

WILBURN ST
BASIN

APARTMENTS

A UNIQUE INVESTMENT OPPORTUNITY

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WELCOME TO WILBURNST BASIN

Wilburn Basin is a brand-new residence sited around the historic River Irwell Basin and offers an attractive waterside setting to residents in the city centre within a short walking distance of the central business district and its amenities.

Wilburn Basin comprises four distinct blocks varying in height from 8 to 21 storeys which offer fantastic views across the city. All apartments are built to a high specification with Porcelanosa kitchens and Villeroy and Boch Sanitaryware.

Duplex Penthouses on the upper floors include private roof terraces. Residents' Facilities, including gym, cinema, residents' lounge and meeting rooms. A 'boutique' hotel style reception, 24 / 7 concierge, architecturally landscaped gardens and seating areas around the River Basin provide a desirable place to live, work and play.

Phase 1 of this prestigious scheme is now build complete and is sold. Phase 2 and the overall project completion is scheduled for the summer of 2017.



INTRODUCTION TO MANCHESTER

Manchester is known as the “Second City” in England, a truly international destination, a vibrant city boasting diversity and opportunity with ambitious plans for the future.



- Manchester has a population of 2.8 million people and is predicted to increase by 19.7% over 13 years
- 40% of the city's population are aged between 18-35 with a third employed in the financial or business services sector
- 80 of the FTSE 100 companies are located in Manchester
- With a wealth of heritage, culture and attractions Manchester is the most visited city in England outside of London
- Manchester has an award-winning airport with a recent £800 million investment creating the Airport City Enterprise
- Manchester has a fantastic transport network including one of Europe's best metro systems
- Recognised for excellence Manchester's universities collectively have the largest student population in Europe
- Manchester is home to two premier football clubs, Manchester United and Manchester City
- Manchester offers an unrivalled selection of international retail brands and is home to the second largest shopping mall in the UK



A BUSINESS DESTINATION

Manchester is the economic engine of the North West and the regional centre for finance, commerce, retail, culture and leisure. Firmly established as the UK'S second City for business and investment, Manchester is attracting more direct foreign investment than anywhere in else in the UK outside London.

- Over 2,000 foreign owned companies across Greater Manchester
- 5.4% per annum growth in private sector office jobs over the last 5 years (London 3.8%)
- Forecast 3.5% GDP growth per annum to 2024 (UK 2.8%, Globally 2.5%)
- £57billion GVA - forecast to grow by 32% over the next decade
- Over 15,500 new city centre jobs forecast by 2024
- Noma - £800M
- Media City - £650M
- Airport City - £800M
- Spinningfields - £1.5billion
- Manchester Life - £1.0billion+



350,000
EMPLOYEES

350,000 employees in the city

LARGEST
REGIONAL ECONOMY



Largest regional economy in the UK, equal to that of Leeds, Liverpool and Sheffield combined



A CONNECTED CITY

As Manchester's reputation as an international destination grows, investment in the transport infrastructure is improving connectivity locally, nationally and globally.

INTERNATIONALLY

- UK's 3rd busiest airport
- Over 200 international destinations
- Over 22 million passengers in 2014
- Year on year growth of 7.4%
- £800m investment in Airport City creating 5 million sqft of new business space

NATIONALLY

- Key transport hub for Northwest England
- Direct rail connections to key Northern business centres
- Regular, direct rail connections to London in circa 2 hours
- £43billion proposed investment in HS2

LOCALLY

- Excellent local transport infrastructure
- Currently undergoing a £2.1billion investment programme
- Upgrading and expanding existing Metrolink and rail services – creating 40,000 jobs and boosting the local economy by £5.5billion
- 55,000 passengers using the Metrolink each day

20  **MILLION**
PASSENGERS

Manchester airport handles 20 million passengers per year and offers direct flights to over 200 destinations worldwide

 **2 HOURS**
TO LONDON

Direct trains take just two hours to reach London



Please note that all travel times are approximate and could be affected by matters such as weather, rail, air time tables and road conditions.



A CENTRE FOR EDUCATION

Manchester has long been known as a centre of excellence for education and has the largest student population in Europe with around 105,000 students split predominantly between Manchester University, Manchester Metropolitan and Salford University. Of these, some 11,500 are international students representing around 180 different countries.

