An introduction to: Piccadilly Wharf

MEREBRIDGE

THE LOCATION

Piccadilly Wharf

- **Piccadilly Station**: 3 mins walk
- **New Islington Marina:** 7 mins walk
- **Northern Quarter:** 7 mins walk
- **Mayfield Regeneration**: 9 mins walk
- **Ancoats**: 10 mins walk
- **Etihad Campus & Co-op Live**: 15 mins walk

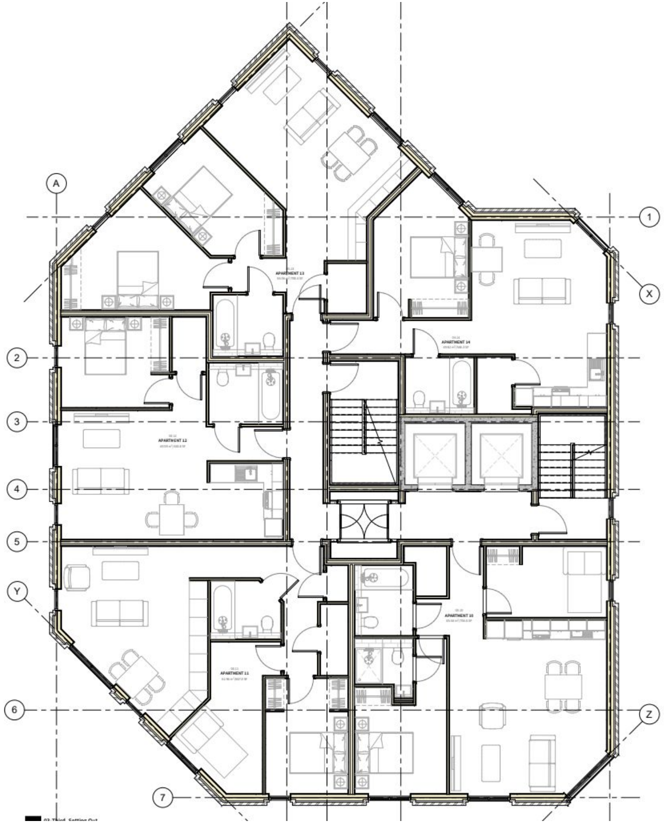

ENTRANCE
WWW.MJCD.CO.UK

THE DEVELOPMENT

Piccadilly Wharf

- 72 apartments
- 1 beds & 2 beds available
- 999 year lease
- £3 / sqft service charge (budgeted)
- 24/7 concierge
- 20% deposit
- Q4 2027 anticipated completion

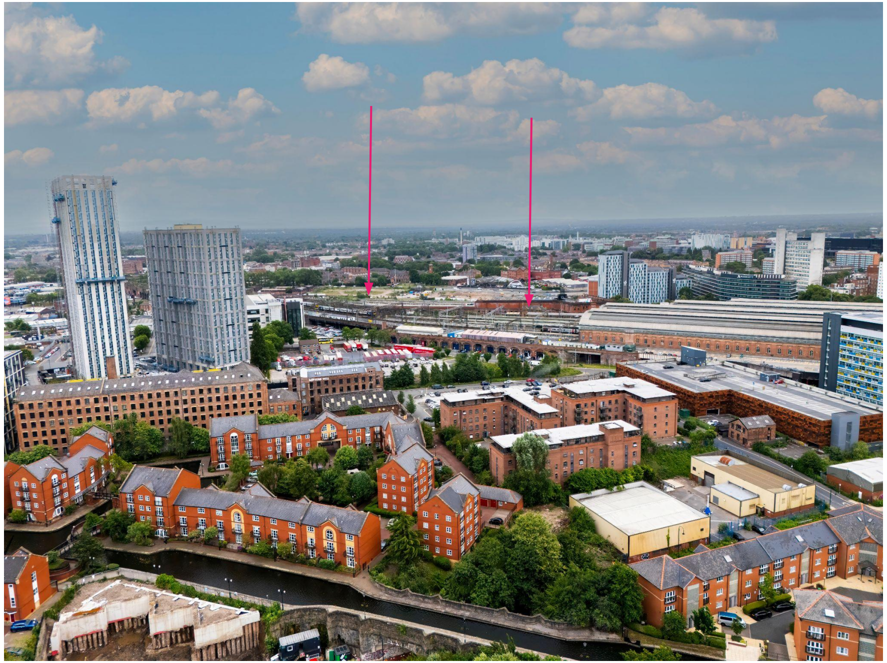
Typical Floor Plan



Store Street

Aerial Views

Aerial Views



MEREBRIDGE

- Regeneration & investment specialists
- 30+ years of experience
- Over 100 completed developments
- 2,100 units completed
- £275,000,000 GDV
- Well capitalised & funded

