



Beetham Tower
301 Deansgate, Manchester

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High. Alto. Haut. Elevado.

In whatever language you say it, the Beetham Organization takes the wow factor in Manchester to new heights.

At 301 Deansgate, Beetham Tower is a spectacular and beautiful addition to the city's skyline. A landmark tower – the UK's tallest residential building - designed by Ian Simpson Architects.

171 metres and 47 stories high, with a five-star, 285-bed Hilton International Hotel across 22 floors. A sleek glass-louvred façade soaring 43m higher than London's famous Barbican.

On the 23rd floor, a Sky Bar with panoramic views. And from floors 25-48, a superior residential development with studios, 1 and 2 bedroom apartments and 2 and 3 bedroom penthouses.



High Life

Reach for the stars in unparalleled quality and style.

Hilton is internationally recognized as the pre-eminent name in hospitality. Residents at 301 Deansgate have five-star facilities and services at their fingertips.

Tone up or relax at the 3rd floor Health Suite. By night, sip cocktails in the 23rd floor Sky Bar. By day, enjoy the views, reaching all the way to the peaks of Snowdonia and the Irish Sea.



Bright Lights, Big City.

Manchester is the nation's most electric city. Now the city has a tower to match its soaring ambitions.

Just minutes away, residents will find beckoning them the very best in shopping, culture, sport, restaurants and nightlife.

Harvey Nichols and The Lowry. The Trafford Centre and the Royal Exchange. Selfridges and Manchester United. The Bridgewater Hall and the MEN Arena.

All dressed up with somewhere to go? Live the high life at 301 Deansgate.



Small is Beautiful

In even the biggest and best buildings, it's the small things that matter the most.



From the solid hardwood timber flooring to the brushed stainless steel sockets and switches, the attention to detail has been absolute.

Delight in the detailing at 301 Deansgate.



Haute Cuisine

In the custom-designed kitchens, the sleek lines of top-of-the-range appliances catch the discerning eye.

Superb oiled Iroko countertops with sleek integrated fridge, freezer and dishwasher, stainless steel sink with chrome mixer taps, all complemented by subtle downlighting.



The Ultimate Unwind

The bathroom is the inner sanctuary. A place to escape and relax. Time to cleanse and de-stress.

At 301 Deansgate, handpicked bathroom suites boast natural slate flooring and full floor to ceiling ceramic tiling.

The suites are specified to the very highest quality. Contemporary white sanitaryware, walnut veneer vanity top with integral mirrored wall cabinet, chrome finish taps by Grohe, power shower and heated towel rail.

Lie back and luxuriate in the knowledge that this is as good as it gets.



In Touch

301 Deansgate hits all the high notes for location.

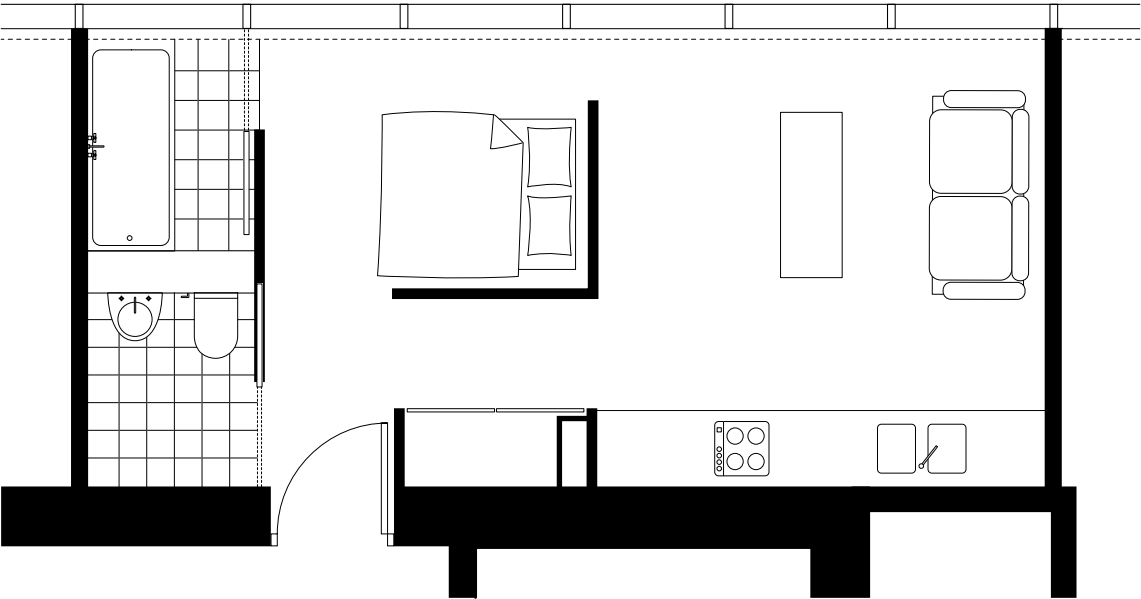
Manchester is the hub of the North's motorway network, opening up the rest of the UK. The world awaits you at Manchester International Airport, only 20 minutes away.

Deansgate and Piccadilly rail stations are close by, as are famous landmarks the G-MEX centre and the modern Bridgewater Hall.



Studio & 1 Bedroom Apartments	Pages 20 - 29
2 Bedroom Apartments	Pages 30 - 47
2 Bedroom Penthouses	Pages 48 - 51
3 Bedroom Penthouses	Pages 52 - 55

All room dimensions are measured from the widest points in each room unless otherwise stated.
All layouts and dimensions are subject to change.

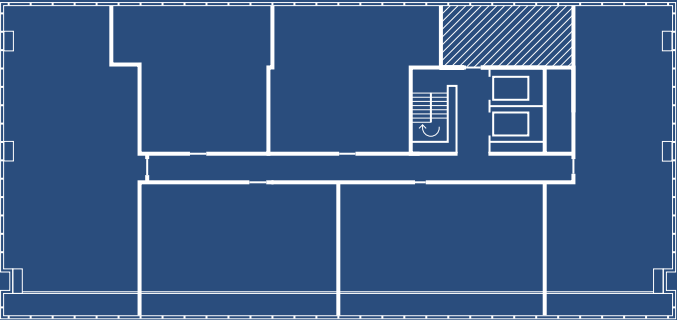


Studio Apartment

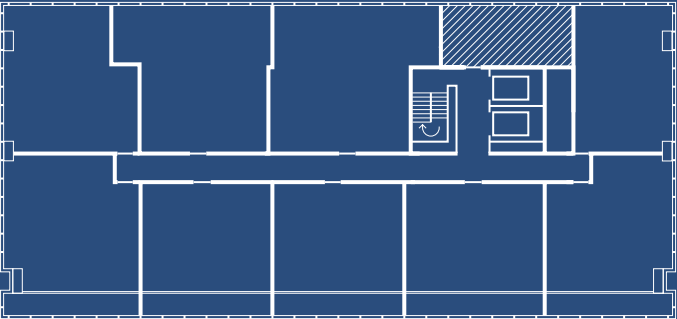
Studio apartment with views over Manchester City Centre.
Floors 25 - 46

Key to Floorplates

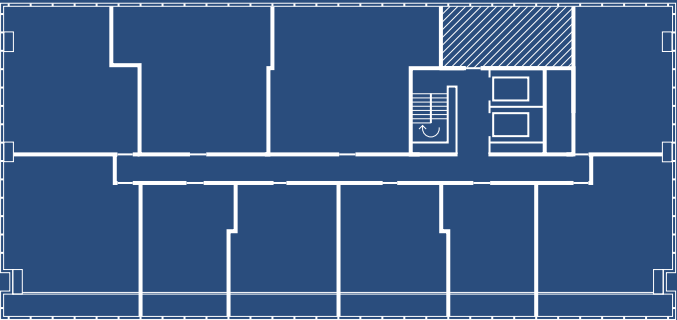
Levels 42 - 46
Apartments 4201 - 4601



Levels 38 - 41
Apartments 3801 - 4101

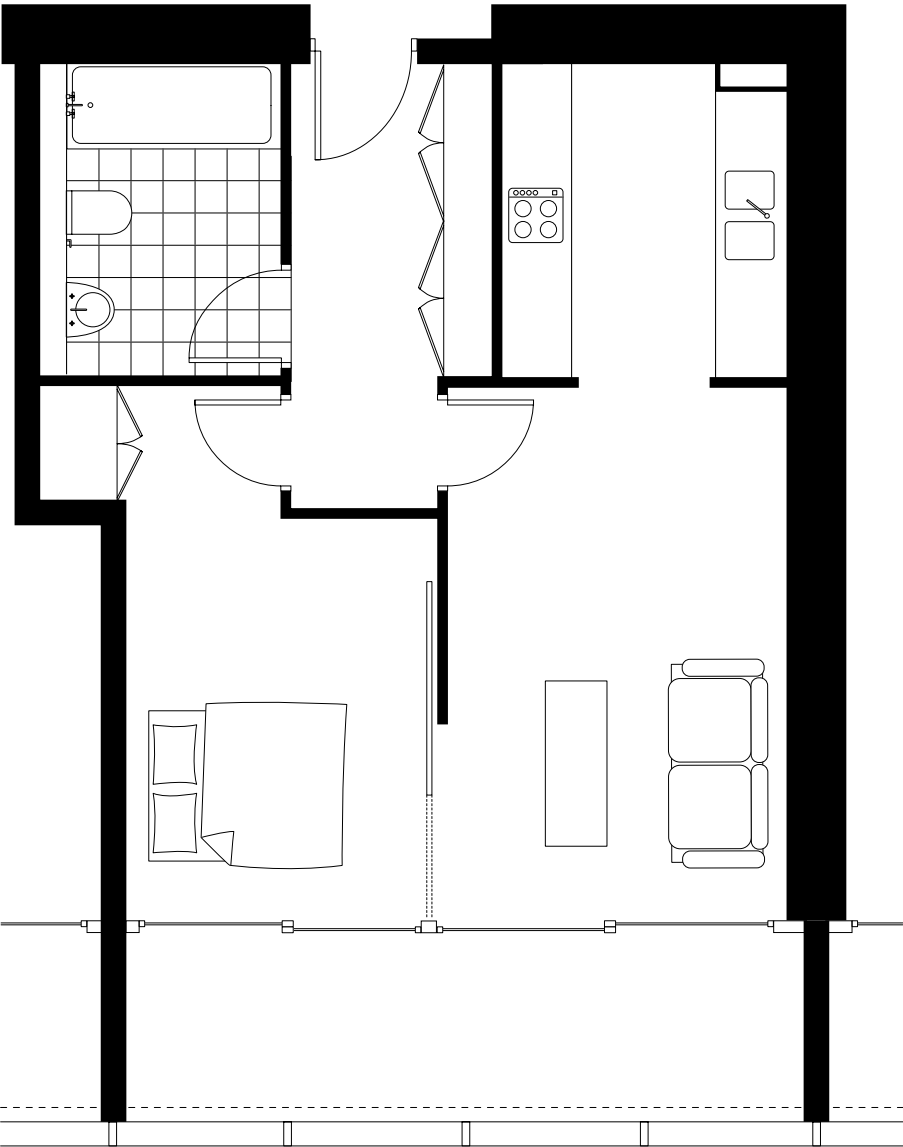


Levels 25 - 37
Apartments 2501 - 3701



Apartment Schedule

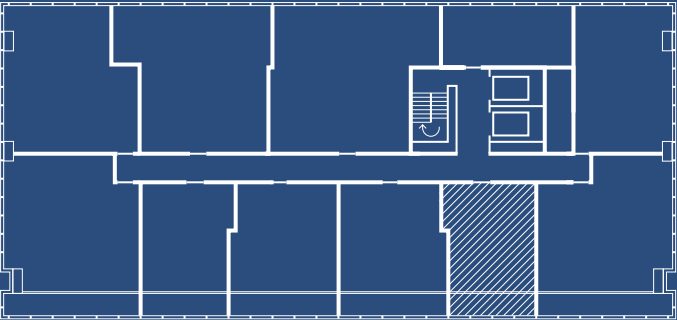
Living & Kitchen	3.5m x 3.7m	11' 06" x 12' 02"
Bedroom	2.8m x 2.1m	09' 02" x 06' 11"
Bathroom	1.3m x 1.8m	04' 03" x 05' 11"
WC	1.3m x 1.5m	04' 03" x 04' 11"