The University of Manchester is home to the ground-breaking National Graphene Institute and boasts 25 Nobel laureates among its current and former staff and students, whilst MMU has the largest campus-based undergraduate population in the UK. The success of the Universities has led to significant investment in business sectors that create graduate opportunities and following graduation around 70% of MMU graduates remain in the region. This has helped boost the growth of the city's 20-25 demographic by 40% since 2001.

LIFESTYLE

CULTURE - LEISURE - NIGHTLIFE

Manchester has a unique take on life and the city's thriving leisure scene has helped make the city an international destination. Figures issued by Visit Britain showed 988,000 overseas visitors to Manchester last year, a figure surpassed only by Edinburgh and London.

Providing visitors and residents alike with a variety of museums, galleries and music venues plus more than 300 city centre restaurants led by Michelin starred chefs such as Aiden Byrne, Michael Caines and Simon Rogan it's easy to see what makes Manchester such an attractive city to live in.



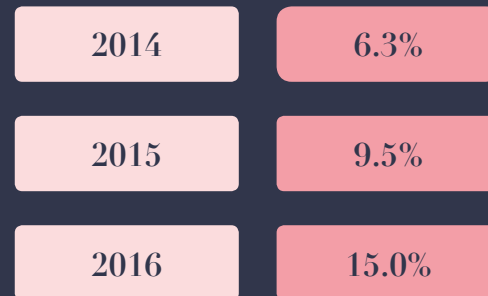
THE MANCHESTER PROPERTY MARKET

Manchester will become the fastest growing city outside of the south of England over the next three years, according to a report last year by Ernst Young. Manchester's gross value added (GVA) is forecast to grow by 73% (averaging 3.7% pa) between 2014 and 2034, outpacing the projected wider regional growth over the period.

Sales Market



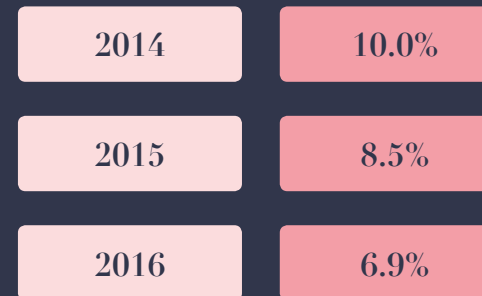
Price Growth



Rental Market



Rental Growth



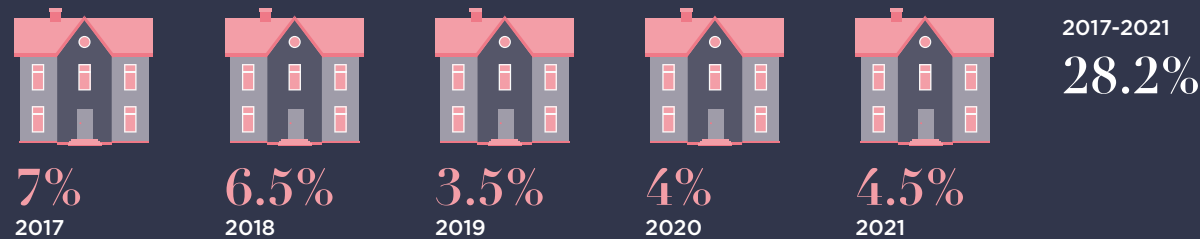
(source JLL)

A growing number of people are choosing to live in Manchester, with the population rising over threefold from 7,000 in 2001 to 25,000 in 2016. This trend is set to continue as the Northern Powerhouse gathers momentum with an anticipated 50,000 new homes needed to match the growth of the city by 2040. Despite demand, supply of homes so far in the regional centre has been slow,

particularly since the global recession and given the size of the city. At current levels it is anticipated that supply will struggle to keep pace with future demand. Current gross yields are higher than in most other large cities in the UK and considerably better than those in London. Rental growth prospects are also strong given the anticipated population growth and future lack of supply.

