

EXCELSIOR WORKS

E.W.

Exceptional city living in the heart
of historic Manchester

Modern living, steeped in history

The stunning Excelsior Works is set to become one of Manchester's most prestigious new addresses.

Consisting of 108 beautifully-designed, premium apartments, Excelsior is a city centre haven, ideal for those who want to live, work and play in the city.

This stunning development sits on the site of the former Excelsior printing and bookbinding works, once the largest of its kind in the UK. By giving a faint nod to this illustrious industrial past, we've created the perfect residence for modern life.



For Manchester, by Manchester

The latest project by award-winning developer Mulbury City, this distinctive building has been designed by renowned Manchester architect Tim Groom, with interiors from Northern Quarter-based YOUTH Studios.

Whether it's the window arrangements that take their cue from the old-fashioned printing trays, or the 'ink-inspired' feel of the interiors, it's a building very much of its place.

Excelsior Works presents an exciting and forward-thinking approach to city centre living, offering the best in quality, style and comfort.

Feel the
quality,
see the
light



Excelsior Works combines inspirational design with outstanding build quality, delivered to the highest standards.

Our luxury one and two-bedroom apartments are flooded by natural light through the floor-to-ceiling windows, giving you that sense of space all year round.

Get that friends feeling

Sleek and modern, each apartment has a state-of-the-art kitchen and entertaining space, fitted with premium quality appliances, including soft-close drawers, concealed lighting and low profile concrete aesthetic worktops.

The contemporary open-plan living space offers the perfect environment to relax and spend time with the people in your life.





Relax and unwind

The serene bedroom spaces have been designed to be calm and peaceful.

High-quality, high-specification Cavalio flooring complements any style of bedroom furniture, while the floor-to-ceiling windows flood the room with natural light.



Life's good up on the roof

Excelsior Works provides inspiring communal spaces, including our stunning roof-garden which offers the perfect place to unwind, exercise, or entertain friends.

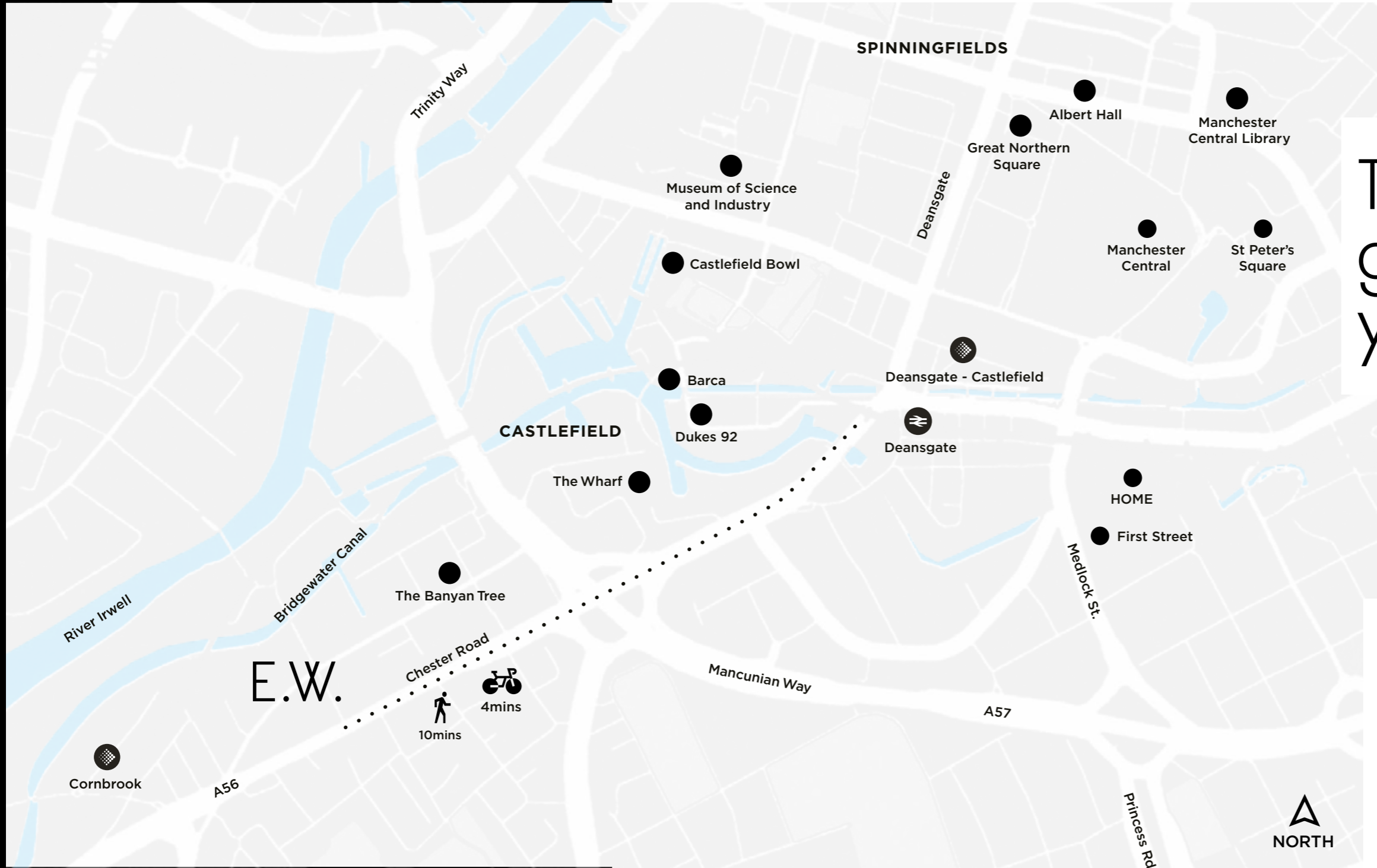
Enjoy panoramic views of the Castlefield basin and Manchester skyline as you relax and watch the world go by. It's the perfect spot for a breath of fresh air.