BREAKING DOWN

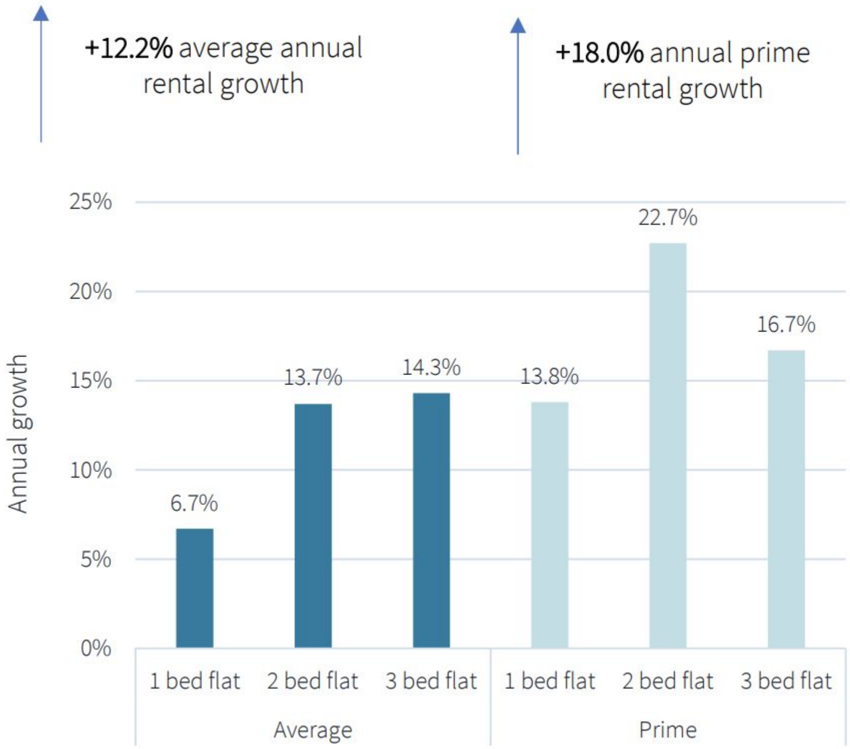
The Numbers

	2024	2025	2026	2027	2028	2029	Total Growth
Base rate (year-end)	4.75%	3.75%	2.75%	2.00%	2.00%	2.00%	-
Nominal income growth	2.9%	2.9%	2.6%	2.5%	3.1%	3.0%	**15.0%**
Real GDP growth	1.9%	1.5%	1.7%	1.7%	1.6%	1.6%	**8.3%**

	2025	2026	2027	2028	2029	5 years total
North West	2.5%	5.0%	7.0%	7.0%	6.5%	**31.2%**
UK	**1.0%**	**4.0%**	**6.0%**	**6.0%**	**5.5%**	**24.5%**
London	0.0%	2.5%	4.5%	4.0%	3.5%	**15.3%**