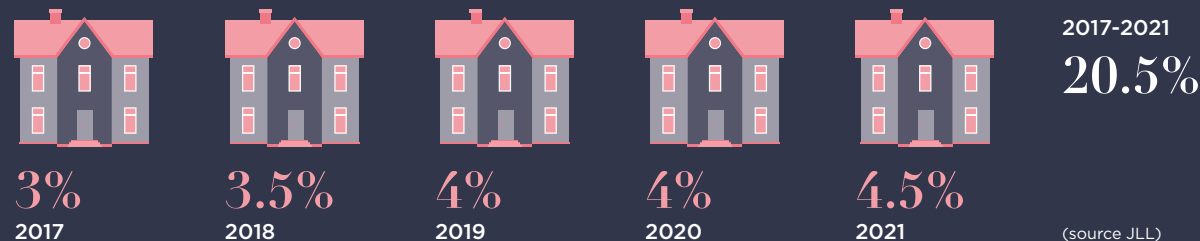
Manchester House Price Forecasts

% change pa



Manchester Rental Growth Forecasts

% change pa



(source JLL)



THE DEVELOPMENT

Wilburn Street Basin offers an unrivalled opportunity to provide a high quality, riverside community within walking distance of Manchester's central business district and its excellent array of shops and leisure facilities.

When complete, the development will offer accommodation in four distinct buildings, ranging in height from eight to twenty one storeys, setting a new benchmark for combining city centre living with high quality facilities and private amenity space.

- 24 Hour concierge
- Landscaped gardens & courtyard
- Secure parking
- Fitness centre
- Cinema room
- CCTV
- Key card security entrance
- Communal wifi
- Outdoor garden seating
- Prime riverfront location
- On-site retail store



ORDSALL LANE

BLOCK B

BLOCK C

BLOCK A

BLOCK D

RIVER IRWELL

TRINITY WAY

LOCATION

Piccadilly Gardens

Piccadilly Station

Town Hall

Hilton

Universities

Manchester Central

Great Northern

Deansgate Station

Spinningfields

Old Granada Studios

Metrolink

MOSI

Castlefield

Middlewood Locks

**WILBURNST
BASIN**
APARTMENTS

Regents Park

MediaCityUK, Salford Quays

Sainsbury's

Manchester United FC



LOCATION

Museum of Science and Industry	582m
Spinningfields	770m
Salford Central station	936m
University of Salford	984m
Deansgate station	876m
Oxford Road station	1.45km
Manchester Arndale Centre	1.88km
Manchester University	2.00km
Manchester Opera House	891m
The Printworks	1.78km
Manchester Royal Infirmary	2.88km
Manchester City Football Club	4.20km
MediaCityUK	1.80km
Intu Trafford Centre	5.50km
Manchester United Football Club	2.20km
Chinatown district	1.70km
Manchester Airport	12.9km



FLOORPLANS

BLOCK B - GROUND FLOOR



KEY

- 1 bed apartment
- 2 bed apartment
- Front of house
- Back of house
- Service/utility
- Meeting rooms
- Cinema room