Take it easy

The premium, modern bathrooms with contemporary white suites are finished to the highest standards.

Touches of luxury throughout the design have created stunning spaces to bathe and wind down.





The place to get where you're going

Sitting in a prime position at the edge of the Bridgewater canal, Excelsior Works offers traffic-free access to both the city centre and MediaCityUK.

Simply walk out of the impressive grand entrance foyer onto the canal towpath and turn right for the city centre and left for Salford Quays.

Quick access to Metro Link and bus services, together with ample cycle storage and underground parking give you the choice of how you want to travel.

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Stay cool, calm and connected

Excelsior Works has been designed for modern life. It's for the streamers, the gamers, the movie makers, and the work-from-homers

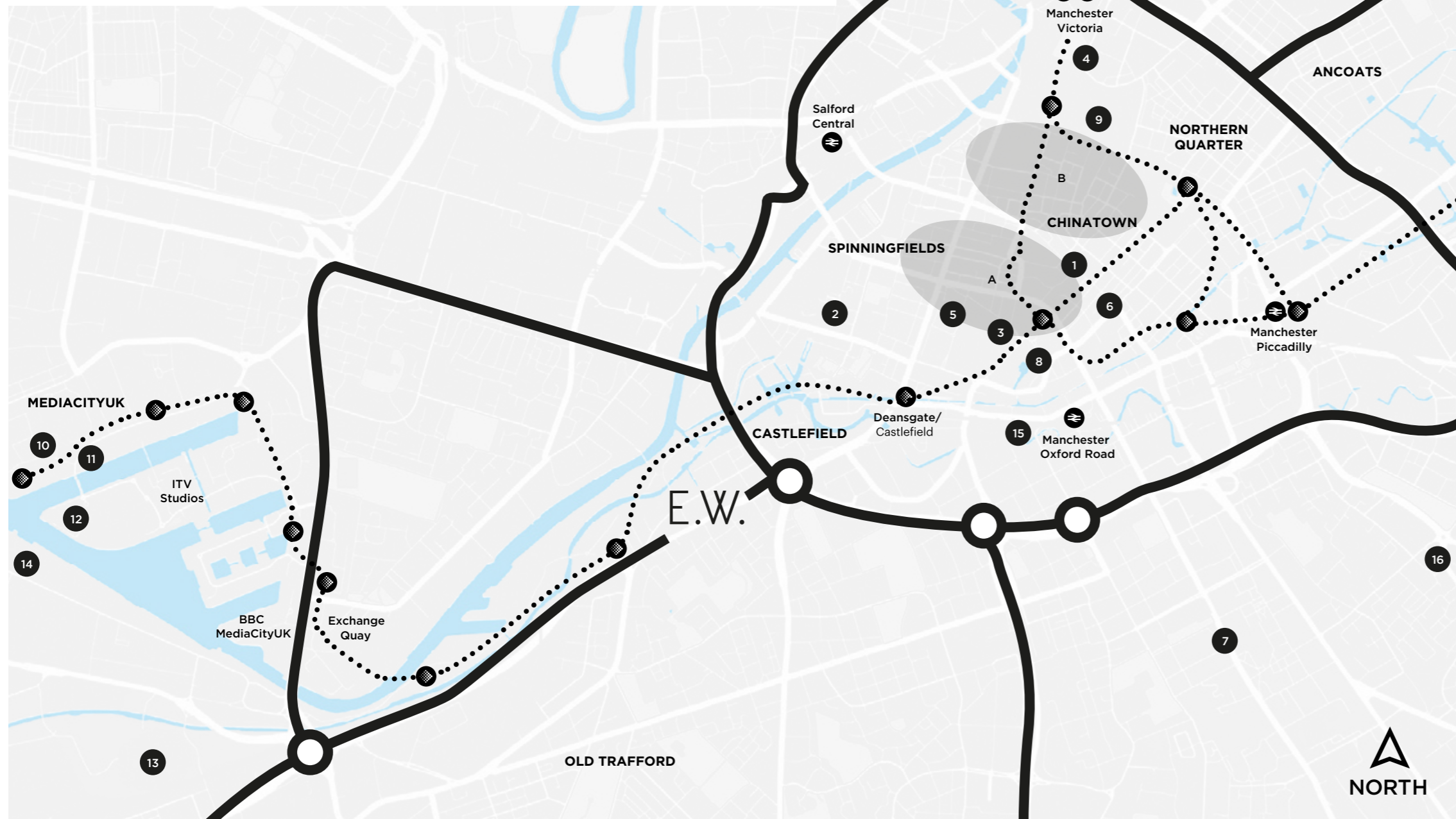
Experience ultrafast broadband as standard in these intelligent homes which are set-up for all your technological needs.

