



One  
Victoria



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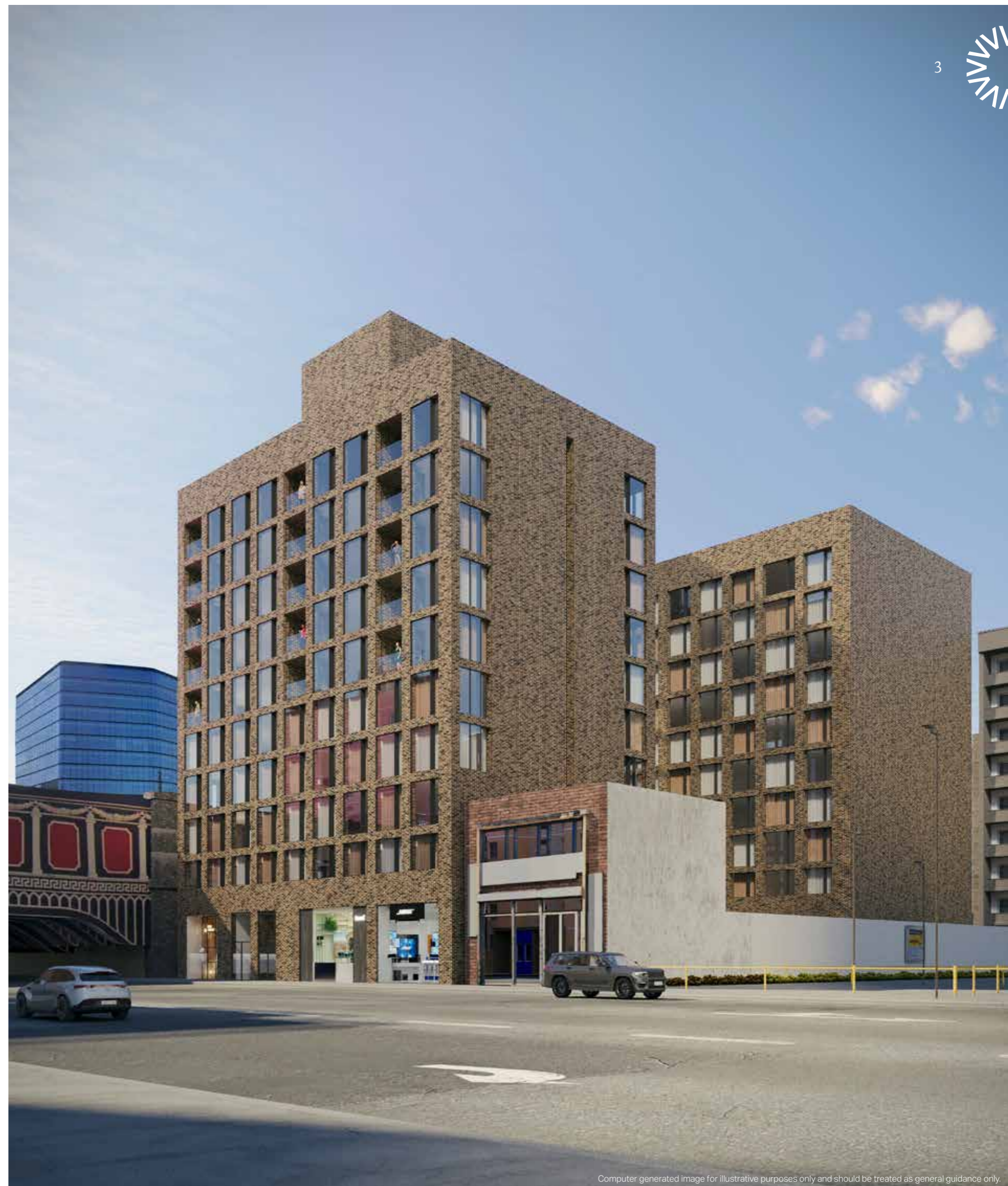
# Magnificent Manchester.

