



THE BLADE  
PENTHOUSES

— PART OF —  
NEW JACKSON



# WELCOME TO THE BLADE PENTHOUSES

A STRIKING NEW 51-STORY TOWER THAT HOUSES SOME OF THE CITY'S MOST EXCITING APARTMENTS, PENTHOUSES AND PRIVATE RESIDENTIAL AMENITIES, THE BLADE IS OUR LATEST DEVELOPMENT TO TRANSFORM THE MANCHESTER SKYLINE.

The Blade's exquisite 3-bedroom duplex penthouses offer breathtaking views and incredible interiors, while the development's exceptional amenities and sought-after city centre location means Manchester's most popular destinations are right on its doorstep.

## THE PENTHOUSES

LEVELS 49 & 50

Photography is intended for illustrative purposes only and should be treated as general guidance only.

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**simpsonhaugh**

# ARCHITECT'S VISION

THE BLADE IS AN ELEGANT NEW RESIDENTIAL BUILDING WHICH COMBINES WITH CROWN STREET VICTORIA RESIDENCE/ ELIZABETH TOWER AND THREE60 TO FORM A DYNAMIC CLUSTER OF TOWERS THAT EDGE NEW JACKSON PARK ALONG MANCUNIAN WAY AND SIGNAL THE SOUTHERN ENTRY TO MANCHESTER CITY CENTRE.

At The Blade's lower levels, a sinuous podium containing the concierge and residential amenities connects the building to Three60 and provides the adjacent public realm with an undulating edge. A landscaped private roof terrace located on top of the podium extends the green, park-like nature of the space, allowing it to be enjoyed across multiple levels.

Our vision for the tower focused on creating an elegant form, accentuating the building's height and slenderness. The resultant plan form tapers towards a sharp edge (from which the name, The Blade, is derived) and presents a narrow profile to Deansgate and in more distant views from the south.

The Blade's materiality seeks to reinforce its narrow sightlines. The curved long elevations feature a highly reflective 'bright white' coating, in contrast to the darker treatment of the slim gable ends, and reflections of the sky appear to merge the curved sides with the background, reinforcing the impression of slenderness.



Two St Peter's Square, Manchester



One Blackfriars, London

At the Blade's upper levels, generous duplex penthouses with large open living areas, floor to ceiling glazing, open staircases and, where possible, dual aspect views are designed to take advantage of panoramic views across Manchester and the wider region.

Externally, New Jackson Park is one of a series of distinctive and interconnected new public spaces at the heart of the New Jackson neighbourhood in which The Blade is situated. Whilst linking to each other, these spaces also seek to reinforce connections between the wider city centre, more local amenities such as the Castlefield Basin and Hulme Park and the immediate area's new residential buildings, Crown Street Primary School and New Jackson Medical Centre, all of which support the neighbourhood's growing residential community.



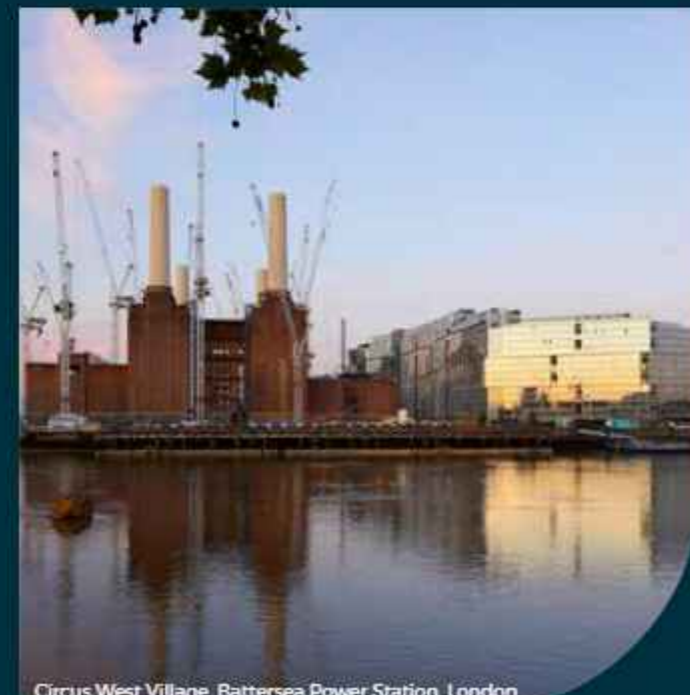
*[Handwritten signatures of Rachel Haugh and Ian Simpson]*

Rachel Haugh

Ian Simpson



Deansgate Square, Manchester



Circus West Village, Battersea Power Station, London



Burlington House, Manchester



Beetham Tower / Hilton Hotel, Manchester

# A CUT ABOVE

RESIDENTS OF THE BLADE ARE IMMERSSED IN LUXURY MODERN LIVING, FROM ENVIABLY SPACIOUS DUPLEX PENTHOUSES FULL OF CONTEMPORARY DESIGNS AND FINISHES, TO A HOST OF EXQUISITE AMENITIES, INCLUDING A FULLY-EQUIPPED GYMNASIUM, SEPARATE SPIN AND YOGA STUDIOS, INFRA-RED SAUNA, RESIDENTS' LOUNGE & BAR, AND PRIVATE DINING SUITE.

Essential to wellbeing, residents at The Blade benefit from vital outdoor space in the heart of the city centre, with an exclusive roof terrace to the second floor, and a smoke-free public park more than one acre in size, boasting its own children's play area, right on the development's doorstep.

The Blade's central location means everything is on hand, from museums to retail, eateries to the city's prestigious universities - The Blade is perfectly placed to enjoy all Manchester has to offer.

## THE BLADE PENTHOUSES

LEVELS 49 & 50

ELIZABETH  
TOWER  
CROWN STREET

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# A WORLD-CLASS SKYSCRAPER DISTRICT

THE BLADE IS SITUATED IN THE HEART OF NEW JACKSON, A WORLD-CLASS SKYSCRAPER DISTRICT LOCATED AT THE SOUTHERN GATEWAY TO MANCHESTER CITY CENTRE.

New Jackson is set to become a thriving new community within the city. A world-class skyscraper district with inspiring architecture, which is transforming the Manchester city skyline. Not just a new neighbourhood boasting new amenities, New Jackson will become the most aspirational destination in Manchester for those wanting to experience modern city living.

Once completed, New Jackson will comprise more than 6,400 homes, public spaces, educational and medical facilities and several new sustainable travel routes, with a total value of more than £25 million.

WELCOME TO NEW JACKSON. A SUSTAINABLE, THRIVING NEW NEIGHBOURHOOD. POPULATED WITH INSPIRING ARCHITECTURE THAT IS TRANSFORMING MANCHESTER'S SKYLINE.



# NEW JACKSON



New Jackson Park

## CREATING SUSTAINABLE NEW NEIGHBOURHOODS FOR THE LONG TERM

CATERING TO THE NEEDS OF OUR RESIDENTS AND THE LOCAL COMMUNITY IS IMPORTANT TO US, WHICH IS WHY WE ARE CREATING MUCH-NEEDED NEW INFRASTRUCTURE AS PART OF THE NEW JACKSON NEIGHBOURHOOD.

