



EAST TOWER
FACT SHEET



Key Facts

LOCATION

Great Jackson Street, Manchester
M15 4PA

DEVELOPMENT

1, 2 and 3-bedroom apartments with
22,000 ft² of commercial space

ARCHITECT

Simpson Haugh

INTERIOR ARCHITECTS

Lister and Lister, Jolie Studios

TENURE

990 years

PARKING

Allocated parking, available on
selected apartments £25,000

ESTIMATED COMPLETION

Q1 2021

WARRANTY

10 year warranty/2 year Renaker
warranty

Deansgate

S Q U A R E

A N E W L E V E L

WWW.DEANSGATESQUARE.COM



COMPRISING 1,508 SPACIOUS APARTMENTS ACROSS FOUR CAREFULLY DESIGNED TOWERS, DEANSGATE SQUARE IS MANCHESTER'S PREMIER NEW DEVELOPMENT. MARRYING LUXURY LIVING WITH UNRIVALLED AND PRIVATE ON-SITE AMENITIES, ALL IN AN ICONIC LOCATION AT THE HEART OF ONE OF THE WORLD'S BEST-KNOWN CITIES; DEANSGATE SQUARE TAKES CITY CENTRE LIVING TO A NEW LEVEL.



Every element has been carefully crafted, ensuring that every need is considered. From the outset, our team of designers have factored in all the key aspects for iconic modern living - and much more. Covering 22,000 ft², the Deansgate Square development comprises exceptional health and wellness on site facilities such as; 20m pool, spa, gym, yoga studio, spin studio and sports hall. The roof garden, lounge and private salon are perfect for unwinding with neighbours and friends, whilst the gallery offers a professional and designated workspace. Deansgate Square takes Manchester's residential health and wellness offering to new heights.

With its enviable location in the heart of the city, the possibilities are endless.

Situated at the gateway to the city centre, Deansgate Square not only gives spectacular views across this popular, ever-growing metropolis, but is also ideally located for exploring the city and everything it has to offer.

Recently named as the UK's most liveable city, and featuring in the top 50 in the world ahead of London, New York and Rome; Manchester has cemented itself as a highly desirable location to live. From world-renowned shopping to generation-defining culture, Manchester plays an important role in everything *en vogue*, both in the UK and on a global level.

WWW.DEANSGATESQUARE.COM

SERVICE CHARGE

Apartment est £2.76 per ft²
Parking Space est £188 per annum
Buildings Insurance £0.60 per ft²

GROUND RENTS

One bed: £200 pa
Two beds: £300 pa
Three beds: £300 pa
Parking space: £15 pa

COUNCIL TAX

Manchester Tax Bands
April 2020-March 2021



SCAN ME

TERMS OF PAYMENT

A reservation fee is payable

A 20% deposit minus the reservation fee is payable on exchange of contracts

The balance of 80% is payable on completion

VENDORS SOLICITORS

Salehs Solicitors
Rebecca Dann
Didsbury House
748 - 754 Wilmslow Rd
Manchester
M20 2DW
Email: rd@salehs.co.uk
TEL: 0161 434 9991



TOTAL APARTMENTS

1,508

EAST TOWER APARTMENTS

386

BUILDING HEIGHT

51 Storeys

KEY DISTANCES

WALKING

Deansgate Castlefield Station 2 mins
University of Manchester 18 mins

CAR

Old Trafford Stadium 7 mins
Selfridges / Harvey Nichols 8 mins
Trafford Centre 15 mins
Manchester Airport 19 mins

TRAIN

Liverpool 52 mins
Birmingham 88 mins
London 126 mins

METROLINK

MediaCity 17 mins
Didsbury 18 mins
Etihad Stadium 21 mins

BUS

MediaCity 25 mins
Trafford Centre 29 mins
National Cycle Centre 30 mins

DEVELOPER

Renaker Build Ltd
NQ Building,
47 Bengal St,
Ancoats,
Manchester M4 6BB





Facilities

- 20M SWIMMING POOL
- JACUZZI
- SAUNA
- STEAM ROOM
- SPA TREATMENT ROOMS (INCLUDING NAIL BAR)
- RESIDENTS' CHANGING FACILITIES
- 6000 FT² (558 M²) SPORTS HALL (TENNIS, 5-A-SIDE FOOTBALL, BASKETBALL...)
- 4300 FT² GYMNASIUM
- 1130 FT² (105 M²) SPIN STUDIO
- 1100 FT² YOGA / AEROBIC STUDIO
- RESIDENTS' LOUNGES (INCLUDING ROOFTOP GARDEN)
- DESIGNATED WORKSPACE
- 24/7 CONCIERGE
- DEDICATED RESIDENTS' DROP OFF / PICK UP POINT
- PRIVATE SALON (ABILITY TO HIRE FOR PRIVATE EVENTS)





