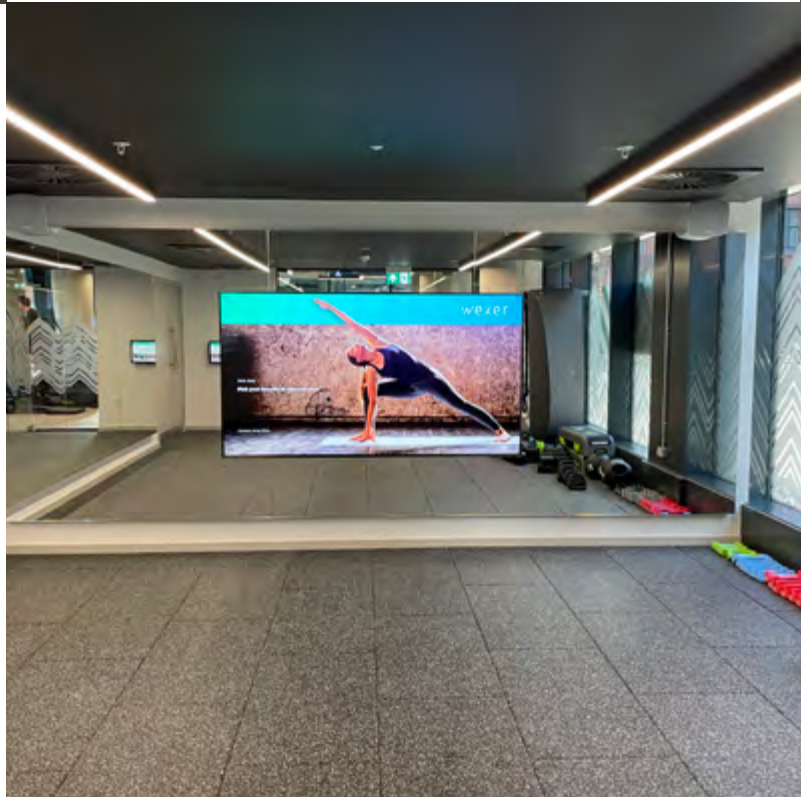


With over 200 secure underground car parking spaces, Manchester New Square provides ample parking for residents along with generous cycle storage and direct lift access to the square. A fully equipped private gym is located on the ground floor and the residents' lounge provides a relaxing space to meet friends or hold meetings in informal surroundings.

A dedicated 24 hour fully manned concierge service is provided on site to help residents and visitors with their every need. Services include: parcel and grocery drop off and storage, dry cleaning, key holding, meeting and greeting visitors, car club, apartment cleaning, dog walking and permanent security.