1 Bed Apartment

1 Bedroom apartment, South facing with internal terrace.
Levels 25 - 37

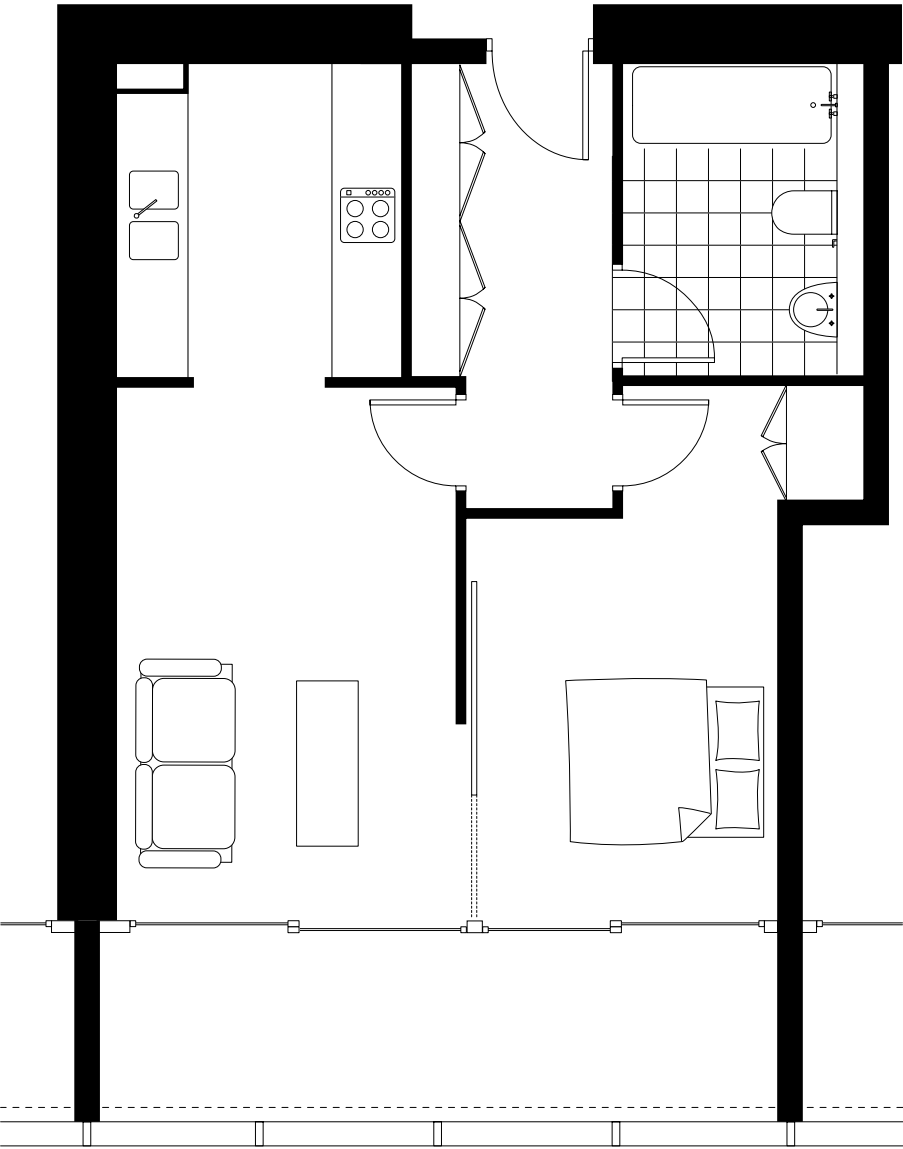
Key to Floorplates



Levels 25 - 37
Apartments 2504 - 3704

Apartment Schedule

Living	2.9m x 4.5m	09' 06" x 14' 09"
Kitchen	2.5m x 2.5m	08' 02" x 08' 02"
Bedroom (inc. dressing)	2.5m x 4.5m	08' 02" x 14' 09"
Bathroom	1.7m x 2.5m	05' 07" x 08' 02"
Terrace	5.7m x 1.5m	18' 08" x 05' 03"

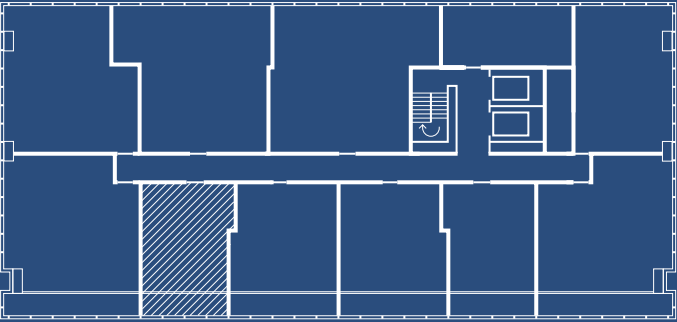


1 Bed Apartment

1 Bedroom apartment, South facing with internal terrace.
Levels 25 - 37

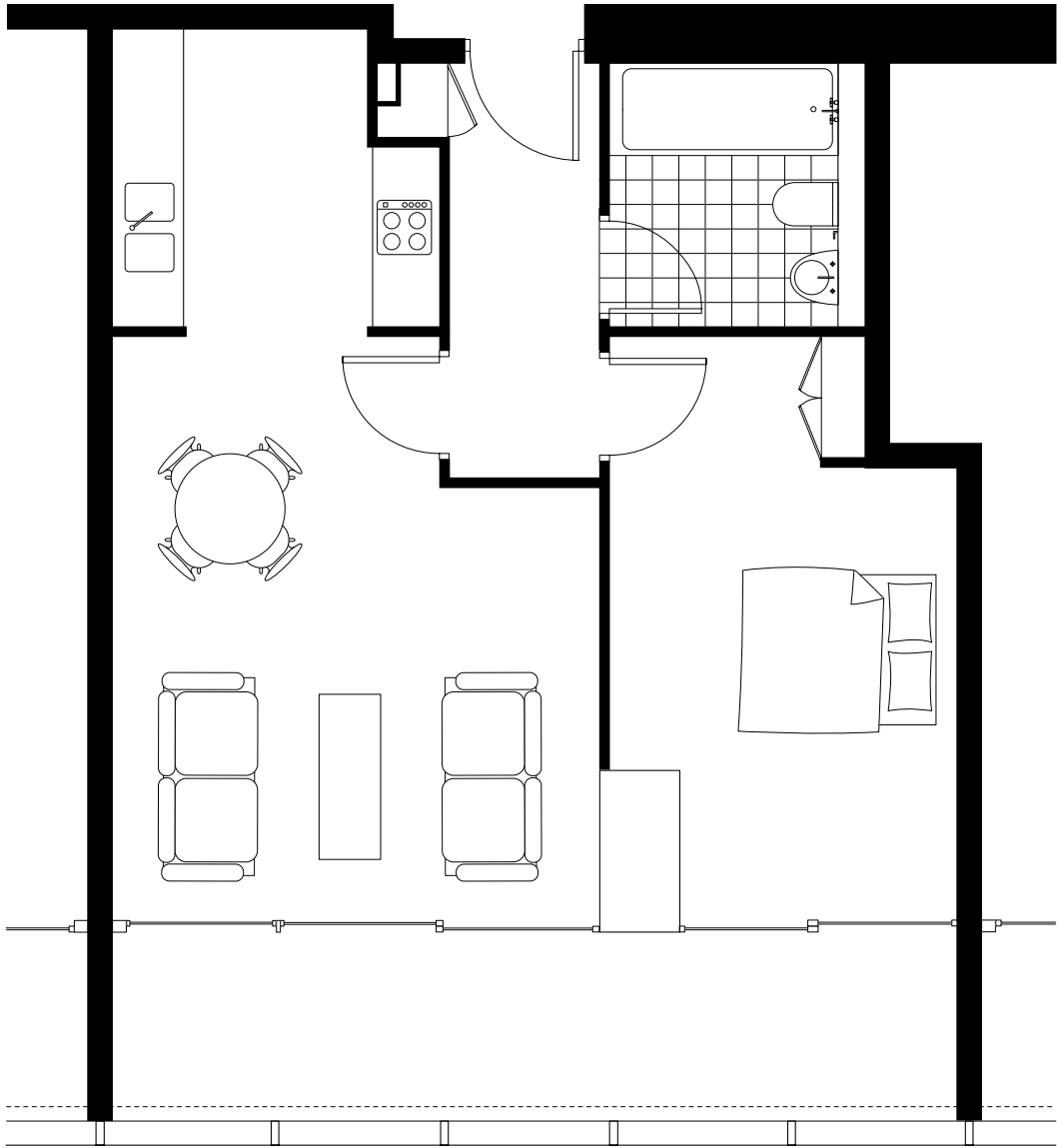
Key to Floorplates

Levels 25 - 37
Apartments 2507 - 3707



Apartment Schedule

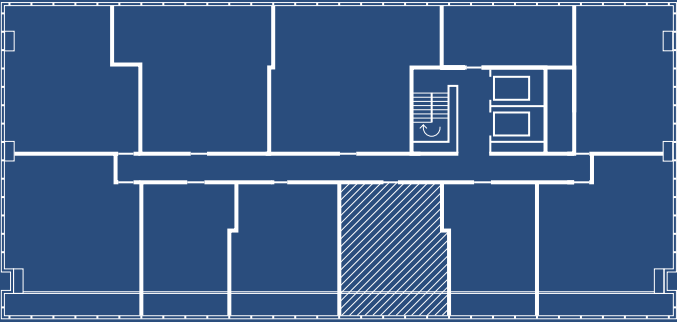
Living	2.9m x 4.5m	09' 06" x 14' 09"
Kitchen	2.5m x 2.5m	08' 02" x 08' 02"
Bedroom (inc. dressing)	2.5m x 4.5m	08' 02" x 14' 09"
Bathroom	1.7m x 2.5m	05' 07" x 08' 02"
Terrace	5.7m x 1.5m	18' 08" x 05' 03"