A smoke-free public park, more than one acre in size and with a dedicated children's play area, provides vital green space for residents and the local community, while a year-round curated programme of events brings the local area to life.

New Jackson also boasts a variety of health and wellness services including an NHS medical facility, a private clinic and dental studio, as well as a new padel tennis club and a selection of independent shops and retailers.

Opening in September 2024, Crown Street Primary School is the first primary school to be built within the city centre in almost two decades and will offer spaces for 210 pupils and 26 nursery places.



New Jackson Park



Children's Play Area



Salvi's Neapolitan Restaurant - Commercial Operator at Deansgate Square



Deansgate Dental Studio - Commercial Operator at Deansgate Square



New Jackson Medical Centre



Crown Street Primary School

# NEW JACKSON MASTERPLAN



**THE BLADE**  
PENTHOUSES  
— PART OF —  
NEW JACKSON



# THE CITY

**KEY**

- Places of Interest
- Current Renaker Developments
- Completed Renaker Developments

**CITY DISTRICTS**

- Conservation Area



**ENTERPRISE CITY AT ST JOHN'S - A HUB FOR THE TECH, MEDIA & CREATIVE INDUSTRIES**

- Booking.com HQ
- WPP Group
- Code Computerlove
- MediaCom
- Wavemaker
- Cheetham Bell
- Kinetic Worldwide
- Factory International
- Soho House
- Barry's Bootcamp

**SHOPPING**

- Selfridges
- Louis Vuitton
- Harvey Nichols
- Paul Smith
- Burberry
- Polo Ralph Lauren
- Hugo Boss
- Apple
- END.
- Flannels
- Mulberry
- Vivienne Westwood
- OMEGA
- Russell & Bromley
- Boodles

**EATING & DRINKING**

- Schofield's Bar
- Tast
- Gong Cha
- Mackie Mayor
- Mana
- Maray
- MNKY HSE
- Hawksmoor
- The Ivy Spinningfields
- Australasia
- 20 Stories
- KITTEN
- Salvi's
- Atomeca
- Lucky Cat
- Sexy Fish

# A HUB FOR THE ARTS & CULTURE

THOSE LIVING AT THE BLADE WILL FIND THEMSELVES AT THE HEART OF ONE OF THE WORLD'S MOST CULTURALLY DIVERSE CITIES, WITH A NUMBER OF MANCHESTER'S MOST POPULAR ATTRACTIONS RIGHT ON THEIR DOORSTEP. THIS INCLUDES:

**St John's Culture and Enterprise Quarter** - one of Manchester's newest neighbourhoods, St John's is home to the city's media and tech industries. Digital travel company **Booking.com's** second largest international office is located in the Quarter, as is the £200m **Aviva Studios** home to **Factory International**, while eagerly awaited openings from world-renowned names including prestigious private members club **Soho House** will add to the area's vibrant atmosphere.

**Castlefield Urban Heritage Park** - a home to nature, outdoor events and a broad selection of gastro pubs, restaurants and bars.

**Manchester Opera House** - an iconic venue built in 1912 which regularly stages the world's top productions.

**HOME at First Street** - Manchester's centre for contemporary theatre, film, art and music.

Some of Manchester's other popular cultural venues include:

**The Whitworth Art Gallery**

**Manchester Museum**

**The Science and Industry Museum**

**The Palace Theatre**



# A GLOBAL DESTINATION

ART. MUSIC. FASHION. FOOD. COFFEE. COCKTAILS. MOCKTAILS. DAYS. NIGHTS. HIGH-END. NICHE. MANCHESTER HAS IT ALL.

There are many reasons why Manchester is held in such high regard all over the world. The city centre was recently ranked as the top UK retail and leisure destination for the 3rd year running\*. Economic forecasts indicate the city will see continued growth over the next decade, with 65,000 extra jobs increasing total city centre employment to 315,000 by 2040\*\*. And it was also selected as one of Lonely Planet's top travel destinations for 2023!

From shopping at iconic British designer Vivienne Westwood's city centre store, to enjoying world-renowned artists and performers at Aviva Studios or experiencing decadent Latin American dining at MNKY HSE, Manchester has something for everyone.

Add in the city's fascinating history, 215 live music venues\*\*\* and two of the world's biggest and most successful football clubs and it's easy to understand why people from all over the world flock to Manchester each and every day.



\* <https://www.colliers.com/en-gb/news/25-05-22-locatevenues-research>  
\*\* [https://www.manchester.gov.uk/info/500002/council\\_policies\\_and\\_strategies/8296/future\\_manchester\\_an\\_economy\\_built\\_on\\_people\\_place\\_and\\_prosperity](https://www.manchester.gov.uk/info/500002/council_policies_and_strategies/8296/future_manchester_an_economy_built_on_people_place_and_prosperity)  
\*\*\* [https://www.manchester.gov.uk/news/article/9032/new\\_report\\_shows\\_the\\_value\\_of\\_manchesters\\_music\\_economy\\_to\\_the\\_city\\_and\\_the\\_live%20music%20scene%20makes%20the%20wider%20city%20region](https://www.manchester.gov.uk/news/article/9032/new_report_shows_the_value_of_manchesters_music_economy_to_the_city_and_the_live%20music%20scene%20makes%20the%20wider%20city%20region)



# FROM HERE TO ANYWHERE

Situated within Manchester's highly-anticipated New Jackson neighbourhood, The Blade offers a wealth of nearby transport connections, so residents can easily make the most of everything in the local area and further afield.

Deansgate's nearby Metro station provides easy access across the city and is just a five minute walk away.

Manchester's three major train stations - Victoria, Piccadilly and Oxford Road - boast mainline connections to London, Glasgow and Birmingham. All are easily accessible, with each located approximately one mile from The Blade.

Manchester International Airport is fewer than 10 miles away and offers connections to more than 220 destinations worldwide.

The M56 motorway connects Manchester to the rest of the UK by road and is fewer than 10 miles away from The Blade.



### UK JOURNEY TIMES

Icon: Train	Icon: Car
LIVERPOOL 38 mins	LIVERPOOL 40 mins
LEEDS 50 mins	LEEDS 50 mins
SHEFFIELD 50 mins	SHEFFIELD 1 hr 10 mins
BIRMINGHAM 1 hr 29 mins	BIRMINGHAM 1 hr 30 mins
LONDON 2 hrs 6 mins	LONDON 3 hrs 30 mins
GLASGOW 3 hrs 12 mins	GLASGOW 3 hrs 10 mins

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# FIRST CLASS LEARNING

THE UK IS ONE OF THE BEST EDUCATION HUBS IN THE WORLD, WITH A HUGE NUMBER OF EXCELLENT STATE AND INDEPENDENT SCHOOLS, COLLEGES AND INTERNATIONALLY-RENOWNED UNIVERSITIES. MANCHESTER SITS PROUDLY AT THE TOP OF THE LEAGUE.

