

№1
OLD TRAFFORD
Tower 2



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MANCHESTER



**NORTHERN
POWER
HOUSE**

**2.55M
PEOPLE**

IN GREATER MANCHESTER

**63.8%
EMPLOYMENT
PROFILE**

**2.55M
PEOPLE**
IN GREATER MANCHESTER

**7M
PEOPLE**
LOCATED WITHIN
1 HOUR COMMUTE

**29
AVERAGE
AGE**
COMPARED WITH
39 NATIONALLY



8,000+
PEOPLE

WORK IN THE
TRAFFORD CENTRE

2,700

EMPLOYEES
IN BBC

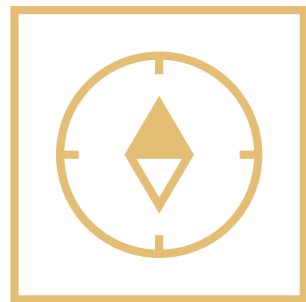
KEY FACTS



- As the heart of the Northern Power House it is the unofficial capital of the North
- Manchester has repeatedly been named as the best UK City to live in and has a population of 2.55 million people
- 80 of the FTSE 100 have representation in Manchester
- In Manchester United and Manchester City there are two world renowned Premier League football teams
- Aside from its music heritage Manchester has The Royal Exchange theatre, the BBC Philharmonic and Hallé Orchestras as well as the critically acclaimed Manchester International Arts Festival
- Tourism brings £6.6 billion per annum to the area economy alone
- Manchester is the UK's second largest conurbation
- A continuous programme of investment, regeneration and development has transformed the City and highlighted its appeal as a place to live and work. It has allowed the City to build on its past and reinvest itself as a global City of the 21st century
- No.1 Old Trafford is part of that investment, regeneration and development and is perfectly situated to take advantage of all the City now has to offer.



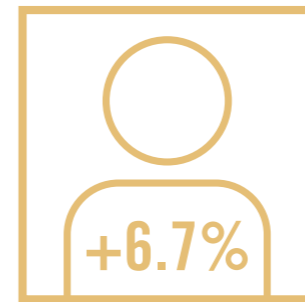
WHY INVEST IN MANCHESTER?



Many UK businesses are 'Northshoring' to Manchester. This is expected to create 55,000 new jobs by 2025, add £19 billion GDP to the economy and increase residents disposable income by 28%¹



City had 20% population growth over the last decade²



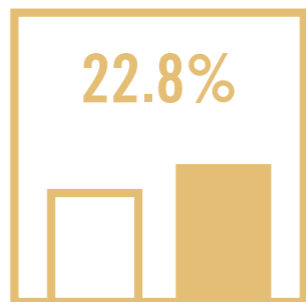
City projects a further 6.7% in population growth by 2025 to 2.9 million people²



ONS forecasts an average growth of 9,525 households in Greater Manchester from 2018 to 2025²



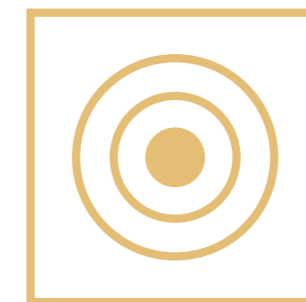
Manchester's house prices grew 6.6%. On average from November 2016 to November 2017, outperforming the UK which grew on average by 4.7%²



JLL forecasting 22.8% Growth from 2018 to 2022²



The apartment market in and around No.1 Old Trafford is being driven by the development of Manchester City Centre and MediaCityUK²



Manchester City Council has a minimum target of building 25,000 homes annually. In 2017, 17,294 residential units were completed. This was the third year of sustained growth but still behind what is needed²

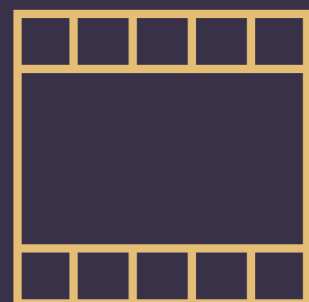
LOCATION

- London can be reached in just over 2 hours from Manchester Piccadilly
- Birmingham in less than 90 minutes from Manchester Piccadilly
- Liverpool can be reached in just 33 minutes from Manchester Victoria station
- A key attraction of the site is the proximity it has to the new Wharfside tram stop. This new tramline will provide fast, regular and reliable access to Manchester's City Centre and the wider area
- Nearby Salford Quays, MediaCityUK, the Trafford Centre, the Lowry Centre and Manchester United Football Club are also readily accessible.





WHY NO.1 OLD TRAFFORD?



8,000+
PEOPLE
WORK IN THE
TRAFFORD CENTRE



2,700
EMPLOYEES
IN BBC

ENJOY

Near to No.1 Old Trafford:

- In Salford Quays the Helly Hansen sports facility which offers kayaking, windsurfing and wakeboarding
- The Lowry with it's waterside theatre, art gallery and shopping complex
- Manchester United Football Ground

TRAFFORD

- No.1 Old Trafford offers an opportunity to experience the benefits of City living and waterside living.



226,578

**POPULATION OF TRAFFORD
(2011)**

**WORLD
CLASS
SPORTING
ARENAS**

**NEW
GROWTH**
INCLUDING POMONA
ISLAND, CLIPPERS QUAY
AND HOTEL FOOTBALL



THE FUTURE OF TRAFFORD WHARF

1,300

BUSINESSES IN TRAFFORD PARK

TRAFFORD PARK TRAM LINE

- Work is well advanced on the new £350million, 6 stop metro line
- The tram will connect No.1 Old Trafford and the surrounding area to the whole of the Greater Manchester tram network and is part of Greater Manchester's plans to support local regeneration and economic growth whilst making travel easier. The tram will be segregated from road traffic thus providing a fast, frequent and reliable service.

TRAFFORD PARK METROLINK ROUTE

□ The new line will run from the City Centre through the existing Pomona Metrolink stop on the Eccles line right through the heart of the Trafford Park business area to the Trafford Centre. It will result in Manchester having the UK's largest tram network.

2019

PROPOSED COMPLETION DATE OF NEW TRAFFORD PARK LINE EXTENSION



LIVE



WATER FRONT LOCATION
SUBURBAN FEEL

CLIPPERS QUAY
ALREADY FORWARD FUNDED

- Waterfront location
- Extensive views with cityscape backdrop
- Landscaped gardens within the development.



50% GRADUATE RETENTION RATE

100,000 STUDENTS
IN MANCHESTER
ACROSS 3 UNIVERSITIES

- Knowledge is the City's growth sector particularly in the technology, biotechnology, advanced materials and creative media fields
- Manchester has almost 100,000 students with the Universities of Manchester, Manchester Metropolitan and Salford, Ranked 8th in the UK, Manchester University attracts international interest from over 190 countries
- Importantly Manchester enjoys more than a 50% retention rate of the annual 33,000 plus graduates who graduate and choose to remain living or begin working here driving the local economy and contributing to the overall growth, energy and cultural diversity of the City.

