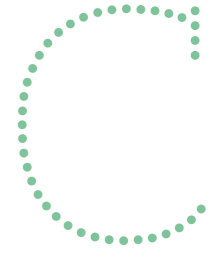




Oxygen

PICCADILLY, MANCHESTER



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Oxygen

Located within a highly accessible location in close proximity to Manchester Piccadilly Station, the Northern Quarter and the main commercial core of the city centre, Oxygen is an iconic 31 storey residential tower and a landmark for a world-class city. Comprising 343 stylish apartments, eight townhouses, leisure and amenity facilities and sky gardens, Oxygen will be a beacon on Manchester's skyline.

Opportunities to invest in such a high profile scheme in the centre of the UK's second city are few and far between. Oxygen represents a market-leading product for luxury living in the city centre.

The UK's biggest urban conurbation outside of London, Manchester is rich in heritage with an established economy, multi-modal transport network including the UK's largest regional airport, with daily flights to global destinations. Manchester is also known for its two world-class football clubs Manchester United and Manchester City. There is a widely recognised cultural and lifestyle scene, hosting the bi-annual International Arts Festival (MIF), the Conservative and Labour Party Conferences at Manchester Central. The city is also home to the second largest China Town in the UK. Manchester is identified by overseas investors as a source of opportunity with major strategic developments backed by investors from around the globe.

Oxygen is a community.
A place to work,
rest and play.



A connected place. Connected to your friends, connected to Piccadilly and connected to the sky.

Oxygen is unique. It's a vertical village. Family town houses engage the street. Above the town houses sit the amenity deck with swimming pool and spa, gym and community hall. Above the amenity deck are apartments to live with views across the City and towards the Peak District National Park. The town houses and apartments have full height window and balconies allowing the generous internal layout to be flooded with natural daylight.

The south west corner of the development has been designed to accommodate a stepped allotment terrace. Grow your vegetables then nip in the pool for a soak. Under the allotments we have incorporated a coffee shop to get your morning fix.

The building steps up from 8 to 14 and up to 31 storeys. Roof gardens with party rooms to rent are situated on levels 9 and 15. The roof gardens face the City and offer unrivalled views and sunsets.

Generous storage and parking provision allow Oxygen to fit your lifestyle. 24 hour concierge and support from the on site Oxygen team will be at hand.

“Oxygen is unashamedly high quality— both iconic and accessible. A new benchmark in urban living.”

Jon Matthews
5Plus Architects



Welcome to Manchester



Manchester was named among the world's most liveable cities ahead of London, New York & Rome

2013 Best UK City to Live — The Economist Intelligence Unit

Manchester is the North West's forward looking and inspirational city region. It is a world class business and investment location with all the benefits and attractions of a vibrant European metropolis.

Recognised around the world for commerce, culture and two premier footballing giants, the fastest growing regional capital in the UK with an economy equal to that of Leeds, Liverpool and Sheffield combined. Manchester benefits from a world class, multimodal integrated transport infrastructure that provides fast and affordable connectivity throughout the conurbation and to the rest of the world.

Manchester offers people a great place to live, work, visit and critically, a fantastic place for business. The city has an incredible talent pool of people and with the recent relocation of the BBC to Manchester's MediaCityUK, Tomorrow Project and other global businesses with eyes on Manchester, this is set to rise. Manchester's airport and transport infrastructure compete on a global level and it boasts a diverse and high quality portfolio of business properties. The city has transformed itself into one of Europe's most dynamic and exciting cities in which to live and work, boasting an increasingly diverse economy and a real sense of investor confidence.



Manchester is ambitious, visionary and passionate about the future. Always at the forefront of pioneering business ideas and new ways of working. Manchester is investing billions of pounds to create exciting, modern and attractive environments that will be at the forefront of new industries and innovations. There's a different scale of opportunity here that opens a world of possibilities for all businesses. Manchester is a great place to expand or locate a growing business, and so do the BBC, Google, The Co-operative and thousands of other Manchester success stories.

Manchester is home to 65 of the FTSE 100 companies

£650m Media City

200 acre business hub for media, digital and creative.

£800m Noma

20 acre mixed use city centre regeneration scheme with Co-op and Hermes

£800m MAG

£800m investment to transform the airport and surrounding area for rapid expansion of business, aviation, science, and biotechnology industries

£1.5B Manchester Life

MCC and Sheik Mansours ADUG's £1bn 10 year agreement to build 6000 homes in the city's run down areas.

£1.5B Spinningfields

c. 20 acre mixed use city centre regeneration project.