We have partnered with Optify to offer you:

- Up to 1Gbps ultrafast fibre optic broadband inside your apartment*
- Quick and simple 'Day 1' internet connection - No waiting for engineers
- 3 months' Optify broadband for free
- Prices start from £25 per month - No line rental required
- Discounted Sky Q TV service**

* Roughly 28 times faster than UK average internet speed
** Requires separate subscription

THE HEART OF MANCHESTER



Excelsior Works is based at the heart of the city centre; both the Central Business District and MediaCityUK are just a walk away. All that Manchester has to offer – world class restaurants, shopping and culture – are right on the doorstep of this outstanding building. Cornbrook Interchange is also just a stroll away, where residents can board the tram to hotspots across the city and beyond.

- 1 Manchester Art Gallery
- 2 Museum of Science & Industry
- 3 Manchester Central
- 4 National Football Museum
- 5 Beetham Tower
- 6 Manchester Town Hall
- 7 The University of Manchester
- 8 Manchester Central Library
- 9 Manchester Arndale
- 10 BBC
- 11 ITV
- 12 The Lowry Theatre and Shopping Outlet
- 13 Manchester Utd
- 14 Imperial War Museum North
- 15 HOME
- 16 O2 Apollo
- 17 Manchester Arena
- Manchester Central Business District
- Manchester Central Retail District

	Walk	Cycle	Tram
Cornbrook	6min		
Manchester Piccadilly	32min	14min	14min
Deansgate	10min	4min	10min
Northern Quarter	36min	13min	17min
Old Trafford	30min	13min	12min
University of Manchester	30min	12min	15min
Chinatown	25min	10min	14min
MediaCityUK	35min	15min	10min