LEARN





SALFORD QUAYS

46%
OF PRIVATE RENTERS EARN
£30-£50K (23,215 RENTERS)



8,700
BUSINESSES LOCATED
ACROSS SALFORD QUAYS
AND MEDIACITYUK
EMPLOYING OVER
125,000 PEOPLE

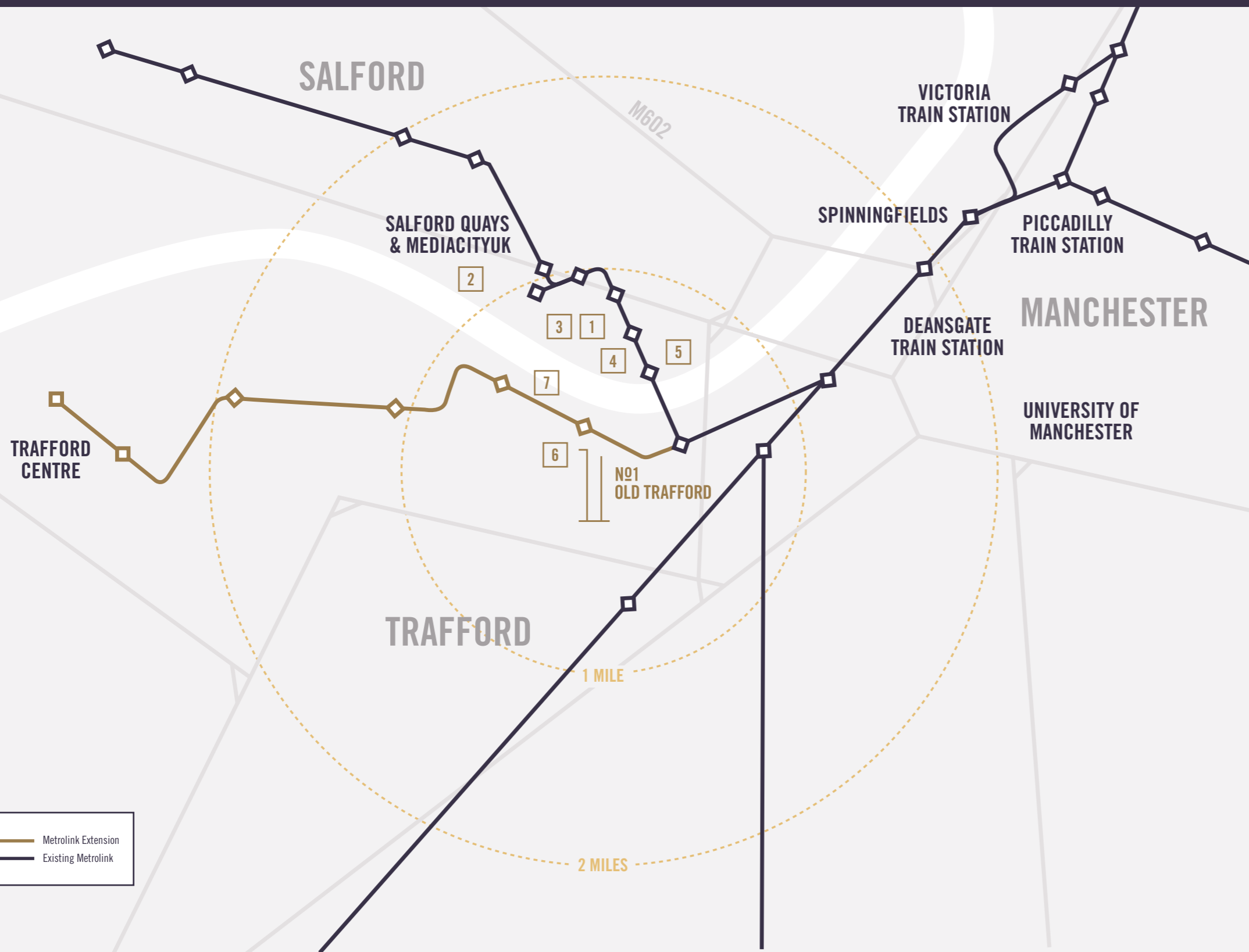


69.2%
EMPLOYMENT PROFILE
IN SALFORD
10,400 JOBS CREATED
BETWEEN 2010-2015

- Salford Quays is a unique and historic waterfront attraction offering world-class entertainment, leisure and cultural facilities
- There are 749 businesses within Salford Quays, employing over 25,000 people
- The retail venues attract over 4.3million visitors per year
- Cultural venues including the Imperial War Museum North attracted over 927,000 visitors last year
- MediaCityUK is a waterfront centre of digital industry, learning and leisure. Now home to the BBC, ITV, Bupa and the University of Salford
- Over 250 innovative businesses are based in MediaCityUK
- £1billion, 10 year expansion agreed in 2016 including further TV and production studios, shops, of offices, hotel complex and over 1,400 new homes
- Businesses within MediaCityUK employ over 7,000 people including 2,700 at the BBC alone
- Awarded the status of the first sustainable community in the world by BREEAM in 2011.

MEDIACITYUK

NEIGHBOURHOOD



ATTRACTIONS WITHIN 1 MILE OF NO.1 OLD TRAFFORD

EATING AND DRINKING

The Lowry Outlet

- 1 Bella Italia
- Café Rouge
- Craft Brew
- Harvester Salad & Grill
- Lime
- Nando's
- Pier 8
- PizzaExpress
- The Real China

ARTS AND CULTURE

- 3 The Lowry Theatre
- 1 Vue Cinema

FITNESS

- 4 Helly Hansen Watersports Centre
- 5 Pure Gym
- 1 Virgin Active

SHOPPING

- 1 The Lowry Outlet Including;
 - AX Paris
 - Clarks
 - GAP Outlet
 - M&S Outlet
 - Next Outlet
 - O2
 - The Body Shop

MediaCityUK

- 2 CARGO
- Catena
- Costa
- Grindsmith
- Holiday Inn
- Marco's New York Italian
- Nutri Bar
- Penelope's Deli
- Premier Inn
- Prezzo
- Social 7
- The Alchemist
- The Botanist
- The Dockyard
- Wagamama