Manchester

AST Rental Figures



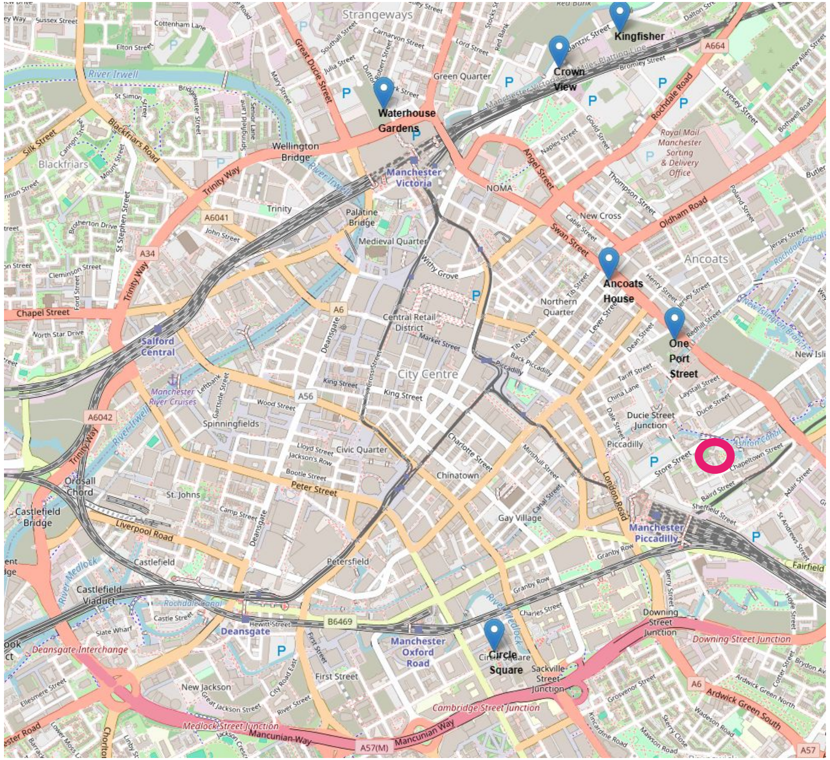
Comparable Developments

One Port Street
- £572 / sqft
- £5 / sqft service
- No STL

Kingfisher
- £586 / sqft
- £4.50. Sqft service
- No STL

Waterhouse Gardens
- £598 / sqft
- £5/ sqft service
- No STL

Circle Square
- £732 / sqft
- £5/ sqft service
- No STL



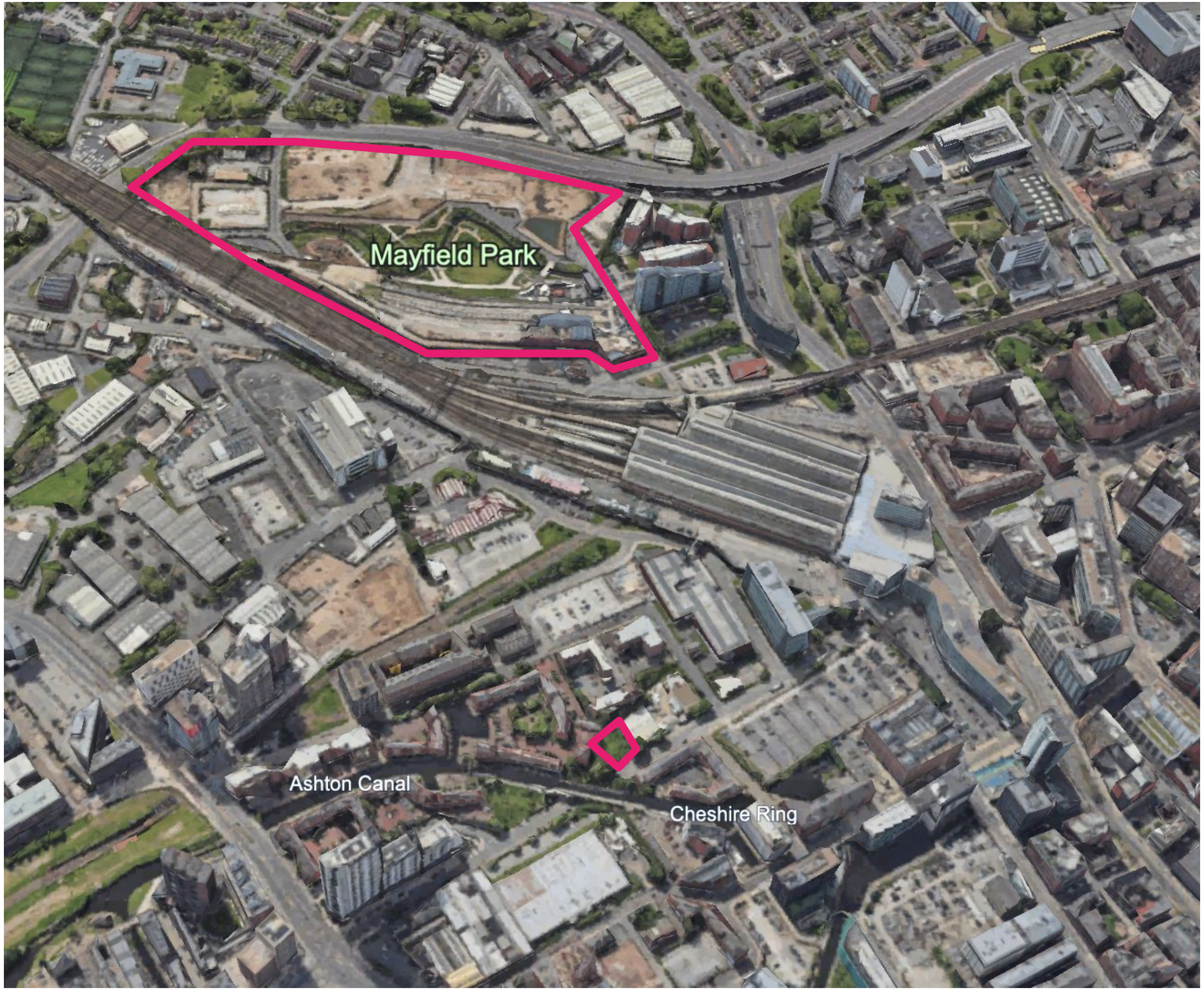
THE MARKET

Investing in Manchester

Insights

Mayfield Regeneration

- Over £1.5bn investment, the final large scale regeneration framework in Manchester City Centre
- 2.3 million sqft of office space
- Mixed use scheme - commercial, residential, leisure, retail and public realm
- 13,000 jobs


Mayfield Park
Ashton Canal
Cheshire Ring

Go-ahead secured for Manchester Digital Campus

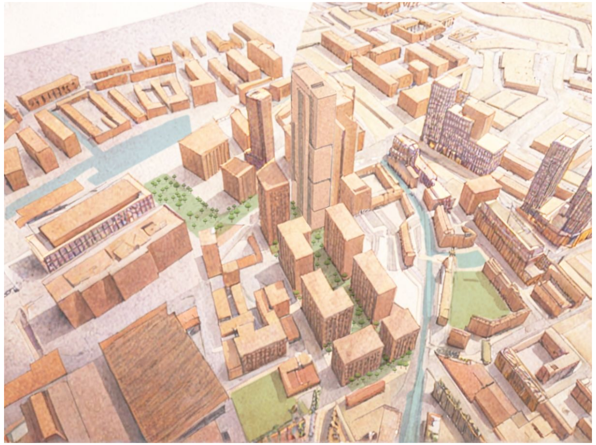
20 February 2025

- 900,000 sqft office space
- 7,000 civil servants
- £310m redevelopment
- Digital campus to support one of the fastest growing tech & digital communities in the UK


ANCOATS
Ashton Canal
Cheshire Ring

Insights

Surrounding Developments



Insights

Manchester

- Highest economic growth out of any UK city (EY)
- Largest student population in Europe with 51% graduate retention rates (Centre for Cities)
- Fastest growing tech city in Europe (2020)
- 33% house price growth over the last 5 years (Colliers)
- 200 destinations with the international airport
- Strongest rental market in the UK
- Over £1bn annual GVA contribution from Manchester's creative and digital industries
- Predicted to see the highest rental growth of any UK city over the next 5 years (JLL)