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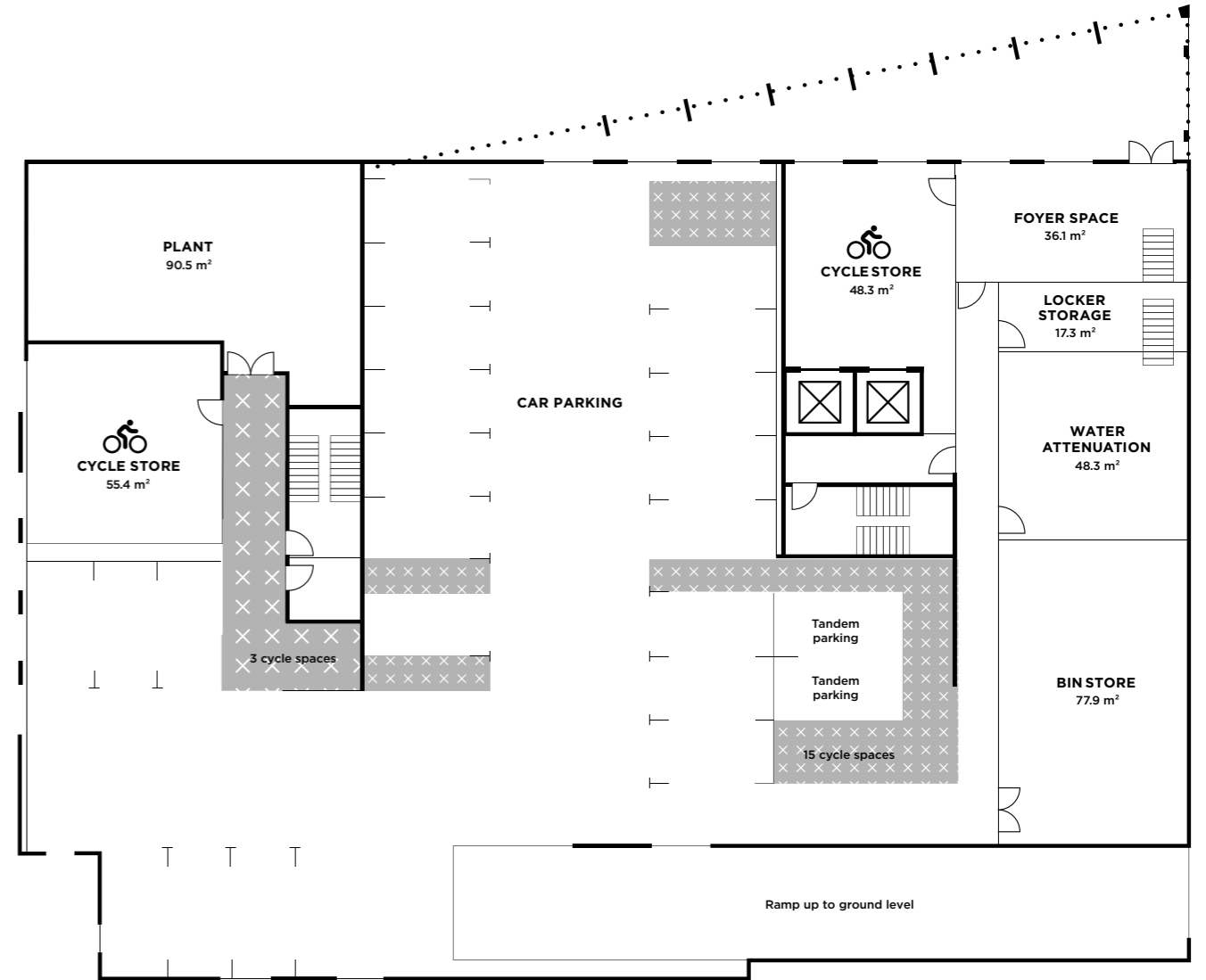
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Floor Plans