Manchester has the largest student population in Britain and, with a head count of around 105,000, one of the very largest in all of Europe. The University of Manchester is the largest single site university in the UK and has a student population of 39,000. This includes around 8,000 international students who come to the city from 180 different countries.

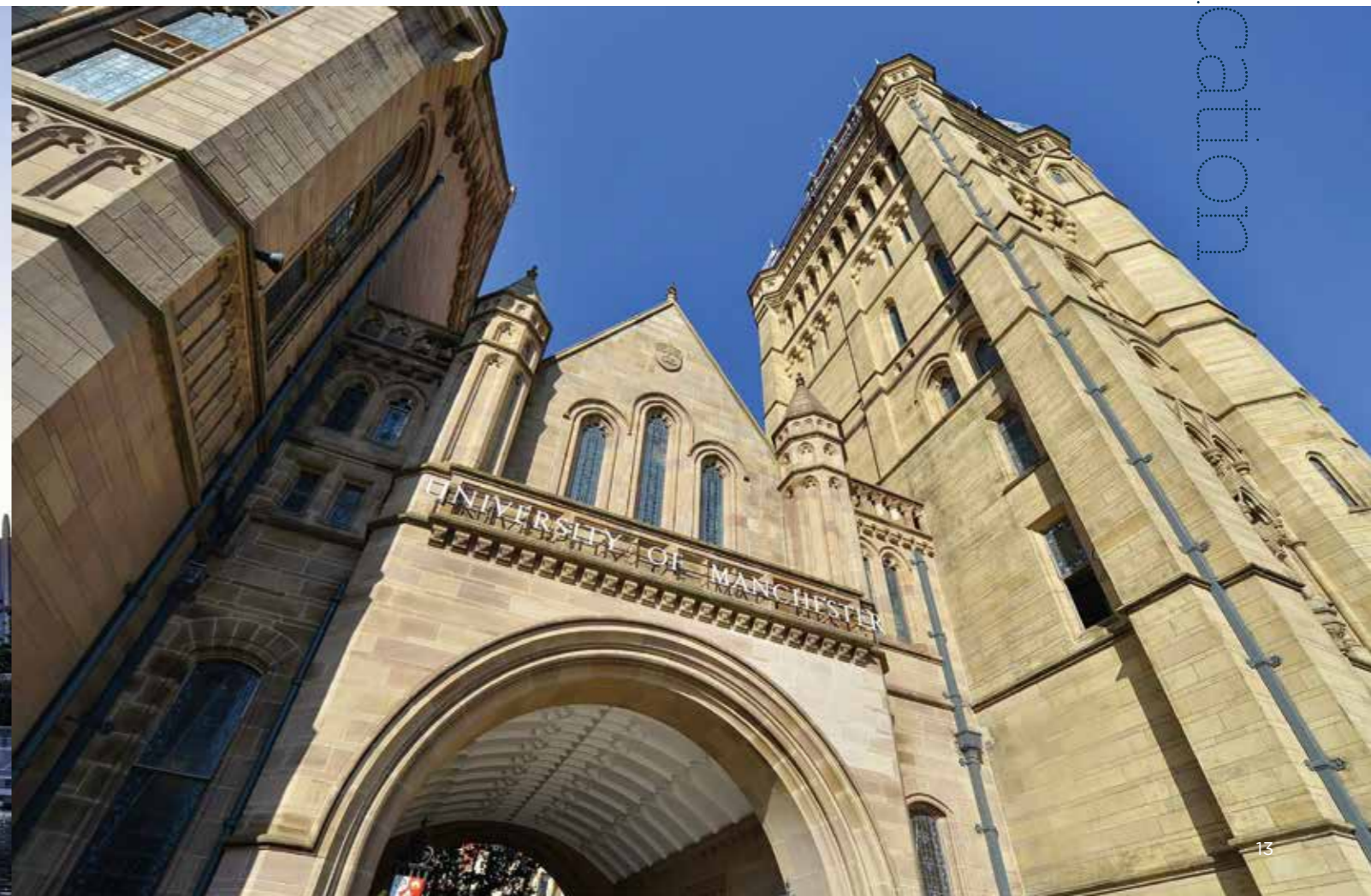
In terms of further education Manchester city region has more than 20 colleges and institutions all of which have varied specialties. The total student population for the city region is almost 400,000; over 100,000 of which are studying across the regions five universities: Manchester, Manchester Metropolitan, Salford, Bolton and University Centre Oldham.

The presence of such a vast student body, plus all the attendant academic, professional and support staff, makes the education sector an enormously important driver of demand for both short and long term rented accommodation.