Five universities and higher education establishments draw over 116,000 students from all over the globe. The University of Manchester is the largest single-site university in the UK, and home to 40,000+ students each year - the second highest across the country - and is the most targeted university by the nation's top graduate employers.

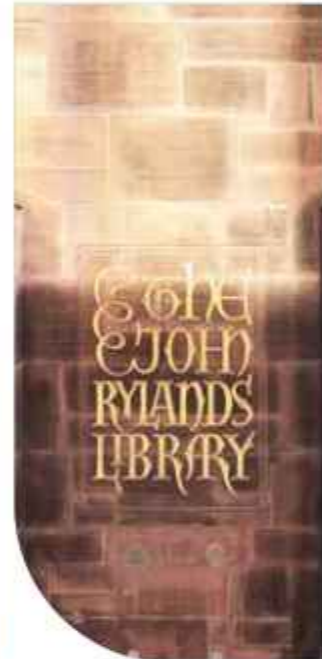
Manchester Metropolitan University, meanwhile, offers a vast array of courses and has been commended for its research and specialisms in both Business Studies and Architecture, where it is regularly listed in global top 10s.

For those with a keen interest in the performing arts, the Royal Northern College of Music and Northern Ballet School both offer specialised courses in their respective fields and are renowned for attracting the world's top talent to the heart of Manchester.

For families, top-of-the-class secondary and independent schools are available across the city, while 20 primary schools rated 'Good' or 'Outstanding' by Ofsted are within a 1.5 mile radius of The Blade.

Best of all, Manchester's first new primary school in nearly 20 years is currently under construction less than a two minute walk away from The Blade. Opening September 2024, Crown Street Primary School will provide 210 spaces for primary age children and 26 spaces for those in nursery.

With both ultra-modern and historic schools dating back hundreds of years to choose between, parents have a variety of choices when it comes to selecting an educational environment that best suits their children.



## HIGHER EDUCATION IN MANCHESTER



# 116,000

STUDENTS PER ANNUM ACROSS 5 UNIVERSITIES\*

# 20,000

STEM GRADUATES EACH YEAR\*\*

# 41,000

INTERNATIONAL STUDENTS.\*\*



7.2m Students  
WITHIN A 1 HOUR COMMUTE\*\*

THE UNIVERSITY OF MANCHESTER

# Ranked 8th

BY THE TIMES HIGHER EDUCATION WORLD UNIVERSITY RANKINGS 2023\*\*

HOME TO THE

# LARGEST

CLINICAL ACADEMIC CAMPUS IN EUROPE†

ONE OF THE

# LARGEST STUDENT POPULATIONS

IN EUROPE\*\*\*

# 51%

GRADUATE RETENTION RATE (MANCHESTER CITY CENTRE)\*\*\*

# 57%

OF MANCUNIAN WHO LEAVE THE CITY TO STUDY RETURN TO THE CITY FOR WORK - THE SECOND HIGHEST RATE OF ANY CITY AFTER LONDON\*\*

\* Source: <https://tinyurl.com/232as8yp>  
 \*\* Source: <https://tinyurl.com/3n7ec98>  
 † Source: <https://tinyurl.com/4em3jy>  
 ‡ Source: <https://tinyurl.com/323e7zd9>  
 ‡ Source: MIDAS  
 †† Source: <https://tinyurl.com/3n7ec98>  
 ††† Source: <https://tinyurl.com/3yfwirzc>  
 ††† Source: <https://tinyurl.com/3z3eam39>



## SIMPSONHAUGH INTERIOR DESIGN

EVERY ASPECT OF THE BLADE'S AMENITY SPACES HAS BEEN CAREFULLY DESIGNED TO HIGHLIGHT THE UNIQUE FEATURES OF THIS UPLIFTING AND WELCOMING ENVIRONMENT.

On the ground floor, the 24-hour concierge area and co-working spaces provide residents with a visually powerful and inviting entrance to the development. The material palette is based around timeless natural materials to give the space a sense of serenity as residents circulate, while also linking visually to New Jackson Park adjacent.

On level 1, the spacious gymnasium overlooks the open plan concierge, with the spaces divided by fluted glazed screens, offering privacy to those in the gym while also promoting a strong sense of community within the development.

On level 2, the residents' lounge & bar greets visitors with its signature piece, a striking green terrazzo bar that conveys a sense of luxury, while a range of relaxing seating areas paired with partition drapes combine to create a relaxed but intimate setting.

The material palette on this floor continues the theme established on entry, with timber detailing, rich fabrics and brass accents. The use of natural materials again reinforces the space's connection to the outside, this time to the landscaped roof terrace to which it provides access. The timber detailing for the wall panels and plinth for the bar is reminiscent of a traditional 'egg and dart' pattern.



# THE AMENITIES

THREE LEVELS OF EXCEPTIONAL RESIDENTIAL AMENITY CAREFULLY TAILORED WITH RESIDENT'S HEALTH, WELLBEING AND CONVENIENCE IN MIND.

At Renaker, we have a proud and proven track record of providing our residents with the sort of 5\* amenities befitting Manchester's number one property developer.

Taking learnings from our existing developments, like the world-class Deansgate Square, we build upon our previous successes to ensure our residents' amenity offering is continuously being refined, improved and reconsidered.

Every last detail of every amenity space has been taken into account at The Blade, ensuring all our residents' wants and needs are catered for. The end result is a luxuriously comfortable and easily accessible range of amenities and facilities that everyone who lives here is sure to love.