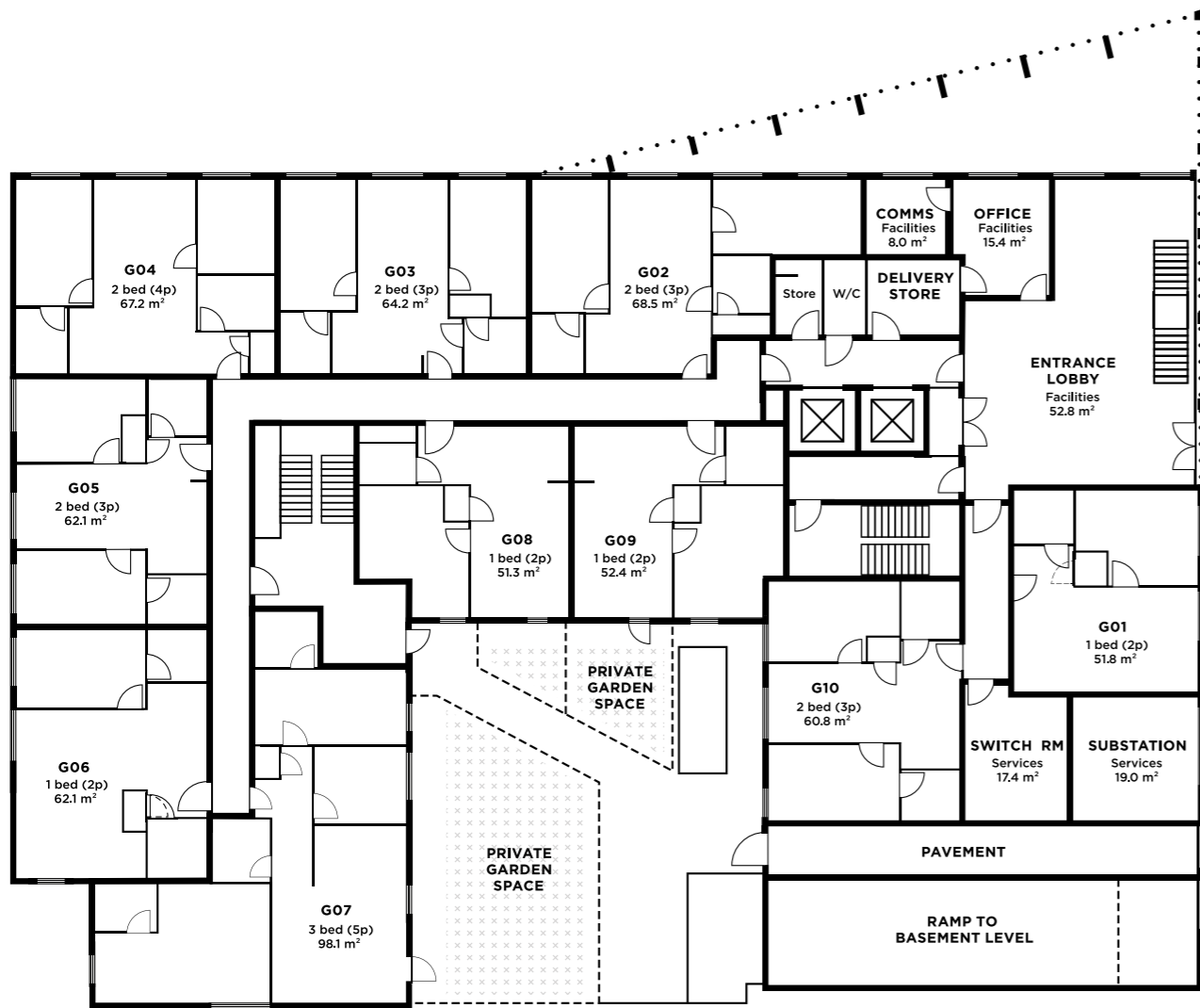


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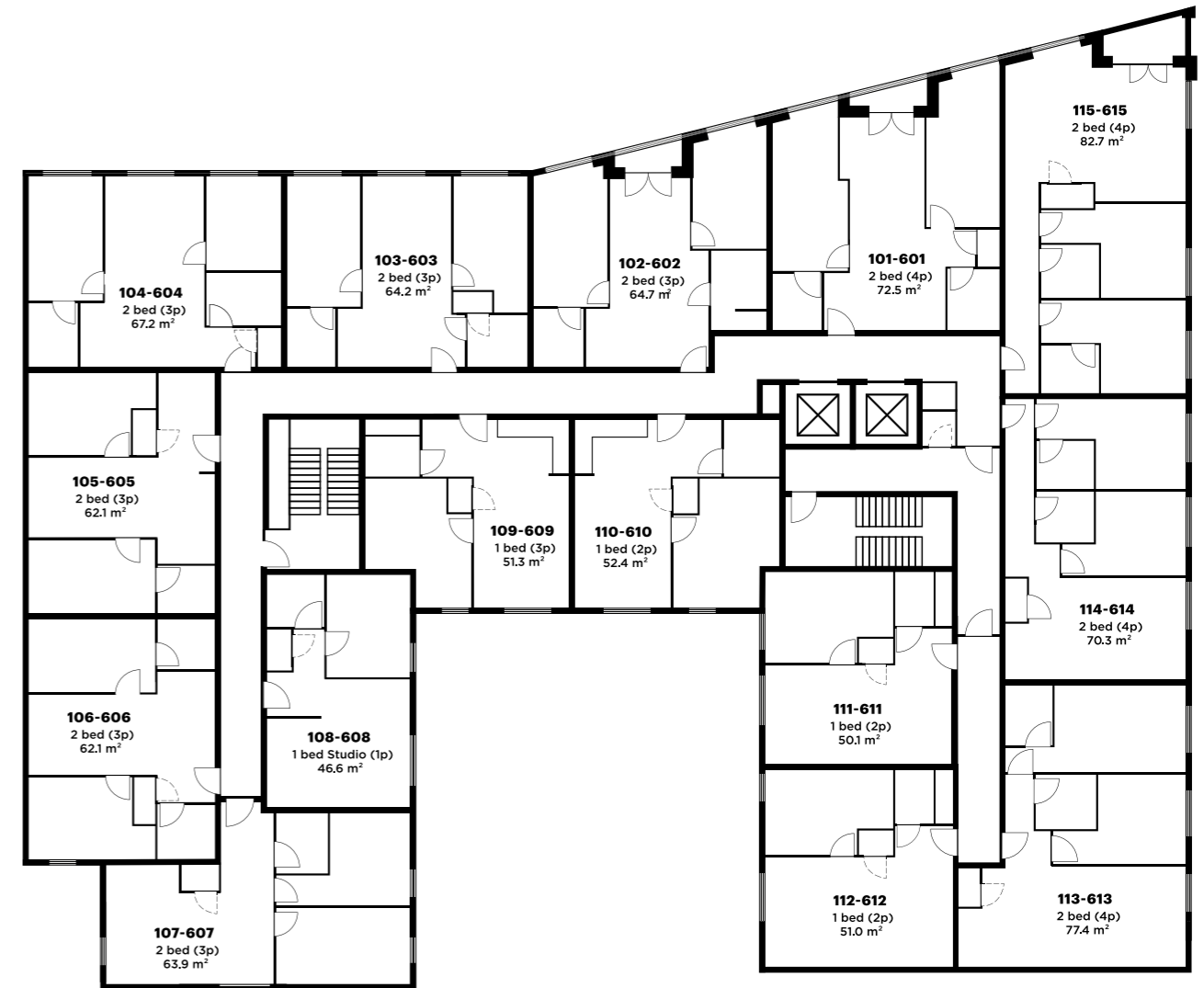
Basement