1 Bed Apartment

1 Bedroom apartment, South facing with internal terrace.
Levels 25 - 37

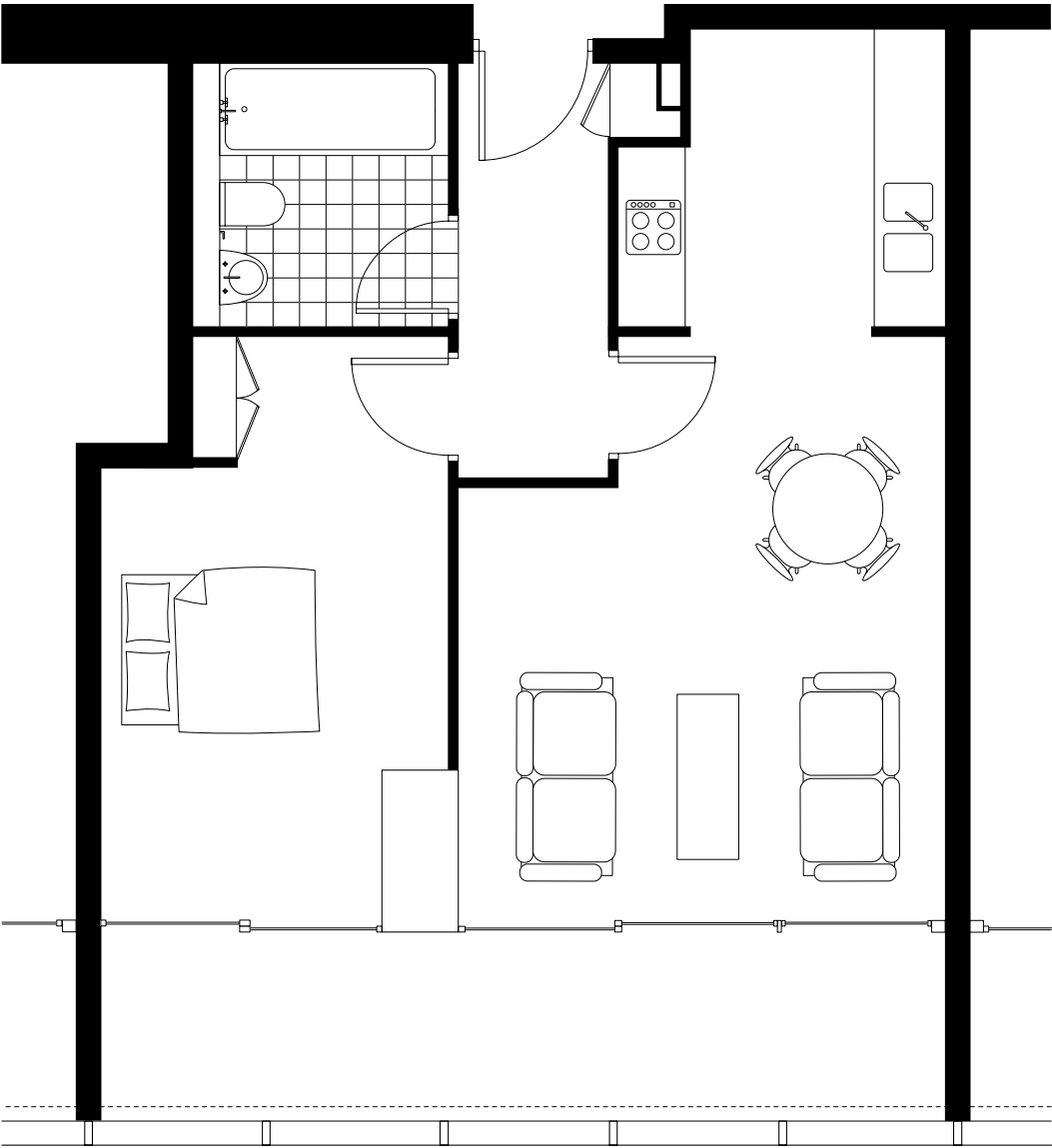
Key to Floorplates



Levels 25 - 37
Apartments 2505 - 3705

Apartment Schedule

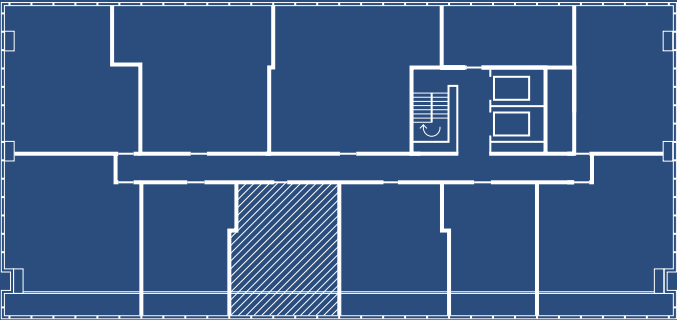
Living	4.0m x 4.8m	13' 01" x 15' 09"
Kitchen	2.6m x 2.5m	08' 06" x 08' 02"
Bedroom (inc. dressing)	2.8m x 4.5m	09' 02" x 14' 09"
Bathroom	2.4m x 2.5m	07' 10" x 08' 02"
Terrace	7.0m x 1.5m	22' 12" x 04' 11"



1 Bed Apartment

1 Bedroom apartment, South facing with internal terrace.
Levels 25 - 37

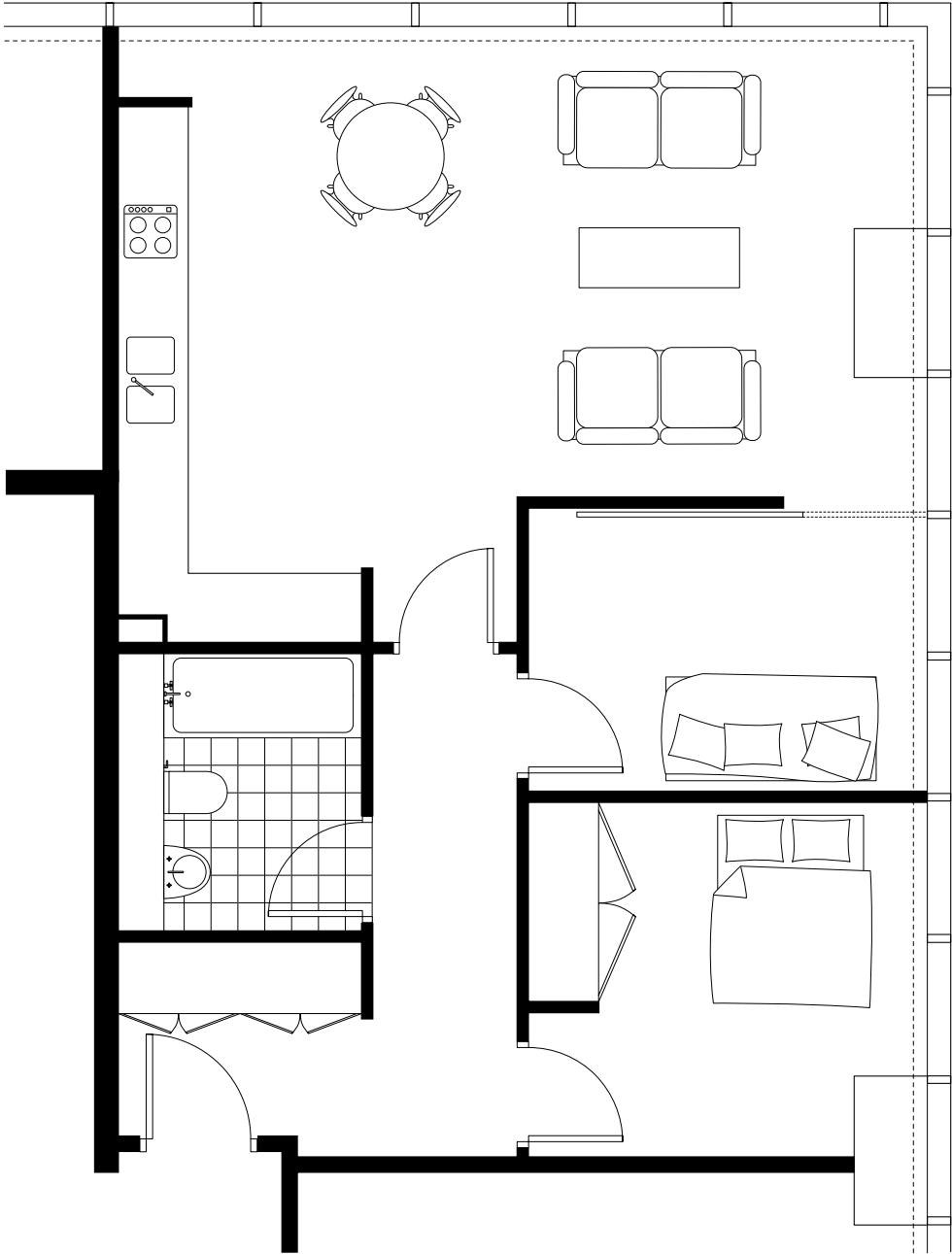
Key to Floorplates



Levels 25 - 37
Apartments 2506 - 3706

Apartment Schedule

Living	4.0m x 4.8m	13' 01" x 15' 09"
Kitchen	2.6m x 2.5m	08' 06" x 08' 02"
Bedroom (inc. dressing)	2.8m x 4.5m	09' 02" x 14' 09"
Bathroom	2.4m x 2.5m	07' 10" x 08' 02"
Terrace	7.0m x 1.5m	22' 12" x 04' 11"