## AMENITIES

# GROUND FLOOR PLAN

GREATER MANCHESTER ASPECT

CASTLEFIELD ASPECT



CHESHIRE ASPECT

CITY ASPECT

**A** CONCIERGE

**B** CO-WORKING SPACE

**C** SOLO WORKSPACE

**D** PRIVATE BOOTHS



AMENITIES

# FIRST FLOOR PLAN

GREATER MANCHESTER ASPECT

CASTLEFIELD ASPECT



- I TREATMENT ROOM
- J FEMALE CHANGING
- K MALE CHANGING

CHESHIRE ASPECT

CITY ASPECT

**E** GYMNASIUM

**F** SPIN STUDIO

**G** YOGA STUDIO

**H** INFRA-RED SAUNA

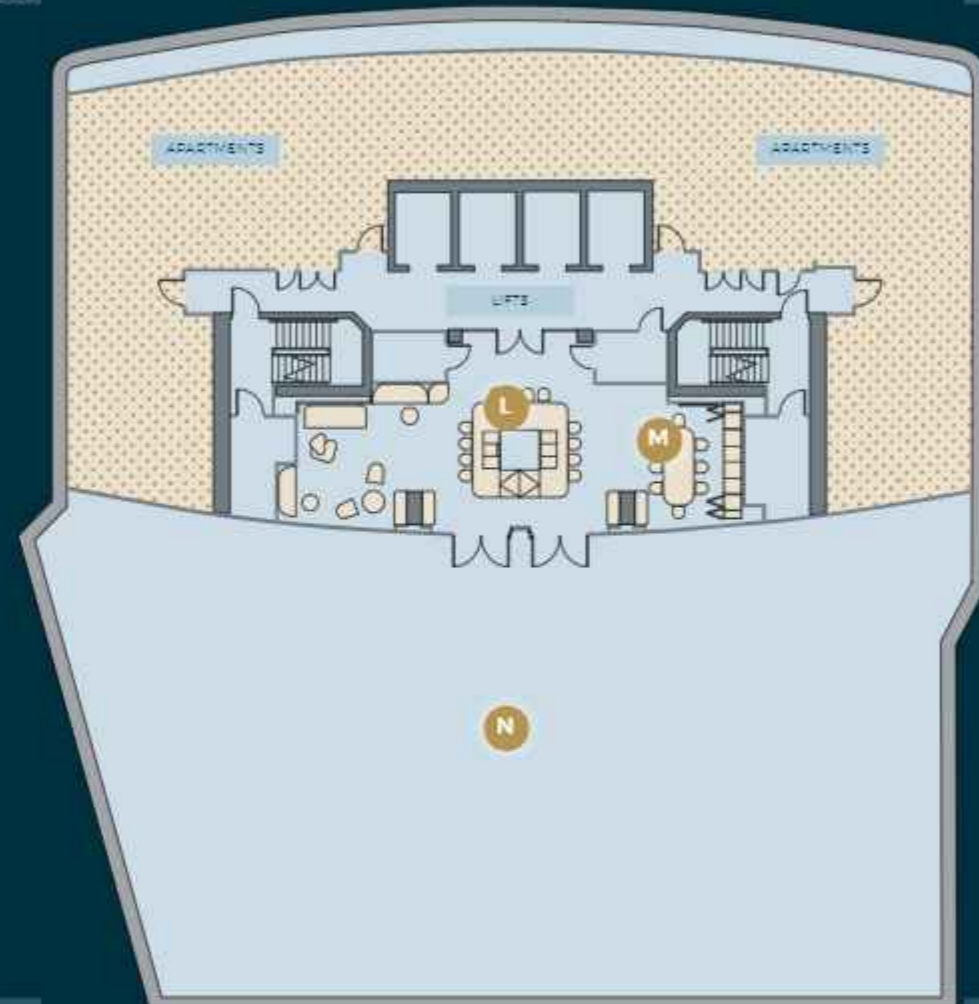


AMENITIES

# SECOND FLOOR PLAN

GREATER MANCHESTER ASPECT

CASTLEFIELD ASPECT



**L** RESIDENTS' LOUNGE & BAR

**M** PRIVATE DINING SUITE

**N** ROOF TERRACE







AMENITIES

# 24-HOUR CONCIERGE

SITUATED AT THE HEART OF THE DEVELOPMENT AND AVAILABLE 24/7, THE BLADE'S TEAM OF HOSPITALITY EXPERTS BOAST A WEALTH OF 5\* EXPERIENCE.

Friendly, personable and always on hand to offer assistance, they ensure the smooth running of the development. And, thanks to our dedicated app, residents can contact them without even needing to leave their property!

The app also enables residents to book the Private Dining Suite, provide feedback, connect with other residents and keep up-to-date with the latest community events, all from their mobile devices.





AMENITIES  
CO-WORKING  
SPACE

Located in the concierge area, a range of work spaces are available to suit all needs, with co-working spaces that are well suited for meetings or collaborative projects, four individual work stations designed for solo work and two fully enclosed private booths for when peace and quiet are essential.





## AMENITIES

## GYMNASIUM

CENTRAL TO THE BLADE'S HEALTH AND WELLBEING OFFERING IS THE SPACIOUS GYM.

Filled with everything our residents need to help them get - and stay - in shape, this well-equipped space boasts a wide range of the latest Technogym equipment, including a climbing machine, a lat machine and chest, shoulder and leg presses, as well as:

- top-of-the-range Concept2 rowing and skiing machines
- a series of Erimus dumbbell racks
- an Assault Airbike, and
- two wall-mounted, 75 inch TVs.

Floor-to-ceiling windows provide the space with plenty of natural light, while a mirrored wall magnifies its clever use of space, creating a vibrant, energising environment for residents to enjoy.





## AMENITIES

## YOGA STUDIO

DESIGNED TO CREATE A TRANQUIL ATMOSPHERE, FEATURING SOFT NATURAL WOODS AND ENVELOPED BY DRAPING VOILES, THE YOGA STUDIO EXUDES CALMNESS. ALLOWING RESIDENTS TO SWITCH OFF FROM THEIR DAILY STRESSES AND CALM THE MIND.

A generously-sized, mirrored and multi-functional space, the Yoga Studio enables residents to improve their balance, flexibility, coordination and strength. Thanks to the addition of a support bar, it can also be used for a wide range of other activities including dance, barre, aerobics and more.





PELOTON

AMENITIES  
SPIN STUDIO

FOR THOSE THAT LIKE TO PUSH THE LIMITS OF ENDURANCE, THE BLADE'S DEDICATED SPIN STUDIO ALLOWS RESIDENTS TO DISCOVER EXACTLY WHAT THEIR BODIES ARE CAPABLE OF, THANKS TO ITS SIX PELOTON BIKES.

The next generation of exercise bikes, Peloton bikes feature front-mounted HD touchscreens, allowing residents to join interactive online classes, receive advice and motivation from the teachers and monitor their heart rate and output in real time.

An enclosed box design with a multi-coloured lighting grid that delivers an immersive sensory light experience, the Spin Studio is as intense as it gets!





## CHANGING ROOMS

With separate spaces for men and women, The Blade's changing rooms feature secure coded lockers and spacious showers, making them a stylish place to get ready for - or wind down after - some vigorous exercise.



## INFRA-RED SAUNA

THE BLADE'S CUTTING EDGE SAUNA USES INFRARED LAMPS AND ELECTROMAGNETISM TO CREATE WARMTH AND DELIVER HEAT-THERAPY HEALTH BENEFITS INCLUDING IMPROVED BLOOD CIRCULATION AND PAIN REDUCTION.

By eschewing the traditional method of using steam or flame-stoked heat, our Infra-Red Sauna can operate at a lower temperature, making it more comfortable for users while still providing the therapeutic benefits for which saunas are famous.





AMENITIES  
**RESIDENTS'  
 LOUNGE & BAR**

A STYLISH AND VERSATILE SPACE, THE RESIDENTS' LOUNGE & BAR EXTENDS ONTO THE FULLY-LANDSCAPED PRIVATE ROOFTOP TERRACE, MAKING IT THE BLADE'S GO-TO SOCIAL HUB.

Home to a huge 16-seat marble table that serves as the room's spectacular focal point, a self-serve bar with a fridge and sink, a selection of comfortable seating areas and partition drapes for added privacy, the Residents' Lounge & Bar is the perfect place to relax, work from home or enjoy a drink with friends and other residents.