BLOCK B - FIRST FLOOR



BLOCK C - GROUND FLOOR



KEY

- 2 bed apartment
- 3 bed apartment
- Commercial
- Gymnasium

BLOCK C - FIRST FLOOR



BLOCK C - SECOND FLOOR



KEY

- 1 bed apartment
- 2 bed apartment
- 3 bed apartment

BLOCK C - THIRD FLOOR



BLOCK C - FOURTH FLOOR



BLOCK C - FIFTH FLOOR



BLOCK C - SIXTH FLOOR

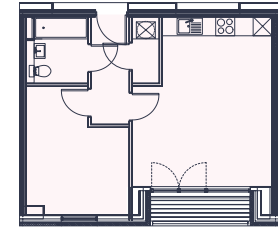


BLOCK C - SEVENTH FLOOR

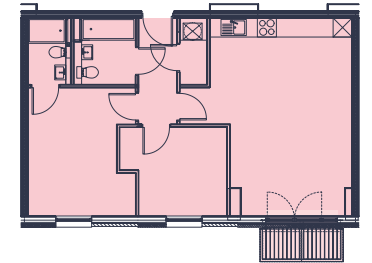


TYPICAL UNIT LAYOUT

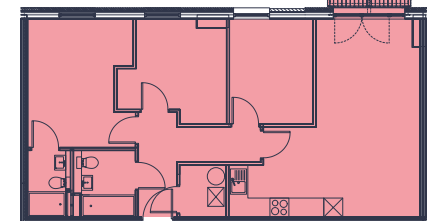
1 bed



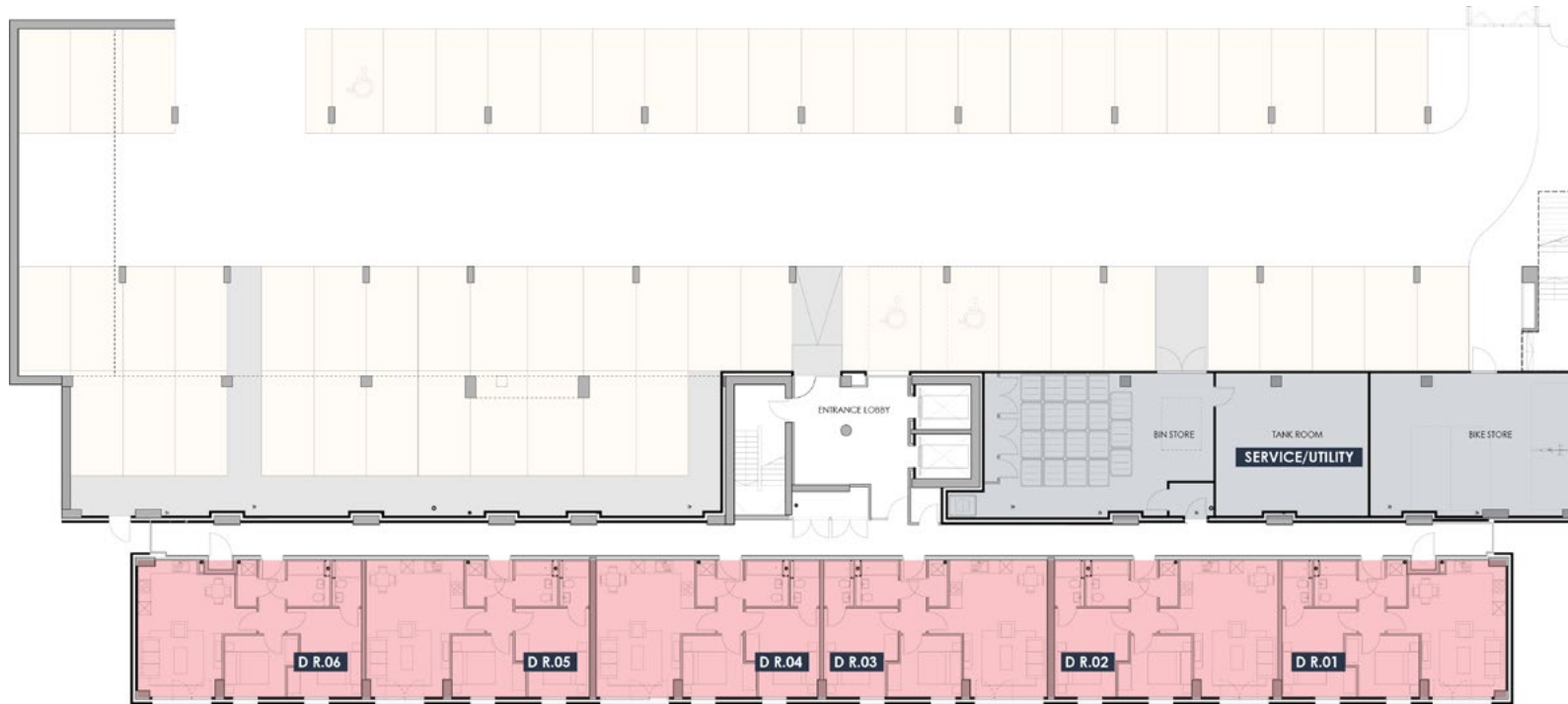
2 bed



3 bed



BLOCK D - LOWER GROUND FLOOR



BLOCK D - GROUND FLOOR



BLOCK D - FIRST FLOOR



BLOCK D - SECOND FLOOR



BLOCK D - THIRD FLOOR



BLOCK D - FOURTH FLOOR



KEY

- 1 bed apartment
- 2 bed apartment
- 3 bed apartment

BLOCK D - FIFTH FLOOR



BLOCK D - SIXTH FLOOR



BLOCK D - SEVENTH FLOOR



BLOCK D - EIGHTH FLOOR

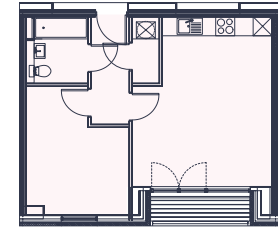


BLOCK D - NINTH FLOOR

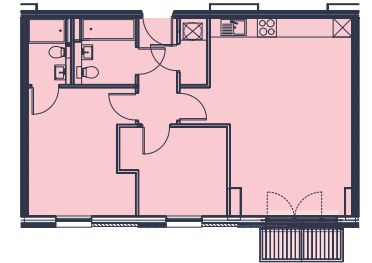


TYPICAL UNIT LAYOUT

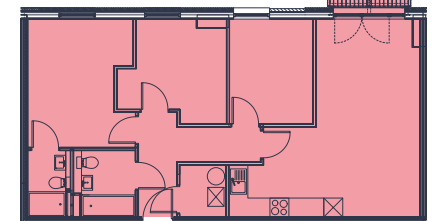
1 bed



2 bed



3 bed

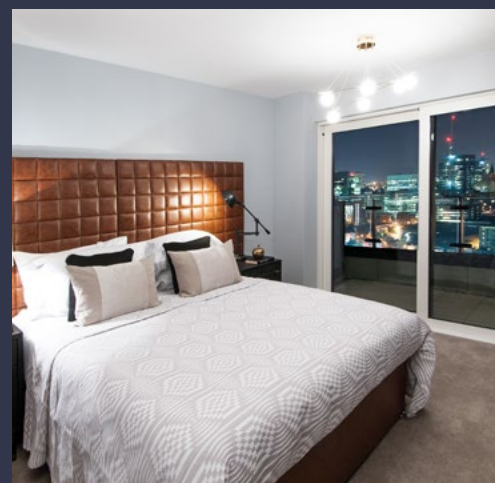
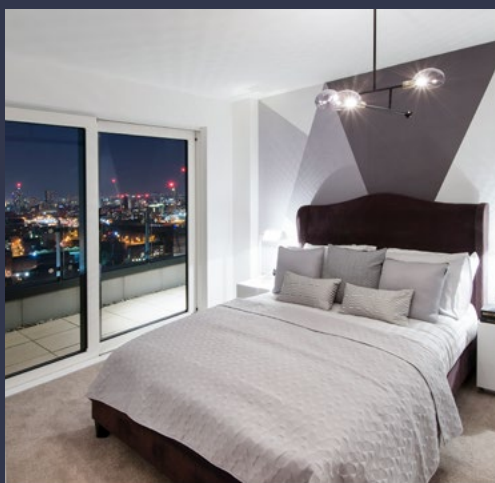