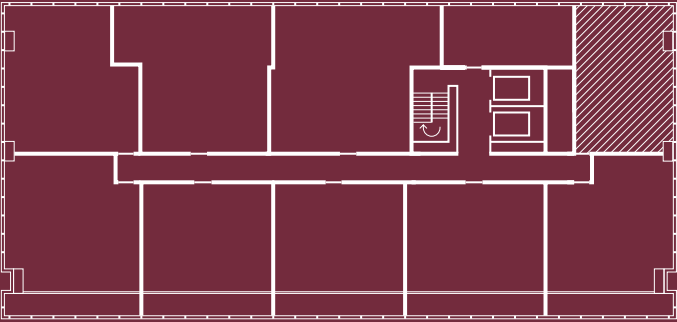


2 Bed Apartment

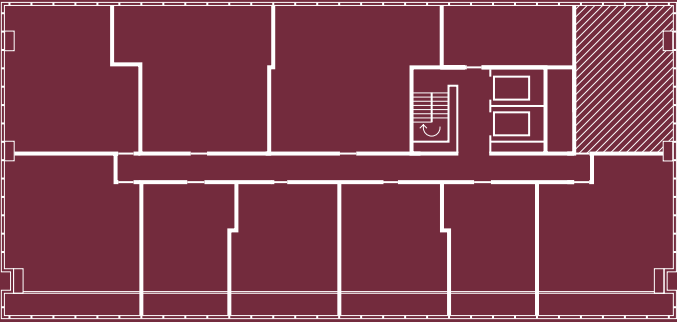
2 Bedroom apartment, with views East, and North over Manchester City Centre.
Levels 25 - 41

Key to Floorplates

Levels 38 - 41
Apartments 3802 - 4102



Levels 25 - 37
Apartments 2502 - 3702



Apartment Schedule

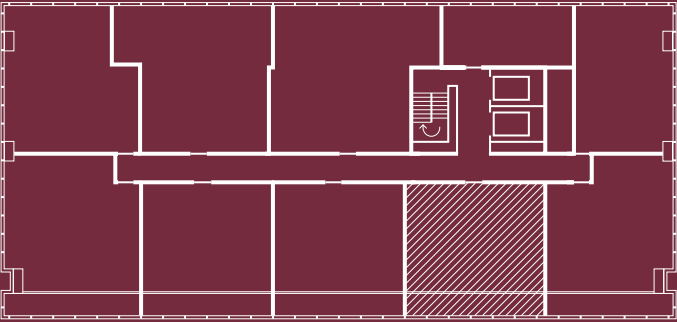
Living & Kitchen	7.0m x 5.0m	22' 12" x 16' 05"
Main Bedroom	3.4m x 3.0m	11' 02" x 09' 10"
Bathroom	1.7m x 2.5m	05' 07" x 08' 02"
Bedroom 2	3.4m x 2.4m	11' 02" x 07' 10"



2 Bed Apartment

2 Bedroom, 2 Bathroom apartment, South facing with internal terrace.
Levels 38 - 41

Key to Floorplates



Levels 38 - 41
Apartments 3804 - 4104

Apartment Schedule

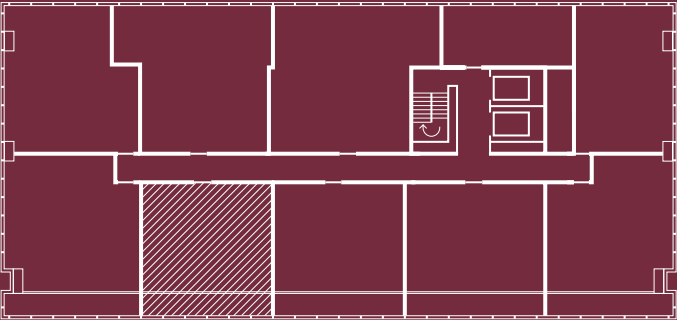
Living	2.9m x 4.5m	09' 06" x 14' 09"
Kitchen	2.3m x 2.5m	07' 07" x 08' 02"
Main Bedroom (inc. dressing)	2.8m x 4.4m	09' 02" x 14' 05"
En-Suite	2.0m x 2.4m	06' 07" x 07' 10"
Bedroom 2	2.5m x 3.2m	08' 02" x 10' 06"
Bathroom 2	1.7m x 2.4m	05' 07" x 07' 10"
Terrace	8.6m x 1.5m	28' 03" x 04' 11"



2 Bed Apartment

2 Bedroom, 2 Bathroom apartment, South facing with internal terrace.
Levels 38 - 41

Key to Floorplates



Levels 38 - 41
Apartments 3806 - 4106

Apartment Schedule

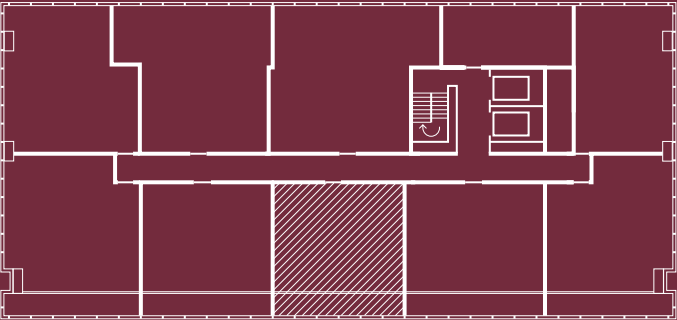
Living	2.9m x 4.5m	09' 06" x 14' 09"
Kitchen	2.3m x 2.5m	07' 07" x 08' 02"
Main Bedroom (inc. dressing)	2.8m x 4.4m	09' 02" x 14' 05"
En-Suite	2.0m x 2.4m	06' 07" x 07' 10"
Bedroom 2	2.5m x 3.2m	08' 02" x 10' 06"
Bathroom 2	1.7m x 2.4m	05' 07" x 07' 10"
Terrace	8.6m x 1.5m	28' 03" x 04' 11"



2 Bed Apartment

2 Bedroom, 2 Bathroom apartment, South facing with internal terrace.
Levels 38 - 41

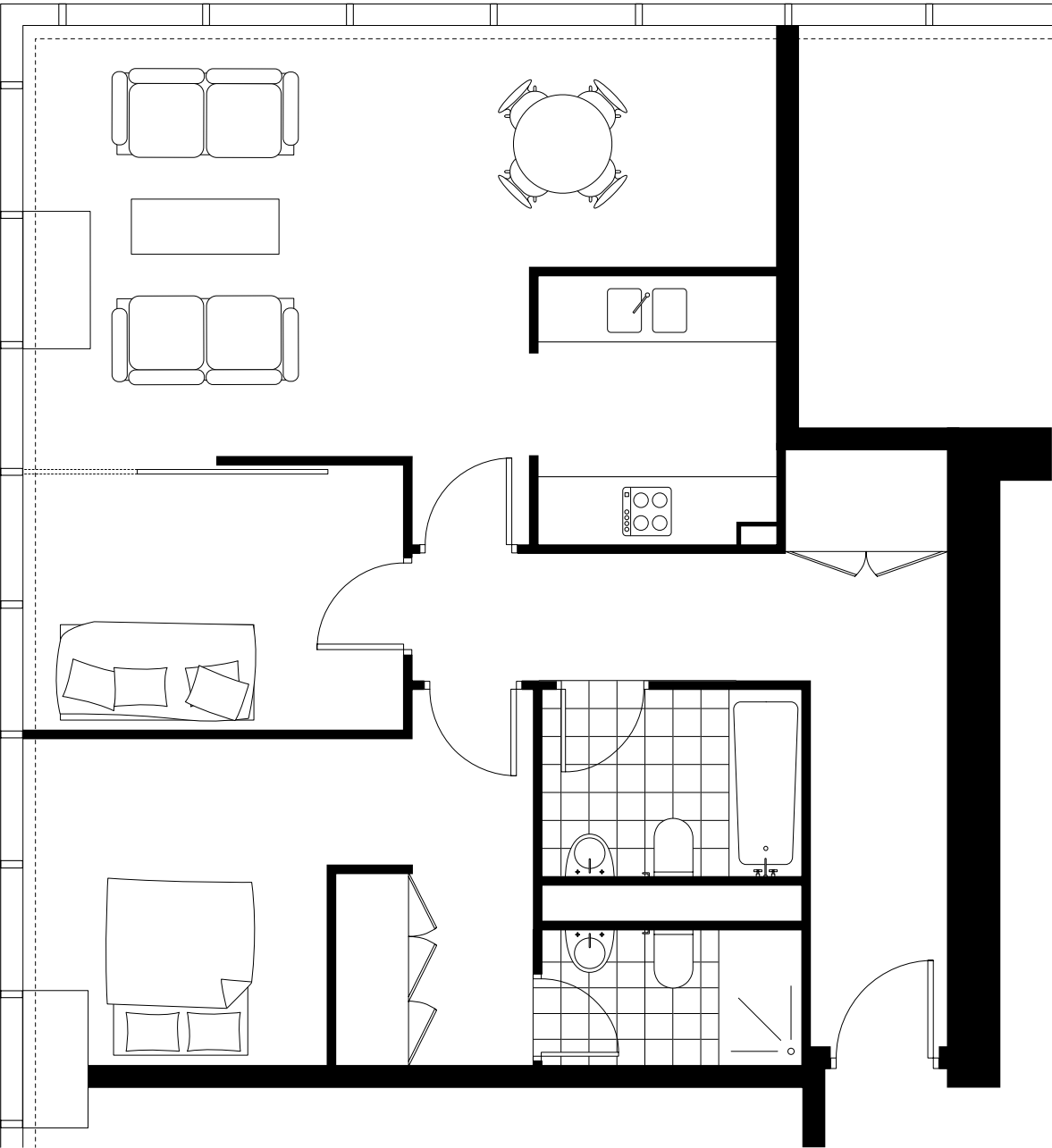
Key to Floorplates



Levels 38 - 41
Apartments 3805 - 4105

Apartment Schedule

Living	2.8m x 4.5m	09' 02" x 14' 09"
Kitchen	2.3m x 2.7m	07' 07" x 08' 10"
Main Bedroom (inc. dressing)	2.6m x 4.4m	08' 06" x 14' 05"
En-Suite	1.8m x 2.7m	05' 11" x 08' 10"
Bedroom 2	2.5m x 3.1m	08' 02" x 10' 02"
Bathroom 2	1.7m x 2.7m	05' 07" x 08' 10"
Terrace	8.2m x 1.5m	26' 11" x 04' 11"

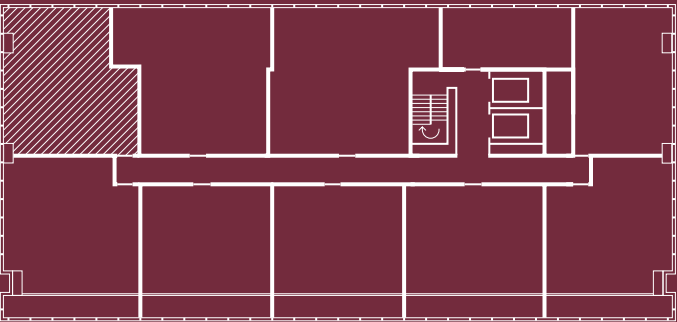


2 Bed Apartment

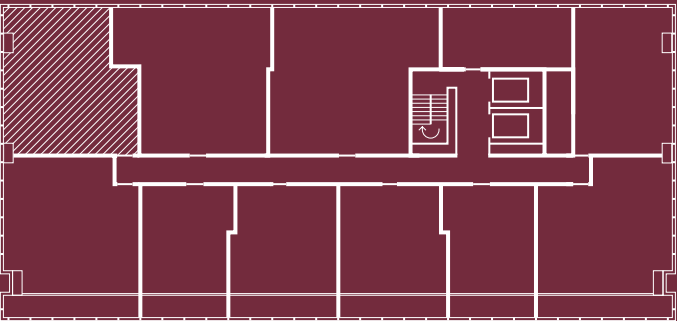
2 Bedroom, 2 Bathroom apartment, with views West, and North over Manchester City Centre.
Levels 25 - 41