- 2 Booths

LANDMARKS

- 6 Manchester United
- 7 Imperial Museum Park

APPROXIMATE TRAVEL TIMES*

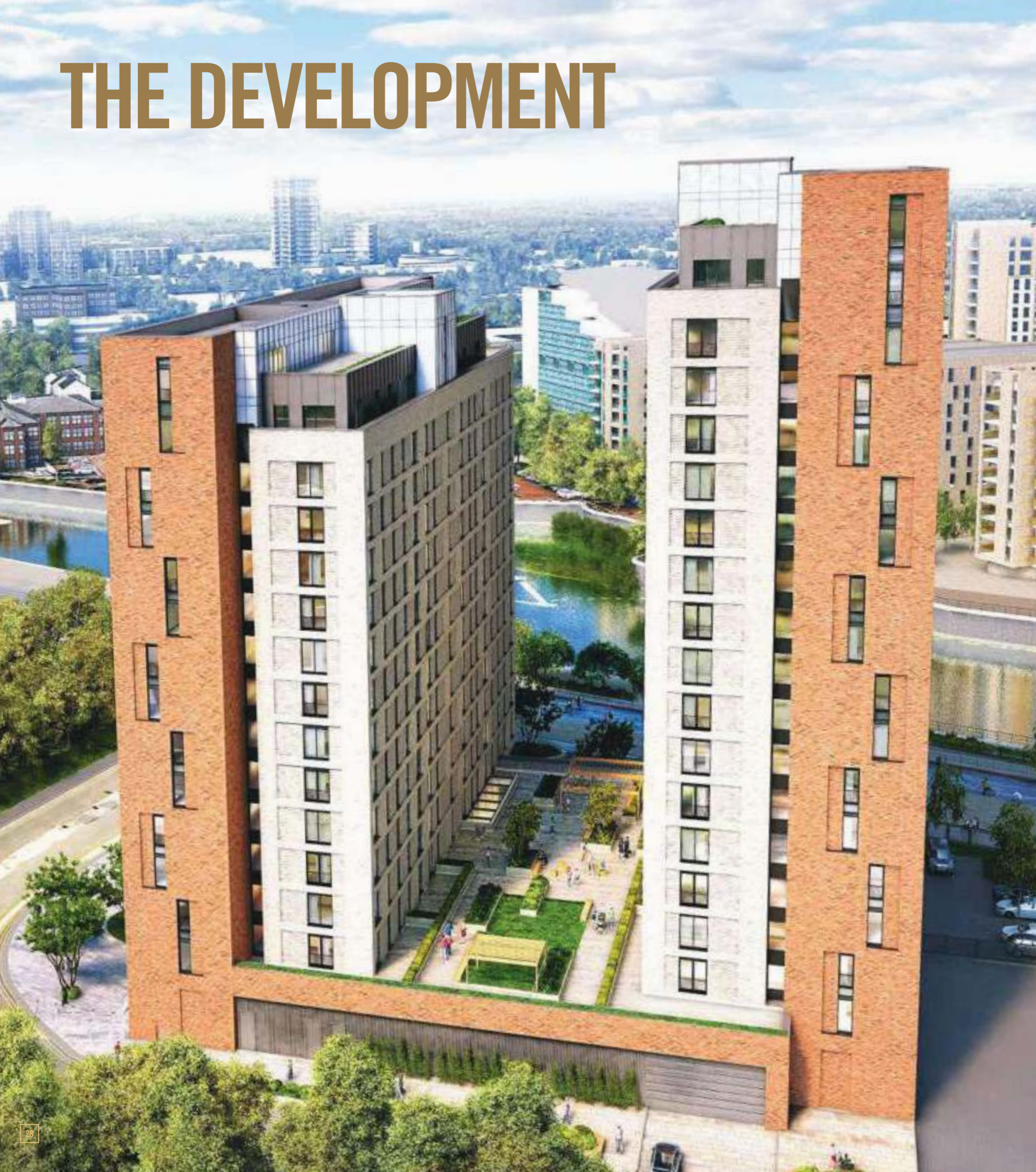
The Lowry Outlet, Media City, Manchester United and The Imperial War Museum North are easily accessible by foot, less than a 10 minute walk away.

The Trafford Centre is 15 minutes by car or bus.

Manchester City Centre is 15 minutes by car or bus or 10 minutes by tram.

*Traveling journey are approximately taken from googlemaps.com

THE DEVELOPMENT



The development consists of a holistic regeneration of this currently underutilised site to deliver a high quality, residentially led, mixed-use development with exemplar design which is appropriate for a strategic gateway location.

The apartments will be arranged over two blocks above a communal podium level garden comprising of:

A total of 354 primarily east-west facing apartments with views to the river across two towers:

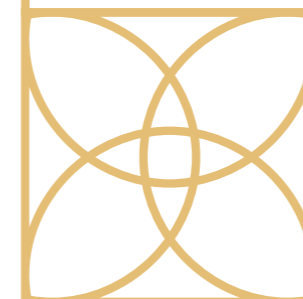
- Tower 1 (Phase 1) comprises of 173 apartments
- Tower 2 (Phase 2) comprises of 181 apartments

The mix of apartments:

- 139 one beds
- 211 two beds
- 4 three beds
- Communal podium garden and roof terrace
- Highly refined specification and finishes throughout
- Retail space on the ground floor to create active uses along the riverside
- Landscape and improvement works to the public realm along the waterfront and the surrounding site
- Opulent reception foyer and concierge desk
- 24-hour security
- Landscape and improvement works to the public areas containing the two Skyhook sculptures
- Integrated and secure cycle store provision for residents
- 57 residential parking spaces.

354
APARTMENTS

**PODIUM
GARDEN**
AND ROOF TERRACE



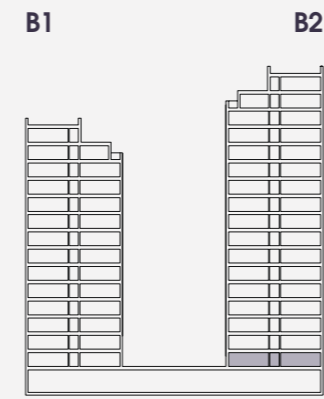
GROUND FLOOR



FIRST FLOOR PODIUM



LEVEL 1



Apartment: B2 Unit No.01
 Internal area:
 44.7 sq m / 481.1 sq ft
 Flat type: 1C / 1 bed

Apartment: B2 Unit No.02
 Internal area:
 42.3 sq m / 455.3 sq ft
 Flat type: 1A / 1 bed

Apartment: B2 Unit No.03
 Internal area:
 64.0 sq m / 688.9 sq ft
 Flat type: 2L / 2 bed

Apartment: B2 Unit No.04
 Internal area:
 87.3 sq m / 939.7 sq ft
 Flat type: 3A / 3 bed

Apartment: B2 Unit No.05
 Internal area:
 42.3 sq m / 455.3 sq ft
 Flat type: 1A / 1 bed

Apartment: B2 Unit No.06
 Internal area:
 43.9 sq m / 472.5 sq ft
 Flat type: 1B / 1 bed

Apartment: B2 Unit No.07
 Internal area:
 87.3 sq m / 939.7 sq ft
 Flat type: 3A / 3 bed

Apartment: B2 Unit No.08
 Internal area:
 63.3 sq m / 681.4 sq ft
 Flat type: 2G / 2 bed

Apartment: B2 Unit No.09
 Internal area:
 42.3 sq m / 455.3 sq ft
 Flat type: 1A / 1 bed

Apartment: B2 Unit No.10
 Internal area:
 44.7 sq m / 481.1 sq ft
 Flat type: 1C / 1 bed

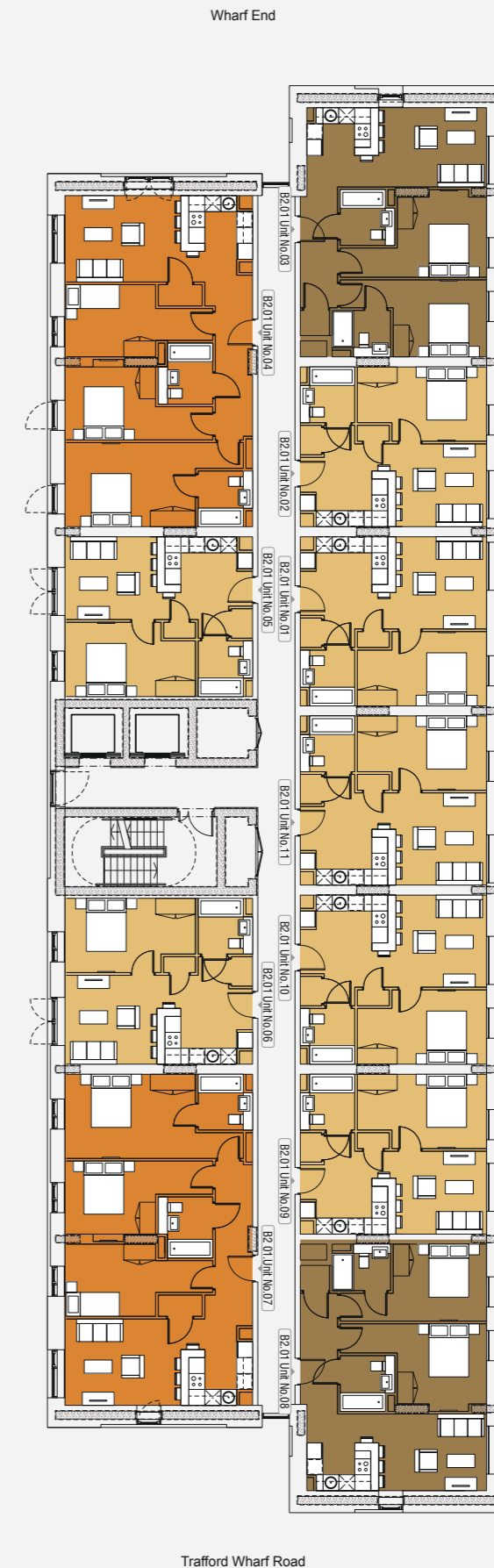
Apartment: B2 Unit No.11
 Internal area:
 44.7 sq m / 481.1 sq ft
 Flat type: 1C / 1 bed