400,000 students in the region making it one of the largest student populations in Europe attracting students from more than 180 countries.

Business

Education





Life style

Britain's most vibrant city

Experian Vibrancy Index, 2013



Manchester is home to two of the largest shopping centre's in the UK, the Trafford Centre and Arndale Centre plus a wide range of designer boutiques, independent stores and all the major brands including Louis Vuitton, Burberry, Gucci, Hermes, Belstaff, Armani, Harvey Nichols and Selfridges.

Manchester has over 300 restaurants serving every type of cuisine, from restaurants by the two Michelin starred chefs Simon Rogan and Michael Caines at The French and Abode respectively, to celebrity chef Aiden Byrne's Manchester House part of the hugely successful Living Ventures group with establishments across the city. Plus institutions like San Carlo providing a diverse and exciting restaurant scene.

Culture and leisure run through the core of Manchester from theatre and galleries to live music venues including the Manchester Arena, to cocktail bars, sky lounges and award winning large and boutique hotels. Manchester is the UK's second city on many levels and a great city to visit, live or study in.





Investment in city centre office market highest recorded in 2014 - £1.02bn



Piccadilly Regeneration

Manchester City Council and Abu Dhabi United Group, the privately owned investment company which also owns Manchester City Football Club, announced a major new partnership to accelerate the transformation of two emerging East Manchester neighbourhoods.

The partnership will see, as phase one of the programme, the provision of more than 830 homes in Ancoats and New Islington, bringing significant impetus to both areas and helping to complete their redevelopment. The agreement forms the first phase and foundation of the Manchester Life initiative and builds on the regeneration activity that has been led by Manchester City Council in collaboration with a range of partners over the last 15 years.

The predominantly privately rented homes will strengthen Manchester's economic growth trajectory by providing much needed residential units, helping the city achieve its Residential Growth Strategy to build tens of thousands of new homes by 2027.

The multi phased Manchester Life initiative, foresees investment of up to £1 billion over the next 10 years, with provision for further multiple investors. It will expand the residential market on the eastern fringe of the city, providing a platform for the delivery of more than 6,000 new homes.