BLOCK D - TENTH FLOOR



BLOCK D - PENTHOUSE





SPECIFICATION

PORCELANOSA



KALDEWEI

hansgrohe

SkyHD



hyperoptic

INTERNAL FINISHES

- Walnut veneer apartment entrance and internal doors
- Chrome ironmongery
- Satinwood finish to internal skirtings and architraves
- White emulsion to walls with feature wall in living areas and bedrooms

FLOORING

- Walnut laminate to hallways and living areas
- Carpets to bedrooms
- Tiling to bathrooms and en-suites
- (Carpet to upper level living areas and stairs in duplex penthouses)

KITCHENS

- Porcelanosa fitted kitchens in a range of finishes
- Handleless door and drawer fronts
- Square-edged work surfaces with matching, full-height splashbacks
- Integrated Smeg (or equivalent) electric oven, ceramic hob and concealed hood
- Integrated fridge-freezer and automatic dishwasher
- Stainless steel 1 1/2 bowl sink unit with Hansgrohe mixer tap
- Under unit lighting

BATHROOMS & EN-SUITES

- Villeroy & Boch sanitaryware with concealed cistern WCs
- Kaldewei steel baths
- Hansgrohe brassware
- Rainhead shower to en-suites
- Glazed shower screens
- Tiled walls incorporating feature wall
- Full height/width mirror above vanity shelves