KEY

- 1 Bed apartment
- 2 Bed apartment
- 3 Bed apartment

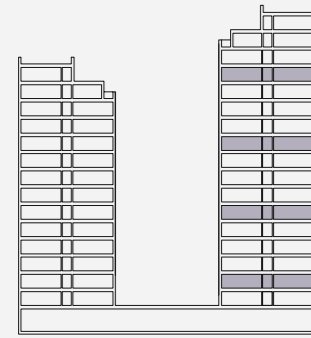


FLOORPLATE / FLOORPLANS

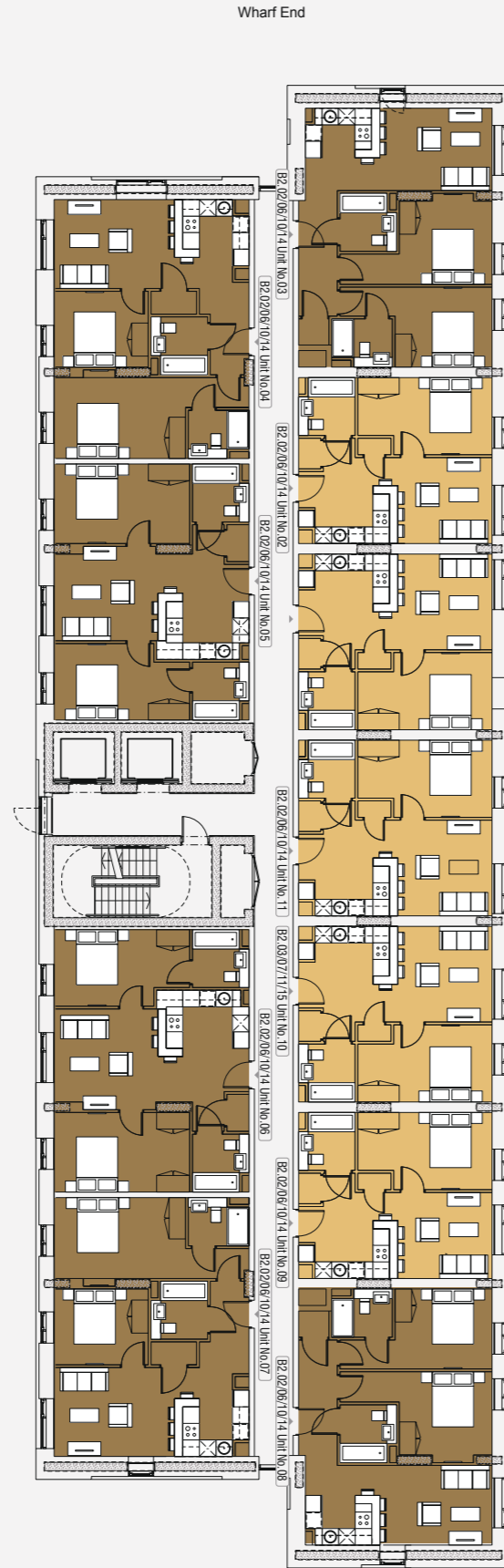


LEVELS 02 / 06 / 10 / 14

B1 B2



- Apartment: B2 Unit No.01**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.02**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.03**
Internal area:
64.0 sq m / 688.9 sq ft
Flat type: 2L / 2 bed
- Apartment: B2 Unit No.04**
Internal area:
65.6 sq m / 706.1 sq ft
Flat type: 2K / 2 bed
- Apartment: B2 Unit No.05**
Internal area:
65.1 sq m / 700.7 sq ft
Flat type: 2A / 2 bed
- Apartment: B2 Unit No.06**
Internal area:
66.7 sq m / 718.0 sq ft
Flat type: 2F / 2 bed
- Apartment: B2 Unit No.07**
Internal area:
65.6 sq m / 706.1 sq ft
Flat type: 2K / 2 bed
- Apartment: B2 Unit No.08**
Internal area:
63.3 sq m / 681.4 sq ft
Flat type: 2G / 2 bed
- Apartment: B2 Unit No.09**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.10**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.11**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed



Trafford Wharf Road

KEY

- 1 Bed apartment
- 2 Bed apartment
- 3 Bed apartment

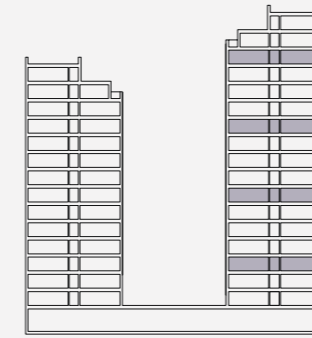


< SALFORD QUAYS & MEDIA CITY

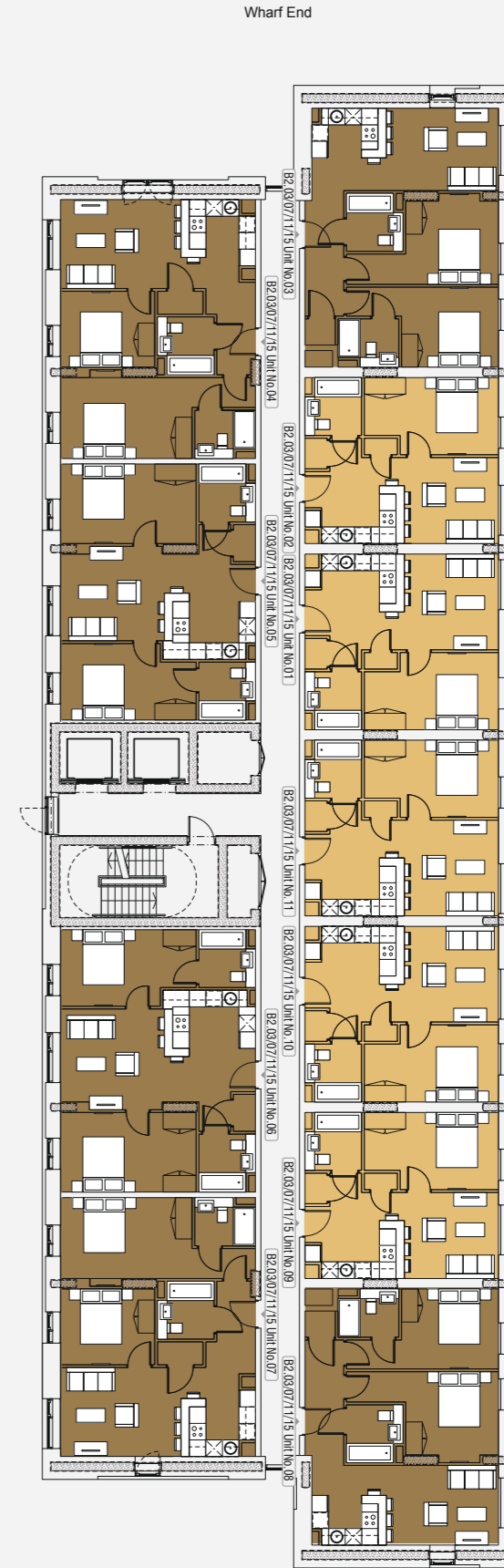
MANCHESTER CITY CENTRE >

LEVELS 03 / 07 / 11 / 15

B1 B2



- Apartment: B2 Unit No.01**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.02**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.03**
Internal area:
64.0 sq m / 688.9 sq ft
Flat type: 2L / 2 bed
- Apartment: B2 Unit No.04**
Internal area:
65.6 sq m / 706.1 sq ft
Flat type: 2K / 2 bed
- Apartment: B2 Unit No.05**
Internal area:
65.1 sq m / 700.7 sq ft
Flat type: 2A / 2 bed
- Apartment: B2 Unit No.06**
Internal area:
66.7 sq m / 718.0 sq ft
Flat type: 2F / 2 bed
- Apartment: B2 Unit No.07**
Internal area:
65.6 sq m / 706.1 sq ft
Flat type: 2K / 2 bed
- Apartment: B2 Unit No.08**
Internal area:
63.3 sq m / 681.4 sq ft
Flat type: 2G / 2 bed
- Apartment: B2 Unit No.09**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.10**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.11**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed



Trafford Wharf Road

KEY

- 1 Bed apartment
- 2 Bed apartment
- 3 Bed apartment



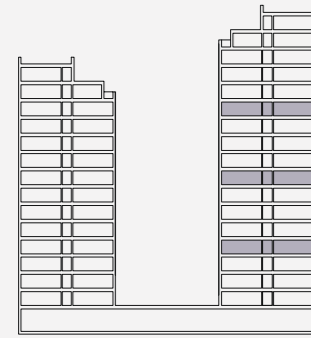
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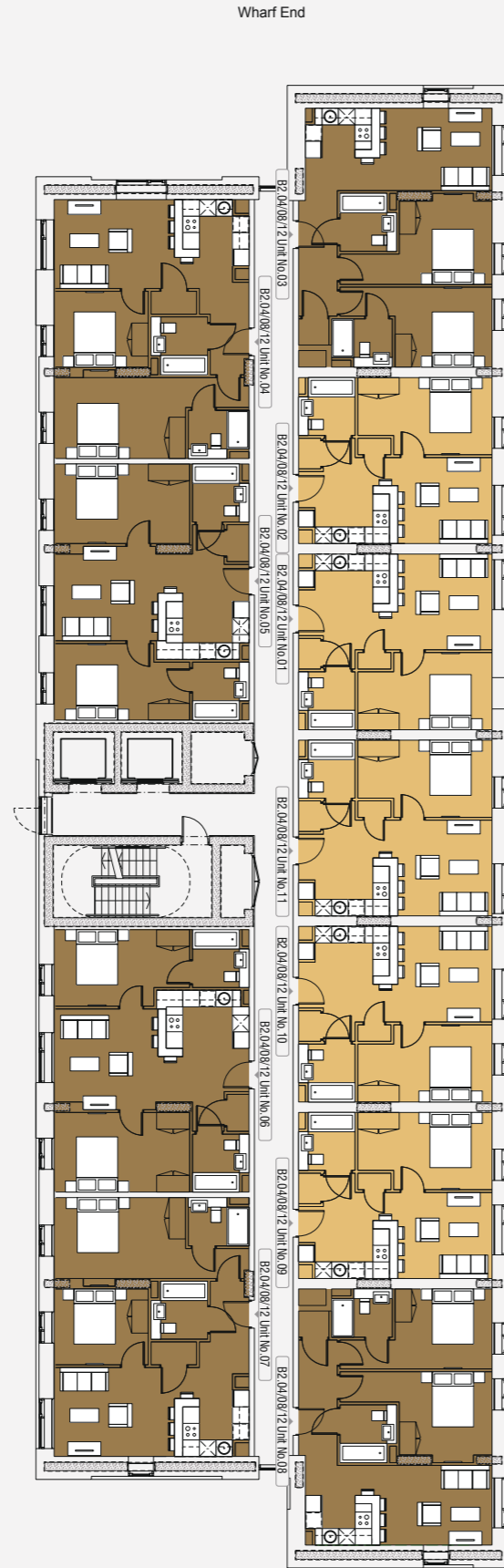
LEVELS 04 / 08 / 12

B1

B2



- Apartment: B2 Unit No.01**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.02**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.03**
Internal area:
64.0 sq m / 688.9 sq ft
Flat type: 2L / 2 bed
- Apartment: B2 Unit No.04**
Internal area:
65.6 sq m / 706.1 sq ft
Flat type: 2K / 2 bed
- Apartment: B2 Unit No.05**
Internal area:
65.1 sq m / 700.7 sq ft
Flat type: 2A / 2 bed
- Apartment: B2 Unit No.06**
Internal area:
66.7 sq m / 718 sq ft
Flat type: 2F / 2 bed
- Apartment: B2 Unit No.07**
Internal area:
65.6 sq m / 706.1 sq ft
Flat type: 2K / 2 bed
- Apartment: B2 Unit No.08**
Internal area:
63.3 sq m / 681.4 sq ft
Flat type: 2G / 2 bed
- Apartment: B2 Unit No.09**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.10**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.11**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed



Trafford Wharf Road

KEY

- 1 Bed apartment
- 2 Bed apartment
- 3 Bed apartment



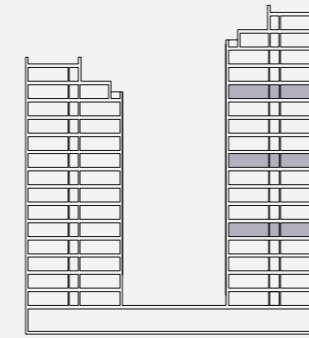
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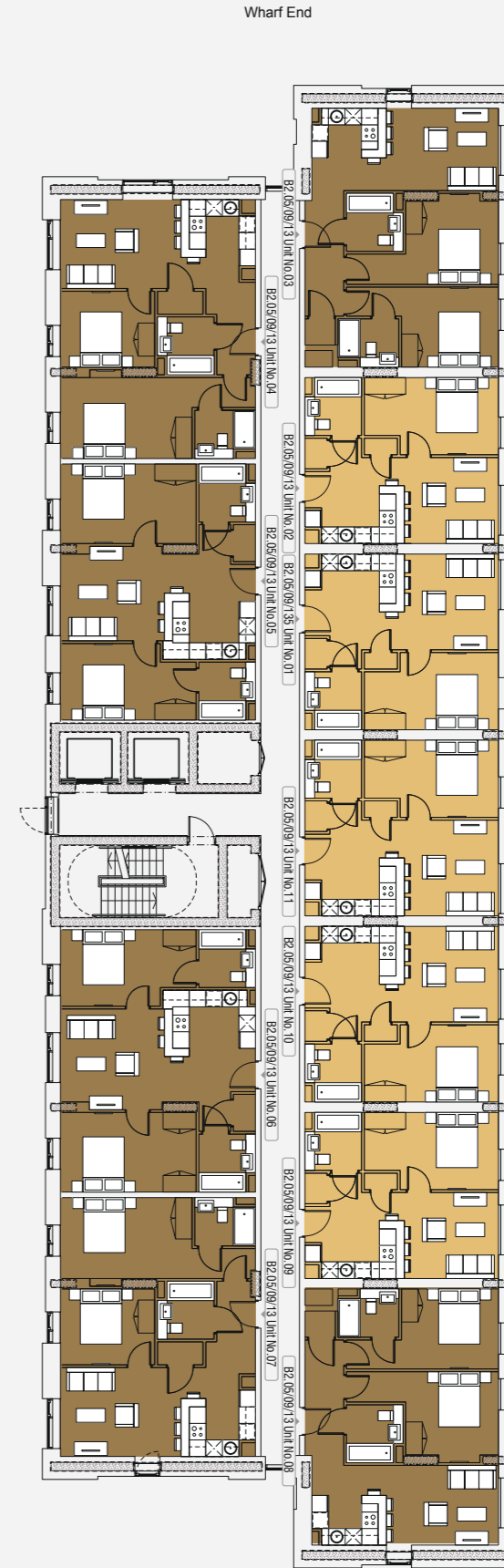
LEVELS 05 / 09 / 13

B1

B2



- Apartment: B2 Unit No.01**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.02**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.03**
Internal area:
64.0 sq m / 688.9 sq ft
Flat type: 2L / 2 bed
- Apartment: B2 Unit No.04**
Internal area:
65.6 sq m / 706.1 sq ft
Flat type: 2K / 2 bed
- Apartment: B2 Unit No.05**
Internal area:
65.1 sq m / 700.7 sq ft
Flat type: 2A / 2 bed
- Apartment: B2 Unit No.06**
Internal area:
66.7 sq m / 718.0 sq ft
Flat type: 2F / 2 bed
- Apartment: B2 Unit No.07**
Internal area:
65.6 sq m / 706.1 sq ft
Flat type: 2K / 2 bed
- Apartment: B2 Unit No.08**
Internal area:
63.3 sq m / 681.4 sq ft
Flat type: 2G / 2 bed
- Apartment: B2 Unit No.09**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.10**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.11**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed



Trafford Wharf Road

KEY

- 1 Bed apartment
- 2 Bed apartment
- 3 Bed apartment



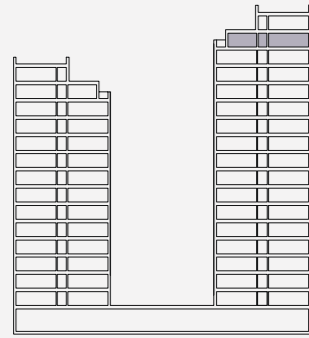
< SALFORD QUAYS & MEDIA CITY

MANCHESTER CITY CENTRE >

LEVEL 16

B1

B2



Wharf End



Trafford Wharf Road

- Apartment: B2 Unit No.01**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.02**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.03**
Internal area:
64.0 sq m / 688.9 sq ft
Flat type: 2L / 2 bed
- Apartment: B2 Unit No.04**
Internal area:
85.0 sq m / 914.9 sq ft
Flat type: 3C / 3 bed
- Apartment: B2 Unit No.05**
Internal area:
86.2 sq m / 927.8 sq ft
Flat type: 3B / 3 bed
- Apartment: B2 Unit No.06**
Internal area:
63.3 sq m / 681.4 sq ft
Flat type: 2G / 2 bed
- Apartment: B2 Unit No.07**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.08**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.09**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed

KEY

- 1 Bed apartment
- 2 Bed apartment
- 3 Bed apartment



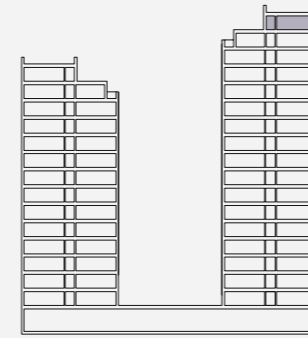
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MANCHESTER CITY CENTRE >

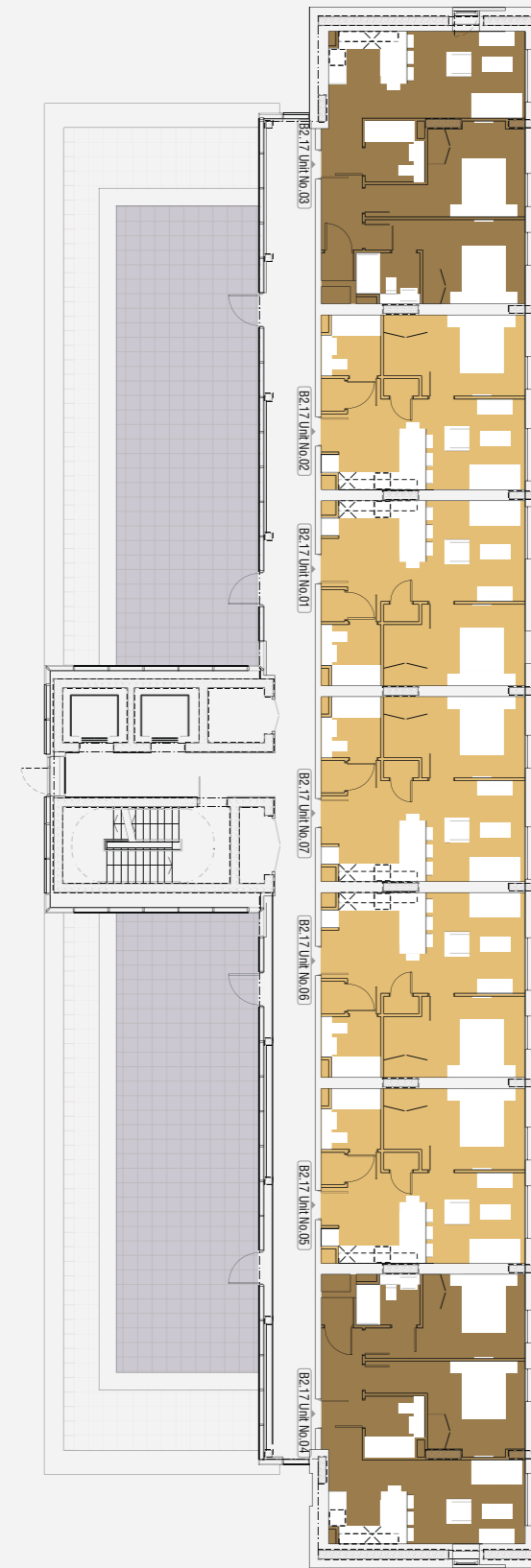
LEVEL 17

B1

B2



Wharf End



Trafford Wharf Road

- Apartment: B2 Unit No.01**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.02**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.03**
Internal area:
64.0 sq m / 688.9 sq ft
Flat type: 2L / 2 bed
- Apartment: B2 Unit No.04**
Internal area:
63.3 sq m / 681.4 sq ft
Flat type: 2G / 2 bed
- Apartment: B2 Unit No.05**
Internal area:
42.3 sq m / 455.3 sq ft
Flat type: 1A / 1 bed
- Apartment: B2 Unit No.06**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed
- Apartment: B2 Unit No.07**
Internal area:
44.7 sq m / 481.1 sq ft
Flat type: 1C / 1 bed