*One Victoria  
Great Ducie Street  
Manchester M3*

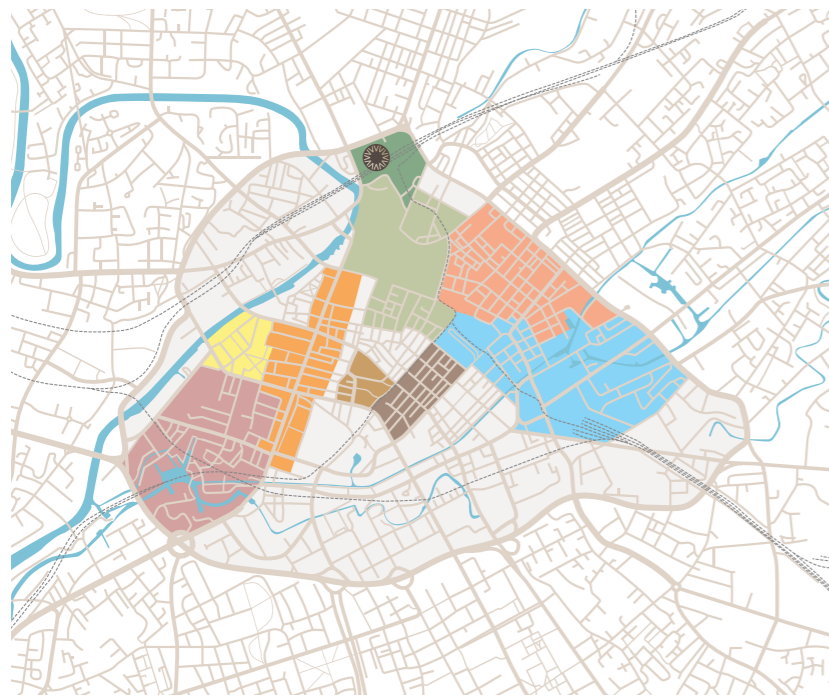


*One Victoria enjoys a fantastic location close to Manchester's hippest districts and centres of work, only a three minute walk from Manchester Victoria train and tram terminal. Totalling 129 highly rentable apartments, its sleek interiors are designed to appeal to the city's growing league of young professionals – Manchester now home to more 20-29 year olds than any other place in the UK.*

*For investors it offers attractive yields, strong capital appreciation and a flexible asset in a city that has a predicted population growth rate double that of the UK population growth.*



## Manchester City Centre Districts



### One Victoria

- Victoria
- Market Street, the Cathedral Quarter and Manchester Arndale
- The Northern Quarter
- Piccadilly
- Deansgate
- Spinningfields
- Castlefield
- Albert Square
- China Town

## The Building.



*Comprising two blocks, One East and One West, One Victoria is within easy walking distance of The Northern Quarter, Central Retail District and the area around Manchester Cathedral known as The Medieval Quarter.*



### One East

One East, accessed from Great Ducie Street, has 84 apartments over 14 floors and is where residents can access the 10th floor roof garden. Views from the upper floors stretch across the city.

### One West

One West, accessed from Mirabel Street, has 45 apartments over 10 storeys.



# One Victoria

AO Arena

Spinningfields

Manchester Victoria Station

Harvey Nichols

Corn Exchange

Selfridges

Manchester Convention Centre

Printworks

The Arndale

Chinatown

Northern Quarter



In and around One Victoria

# In & around Victoria.



*Just north of Manchester City Centre, One Victoria enjoys a fantastic location on the doorstep of the city's most-visited and trendiest districts; the Northern Quarter, the Central Retail District as well as the business clusters of Deansgate and Spinningfields.*

### Retail

01. Selfridges Manchester Exchange Exciting fashions & more
02. Harvey Nichols Luxury designer labels
03. New Cathedral Street The ultimate in luxury retail
04. Afflecks An indoor market of indie goods
05. Northern Quarter Packed with trendy boutiques
06. Exchange Square Fashion & seasonal markets
07. Market Street Full of highstreet favourites
08. Manchester Arndale Home to over 200 stylish stores