Amenities

Beetham Tower

Manchester Central

One St. Peter's Square

Manchester Town Hall

Manchester Oxford Road Station

Arndale Centre

Piccadilly Gardens

Macdonald Hotel

Manchester Piccadilly Station

Urban Exchange

Royal Mills

Oxygen

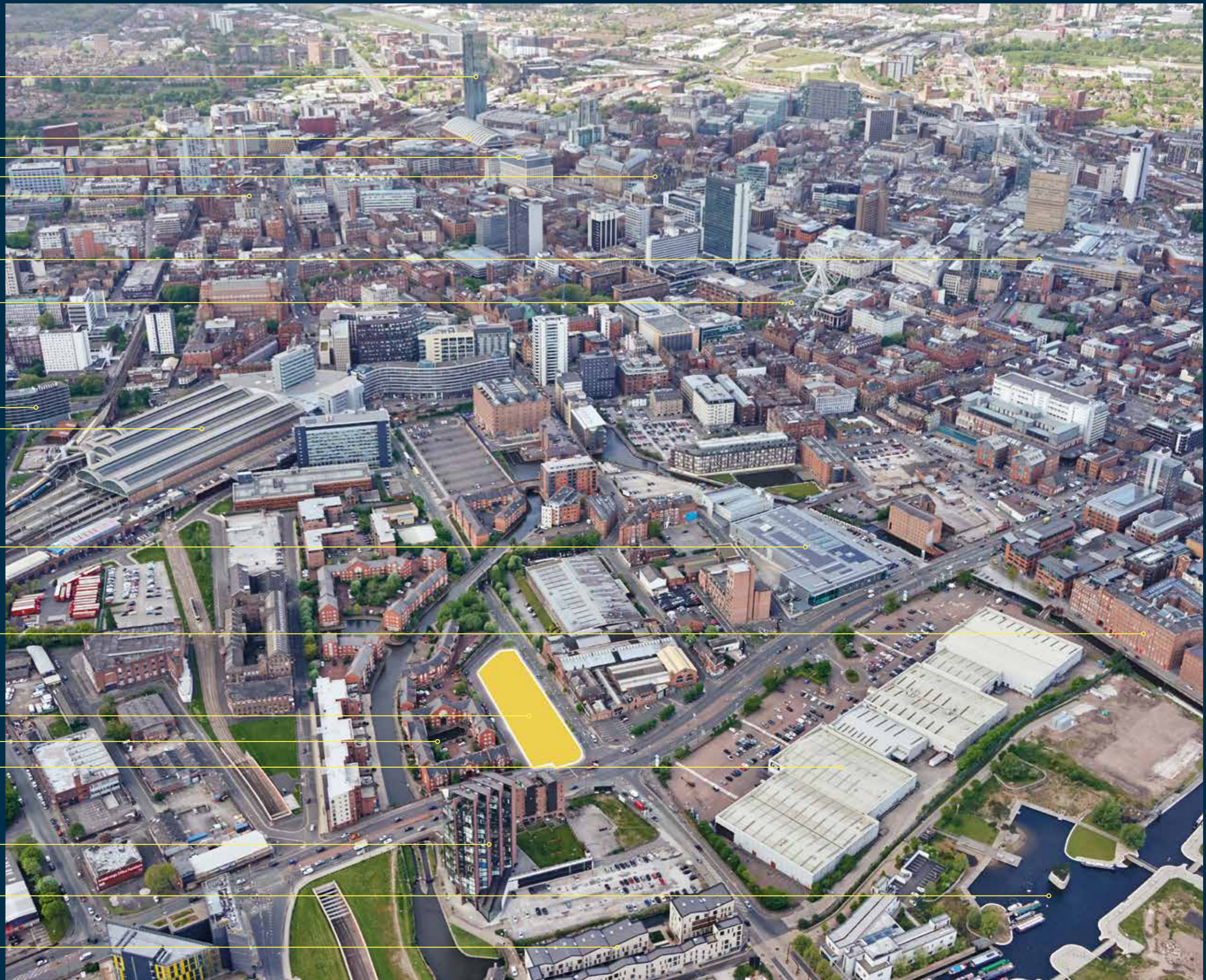
Piccadilly Village

Central Retail Park

Islington Wharf

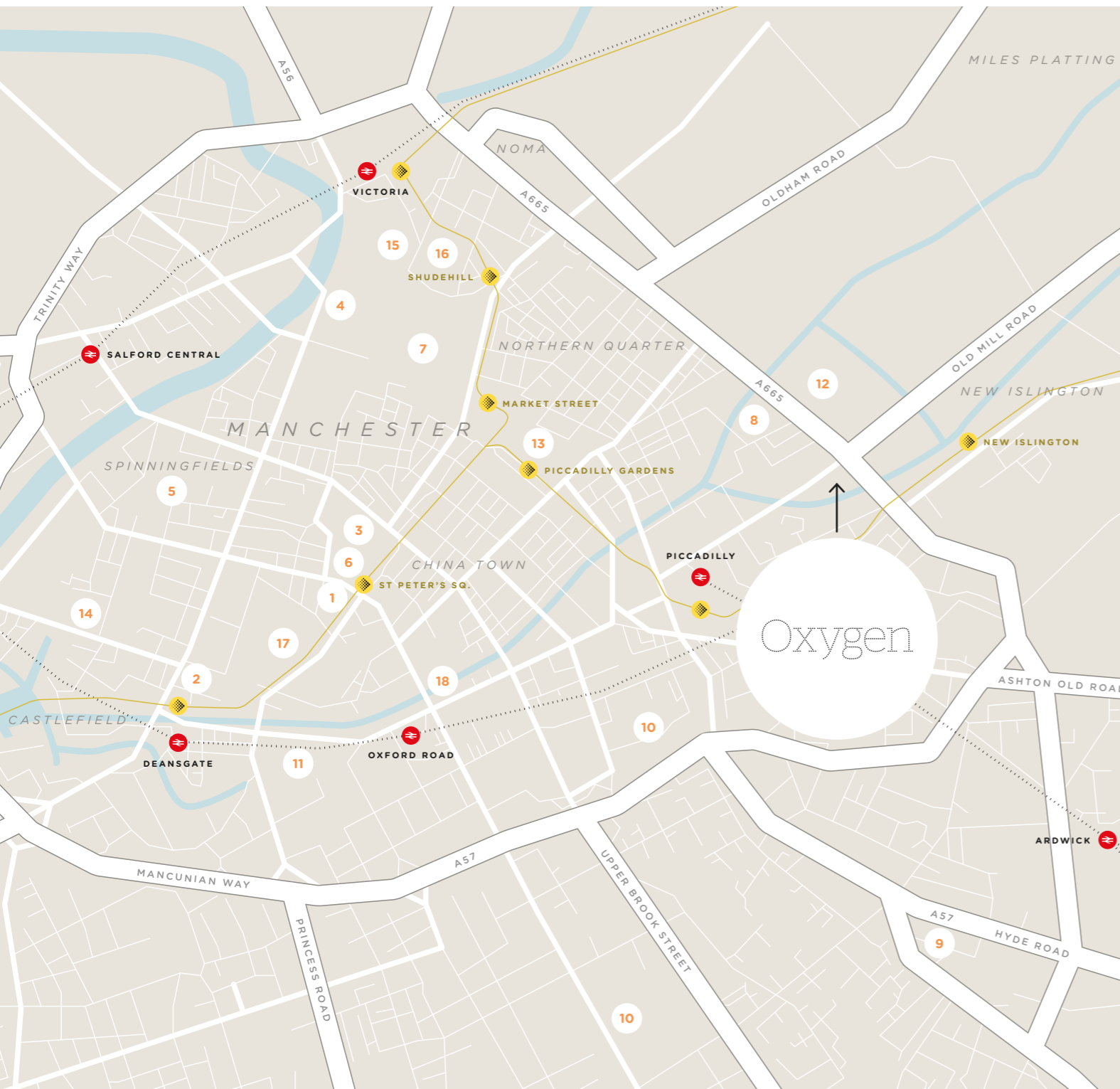
New Islington Marina

Islington Wharf Mews



Perfectly placed

- 1 Midland Hotel
- 2 Beetham Tower
- 3 Manchester Town Hall
- 4 Harvey Nichols
- 5 Spinningfields
- 6 Central Library
- 7 Manchester Arndale Centre
- 8 Urban Exchange
- 9 O2 Apollo
- 10 University of Manchester
- 11 Home
- 12 Central Retail Park
- 13 Piccadilly Gardens
- 14 Museum of Science & Industry
- 15 National Football Museum
- 16 Printworks
- 17 Manchester Central
- 18 Palace Theatre



From your doorstep to the rest of the world.

Direct flights to Hong Kong, Dubai, Abu Dhabi, New York,
Beijing, Singapore & include airlines; Cathay Pacific, Emirates,
Qatar and Etihad Airways



Manchester City Region has a world class, multimodal, integrated transport infrastructure which provides connectivity across the conurbation and the wider Northwest region, and direct access to the rest of the UK and world.

As the North's only major international gateway, Manchester is truly internationally connected, providing vital transport links to the rest of the globe via Manchester Airport.

Connected

Air

Manchester Airport is the largest airport outside London flying to over 225 destinations including four direct flights a week to Hong Kong and 22 flights a week to Dubai, and direct flights to Abu Dhabi, New York, Beijing and Singapore from operators including Cathay Pacific, Emirates, Qatar and Etihad Airways.

Road

Orbital and linear motorways providing direct access to all major cities including London, Birmingham, Bristol, Liverpool, Leeds, Newcastle, Glasgow and Edinburgh.

Bus & Metrolink

Greater Manchester and the inner city centre are served by an extensive bus and tram network. The tram system is undergoing a major overhaul and by 2016 will be the largest in the UK.

Rail

Fast, regular connections to surrounding conurbations and all major UK destinations. Piccadilly offers frequent high-speed connections to London Euston, Birmingham, Liverpool and Edinburgh.

Manchester will also see a series of improvements to its rail services being at the heart of the 'Northern Hub' investment scheme. More frequent and faster services will be provided with an additional 700 trains per day. The second city crossing will also play a vital role in providing necessary capacity, flexibility and reliability for the future tram network to operate and will also improve access by Metrolink into the heart of the city, connecting both the new lines and people across Greater Manchester.

HS2

HS2 to Manchester Piccadilly will reduce journey times to London to approximately 1 hour. The new rail link will also boost economic growth and further open up commercial opportunities for businesses in Manchester and the North West. Ahead of HS2 there are also plans in place for a multi-billion pound regeneration around a new look Train Station at Piccadilly. Planners view is to create a new 'gateway quarter' modelled on Amsterdam and New York.