KEY

- 1 Bed apartment
- 2 Bed apartment
- 3 Bed apartment
- Communal Terrace

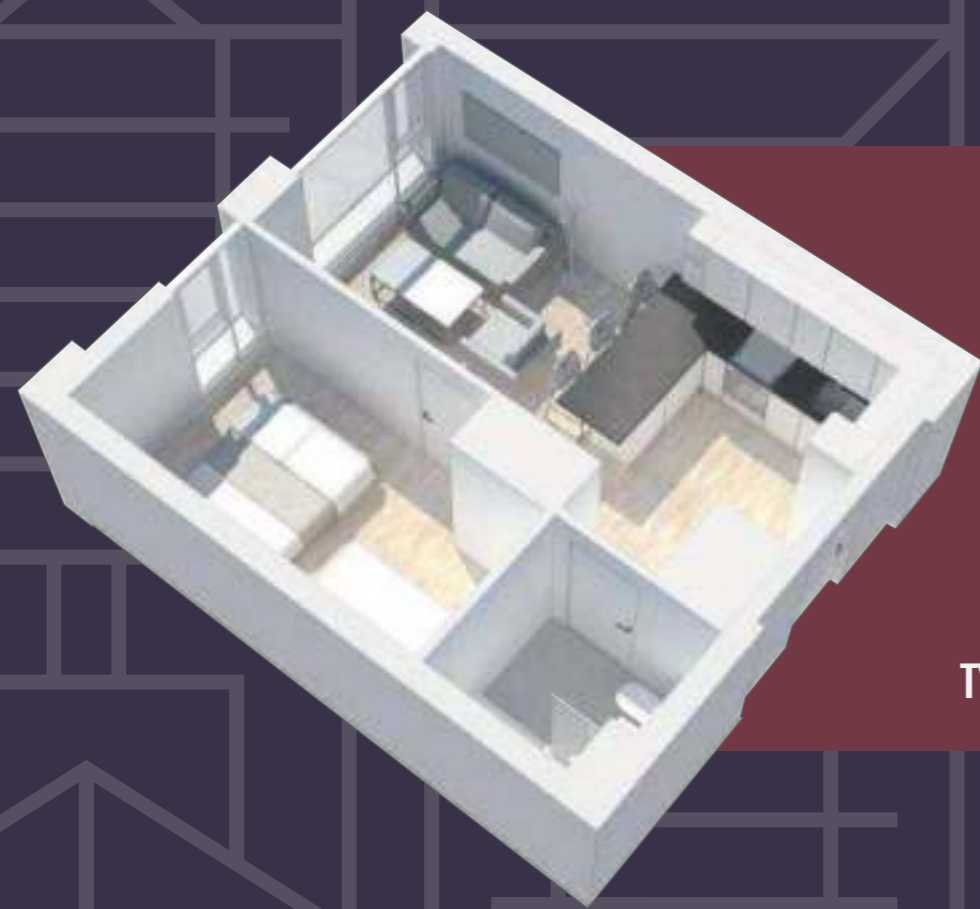


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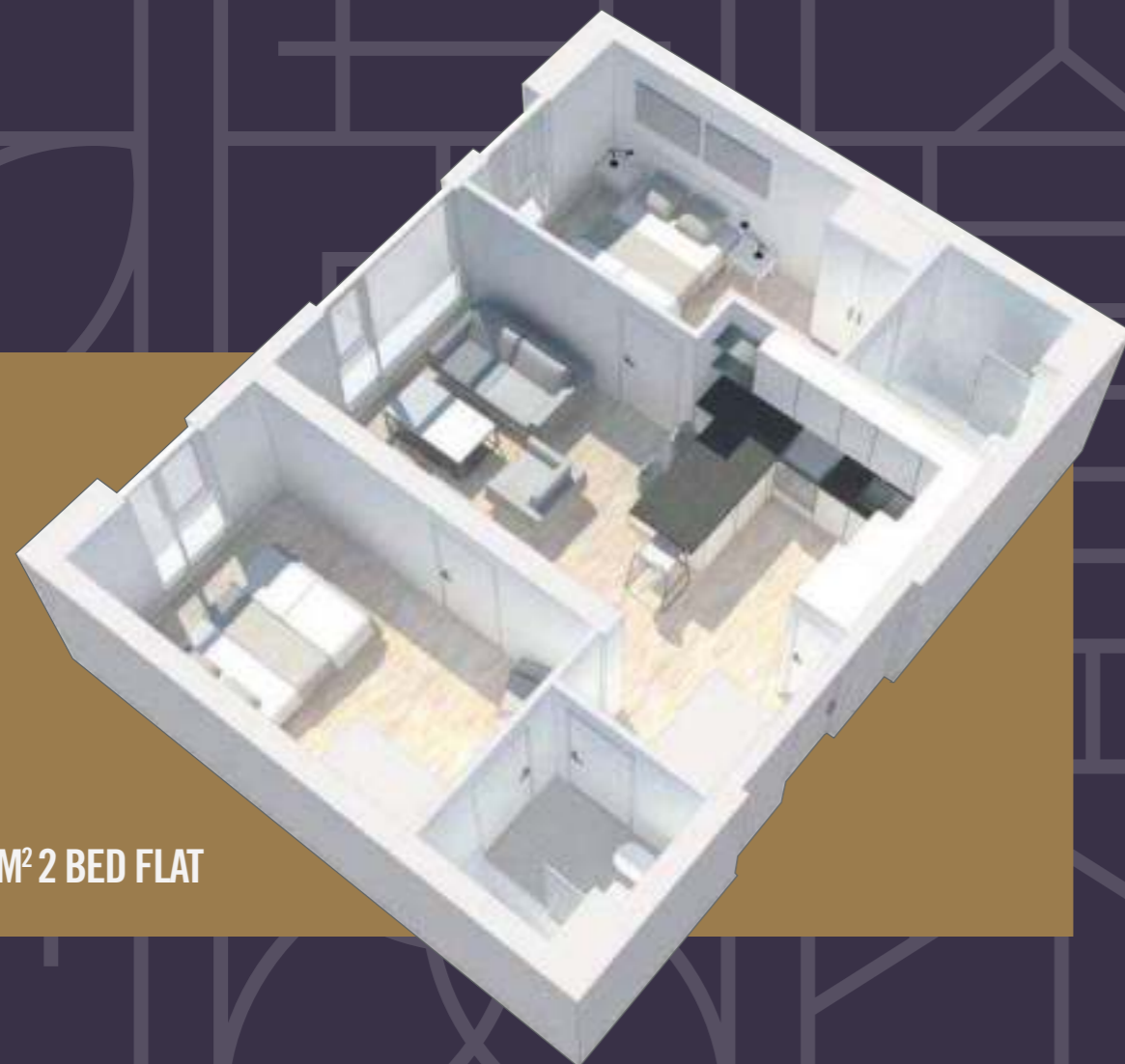
MANCHESTER CITY CENTRE >

INTERIOR AND AMENITIES





TYPICAL 50M² 1 BED FLAT



TYPICAL 70M² 2 BED FLAT

VIEW OVER MEDIACITYUK AND SALFORD QUAYS



RECEPTION AND CONCIERGE

- Large glazed communal entrance
- Tram Station located close to entrance
- Concierge area and residential lounge area.