## AMENITIES

PRIVATE  
DINING SUITE

AVAILABLE TO BOOK VIA THE RESIDENT'S APP, THE BLADE'S EXCLUSIVE PRIVATE DINING SUITE IS THE PERFECT VENUE FOR HOSTING DINNER PARTIES OR CELEBRATIONS.

A stylish space complete with a fully equipped kitchen with integrated appliances, 8-seater table and a Smart TV, the suite functions as a luxuriously comfortable extension to residents' homes.





AMENITIES

# ROOF TERRACE

A PEACEFUL OUTDOOR AREA EXTENDING FROM THE RESIDENTS' LOUNGE, THE TERRACE OVERLOOKS THE ADJOINING NEW JACKSON PARK AND OFFERS UNRIVALLED VIEWS OF THE CITY'S HISTORIC STREETS AND EVER-CHANGING SKYLINE.

Featuring a range of comfortable seating options and a charming mix of plants and flowers, the Roof Terrace is one of The Blade's most unique features and is the ideal place for relaxing, socialising and enjoying the benefits of outdoor living.





3 BEDROOM  
DUPLEX PENTHOUSES

4901 - THE LOWRY  
215.6 M<sup>2</sup> | 2320 FT<sup>2</sup>

4902 - THE KINGSLEY  
309.0 M<sup>2</sup> | 3326 FT<sup>2</sup>

4904 - THE RUTHERFORD  
215.6 M<sup>2</sup> | 2320 FT<sup>2</sup>

4905 - THE HAWORTH  
229.0 M<sup>2</sup> | 2464 FT<sup>2</sup>



# THE PENTHOUSES

BOASTING SPECTACULAR VIEWS OVER MANCHESTER AND BEYOND, VIBRANT INTERIOR DESIGNS, PRACTICAL INTEGRATED APPLIANCES AND HIGH-QUALITY SPECIFICATIONS AND FINISHES THROUGHOUT, THE BLADE'S PENTHOUSES DELIVER THE ULTIMATE IN CONTEMPORARY CITY-CENTRE LIVING.

The Lowry, The Kingsley, The Rutherford and The Haworth dramatically combine convenience and luxury, resulting in expansive, carefully crafted spaces that are designed to be as enjoyable as they are inspirational.

Dressed Penthouse photography is intended for illustrative purposes only and is to be taken as general guidance. Penthouses do not come dressed as standard.



## LIVING AREAS

EACH ONE OF THE BLADE'S METICULOUSLY CRAFTED LIVING SPACES PROVIDES RESIDENTS WITH A COSY AND WELCOMING AMBIANCE, AND PLENTY OF ROOM TO RELAX IN.

Boasting thoughtfully designed open-plan layouts, the living areas' floor-to-ceiling windows optimise the use of space and light to provide unparalleled views over the city and beyond, from sunrise to sunset.

The living areas also include stylish features like Herringbone Sardinia Oak laminate wood flooring and atmospheric LED downlights, plus modern touches like USB charging points and air conditioning, making them the ideal setting for putting your feet up, catching up with family or hosting unforgettable social events with friends.



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# KITCHENS

AS THE HEART OF THE HOME, THE PENTHOUSE KITCHENS COME FULLY EQUIPPED WITH EVERYTHING YOU NEED, WHETHER YOU'RE PREPARING FOR A QUICK BITE AND A QUIET EVENING IN, OR COOKING A THREE-COURSE MEAL FOR FAMILY AND FRIENDS.

Featuring undermounted stainless steel sinks, Blanco chrome taps, washer/dryers, American-style fridge-freezers and integrated induction hobs, ovens, combination microwaves, extractor fans, cooker hoods, wine coolers and dishwashers, these kitchens have everything you need and more.

And with bespoke handleless kitchen cabinets, white quartz worktops and LED under unit lighting, they're as stylish as they are practical.



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## EN-SUITE BATHROOMS

WHEN IT'S TIME FOR SOME PEACE AND QUIET, THE PENTHOUSES' SPECTACULAR AND FULLY TILED EN-SUITE BATHROOMS OFFER ALL THE LUXURY AND TRANQUILITY YOU COULD POSSIBLY NEED.

With both invigorating rainhead and flexible handheld shower options, getting ready at the start of a new day or relaxing at the end of a long one is a pleasurable experience, while the freestanding steel baths in the master bedroom en-suite bring a sense of grandeur and opulence to daily life.

The penthouse en-suites also feature chrome Hansgrohe brassware, wall-mounted wash basins and WCs with concealed cisterns and soft close seats, bespoke storage units with mirrored doors and shelving, and built-in shaver sockets and lighting.



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# PENTHOUSE SPECIFICATIONS

## INTERNAL FINISHES

- Grey veneer Vicaima apartment entrance door and internal doors
- Chrome ironmongery
- Satinwood finish to internal skirtings and architraves
- White emulsion to walls and ceilings
- Vertical blackout blinds throughout
- Glass balustrade staircase with timber handrail and solid black Oak staircase tread
- Bespoke fitted wardrobe with drawers to master bedroom

## FLOORING

- Herringbone Sardinia Oak laminate wood flooring in kitchen, living area and hallway
- Carpets fitted in bedrooms
- Tiling to W.C. and en-suites

## KITCHENS

- Bespoke handleless kitchen cabinets
- White Quartz worktop
- Undermounted Stainless steel sink
- Blanco Chrome Tap
- Integrated Siemens induction hob, oven, combination microwave, extractor fan and cooker hood
- Siemens American fridge-freezer and integrated dishwasher
- 600mm Integrated wine cooler
- LED under unit lighting
- Siemens Washer and Dryer

## MASTER BEDROOM EN-SUITES

- Chrome Hansgrohe brassware
- Wall-mounted wash basin and WC with concealed cistern and soft close seat
- Freestanding steel bath

- Chrome Hansgrohe rainhead shower with handheld shower
- Shower screen with slider door to shower enclosure
- Fully tiled en-suite
- Bespoke storage with mirrored doors and shelving, with built-in shaver socket and lighting

## EN-SUITES

- Chrome Hansgrohe brassware
- Wall-mounted wash basin and WC with concealed cistern and soft close seat
- Chrome Hansgrohe rainhead shower with handheld shower
- Shower screen with slider door to shower enclosure
- Fully tiled en-suite
- Bespoke storage with mirrored doors and shelving, with built-in shaver socket and lighting

## Kitchen, En-Suite & WC Preselections

Kitchens				WC		En-suite	
Wall Units	Feature and Base units	Splashback	Worktop	Wall tiles	Floor Tiles	Wall Tiles	Floor Tiles
Matte White	Matte Dark Walnut	Lyskam White Quartz	30mm Ice White	30x60cm Marquina Honed Natural Matte	60x60cm Marquina Honed Natural Matte	33x100cm Vitra Statua White Polished	60x60cm Vitra Statua White Matte

## W.C.

- Chrome Hansgrohe brassware
- Wall-mounted wash basin and WC with concealed cistern and soft close seat
- Fully tiled W.C.