Key to Floorplates

Levels 38 - 41
Apartments 3808 - 4108

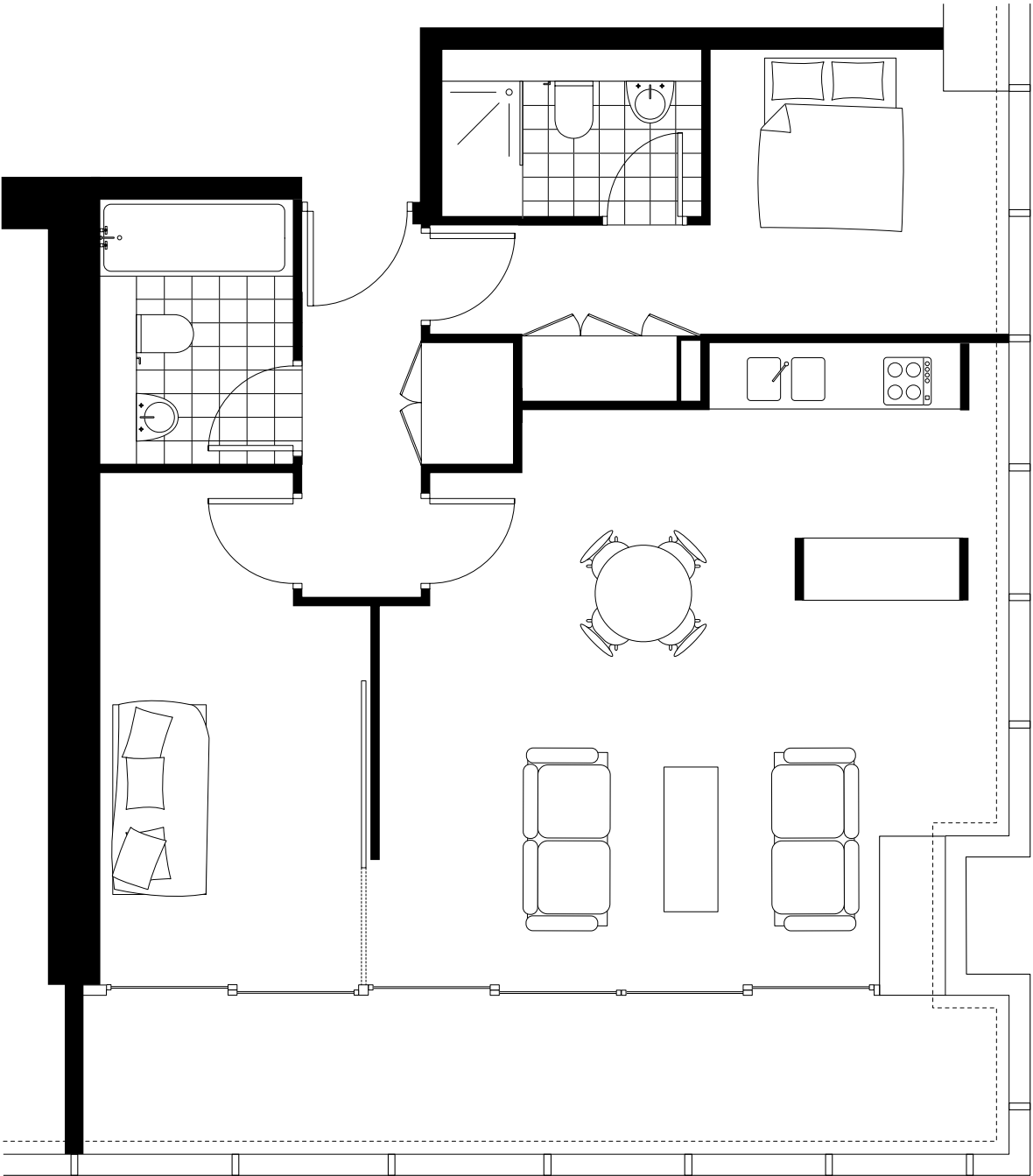


Levels 25 - 37
Apartments 2509 - 3709



Apartment Schedule

Living & Dining	6.9m x 4.0m	22' 08" x 13' 01"
Kitchen	2.3m x 2.5m	07' 07" x 08' 02"
Main Bedroom (inc. dressing)	4.8m x 3.0m	15' 09" x 09' 10"
En-Suite	2.4m x 1.2m	07' 10" x 03' 11"
Bedroom 2	3.4m x 2.4m	11' 02" x 07' 10"
Bathroom 2	2.4m x 1.7m	07' 10" x 05' 07"

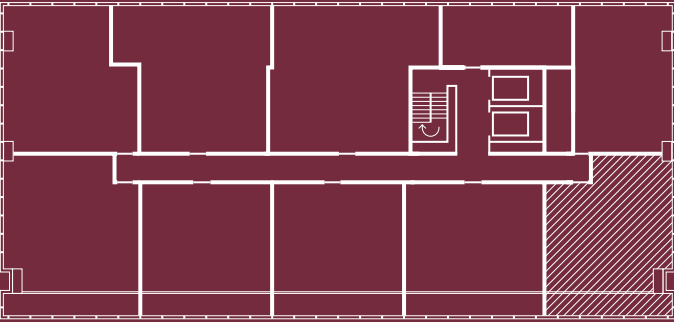


2 Bed Apartment

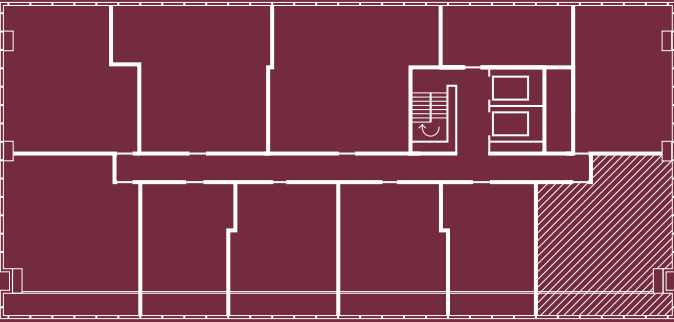
2 Bedroom, 2 Bathroom apartment, with South facing internal terrace and views South & East.
Levels 25 - 41

Key to Floorplates

Levels 38 - 41
Apartments 3803 - 4103

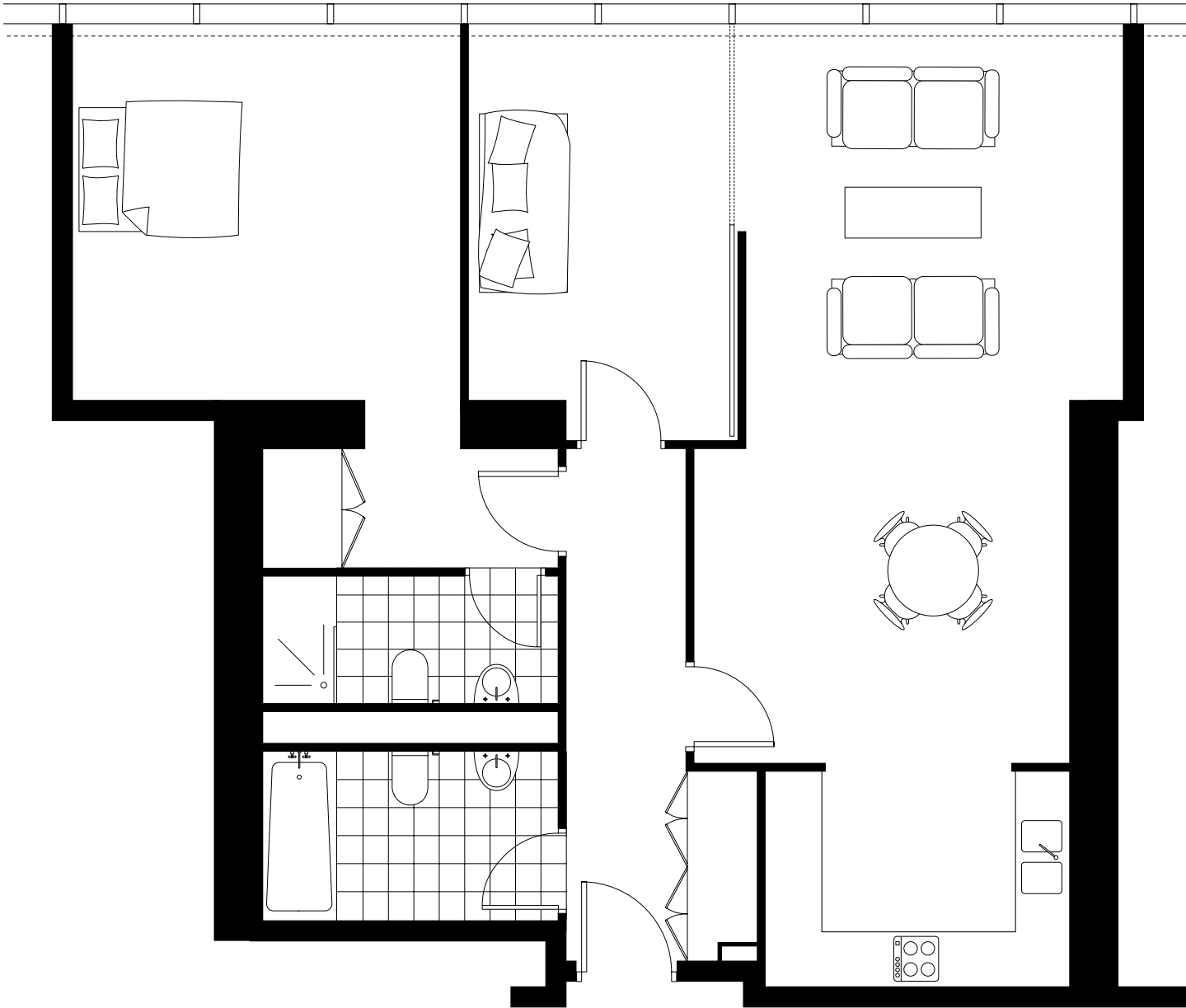


Levels 25 - 37
Apartments 2503 - 3703



Apartment Schedule

Living & Kitchen	5.8m x 6.0m	19' 00" x 19' 08"
Main Bedroom (not inc. dressing)	2.9m x 2.7m	09' 06" x 08' 10"
En-Suite	2.3m x 1.2m	07' 07" x 03' 11"
Bedroom 2	2.5m x 4.7m	08' 02" x 15' 05"
Bathroom 2	1.7m x 2.6m	05' 07" x 08' 06"
Terrace	8.7m x 1.5m	28' 07" x 04' 11"