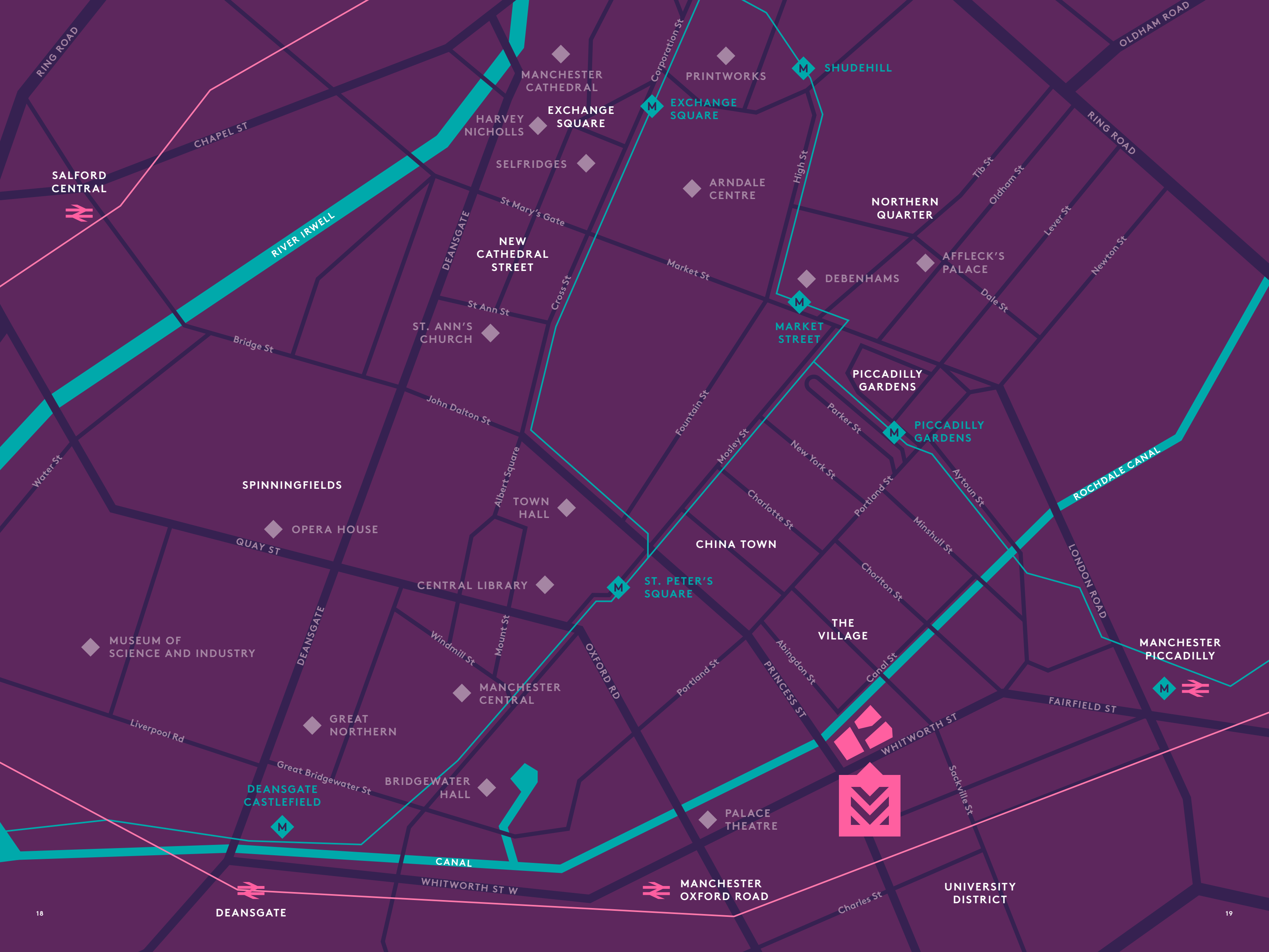
COMMUNITY





AREA

LOCAL





MANCHESTER
PICCADILLY
STATION ▶ **5mins**

NORTHERN
QUARTER ▶ **12mins**

SELFRIDGES/
HARVEY
NICHOLS ▶ **15mins**



UNIVERSITY
OF
MANCHESTER ▶ **9mins**

OLD
TRAFFORD
STADIUM ▶ **21mins**

MEDIACITYUK ▶ **24mins**



ETIHAD
STADIUM ▶ **10mins**

TRAFFORD
CENTRE ▶ **18mins**

MANCHESTER
AIRPORT ▶ **25mins**



BIRMINGHAM
NEW STREET ▶ **1hrs 26mins**

LONDON
EUSTON ▶ **2hrs 8mins**

EDINBURGH
WAVERLY ▶ **3hrs 23mins**



NEW YORK
(DIRECT) ▶ **7hrs 10mins**

DUBAI &
ABU DHABI
(DIRECT) ▶ **7hrs 10mins**

BEIJING
(DIRECT) ▶ **10hrs 25mins**

Manchester is one of the easiest cities in the world to navigate - everything is a short walk, tram, train or bus ride away.

HONG KONG
(DIRECT) ▶ **11hrs 35mins**

SINGAPORE
(DIRECT) ▶ **12hrs 45mins**

LOS ANGELES
(DIRECT) ▶ **13hrs 30mins**

Manchester has the largest airport outside London.
From here you can fly to 200 destinations.



CONNECTIONS

Manchester is exceptionally well connected, and Manchester New Square is ideally positioned to take advantage of the city's first-rate transport links. Piccadilly Station is just a five-minute stroll from the development, and central Metrolink and bus stations are just a stone's throw away. Manchester Airport, with daily direct flights to Hong Kong, Beijing, Dubai, Abu Dhabi, Singapore, New York and Los Angeles, is an easy 25-minute journey via dedicated express tram, bus and train services.