### Restaurants

09. Corn Exchange Home to an array of eateries
10. Embankment Kitchen Stunning seasonal cuisine
11. El Gato Negro Tapas Award-winning taste of Spain
12. Tast Catala Bringing Barcelona to M2
13. The Ivy Upmarket English fayre
14. Happy Seasons Authentic Cantonese cuisine
15. Hawksmoor Prime cuts & British classics
16. 20 Stories Iconic modern British cuisine
17. Mana Michelin starred marvel
18. Adam Reid at The French Modern dishes, historic setting
19. The Bull & Bear Refined classics by Tom Kerridge
20. Bundobust Indian street food & beer hall
21. Little Aladdin Casual retro vegan café
22. Shoryu Ramen Authentic Hakata tonkotsu ramen
23. Habesha East African stews & delicacies

### Bars

24. The Fitzgerald Speakeasy-style cocktail lounge
25. The Washhouse Laundromat meets cocktails
26. Arcane Basement bar with Victorian décor
27. Three Little Words Stylish bar in historic arches
28. Science & Industry Eccentric & experimental hideaway
29. Speak In Code Innovative cocktail bar
30. Cloud 23 Smart bar on Hilton's 23rd floor
31. The Pen and Pencil New York-influenced bar
32. Common Lively cocktail bar & gallery

### Culture & Entertainment

33. Printworks Eclectic entertainment venue
34. Palace Theatre Manchester Prominent theatre built in 1891
35. National Football Museum Dedicated to the beautiful game
36. AO Arena Largest arena in Europe
37. Royal Exchange Theatre Grade II listed Victorian theatre
38. The Deaf Institute Lively & trendy music venue
39. Manchester Art Gallery Historical & contemporary art
40. Everyman Cinema Indie & mainstream films
41. Museum of Science & Industry Ideas that changed the world
42. Manchester Central Library UK's 2nd largest lending library
43. Manchester Town Hall Home of Manchester City Council
44. Albert Hall Events space in Wesleyan chapel
45. Manchester Central Convention Centre Exhibitions & conferences
46. Manchester Cathedral Grade I listed cathedral

### Essentials

47. Sainsbury's Local Perfect for your essentials
48. Marks & Spencer Ideally located for big shops
49. Starbucks Caffeine fixes to go

### Fitness

50. Nuffield Health Gym, classes, pool & spa
51. Puregym Functional & affordable gym
52. Rock Over Climbing Bouldering terrain for all skill levels
53. Yoga Soul Classes for mind & body
54. KICKair Trampolines, indoor soccer & climbing



> **HAWKSMOOR:**  
The celebrated  
steakhouse only an  
18 minute walk from  
the development.



> **COMMON**  
A Northern Quarter  
mainstay, this colourful  
bar offers inventive  
cocktails, lively DJs  
and superb pizzas.



> Manchester's best  
restaurants including  
The Ivy and Sexy Fish  
are less than a 20  
minute walk.



**SPINNINGFIELDS**  
 The city's financial centre (only a 15-minute walk from One Victoria) is inspired by New York's iconic meatpacking district, home to great bars, restaurants and the above art installation by Liz West, entitled Through No.3.





# On your doorstep.



> **THE MEDIEVAL QUARTER**  
Home to Manchester Cathedral and its public gardens and many of the city's most historical buildings is less than a 10-minute walk away.



# Local Transport.

Map is illustrative and not to scale.



← Trafford Centre (5.8 miles from One Victoria)

Manchester Airport (9.9 miles from One Victoria)