ELECTRICAL & COMMUNICATION

- LED downlights to hallways, living areas, bathrooms and en-suites
- Pendant light fittings to bedrooms
- Provision for BT, Sky HD and Virgin Media to living areas and bedrooms (not BT)
- Dedicated Hyperoptic, fibre-optic internet provision
- Brushed nickel sockets and switches

HEATING

- Adax Neo slim-line electric panel heaters with central timer
- Chrome towel rails to bathrooms and en-suites

SAFETY & SECURITY

- Secure residents' entrances
- Automated door entry system
- Smoke detectors to kitchens and entrance halls
- Sprinkler system
- Concierge facilities 24/7

EXTERNAL

- Double glazed windows
- Double glazed doors to private roof terraces (Penthouses only)
- Allocated car parking spaces (optional)





RENAKER

CITY LIVING

As part of our ongoing commitment to our investors, we have teamed up with two of Manchester's leading letting agencies, The Phillip James Partnership and Reside Manchester. Both firms have prominent high street offices located on Deansgate in the very heart of the city centre and offer an unrivalled level of service for landlords.

The full letting and management service includes:

- Fully market your apartment and finding you a suitable tenant at the best possible rent in the current prevailing market conditions
- Carrying out credit checks and fully referencing your prospective tenants, (and guarantors), and providing you with the reports for your approval
- Drawing up the Assured Shorthold Tenancy Agreement and other associated paperwork for the term of your agreed tenancy
- Checking the tenant into your property
- Mid-term inspections of your apartment during the tenancy period
- Providing a full Home Condition Report & Inventory (this can be organised at an extra cost)
- Tenant check-in and check-out
- Rent Collection
- Rent Reviews
- Lease Renewals
- Organising routine repairs and maintenance
- Providing an EPC and guidance on current safety regulations (gas/electrical safety certificates can be organised at an extra cost)
- Managing the utility suppliers
- Providing quotations for Rent Guarantee & Legal Expenses Insurance

PHILIP JAMES
MANCHESTER

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0161 828 8200
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RESIDE
MANCHESTER

Reside Manchester
residemanchester.com
0161 837 2840
anthony@residemanchester.com

RENAKER BUILD

Renaker is now firmly established as the North West's leading property developer with a proven track record in design, build and delivery with around 1600 new homes currently under construction.

We believe that for the business to be successful, we must operate in a forward thinking manner, be responsive to change and to be able to act quickly. Throughout the business, we adopt a "can do" attitude delivering sustainable new communities in an enthusiastic and efficient manner.

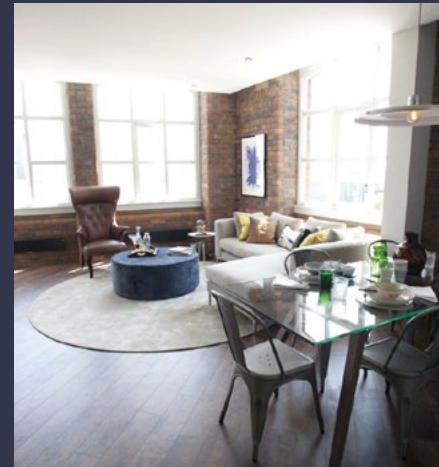
Sustainability is always a key consideration and, from the early stages of the planning process, we ensure that longevity is built in, meeting not just the needs of today but the demands of tomorrow. We deliver what we promise.



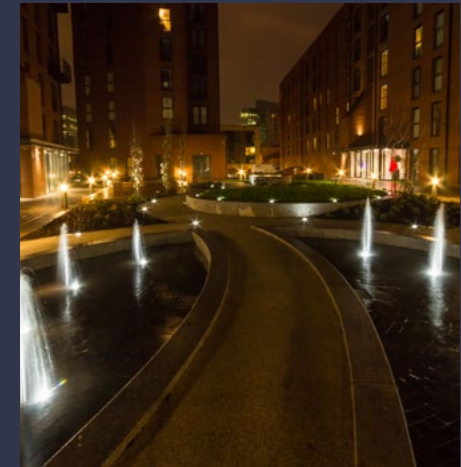
CAMBRIDGE STREET
Manchester



GREENGATE
Manchester



ROYAL MILLS
Redhill Street, Ancoats



ALTO
Sillavan Way, Salford

CONTACT

Show suite opening hours
10am – 5pm. Viewings outside
these hours by appointment only.

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