DEANSGATE SQUARE HAS PROVED EXTREMELY POPULAR IN THE RENTAL MARKET AND JLL IS DELIGHTED TO HAVE BEEN INSTRUCTED ON A NUMBER OF APARTMENTS SINCE THE START OF 2020.

The one-bedroom apartments have achieved rents 14% above the market average and two-bedroom apartments have witnessed phenomenal results with rents that are 44% above the market average.

Deansgate Square is one of Manchester's most iconic and sought-after schemes. Its location offers easy access to all city centre amenities, universities and Manchester's extensive transport network, whilst the building itself provides first class on-site amenities such as a gym, swimming pool, sports hall and residents garden.

This level of build quality and amenity is not available anywhere else in the city centre and tenants have shown they are willing to pay a premium for such luxuries.

As the building and surrounding areas develop, we expect the buildings popularity to rise amongst investors and cement itself as one of Manchester's premier developments.

ONE BEDROOM APARTMENTS

14%

RENTALS ACHIEVED ABOVE MARKET AVERAGE

TWO BEDROOM APARTMENTS

44%

RENTALS ACHIEVED ABOVE MARKET AVERAGE





Why Buy in Manchester

- GREATER MANCHESTER IS SITUATED IN THE NORTH WEST OF ENGLAND, WITH ITS VIBRANT CITY CENTRE AND PROXIMITY TO THE NATURAL BEAUTY OF THE PENNINES AND THE PEAK DISTRICT NATIONAL PARK, THERE IS SOMETHING TO SUIT EVERY LIFESTYLE.
- MANCHESTER WAS RANKED BY THE ECONOMIST INTELLIGENCE UNIT IN 2019 AMONG THE WORLD'S 50 MOST LIVEABLE CITIES AHEAD OF LONDON, NEW YORK AND ROME.†
- WITH A POPULATION OF 2.73 MILLION, THE SECOND MOST POPULOUS ZONE OUTSIDE OF LONDON. THE NUMBER OF PEOPLE LIVING IN GREATER MANCHESTER IS SET TO INCREASE TO 2.95M BY 2031.
- DEMAND FOR RESIDENTIAL PROPERTY IN MANCHESTER IS STRONG, WHERE THERE HAS BEEN A LARGE GROWTH IN POPULATION, PREDOMINANTLY AMONGST THE ECONOMICALLY ACTIVE 20-39 GROUP.*
- MANCHESTER IS A COST-EFFECTIVE LOCATION TO LIVE IN, REFLECTED FROM HOUSING COSTS TO LEISURE AND ENTERTAINMENT. YOU GET MORE FOR YOUR MONEY IN MANCHESTER.

ACCORDING TO JLL MANCHESTER IS FORECAST TO HAVE THE HIGHEST SALES PRICES AND RENTAL GROWTH OF ANY CITY IN THE UK OVER THE NEXT FIVE YEARS**:

SALES PRICE GROWTH FORECAST:

17.1%

2020-25

RENTAL GROWTH FORECAST:

16.5%

2020-25

ECONOMIC AND DEMOGRAPHIC FORECASTS FOR MANCHESTER** (2020-2024 % CHANGE PA)