## ELECTRICAL

- LED downlights to hallways, living areas, bedrooms, W.C. and en-suites
- Provision for BT, Sky Q and Virgin Media in living areas - with all other providers via Wi-Fi
- Provision for Virgin Media in bedrooms\*\* - with SKY and all other providers via Wi-Fi
- TV and media outlet points to living area and all bedrooms
- Hyperoptic broadband
- Satin stainless steel sockets and switches throughout
- USB charging points to living room and bedrooms

## HEATING

- Slim-line electric panel heaters with central timer (in hallway)
- Chrome ladder towel rail to bathrooms and en-suites
- Air-conditioning

## SAFETY AND SECURITY

- Secure residents' entrances with dedicated fob access to shared spaces and penthouses
- Automated door entry system with video and audio streaming
- Dedicated concierge operating 24/7
- Smoke and heat detectors to kitchens, entrance halls and common parts
- Sprinkler system
- Fire & smoke curtains

## WARRANTY

- Buildzone 10 year home warranty\*\*\*
- Developer 2 year warranty

## SUSTAINABILITY

- Energy efficient LED lighting throughout
- Mechanical ventilation system with heat recovery
- Triple-glazed windows
- Purge vent doors to all apartments

\*\* BT not available in bedrooms

\*\*\* Please note that the Buildzone 10 year home warranty commences on build completion of the penthouse.



## COMMUNAL CORRIDORS, LIFTS, CAR PARK & CYCLE STORE

4 lifts provide access from the concierge on the ground floor to level 49, whilst a separate lift provides access to the car park and cycle stores on the basement levels.

- A right to park is available to purchase for all penthouses.
- Charging points can be installed in some car parking spaces. A quote to install a charger in a bay can be provided upon request.

Please speak to a Sales Consultant for further information.



The specification is the anticipated specification but may be subject to change as necessary and without notice. Finishes are also subject to change if materials and appliances are discontinued or not available.



# 4901 - THE LOWRY

3 BEDROOM DUPLEX PENTHOUSE  
 DUAL ASPECT - CHESHIRE / CREATER MANCHESTER  
 215.6m<sup>2</sup> | 2320ft<sup>2</sup>

Floor 49	Metric	Imperial
Living	5.05 x 8.42	16'6" x 27'6"
Kitchen / Dining	14.47 x 6.08	47'5" x 20'0"

Floor 50	Metric	Imperial
Bedroom 1	4.74 x 5.01	15'5" x 16'4"
Bedroom 2	3.04 x 3.55	10'0" x 11'7"
Bedroom 3	3.74 x 3.64	10'3" x 11'9"

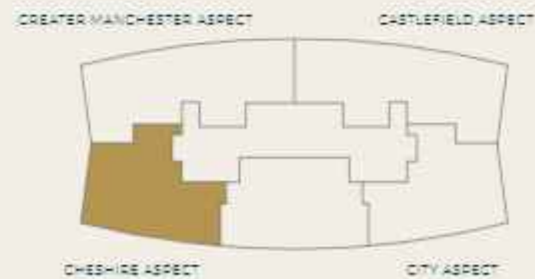


ASPECT: CHESHIRE

LEVEL



LOCATOR



All dimensions are taken approximately from the middle of the room. All measurements may vary within a tolerance of 3%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask a Sales Consultant for further information.

FLOOR 49



FLOOR 50





# 4902 - THE KINGSLEY

3 BEDROOM DUPLEX PENTHOUSE

DUAL ASPECT - GREATER MANCHESTER / CASTLEFIELD WITH RIVER VIEWS

309.0m<sup>2</sup> | 3326ft<sup>2</sup>

Floor 49	Metric	Imperial
Overall Length	17.21	56'5"
Living 1 (depth)	8.11	26'6"
Kitchen / Dining (depth)	7.32	24'0"
Living 2 (depth)	5.15	16'9"
Study	3.65 x 4.01	12'0" x 13'2"

Floor 50	Metric	Imperial
Bedroom 1	5.28 x 5.94	17'3" x 19'5"
Bedroom 2	4.22 x 3.61	13'8" x 11'9"
Bedroom 3	3.65 x 3.68	12'0" x 12'1"



ASPECT: GREATER MANCHESTER

FLOOR 49



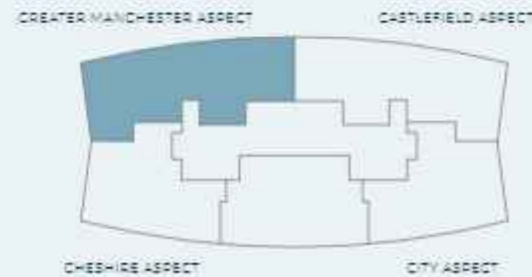
FLOOR 50



LEVEL



LOCATOR



All dimensions are taken approximately from the middle of the room. All measurements may vary within a tolerance of 3%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask a Sales Consultant for further information.

# 4904 - THE RUTHERFORD

3 BEDROOM DUPLEX PENTHOUSE

DUAL ASPECT - CASTLEFIELD / CITY

215.6m<sup>2</sup> | 2320ft<sup>2</sup>

Floor 49	Metric	Imperial	Floor 50	Metric	Imperial
Living	5.05 x 8.40	16'6" x 27'6"	Bedroom 1	4.74 x 5.01	15'5" x 16'4"
Kitchen / Dining	13.63 x 6.08	44'7" x 20'0"	Bedroom 2	3.03 x 3.55	10'0" x 11'7"
			Bedroom 3	3.14 x 3.64	10'3" x 11'9"



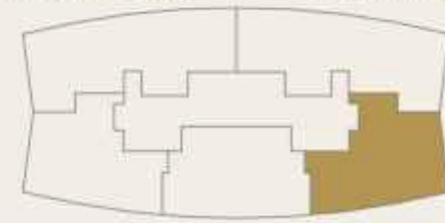
ASPECT: CITY

LEVEL



LOCATOR

GREATER MANCHESTER ASPECT      CASTLEFIELD ASPECT



CHESHIRE ASPECT      CITY ASPECT



All dimensions are taken approximately from the middle of the room. All measurements may vary within a tolerance of 3%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask a Sales Consultant for further information.

FLOOR 49



FLOOR 50



# 4905 - THE HAWORTH

3 BEDROOM DUPLEX PENTHOUSE

ASPECT - CHESHIRE / THREE60

229.0m<sup>2</sup> | 2464ft<sup>2</sup>

Floor 49	Metric	Imperial	Floor 50	Metric	Imperial
Living	15.07 x 5.77	49'4" x 18'9"	Bedroom 1	3.15 x 5.50	10'3" x 18'0"
Kitchen / Dining	4.45 x 8.85	14'6" x 29'0"	Bedroom 2	3.18 x 3.93	10'4" x 12'9"
			Bedroom 3	3.27 x 3.83	10'7" x 12'6"

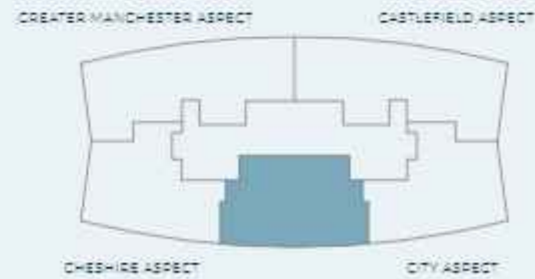


ASPECT: CHESHIRE

LEVEL



LOCATOR



All dimensions are taken approximately from the middle of the room. All measurements may vary within a tolerance of 3%. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only and may be subject to change. Specification and finishes are subject to change if materials and appliances are discontinued or not available. Please ask a Sales Consultant for further information.