PODIUM AND AMENITY

- Large full length podium with tranquil open gardens with water views for the use of all residents
- Large secure residents cycle store
- Significant availability of car parking amenity
- Residents lounge area below the podium with partially glazed ceiling to allow natural light to flood in.

SPECIFICATION

- All rooms have floor to ceiling windows maximising natural light
- Light modern décor giving a sense of light
- External metal doors with powder coated bronze metallic finish
- External bollards with integrated lighting and wall mounted fixtures.

AMENITY SPACE

- Two commercial units with planning being obtained for a range of uses to provide a flexible end use
- Common areas maximised for residential amenity.

BEDROOMS

- Ceiling mounted down lighters
- Carpets.

KITCHENS AND LIVING ROOMS

- Large open plan kitchen living rooms
- High gloss kitchen units
- Glass splashback
- Soft close cupboards
- Integrated appliances; Fridge / freezer / dishwasher / microwave / hob / oven.

BATHROOM / EN-SUITE

- Steel enamelled bath and shower with glass shower screen
- Quality ceramic tiles
- Quality tiled floors
- High quality sanitary ware
- Heated towel rails
- Shaver point in all units.

APARTMENTS

- A mix of apartment types
- A range of layouts and aspects ensuring appeal to a wide range of potential residents
- Designed for residents to equally share with equal bedrooms and bathrooms
- Large apartments complying with London Design Guide
- Electric heating system throughout
- Apartments have floor to ceiling windows to maximise natural light.

UPPER FLOORS

- Increased floor-to-floor height to improve feeling of space and provide something special
- Communal terraces on the 13th and 17th floor with views of Manchester City Centre and MediaCityUK.

SPECIFICATION



THE DEVELOPER



COLE WATERHOUSE
REAL ESTATE

The developer Cole Waterhouse wanted to respect the heritage of the No.1 Old Trafford site and create an environment that was both attractive to live in and architecturally impressive to look at. Cole Waterhouse instructed their architects to design a bold and brave building that helped the future direction of this part of the City. Using quality materials including heritage brick, they wanted to ensure that there was an impressive public realm outside the building, significantly improving the living and working environment for those using the area.



DELIVERY TEAM

A market leading design team have been involved since the inception and creation of No.1 Old Trafford ensuring the design and delivery of a world class residential product.

DEVELOPERS
COLE WATERHOUSE TW LTD

FUNDING AGENT
FORTWELL CAPITAL LIMITED

ARCHITECTS
JON MATTHEWS ARCHITECTS

**PROJECT MANAGERS
AND COST CONSULTANT**
MACE GROUP LTD

CIVIL AND STRUCTURAL ENGINEERS
RENAISSANCE ASSOCIATES LTD

PLANNING CONSULTANT
PAUL BUTLER ASSOCIATES

**MECHANICAL AND
ELECTRICAL ENGINEERS**
CROOKES WALKER CONSULTING LTD

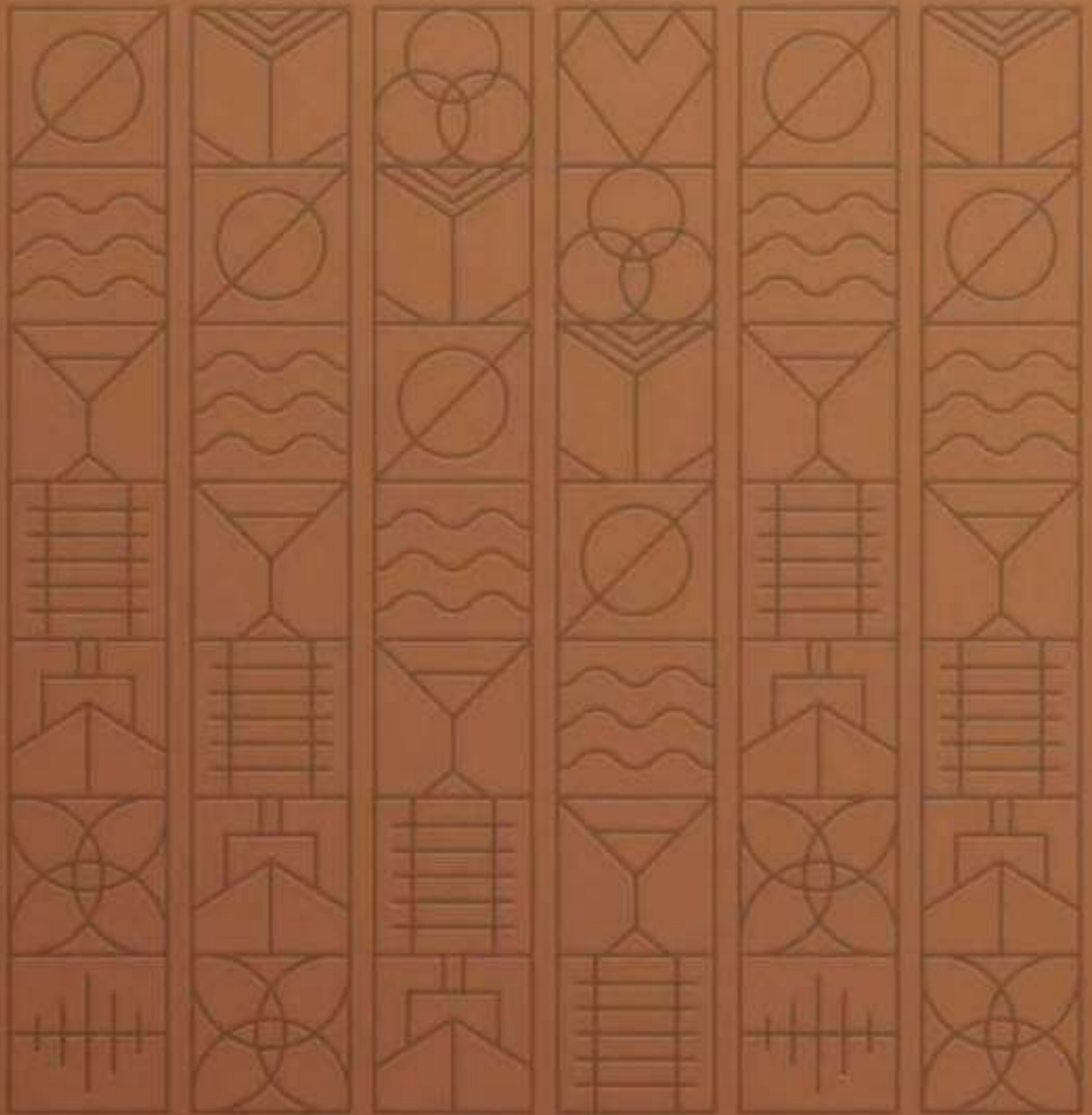
BUILDING CONTRACTOR
DOMIS

TRANSPORT CONSULTANT
SCP TRANSPORT

FIRE CONSULTANTS
DESIGN FIRE CONSULTANTS LTD

EXTERNAL ARCHITECT
EXTERIOR ARCHITECTURE





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