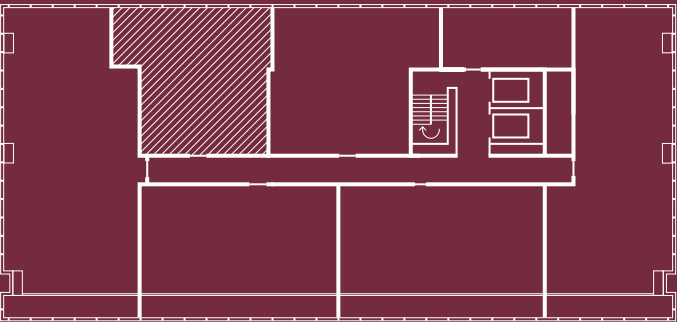


2 Bed Apartment

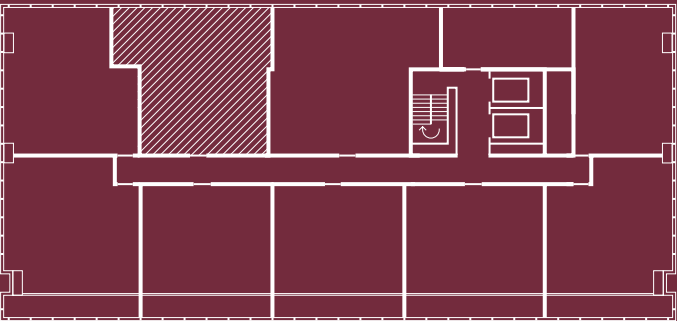
2 Bedroom, 2 Bathroom apartment, North facing with views over Manchester City Centre.
Levels 25 - 46

Key to Floorplates

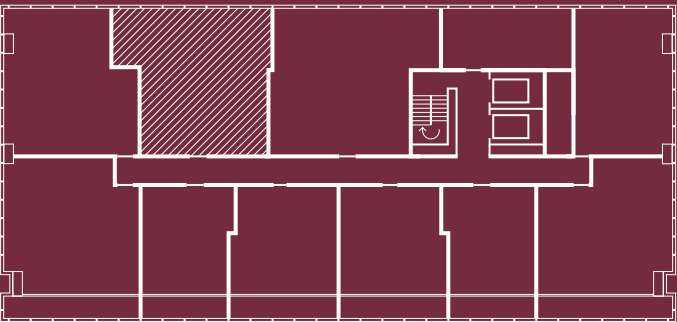
Levels 42 - 46
Penthouses 4206 - 4606



Levels 38 - 41
Apartments 3809 - 4109

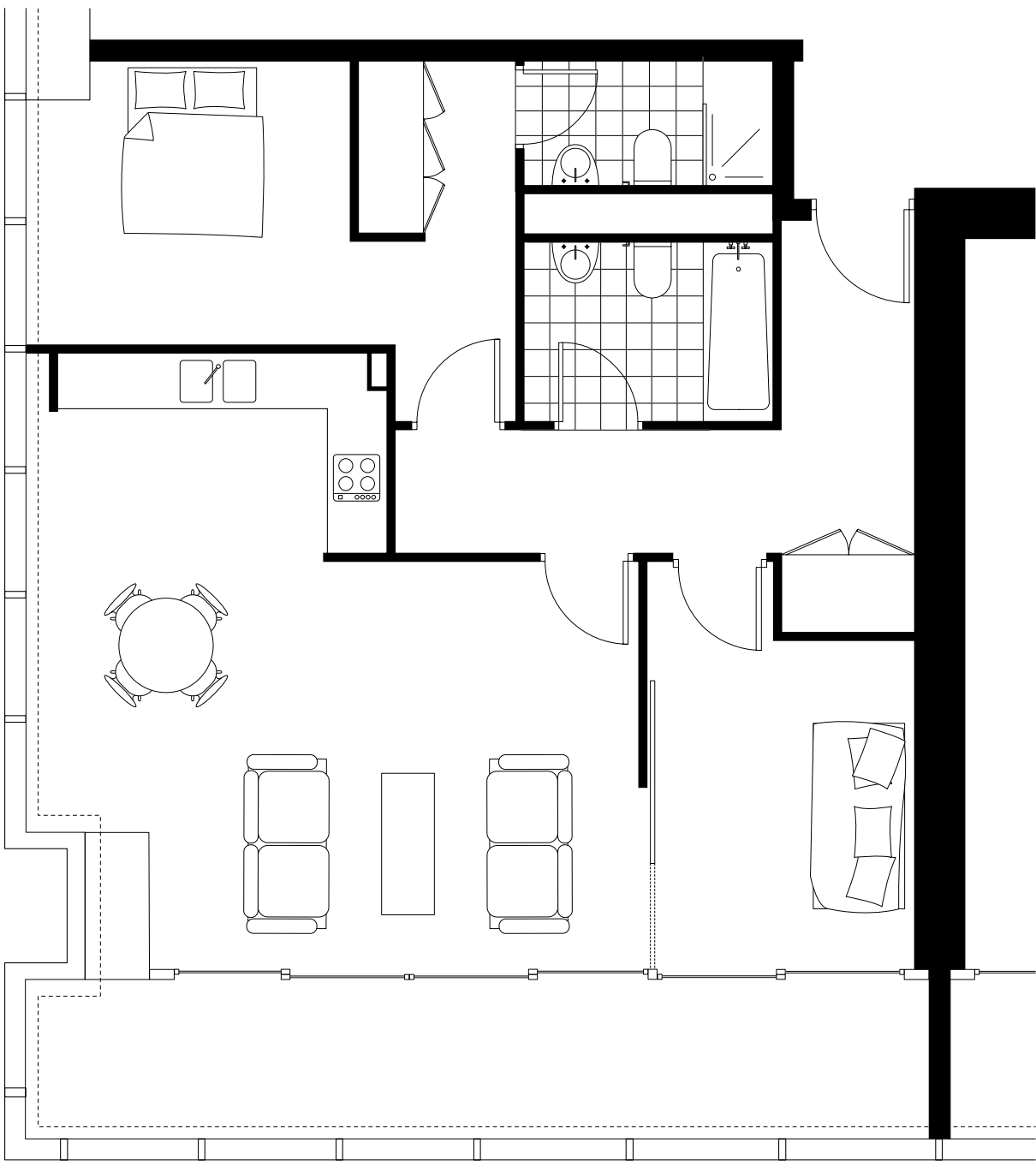


Levels 25 - 37
Apartments 2510 - 3710



Apartment Schedule

Living & Dining	3.7m x 7.1m	12' 02" x 23' 04"
Kitchen	3.1m x 2.4m	10' 02" x 07' 10"
Main Bedroom	3.9m x 3.7m	12' 10" x 12' 02"
Dressing	2.8m x 1.0m	09' 02" x 03' 03"
En-Suite	2.9m x 1.2m	09' 06" x 03' 11"
Bedroom 2	2.7m x 4.2m	08' 10" x 13' 09"
Bathroom 2	2.9m x 1.7m	09' 06" x 05' 07"

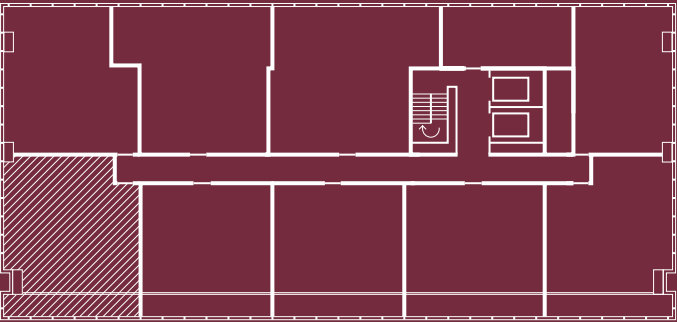


2 Bed Apartment

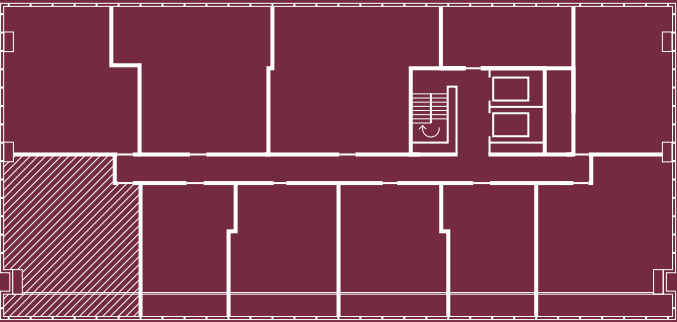
2 Bedroom, 2 Bathroom apartment, with South facing internal terrace and views South & West.
Levels 25 - 41