GVA GROWTH	2.7%
EMPLOYMENT GROWTH	1.3%
POPULATION GROWTH	1.1%



1.4m WELL-EDUCATED, SKILLED WORKFORCE OF 1.4 MILLION



£28b A GDP OF £28 BILLION



96,000 EMPLOYED IN BANKING, FINANCE AND INSURANCE



TECH HUB

HOME TO ONE OF THE LARGEST TECH CLUSTERS IN THE UK. IT WILL PLAY A VITAL ROLE IN PUTTING THE ECONOMY BACK ON TRACK.††



EDUCATIONAL HUB
3 UNIVERSITIES. EUROPE'S LARGEST STUDENT POPULATION



WELL CONNECTED

TRANSPORT LINKS ACROSS THE CITY, COUNTRY AND INTERNATIONALLY



RETAIL HOTSPOT WITH **3,250,000 FT²** OF RETAIL SPACE INCLUDING HARVEY NICHOLS AND SELFRIDGES

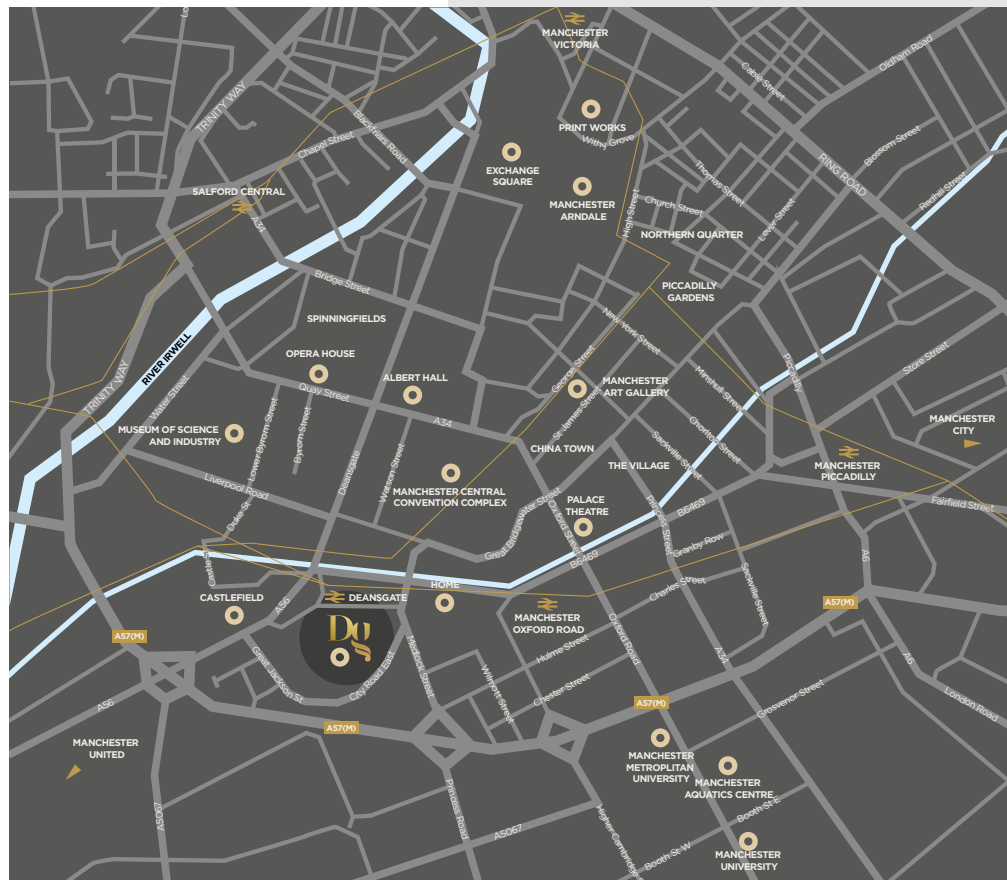


SPORTING POWER - HOME TO MANCHESTER UNITED & MANCHESTER CITY FOOTBALL CLUBS



CULTURAL HUB - MUSIC AND THE PERFORMING ARTS TO WORLD CLASS ARCHITECTURE AND HERITAGE

SOURCES:
*Deloitte Real Estate, Manchester Crane Survey 2020, page 11
**JLL UK living 2020 City Centre Forecasts, pages 4 and 5
†https://cutt.ly/InvestManc
††https://cutt.ly/SavillsTech



Transport

Deansgate Square benefits from being next door to Deansgate Station, giving instant access to routes linking to the city's other main travel hubs - Victoria & Piccadilly stations and Manchester Airport.

Manchester has excellent transport links to the rest of the UK too. Trains from Manchester Piccadilly to London Euston run every 20 minutes with a total journey time of approximately 2 hours.

The M60 orbital motorway is a 10 minute drive from the City Centre providing access to the main motorway networks of the M61, M62, M56 and M6. Manchester Airport (the UK's largest regional airport) is situated just off the M56 motorway and is approximately a 20 minute journey in the car. Manchester Airport is also accessible by train from Manchester Piccadilly railway station.