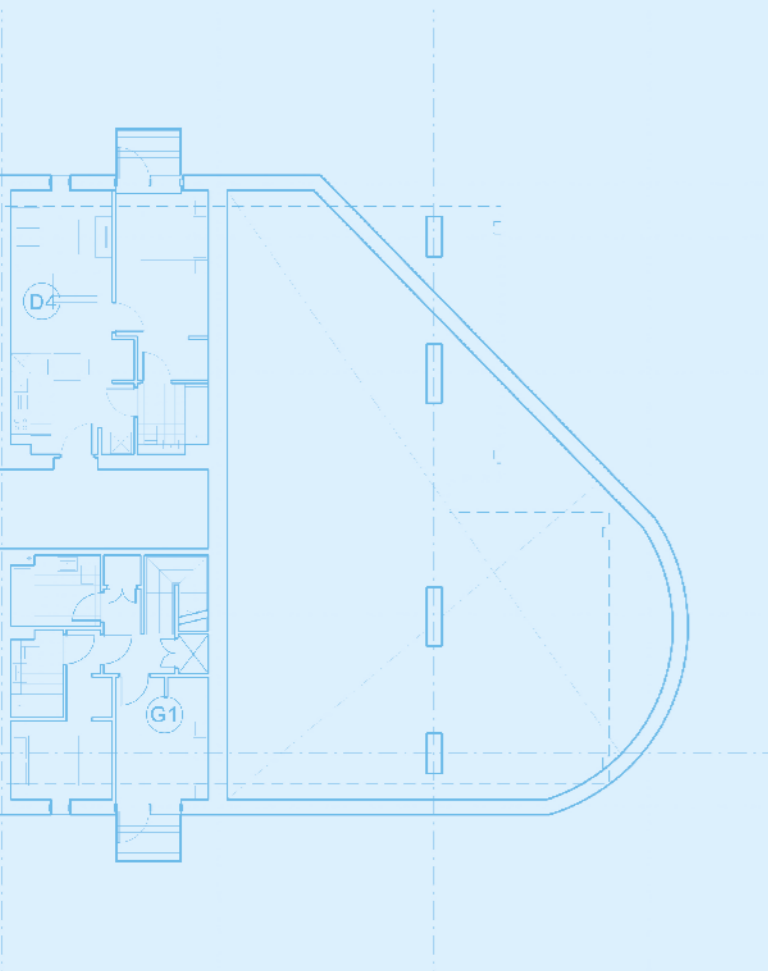


Breatheth



Development Summary

The proposed development has been distilled to 3 specific elements: Plinth, Podium and Upper.



Plinth

The base of the building reflects a human scale. Townhouses wrap around the site responding to the scale of Piccadilly Village and providing street activity and attractive frontage across the site. The upper floor apartment entrances and a generous reception face onto Store Street at the centre of the building increasing the pedestrian activity on this frontage. A commercial unit is located on the Great Ancoats Street end of the building where it will benefit from a highly visible location, and a small retail kiosk, ideal for coffee shop or florist, at the opposite end of the building on Store Street further activating the streetscape with pedestrian activity.

Podium

The podium level sits above the townhouses and is set back from the building footprint physically separating the plinth of the building from the residential apartments above. The Podium level provides both internal and external amenity space for residents, going beyond the individual living space creating a new benchmark in urban living.

Upper

Apartments occupy the upper floors of the building over the podium. The building is broken down into three distinct blocks by the visible and animated lift and stair cores, each affording natural daylight into common areas. The split blocks provide a large amount of dual aspect apartments with unique city wide views. The scale of the building rising towards Great Ancoats Street provides a key focal point at this key city fringe site. Two basement levels addressing the level changes across the site provide parking and stores for residents.

Greater Manchester is the largest economic area with the largest financial and professional business services centre outside London

New Economy



7m people located within an hour's commute of the city





Schedule

Residential breakdown

1 Bedroom apartment	107
2 Bedroom apartment	232
Townhouse	12
Total units	351

Other areas

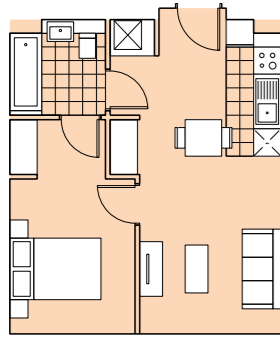
Commercial	380m ² / 4,090ft ²
Amenity	1,054m ² / 11,345ft ²

Operational figures

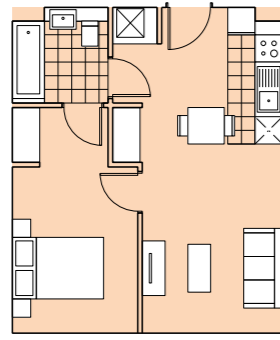
Car parking	115 spaces 34%
Cycle parking	175 spaces 50%
Waste Storage	Weekly on GD04 2014 standards