FLOOR 49



FLOOR 50



“It’s rare to find a developer who actually adheres to the CGI marketing materials with accuracy – I can honestly say that Renaker achieve exactly that.”

## WE DELIVER WHAT WE PROMISE

From the point of conception, Renaker aim to create places which serve to enhance the life of those who choose to make it their home. We focus on how our customers use the amenity and wider development spaces and take learnings for our future developments. How spaces are used change with time, and we are very sensitive to this. We aim to evolve our amenity offering on each development, offering unique spaces to surprise and delight residents.

Our goal is to create new, aspirational neighbourhoods that endure, and in which communities can thrive.



Roof Terrace overlooking Castlefield Basin at Castle Wharf



44th floor swimming pool at Crown Street

### WHAT OUR PURCHASERS SAY:

“We initially purchased a Renaker property at Deansgate Square in 2020, and we were really impressed with the standard of workmanship and specification of the apartment, with any minor snagging issues addressed quickly and effectively.

Based on the first positive experience, we went on to purchase further investment properties, and we had the confidence to commit due to our trust in the team to deliver a quality product as they had previously. Needless to say Renaker did. It’s rare to find a developer who actually adheres to the CGI marketing materials with accuracy – I can honestly say that Renaker achieve exactly that, and in fact, they often over-deliver in terms of additional amenities and extra touches of quality. In my experience, be it a personal home or an investment purchase, buying from a good developer is the key to ensuring a stress-free and positive experience further down the line. You won’t find better in Manchester.”

Bradley

PURCHASER (INVESTOR) AT DEANSGATE SQUARE & CASTLE WHARF

“Seeing the completed projects by Renaker made me realise just how reliable and good a developer they are. For a while I have been sold by their unrivalled quality and use of the best materials. The finishing product has been there for all to see. With Vista River Gardens, I didn’t want to miss out and had to be a part of the venture. The brochure had me sold immediately and the amenities on offer made this an unmissable opportunity. The team at Renaker have made my purchase super easy and have looked after me every step of the way. Here’s to a brighter future with Renaker.”

Wasim

PURCHASER AT VISTA RIVER GARDENS, TRINITY ISLAND.

## TEN REASONS TO BUY FROM RENAKER

- 1. MANCHESTER’S LEADING DEVELOPER**  
We are Manchester’s leading developer with a strong reputation and a proven track record of successful projects.
- 2. CUSTOMER FOCUSED**  
We are customer-focused and provide a high level of service throughout the buying process, from initial enquiry through to completion and beyond.
- 3. ASPIRATIONAL NEW NEIGHBOURHOODS**  
We are committed to creating new, aspirational neighbourhoods for the long term where communities can enjoy and thrive.
- 4. EXCEPTIONAL COMMUNAL AMENITIES**  
Our developments comprise unmatched communal amenities which serve to enhance the lives of those who choose to make it their home.
- 5. SUPERIOR QUALITY**  
We pride ourselves on superior quality. High-quality design and materials are applied throughout our developments, from the residential apartments through to the amenities and the wider public realm.
- 6. HIGHLY SKILLED IN-HOUSE DESIGN AND BUILD TEAM**  
Our highly skilled in-house design and build team not only strive to efficiently deliver aspirational schemes, but look beyond the build to the long-term success of the neighbourhood to ensure our vision is sustainable.
- 7. SOUND INVESTMENT OPPORTUNITY**  
Buying at The Blade represents a great investment opportunity with strong rental yields at +6%\*.  
\*Based on local apartment rental predictions.
- 8. SERVICE LEVELS AKIN TO A 5\* HOTEL**  
We work closely with our management companies, and our on-site concierge teams all have hospitality backgrounds to create a service level akin to that of a 5\* hotel.
- 9. POSITIVE INVESTMENT INTO PUBLIC REALM**  
We create neighbourhoods and invest heavily in public realm including green spaces, retail and commercial spaces, cycling and walking routes, to ensure we positively impact the wider local community.
- 10. SUSTAINABILITY AT THE CORE**  
Sustainability is at the core of each and every development project, and we strive to make continuous improvement in this area.



# BUILDING COMMUNITIES

Renaker is a developer with a reputation for delivering Manchester's most iconic developments.

Concentrating on city centre brownfield regeneration, our mission is to efficiently deliver spacious, high-quality homes with desirable amenities, all whilst creating aspirational new neighbourhoods in which residents can thrive.

Established in 2006, Renaker is now firmly recognised as Manchester's leading property developer with a proven track record of delivering sustainable, high quality developments at pace.

Renaker are committed to delivering quality, considered designs and innovative solutions, and have been successful in the delivery of numerous projects at prime sites across Manchester. We have delivered over 7,000 new homes to date.



Royal Mills



Castle Wharf



Corland at Colliers Yard



Deansgate Square



Bankside at Colliers Yard



Anaconda Cut



Crown Street



Cambridge Street



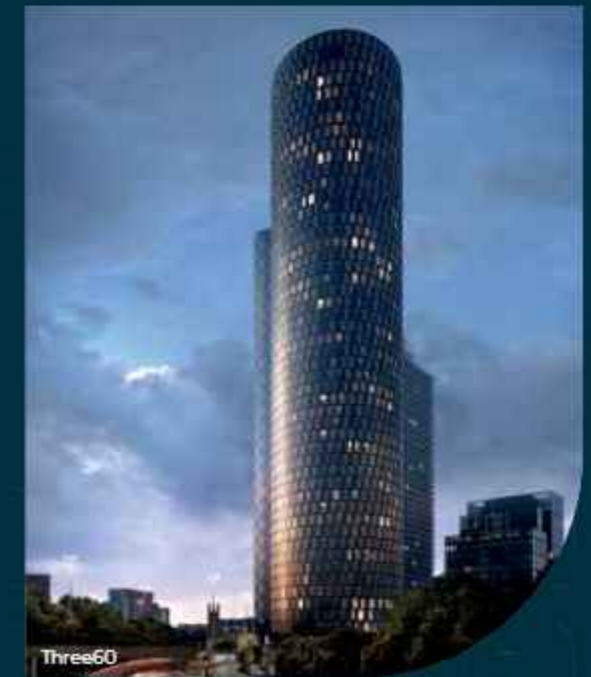
Wilburn Basin



Greengate



Vista River Gardens, Trinity Island



Three60

BUILDING COMMUNITIES BY

# RENAKER

## DESIGNING NEIGHBOURHOODS WITH SUSTAINABILITY AT THEIR CORE

We understand that creating new neighbourhoods comes with a great responsibility to get the balance right between residential development, commercial uses, green spaces and social infrastructure, to create sustainable communities that stand the test of time.