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Nobel Laureate Stiglitz Speaks at Bloomberg New Economy Event

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CityLab
Perspective

Manchester Is Giving London a Run for Its Money

A building boom is happening in the UK's second city as young workers flee soaring living costs in the capital and others in the region are drawn to its energy and quality of life.

Colliers

Services Properties Insights & Research

Manchester is highest ranking English city in Colliers' latest Top UK Residential Investment Cities report

BNY takes entirety of Manchester's 4 Angel Square

Arm takes 69,000 sq ft at Manchester's St Michael's

20 August 2024 06:00 • Dan Whelan • Comments (9)

One of the world's leading microchip designers has signed the largest office deal in the city since the GPA leased 130,000 sq ft at First Street in 2022.

Insights

Employers in Manchester

- 80% of FTSE 100 companies have office in Manchester
- NOMA is home to 2.5 million sqft of office space
- One of the largest urban regeneration projects in the UK

Ancoats House

City Centre Supply

- Tenant demand outweighs supply **5:1**
- Rental enquiries in Manchester are up **200%** year-on-year, the highest in the UK (Rightmove)
- Average time to let a city-centre apartment is under **48 hours**
- Pipeline of new housing completions consistently **falls short of population growth** by thousands of units each year
- Second-hand stock is **limited**, with most quality developments retained by owner-occupiers and institutional landlords