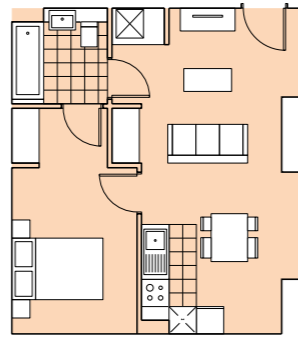
Apartment
1 Bed



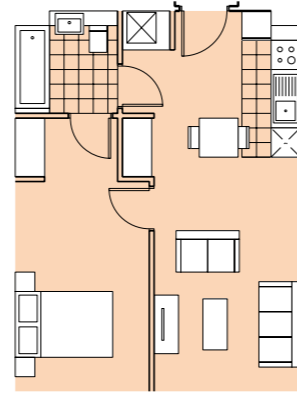
1 Bed layout
Type D1



1 Bed shear wall layout
Type D2

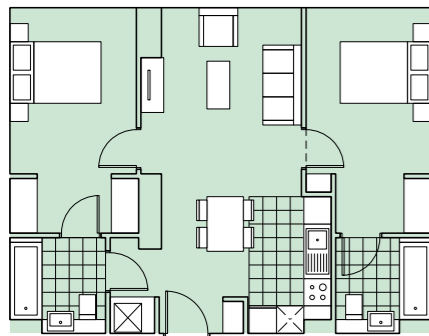


1 Bed layout with terrace
Type E1

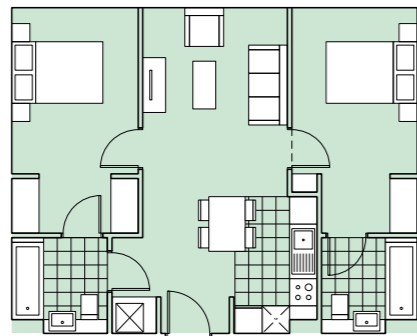


1 Bed Apartment
Type D3

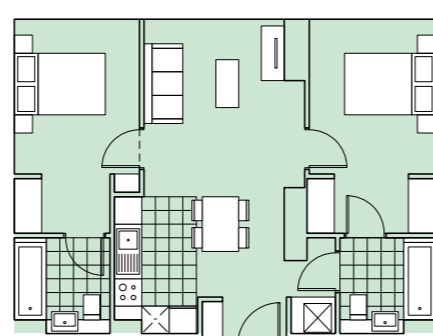
Apartment
2 Bed



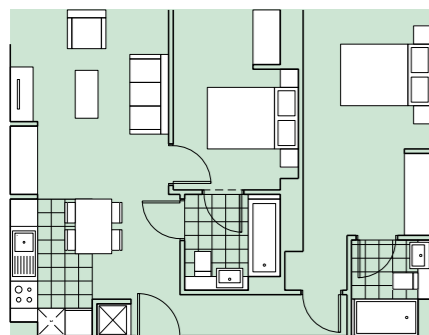
2 Bed Apartment
Type A1



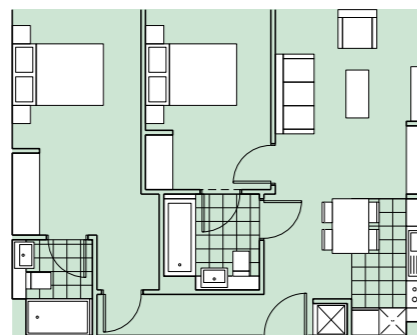
2 Bed Apartment
Type A2



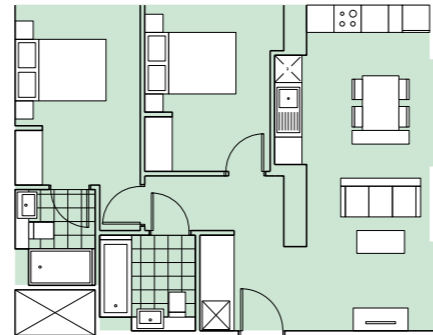
2 Bed Apartment
Type A3



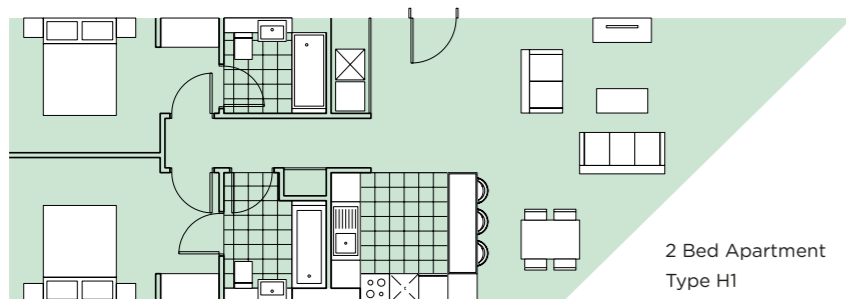
2 Bed Apartment
Type B1



2 Bed Apartment
Type B2

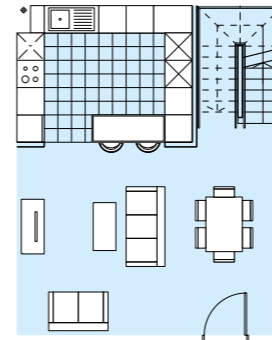


2 Bed Apartment
Type C1

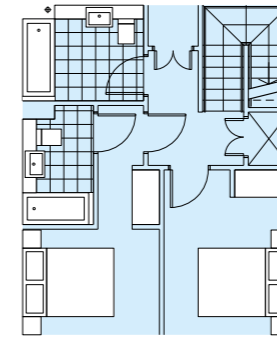


2 Bed Apartment
Type H1

Town House
2 Bed

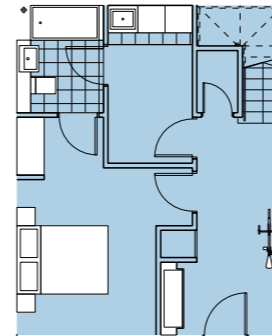


2 Bed Town House
First Floor

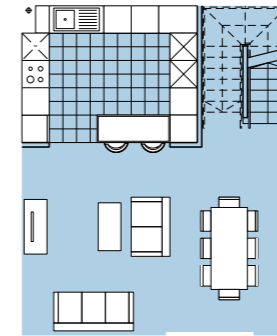


2 Bed Town House
Second Floor

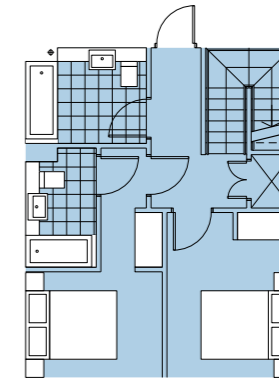
Town House
3 Bed



3 Bed Town House
Ground Floor

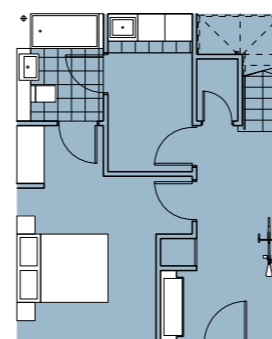


3 Bed Town House
First Floor

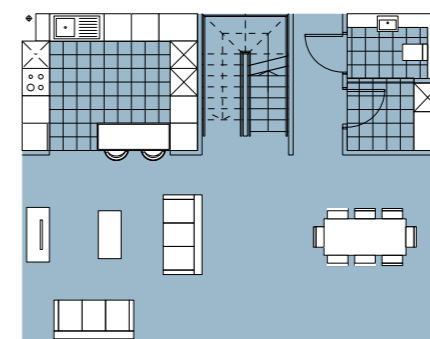


3 Bed Town House
Second Floor

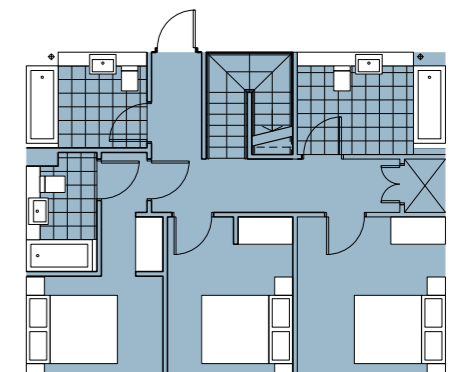
Town House
4 Bed



4 Bed Town House
Ground Floor



4 Bed Town House
First Floor



4 Bed Town House
Second Floor

Made in Manchester 26 Years

Property Alliance Group (Alliance) is a leading Manchester based property developer and investor, established for 26 years with a wholly owned mixed portfolio of £200m throughout the UK.

The award-winning company takes great pride in its work with an emphasis on high quality finishes, individuality in each development's design and best in practice management of its portfolio.

- NW Business Insider award:
Accommodation Scheme of 2013
- Greater Manchester Chamber of Commerce award:
Building of the Year - The Pinnacle, King Street
- NW Business Insider award:
Developer of the Year 2011



Pinnacle, King Street, Manchester



Audi Showroom Stockport

“Great new buildings have never just happened. They are conceived, designed, developed and built by people of commitment and vision. Our team has been assembled with care from acknowledged experts in their field, each sharing a passion for the built environment of our great City”.

Chairman, Property Alliance Group

Axis, Manchester

Thomas Russell – Asia

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Matt Jay – Middle East

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+97 1508141140

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Breathe it in