Delivery of large scale, accessible and attractive public realm is at the core of all our developments. Careful consideration is taken in ensuring we offer something different, whether this be a more suburban style soft green park or more civic hardstanding spaces that properly address a riverside. In this way, we are providing residents of the neighbourhoods and the surrounding local community with new and different spaces to enjoy.

We also take a carefully curated approach with all our commercial operators ensuring they are local, independent businesses, in order to provide the right offering while enhancing the local area.

### WORKING WITH THE LOCAL COMMUNITY

As part of our commitment to building sustainable communities, we have appointed a 'Head of Experience' to help bring life to the development. Their role is to work closely with our on-site teams and commercial partners, to create a year round programme of exciting events, which will enliven the spaces for both residents and the public to enjoy.



"What makes [Renaker's] developments different to others is the standard of amenity that is on offer, but it's also the number of events that we put on, which helps to build community. We're not just seeing communities emerge and grow within our own developments, we're also seeing the public spaces being used, which connect our own residents and bring people from the wider neighbourhood [together]."

CATHERINE MILLER  
HEAD OF EXPERIENCE AT RENAKER



General Store at Deansgate Square



Live From The Grill BBQ Event at Deansgate Square



BLOK Yoga & Strength Event at Deansgate Square



Food Sorcery Cookery School at Deansgate Square



Salvi's at Deansgate Square

"As first time parents, we've made friends with other parents [at Deansgate Square]. Aurelia has made friends with the other children and for a lot of us, it was our first child, so we've formed our own little community within the Deansgate Square community. It's lovely to feel so welcome."

Christa, Gareth & Aurelia  
PURCHASERS  
(OWNER-OCCUPIERS) AT  
DEANSGATE SQUARE

"Nobody feels out of place, no matter where you're from or your background, everybody feels included here."

Sarah  
PURCHASER  
(OWNER-OCCUPIER)  
AT DEANSGATE SQUARE

"We love the community around here. The people who live in the area come in almost every day."

Maurizio  
SALVI'S  
COMMERCIAL OPERATOR  
AT DEANSGATE SQUARE

"This community is great and [whilst] it's just starting, it's also adapting already - there has been a new influx of people recently."

Iain  
FLOURISH  
COMMERCIAL OPERATOR  
AT DEANSGATE SQUARE



Scan the QR code to watch our Community Video

# WITH YOU EVERY STEP OF THE WAY...

What to expect when buying your new home from **RENAKER**

## ABOVE AND BEYOND

At Renaker we pride ourselves on providing a high level of service bespoke to each client throughout the buying process, and our experienced teams are trained to be welcoming and attentive at all times.



## CUSTOMER JOURNEY

### ONE INITIAL ENQUIRY TO RESERVATION

#### SALES CONSULTANT

We are the first people to meet you. Welcoming you to our marketing suite and showcasing all you need to know to choose the right home for you. We are here to provide you with all the information and support you need to choose the right home.

### TWO RESERVATION TO COMPLETION

#### LEGAL PROGRESSOR

We work closely with you from reservation through to exchange. It is our job to keep you updated on the legal process. We will also be communicating with your legal representatives prior to and during the legal completion process.

### THREE EXCHANGE TO COMPLETION THROUGH TO HANDOVER

#### CUSTOMER RELATIONSHIP EXECUTIVE

Our role is to look after you from exchange to legal completion through to the handover of your new home. We keep you updated on the progress of your new home with frequent construction updates. We also spend time with you to demonstrate how everything works in your new home, and provide you with manuals and video guides to make settling in nice and easy.

### FOUR HANDOVER TO AFTERCARE

#### CUSTOMER CARE TEAM

Following the handover, our in-house aftercare team will provide a first-class service to all customers for 2 years, covering any defects that may arise over this period, swiftly and professionally. With our dedicated team of engineers and approved contractors we aim to provide client satisfaction first time, every time. We offer an out-of-hours service in case of emergencies only, and always welcome customer feedback.

# SUSTAINABILITY AT OUR CORE

Sustainability is a key consideration of the delivery process of each and every construction and development project we undertake.

Here at Renaker, our ethos is to develop and build sustainable facilities, homes and amenities that communities desire.

As part of our policy, we strive to continually improve our buildings' carbon footprint without compromising on quality. We do this at every step, from the procurement of sustainable and low carbon products where possible through our responsible supply chain, through to clever building design and specification, to construct a building that minimises its power usage throughout its life.



## SO FAR, WE ARE:

1. Implementing a plan for our buildings to achieve net zero carbon by 2038, in line with the Manchester Climate Emergency Declaration, 12 years ahead of the target date of 2050.
2. Insulating our buildings well, whilst also designing our buildings to use electricity from renewable sources.
3. Installing high efficiency white goods and secure cycle stores as standard throughout our developments.
4. Providing up to 20% of our car parking allocation with EV charging points for vehicles across all our new developments.
5. Working alongside Manchester and Salford City Councils to invest in several new pedestrian and cycle pathways to create sustainable travel routes for the local community.



For more information on our sustainability approach, please visit: [renaker.com/about-us/sustainability](https://renaker.com/about-us/sustainability)

## RENAKER MARKETING SUITE

8 Great Jackson Street, Manchester, M15 4PA



FOR MORE INFORMATION, OR TO ARRANGE  
A VIEWING, PLEASE CONTACT US:

0161 768 9430

Email: [hello@thebladenewjackson.com](mailto:hello@thebladenewjackson.com)  
Open: Daily 10am-5pm

## HOW TO FIND US

**From Manchester city centre,** head south on Deansgate and continue straight onto A56 Chester Road. Go past Atlas Bar on your left before taking your second left onto Great Jackson Street. The Marketing Suite is situated 150 yards down the road on the right.

**From the A57(M) Mancunian Way (North),** come off at the A56 Altrincham/Trafford Park junction. Go around the roundabout and take the third exit - as if getting back onto the Ring Road. Immediately stay in the left hand lane and take the second left onto Garwood Street. Take a left onto Great Jackson Street and follow the road until you see the Marketing Suite on your left.

**From Princess Road,** head north into the city on Medlock Street. With HOME on your right hand side, turn left onto City Road East. Follow this road round for approx. 400 yards, and you will find the Marketing Suite on your left hand side.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly due to Renaker's policy of continuous improvement the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations. This information does not constitute a contract or warranty. Applicants are advised to contact Renaker to ascertain the availability of any particular property.

Floorplates shown for The Blade are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended for use for carpet/flooring sizes, appliances or furniture. Kitchen layout is indicative only. The specification is the anticipated specification but may be subject to change as necessary and without notice. Finishes are also subject to change if materials and appliances are discontinued or not available. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. The furniture, accessories and joinery in the dressed penthouse photography are illustrative only and not part of the development specification.

Please ask a Sales Consultant for further information.