SHOPPING



Manchester is among the world's 50 most liveable cities ahead of London, New York and Rome.

According to The Economist Intelligence Unit

Dedicated followers of fashion needn't look further than Manchester to get their sartorial fix. The city offers a fantastic mix of designer stores, high-street favourites and vintage treasure troves.

Shoppers flock to the Manchester Arndale Centre, Selfridges and Harvey Nichols - all located in the city centre. Affleck's Palace in the Northern Quarter is ideal for quirky buys, while King Street offers luxury brands such as The White Company, Boodles, and Diesel.

If that isn't enough, the Trafford Centre which is just 5 miles to the West is the second largest shopping centre in the UK, offering a fabulous selection of shopping, food and drink and leisure activities.



CULTURE

“Significant investment has gone into securing the future of Manchester’s cultural institutions.”



Manchester is a world capital of the arts and home to multiple theatres, galleries, museums and cultural festivals. It’s where New York-style warehouses sit alongside Grade-I-listed architecture, where basement jazz clubs are a stone’s throw from classical music venues.

Significant investment has gone into securing the future of Manchester’s cultural institutions, some of the best include the famous Manchester Central Library, Bridgewater Hall, the Hallé Orchestra, Museum of Science and Industry, Imperial War Museum North and Whitworth Art Gallery. The most intriguing addition to Manchester’s creative scene is Home, a versatile space for ‘curiosity seekers’ comprising a theatre, gallery, cinema, events space, bar and restaurant. When it comes to thinking outside the box, Manchester remains streets ahead.





“The beautiful game
is as much a part
of Manchester’s
cultural landscape
as music, fashion
and architecture.”

It’s difficult to talk about Manchester without mentioning one of its most famous exports: football. The city is home to not one but two internationally renowned Premier League clubs, Manchester United and Manchester City. Both teams are among the most famous, successful and historic in the UK, and attract hundreds of thousands of national and international spectators every year.

The National Football Museum, located in Manchester city centre, is the world’s biggest museum dedicated to the sport with outstanding collections, reflected in its ‘designation’ status from the Arts Council England. Indeed, the beautiful game is as much a part of Manchester’s cultural landscape as music, fashion and architecture.

EATING OUT



Manchester has long given London a run for its money in the restaurant stakes, which is reflected in the city's eclectic dining scene.

Discover high-end favourites such as Ibérica and Hawksmoor alongside a multitude of proudly independent cafés, bars and restaurants. Beautiful period architecture lends character and ample space to a wide range of new ventures. Renowned for its trendy establishments, the Northern Quarter offers discerning foodies a range of culinary treats.



NIGHTLIFE



“Whether it’s colourful clubs, New York-inspired speakeasies or secret comedy gigs, Manchester is proud of its vibrant nightlife.”



**“This is Manchester.
We do things
differently here.”**

Tony Wilson

The city is hailed as the birthplace of rave culture and Britpop, and its reputation for nurturing groundbreaking music is unsurpassed. There’s something for everyone here; from sky-high cocktails at Cloud 23 to rum soaked rock ‘n’ roll at Mojos bar, or even craft beer at Albert’s Schloss – the self-styled ‘bohemian bier palace’. Day or night, Manchester is entertaining, energetic and always has its finger on the pulse.

Voted as the
third best city in
the world after
Amsterdam and
San Francisco.

TimeOut 2021

INVESTMENT

With a flourishing job market, expanding economy, and heavy investment in transport and the arts, it's little wonder that Manchester is at the centre of the 'Northern Powerhouse' – a government initiative aiming to boost economic growth in the north of England.

There are a number of factors contributing to Manchester's resurgence. The city has one of the largest student populations in Europe with over 99,000 students, and high graduation retention rates reflect how young professionals are attracted to it's booming job market and affordable lifestyle. Several of Britain's biggest companies are located in the city, including the Co-operative Group, Royal Bank of Scotland, BBC and ITV at Media City. An expanding job market ultimately leads to growing demand for high-quality new rentals and homes, with JLL expecting rental rates to increase by an average of 2.9% every year over the next five years.



Manchester’s residential market is one of the strongest in the country and has more growth opportunities over the coming years than any other city in the UK.