Ground Floor

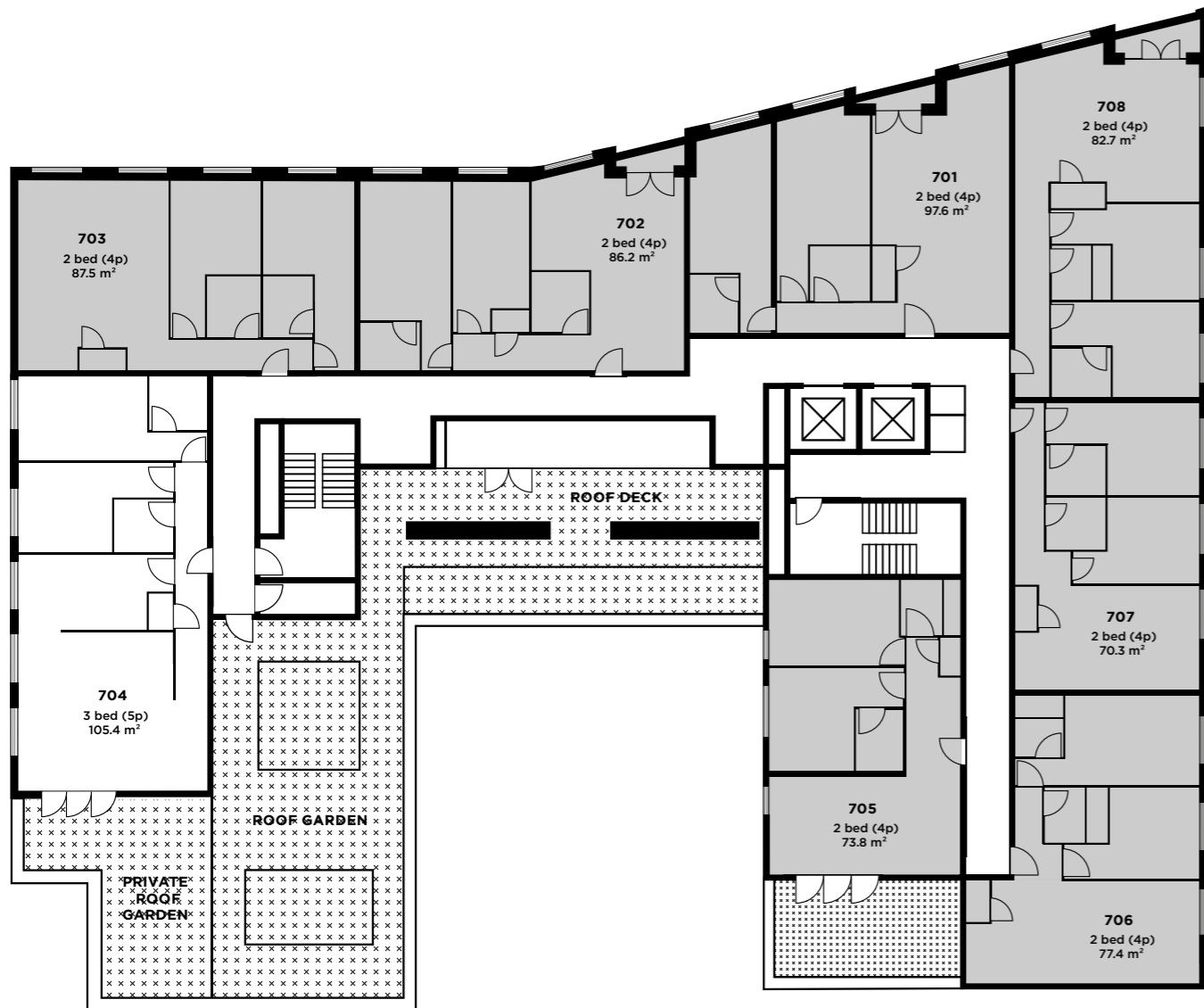


Floors 1-6