Key to Floorplates

Levels 38 - 41
Apartments 3807 - 4107

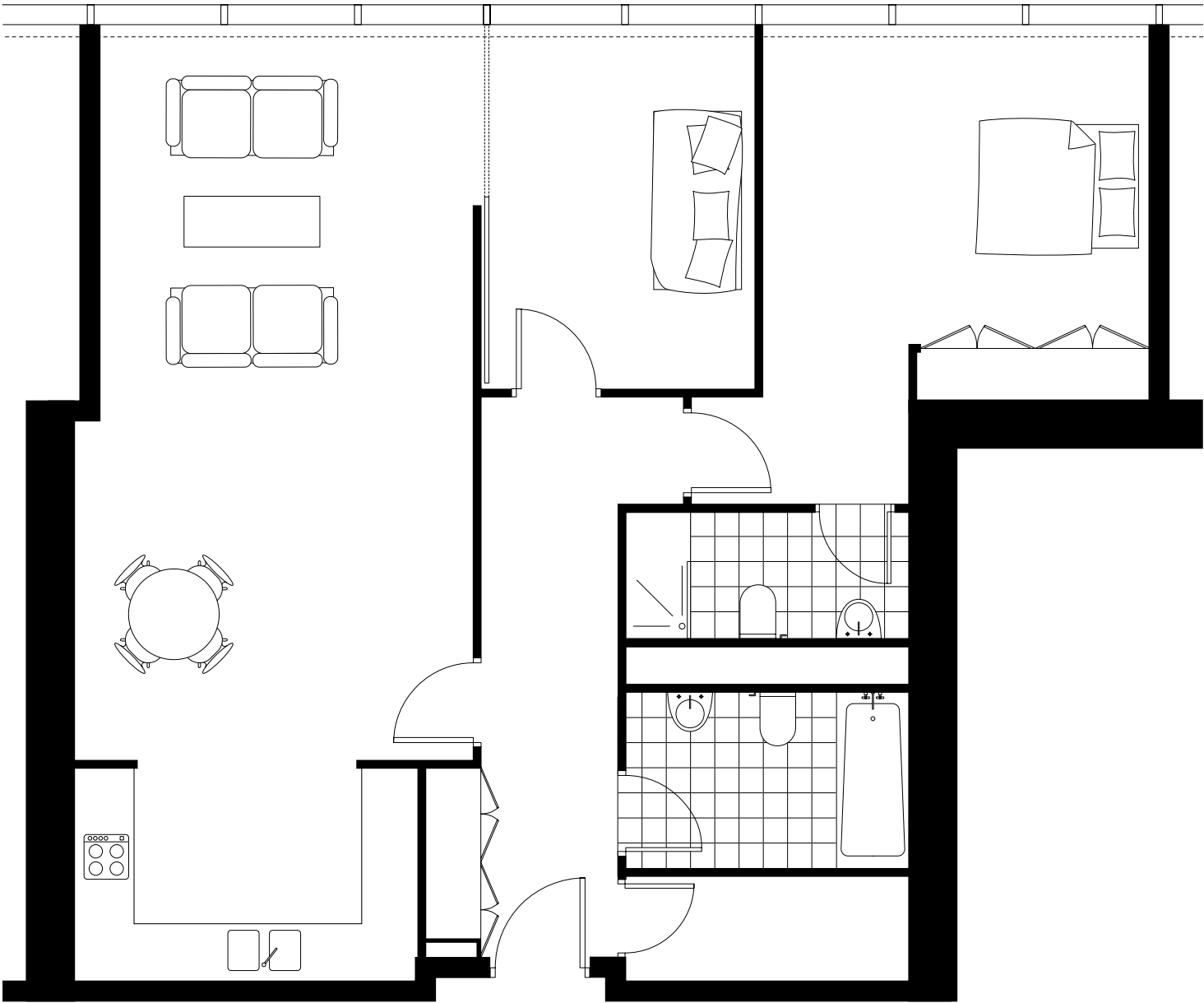


Levels 25 - 37
Apartments 2508 - 3708



Apartment Schedule

Living & Dining	5.9m x 3.8m	19' 04" x 12' 06"
Kitchen	3.4m x 2.1m	11' 02" x 06' 11"
Main Bedroom (inc. dressing)	4.6m x 2.7m	15' 01" x 08' 10"
En-Suite	2.4m x 1.2m	07' 10" x 03' 11"
Bedroom 2	2.5m x 3.8m	08' 02" x 12' 06"
Bathroom 2	2.5m x 1.7m	08' 02" x 05' 07"
Terrace	8.7m x 1.5m	28' 07" x 04' 11"

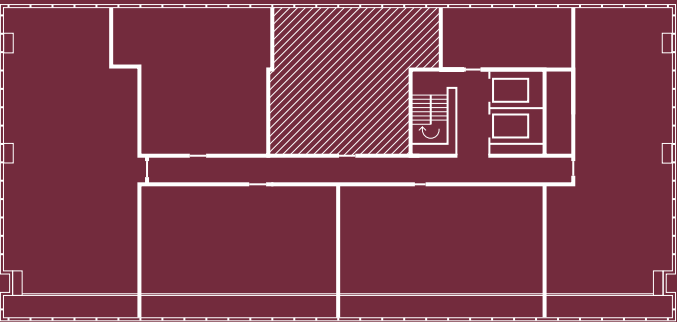


2 Bed Apartment

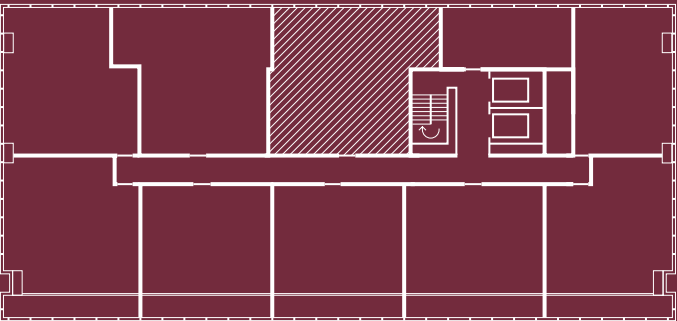
2 Bedroom, 2 Bathroom apartment, North facing with views over Manchester City Centre.
Levels 25 - 46

Key to Floorplates

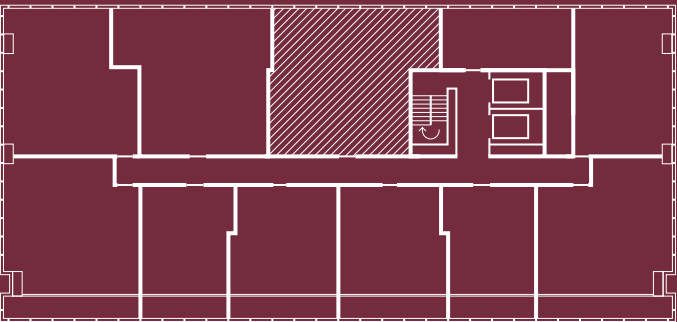
Levels 42 - 46
Penthouses 4207 - 4607



Levels 38 - 41
Apartments 3810 - 4110



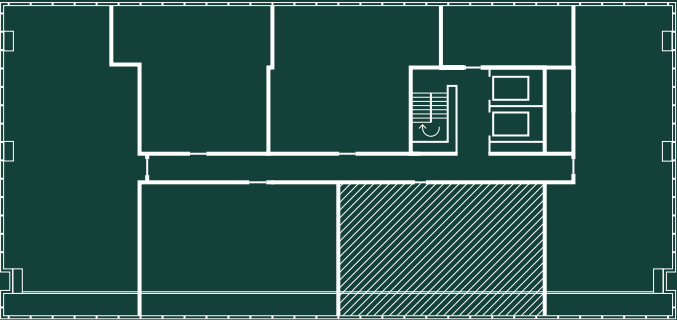
Levels 25 - 37
Apartments 2511 - 3711



Apartment Schedule

Living & Dining	3.9m x 7.1m	12' 10" x 23' 04"
Kitchen	3.3m x 2.4m	10' 10" x 07' 10"
Main Bedroom (inc. dressing)	3.9m x 3.7m	12' 10" x 12' 02"
En-Suite	2.9m x 1.2m	09' 06" x 03' 11"
Bedroom 2	2.7m x 3.7m	08' 10" x 12' 02"
Bathroom 2	2.9m x 1.7m	09' 06" x 05' 07"

Levels 42 - 46
Penthouses 4203 - 4603



2 Bed Penthouse

2 Bedroom, 2 Bathroom penthouse apartment, South facing with internal terrace.
Levels 42 - 46

Apartment Schedule

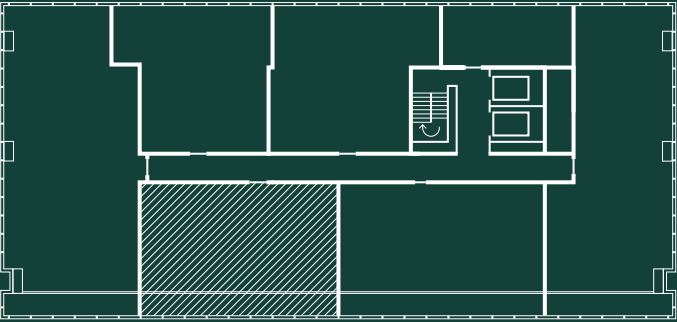
Living & Kitchen	5.0m x 7.0m	16' 05" x 22' 12"
Main Bedroom (inc. dressing)	4.4m x 4.7m	14' 05" x 15' 05"
En-Suite	1.9m x 2.4m	06' 03" x 07' 10"
Bedroom 2	3.0m x 3.5m	09' 10" x 11' 06"
Bathroom 2	2.4m x 2.4m	07' 10" x 07' 10"
Terrace	12.8m x 1.5m	41' 12" x 04' 11"



2 Bed Penthouse

2 Bedroom, 2 Bathroom penthouse apartment, South facing with internal terrace.
Levels 42 - 46

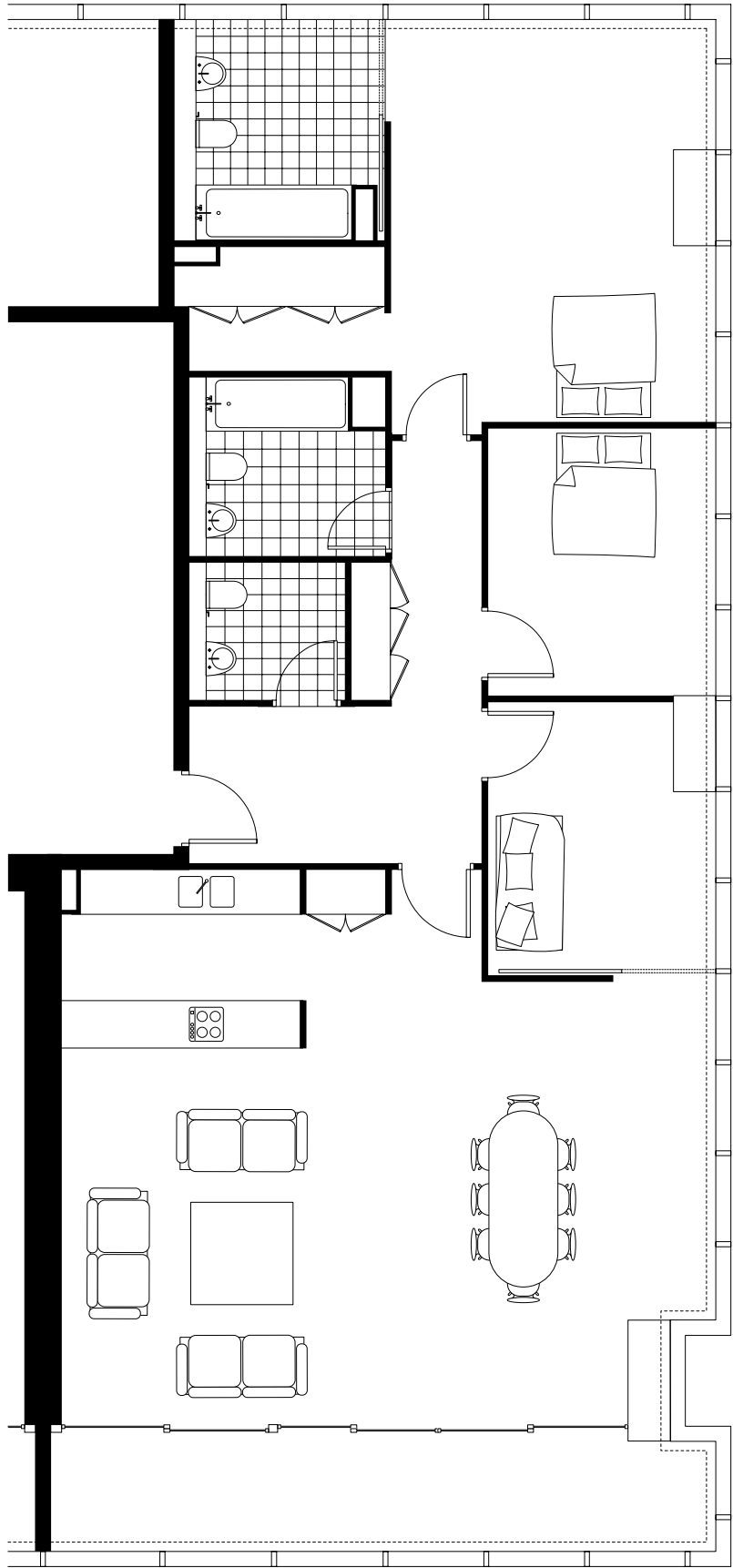
Key to Floorplates



Levels 42 - 46
Penthouses 4204 - 4604

Apartment Schedule

Living & Kitchen	5.0m x 7.0m	16' 05" x 22' 12"
Main Bedroom (inc. dressing)	4.4m x 4.7m	14' 05" x 15' 05"
En-Suite	1.9m x 2.4m	06' 03" x 07' 10"
Bedroom 2	3.0m x 3.5m	09' 10" x 11' 06"
Bathroom 2	2.4m x 2.4m	07' 10" x 07' 10"
Terrace	12.8m x 1.5m	41' 12" x 04' 11"