London Eustons 2 hrs 35 mins

- TRAMS & TRAINS
- WALK
- BUS
- CYCLE

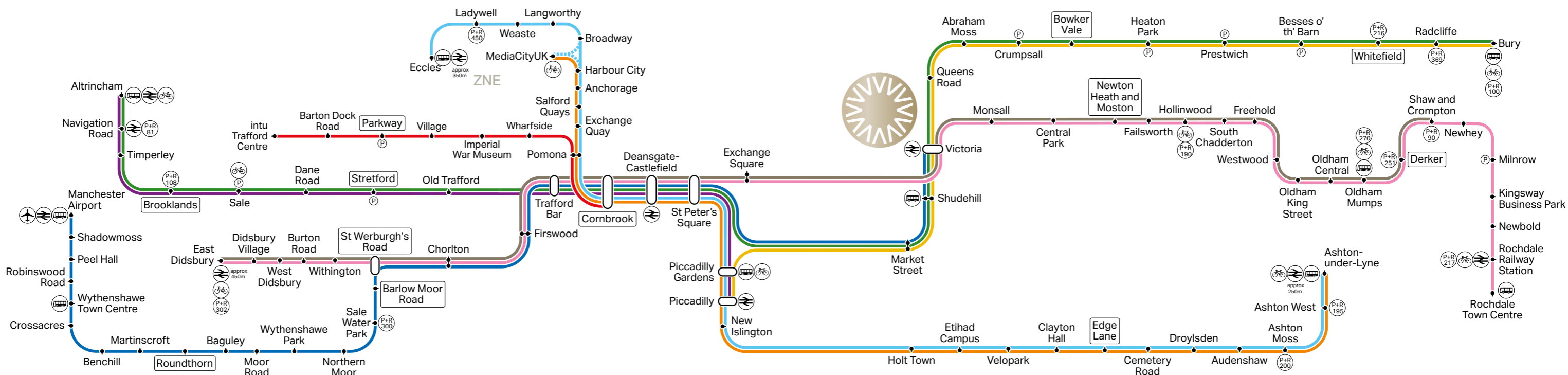
# Metro Manchester.

Manchester Victoria Station is just a three-minute walk from One Victoria. From there access the city's Metrolink trams system and overground rail services. Manchester does not have an underground rail network – instead its tram system is one of the best ways to traverse the city. One Victoria's position means all of Manchester is eminently reachable by either foot, bike, tram or train – most places in the city under a 30-minute journey.



## Manchester Airport

Directly connected via train from Manchester Victoria in 28 mins, Manchester Airport (MAN) is the UK's third largest airport. Currently completing its £1.3bn investment and transformation programme that began in 2015, the airport has doubled the size of its terminal and its two full-length runways now cater superbly towards next generation aircraft. Connected to over 190 destinations worldwide MAN is the UK's third busiest airport behind London Heathrow and Gatwick.



# Why invest in Manchester?

The corporations choosing Manchester;



**2023-2024 saw record breaking growth** in Manchester – one of the top performing markets in the UK with record prices for apartments – both sold and to rent. With its rapidly growing workforce and huge global confidence in the city, this growth is showing no signs of slowing.

## +21.5%

**Savills Prime Capital Value Forecast for the North West predicts Manchester property prices to increase by +21.5% between 2024-2028.**

## 70k

With an average **shortfall of 1,500 homes a year** and 70,000 people expected to move to the city by 2030, Manchester's population of young professionals is rising exponentially, thus sending its potential for growth – particularly its property market – sky high.

A key UK and **internationally-ranked university city**, investing in Manchester property enables families with university-bound children the opportunity to offset and fund increasing UK rent costs via this investment.

**Manchester is experiencing a boom in its professional population.**

**Named by The Economist as the best place to live in the UK in 2022 and by Time Out as the third best place to live – in the world**, the city is enjoying a huge renaissance. Its tech sector is one of the fastest growing in Europe, lifestyle and employment opportunities are plentiful – and crucially, living in the city centre (unlike London) is still relatively affordable.

## Media City

200 acres home to the UK's leading media and digital businesses and broadcasters.