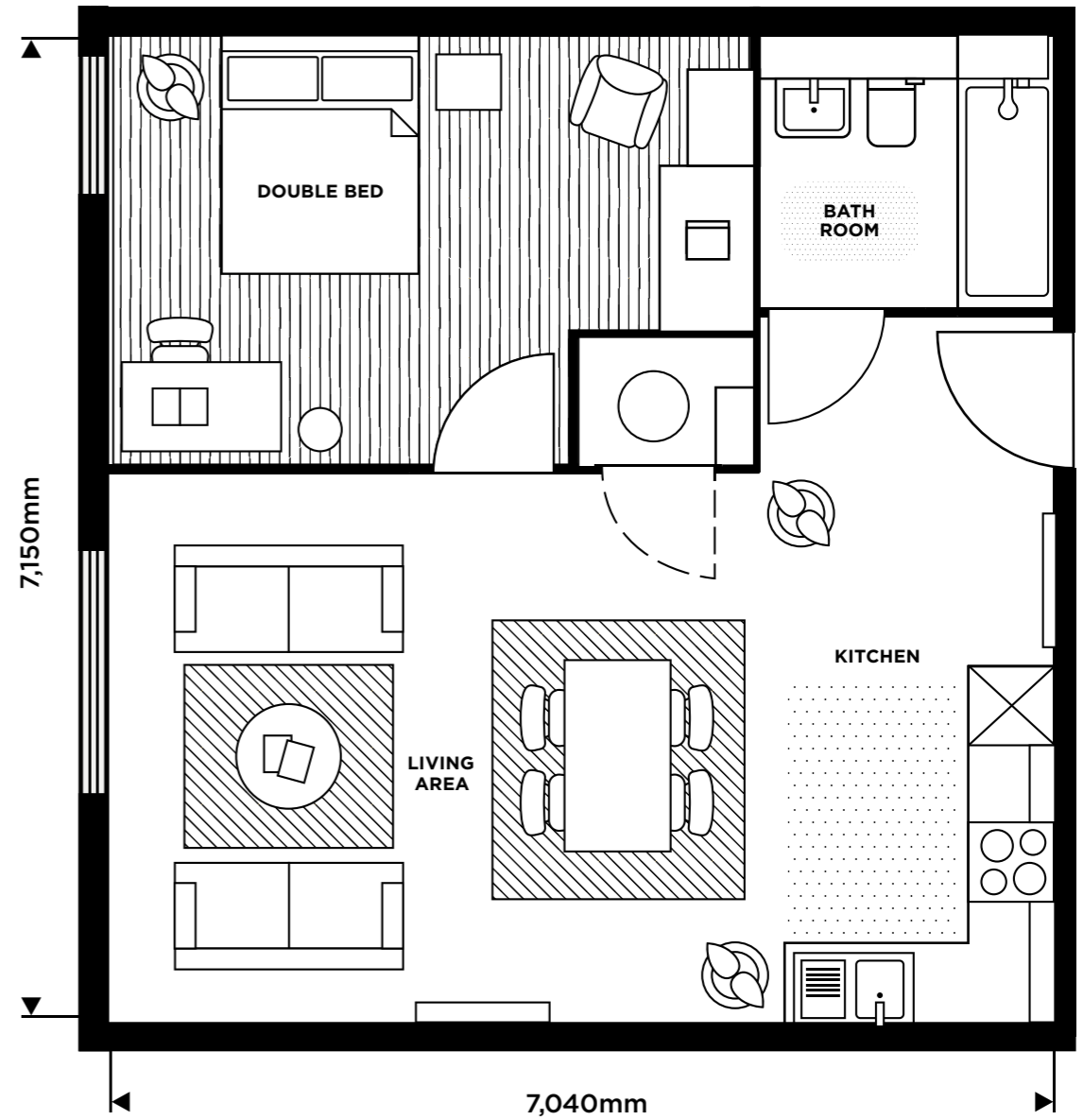
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Rooftop