MANCHESTER HOUSE PRICE FORECASTS

(% increase per year)



4.7%

Average increase per annum



MANCHESTER RENTAL GROWTH FORECASTS

(% increase per year)



2.9%

Average increase per annum

Source: JLL

The background of the entire image is a repeating geometric pattern of chevrons. The chevrons are formed by parallel lines in two colors: a vibrant teal and a deep purple. They are arranged in a staggered, interlocking fashion, creating a dynamic, three-dimensional effect. The pattern covers the entire surface, with the text elements placed within the teal-colored sections.

THE

APARTMENTS

Unwind in your stylish and spacious lounge as you take in the spectacular views across the city through the full height windows. Manchester New Square apartments are in the heart of the action, but acoustically designed to ensure calm and tranquillity within. The apartments are finished to the highest standards with a clean and contemporary design. Characterful Karndean timber-effect flooring is fitted in the open-plan lounge, kitchen and corridors and the bright white walls are left uncluttered for you to add your own creative stamp. Heating and hot water is independently controlled within each apartment.

LIVING



DINING



With its sleek, modern design and state-of-the-art features, your kitchen at Manchester New Square is certain to become the heart of your new home. The fitted kitchens are from the award-winning SieMatic Pure range, featuring customised storage fit-out options, with ample cupboard space and full-height larder storage units in selected apartments. Worktops are sleek and low profiled by Corian, and come with a Blanco Supra stainless steel sink and Blanco mixer tap. Bosch appliances are fitted throughout and include a full size dishwasher, integrated oven and full-height fridge-freezer unit.

SLEEPING

Every bedroom at Manchester New Square is a spacious double with clear white walls and full-height windows, while quality broadloom carpets exude comfort and luxury. The master bedrooms have fitted wardrobes with handy in-built lighting, plus elegant en-suite bathrooms.



BATHROOM

Stylish, contemporary bathrooms are fully tiled with Portuguese over size porcelain tiles and fitted with high-end Duravit sanitary ware, including luxury chrome Hansgrohe thermostatic mixer taps and rain head showers. The en-suites feature deluxe double-size walk-in showers with enamelled steel shower trays and toughened full-height glass screens. The main bathrooms, meanwhile, feature generously sized enamelled steel baths by Bette with overhead rain shower. All bathrooms contain additional luxuries with a concealed heated towel drying wall, and full-width mirror with integrated storage cabinet.





KITCHENS

- Sleek and modern fully fitted kitchens from the stunning SieMatic Pure range with extensive cupboard and drawer customised fit-out options
- Seamless Corian worktops with underset Blanco Supra stainless steel sink
- Full height larder storage unit in selected apartments
- Full height Bosch fridge/freezer unit
- Full size Bosch dishwasher
- Bosch induction hob with touch controls and concealed extractor hood
- Integrated Bosch oven
- Corian upstands above worktops with acrylic splashbacks
- Contemporary Blanco mixer tap and stainless steel power sockets
- Concealed lighting under storage cabinets
- Soft close drawer systems with concealed handles

SPECIFICATION

BATHROOMS

- Main bathrooms with bath and overhead rain head shower, en-suite bathrooms with double size walk-in showers with rain head showers and separate flexible shower head
- Steel enamel Bette baths and shower trays
- Stunning white Duravit porcelain sanitary ware
- Chrome Hansgrohe thermostatic mixer taps, rain head showers and fixtures
- Toughened full height glass shower screens
- Large format Portuguese porcelain tiles throughout
- Concealed heated towel drying wall
- Full width mirror with concealed storage cabinet
- Stainless steel shaver socket



COMMUNICATIONS AND MEDIA

- State-of-the-art and future proofed media and ultrafast broadband connections allowing occupiers a free choice of suppliers
- Visitor security access system

FIXTURE AND FITTINGS

- Fitted wardrobe with lighting to master bedrooms
- Stainless steel switches and power sockets
- High quality ironmongery



FLOOR FINISHES

- Karndean wide plank timber effect floors to kitchen, lounge and corridors with high quality broadloom carpets to bedrooms
- Ceramic porcelain floor tiles to bathrooms

HEATING AND LIGHTING

- Independently controlled electric heating with flat panel radiators throughout
- LV spotlights throughout all areas except bedrooms which have pendant fittings
- Stainless steel switches and power sockets

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