# The apartments.

## BUILT TO RENT

*Sleek interiors, no gimmicks – the apartments at One Victoria showcase a quality specification. The addition of an exclusive residents' only outside space – the 10th floor roof garden – and a daytime concierge, perfect to receive deliveries safely, make it a solid choice for the rental crowd. Likewise, the layouts of the two and three-bed apartments - each bedroom with their own bathroom - further cement its rental appeal.*



### Kitchens

- Bespoke modern custom designed kitchen
- Designer finishes and splashback
- Feature under-cabinet lighting
- Brass tap and cupboard handles
- Brass sockets and switches to the kitchen area
- Fully integrated CDA appliances (5-year warranty provided) including:
  - Dishwasher
  - Fridge freezer
  - Oven
  - Induction hob
  - Integrated microwave
  - Wine cooler\*

### Bathrooms

- Contemporary high quality white three-piece suite
- Black fittings
- Wall mounted wash basin and WC with concealed cistern and soft close seat
- Heated towel rail
- Ceramic part-tiled walls and flooring
- Mirrored wall

### Common Areas

- Communal landscaped roof garden
- Dedicated reception to both One East and One West blocks
- Modern stylish design to entrances
- Floating concierge between One East and One West blocks
- Express elevators

### Internal Finishes

- White satinwood internal doors
- Chrome ironmongery
- White emulsion to walls and ceilings
- Satinwood finish to internal skirtings and architraves
- Blackout roller blinds throughout
- White sockets and switches

### Flooring

- Amtico flooring laid in a herringbone pattern to the kitchen, living, dining area and hall
- Amtico flooring laid in a straight plank to the bedrooms with an inset luxury grey carpet
- Tiling to bathroom and en-suites

### Electrical

- Energy efficient recessed downlights
- Fibre optic broadband
- Lighting to the balcony
- Equipment to support provision of BT, Sky Q and Virgin Media in living areas and bedrooms
- App-controlled slim-line electric panel heaters

### Sustainability

- Energy efficient recessed downlights
- Mechanical ventilation system with heat recovery
- Purge vent doors to all apartments
- Rooftop solar panels
- Intelligent lighting in communal areas

### Security

- Video intercom entry system linked to your mobile
- CCTV for added security
- Daytime concierge
- Secure post boxes
- Secure parcel room

### Bike Storage

- On-site secure bike storage

### Warranty

- 10-year insurance backed warranty

\*Integrated wine cooler fitted as standard to the two and three bed apartments.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.