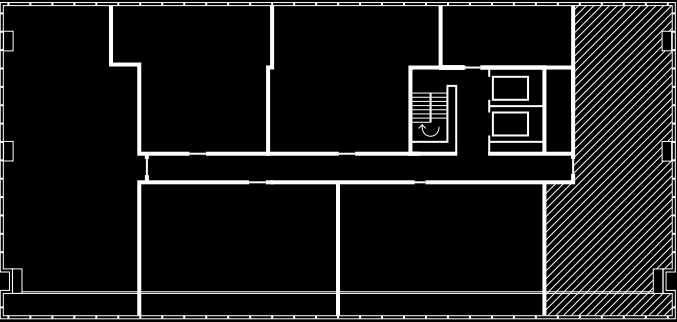


3 Bed Penthouse

3 Bedroom, 3 Bathroom penthouse apartment, with views North and East over Manchester city centre and South with internal terrace.
Levels 42 - 46

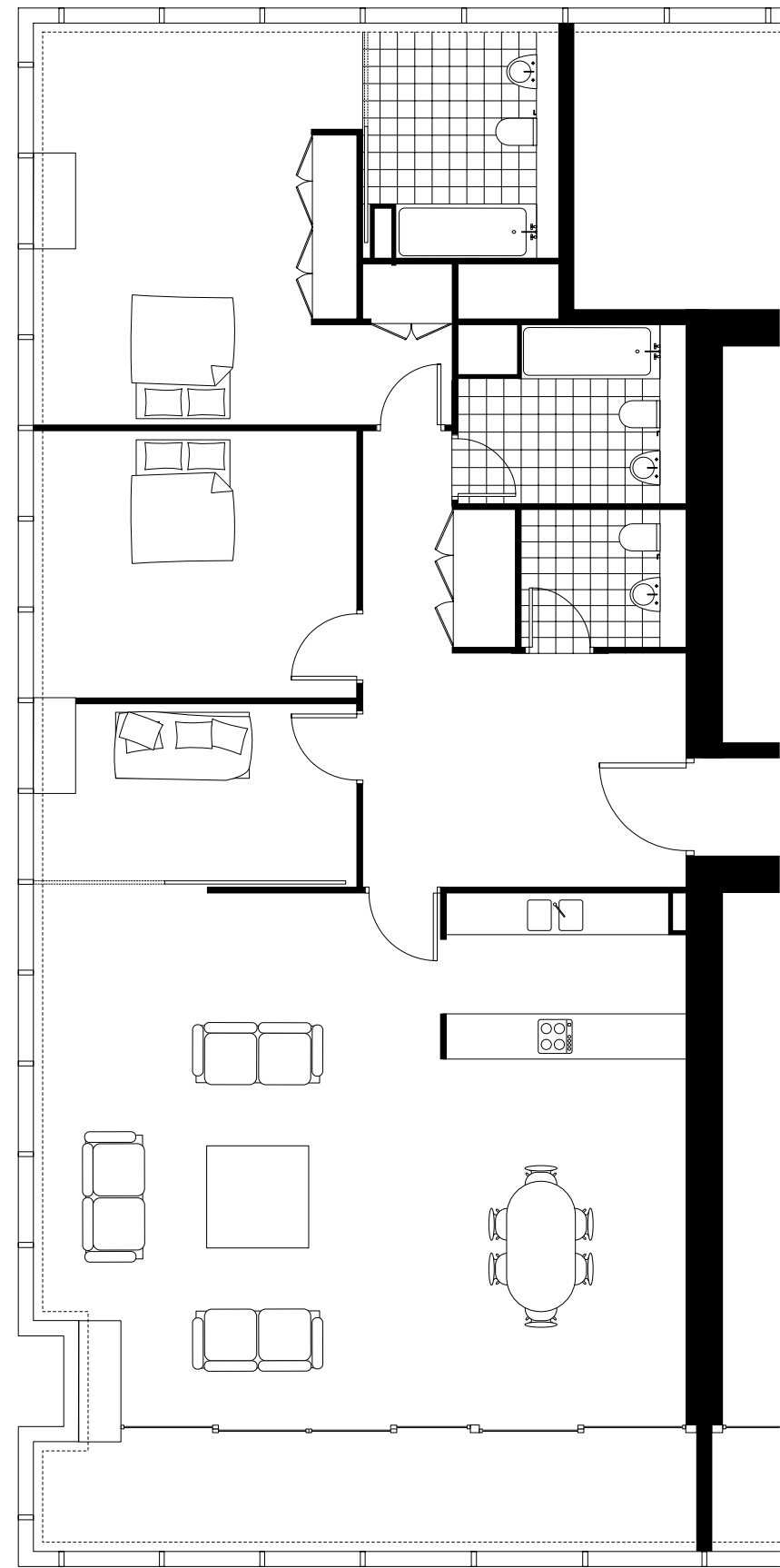
Key to Floorplates

Levels 42 - 46
Penthouses 4202 - 4602



Apartment Schedule

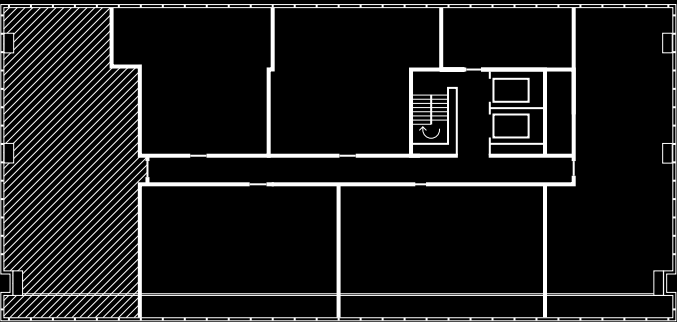
Living & Kitchen	8.5m x 7.2m	27' 11" x 23' 07"
Main Bedroom	4.2m x 5.3m	13' 09" x 17' 05"
Dressing	2.3m x 1.5m	07' 07" x 04' 11"
En-Suite	2.2m x 2.8m	07' 03" x 09' 02"
Bedroom 2	2.9m x 3.5m	09' 06" x 11' 06"
Bathroom 2	2.0m x 2.5m	06' 07" x 08' 02"
Bedroom 3	2.9m x 3.6m	09' 06" x 11' 10"
WC	1.4m x 1.9m	04' 07" x 06' 03"
Terrace	8.7m x 1.5m	28' 07" x 04' 11"



3 Bed Penthouse

3 Bedroom, 3 Bathroom penthouse apartment, with views West, North over Manchester city centre and South with internal terrace.
Levels 42 - 46

Key to Floorplates



Levels 42 - 46
Penthouses 4205 - 4605

Apartment Schedule

Living & Kitchen	8.5m x 7.0m	27' 11" x 22' 12"
Main Bedroom	4.3m x 5.3m	14' 01" x 17' 05"
En-Suite	2.2m x 3.2m	07' 03" x 10' 06"
Bedroom 2	4.3m x 3.5m	14' 01" x 11' 06"
Bathroom 2	2.5m x 2.4m	08' 02" x 07' 10"
Bedroom 3	4.3m x 2.4m	14' 01" x 07' 10"
WC	1.9m x 1.7m	06' 03" x 05' 07"
Terrace	8.7m x 1.5m	28' 07" x 04' 11"



Glass skin of building cantilevers above roof level to form a crystalline blade

Terraces to South elevation sheltered by pivoting vertical glass louvres

Projecting aluminium fins provide solar shading to East & West elevations

Sky bar at level 23

Fritted glazing to hotel bedrooms

Hotel public areas, Ballroom, Restaurant & Bars within podium

Apartment Specification

General

- High specification external glass façade
- Solid timber Merbau flooring to hallway, living room and kitchen
- Fitted wardrobes to master bedroom
- 10 year NHBC Warranty from legal completion
- 999 year leases

Security

- Basement car parking with secure access control
- Access to central concierge service
- Monitored CCTV security system
- Video entry phone system
- Security card access control to apartment entrance

Kitchens

- Custom designed fitted kitchens
- Integrated electric oven, ceramic hob and extractor hood
- Integrated fridge / freezer
- Integrated dishwasher
- Solid timber Merbau flooring
- Under wall-unit lighting
- Stainless steel sink with chrome mixer tap
- Waste disposal unit
- Integrated washer / dryer

Bathrooms & En-Suite / Shower Room

- Contemporary white sanitary ware
- Walnut veneer vanity top with fitted mirror to en-suite
- Integrated shelf unit in en-suite
- Chrome finish taps
- Power shower
- Heated towel rail
- Natural slate flooring
- Ceramic tiling to all walls

Electrical

- BT Point to lounge and bedrooms
- Terrestrial / satellite TV to living room and bedroom 1
- White finished halogen down lighters to bathroom, kitchen and hallway

Communal Areas

- Feature entrance lobby
- All corridors carpeted and decorated
- Refuse chute from all floors
- High speed lifts to all floors
- Concierge desk to main lobby

Utilities

- Independently metered water for each apartment
- Independently metered electricity supply for each apartment
- Heating via main gas boiler wet radiator system



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1. This brochure is set out as a general outline only for the guidance of intending purchasers, and does not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on the statements or representations of fact contained in this brochure and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Design Team:

Architects: Ian Simpson Architects www.iansimpsonarchitects.com
Aerial photography: © Commissionair www.commissionair.co.uk

Brochure Design & Computer Generated Images: © Uniform Communications Limited www.uniform.net
Photography: All other images © Mark McNulty www.mculty.co.uk



Beetham Organization Limited
Beetham Plaza, 25 The Strand, Liverpool, L2 0XW

08000 567 065 **www.beetham.uk.com**