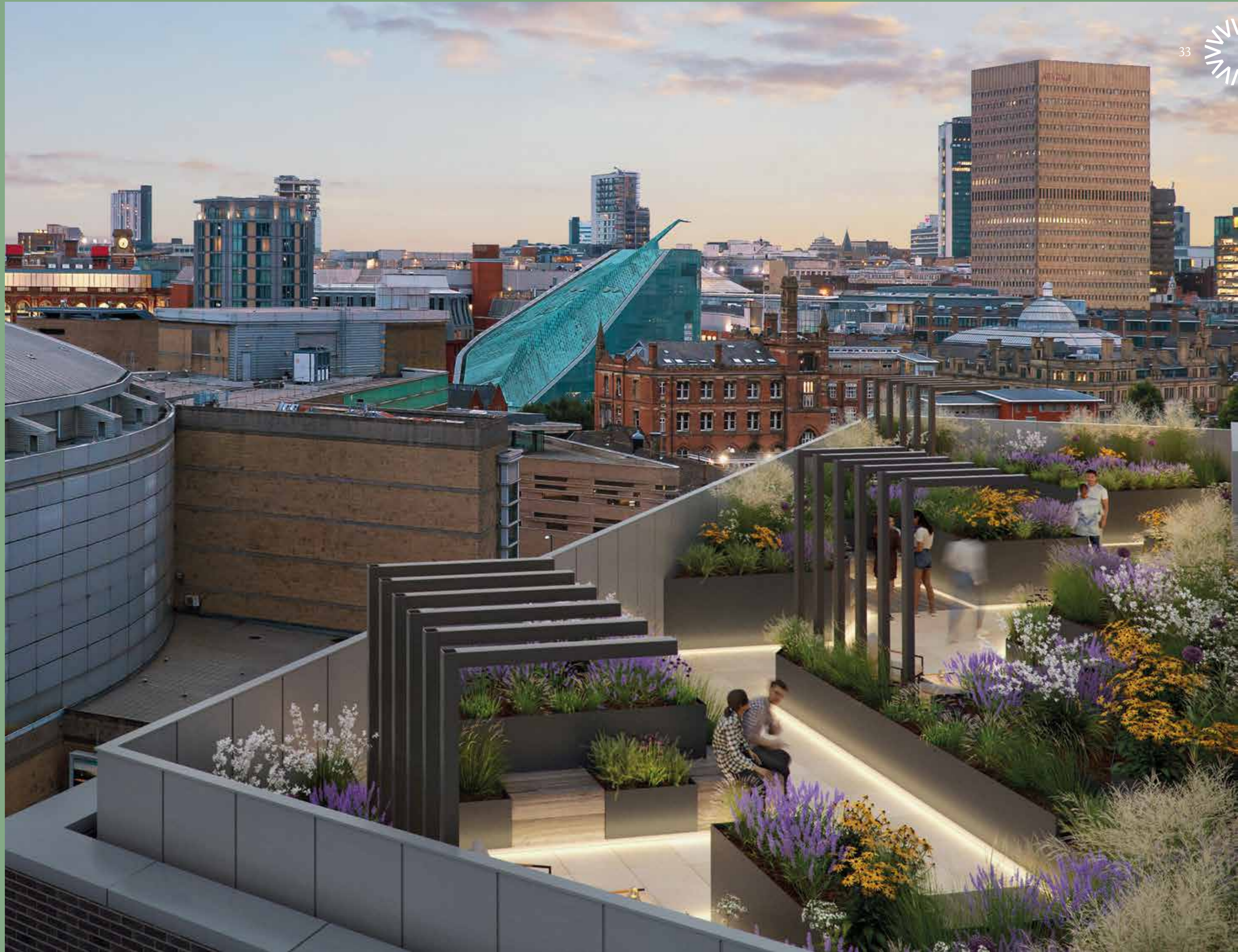




Computer generated image of an apartment is intended for illustrative purposes only and should be treated as general guidance only.



*One Victoria's stand out interiors make this a development to appeal to renters and homeowners alike.*





*A tranquil escape high above Manchester's bustling streets, the 10th floor roof garden is an oasis that's open to all One Victoria's residents.*

With a range of intimate seating areas spread amongst the greenery, the roof garden is as versatile as it is inviting. Watch the sunset over central Manchester with drinks. Relax with a book. Take an alfresco video meeting. It's a space to be enjoyed by everyone – even Manchester's famed bees. The carefully curated planting has been designed to enhance biodiversity, as well as come alive as the seasons change.

# Site Plan



# One Bedroom Apartment



1 Bedroom | 1 Bathroom | NIA 51.5sqm | 554.3sqft

### Two Bedroom Apartment



2 Bedroom | 2 Bathroom | NIA 72.0sqm | 775.0sqft



### Three Bedroom Apartment



3 Bedroom | 3 Bathroom | NIA 87.7sqm | 934.0sqft



# The developer.



*Based in Manchester and focused on residential development in the north of England, no one knows the potential the city presents better than One Heritage Group. With a proven track record in complex property development and investment, their highly experienced team is adept at seeking out value and maximising opportunities for investors.*

[ONEHERITAGEPLC.COM](http://ONEHERITAGEPLC.COM)

- ▲ **OSCAR HOUSE, MANCHESTER M15**  
 Ideally located in a prime residential area, between Manchester city centre and MediaCityUK – the home of the BBC among others – Oscar House is a boutique development of just 27 self-contained one and two bedroom apartments, split over six floors.
- > **BANK STREET, SHEFFIELD S1**  
 Located in the heart of Sheffield’s Cathedral Quarter, this historic Grade II listed building has been sympathetically transformed into 23 high-end apartments. Throughout the development process, every step has been taken to ensure the inherent character was retained while still offering the best in modern living.
- < **ONE HERITAGE TOWER, MANCHESTER M3**  
 Acquired in January 2020, One Heritage Tower will offer 542 one, two and three bedroom apartments arranged over 55 floors. As well as their superbly finished homes, residents will also benefit from extensive market-leading amenities, such as a gym and a penthouse residents’ lounge.