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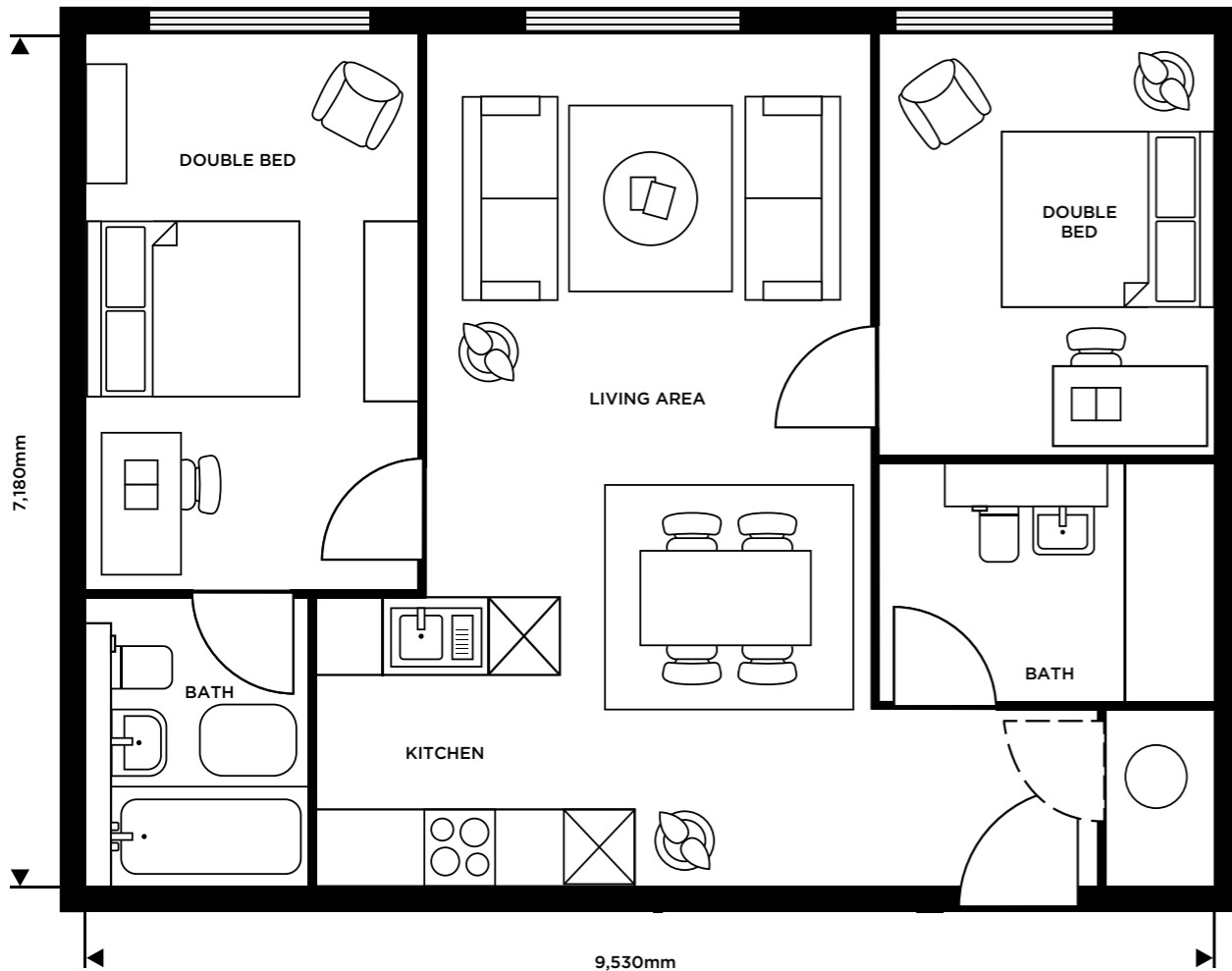
Example Floor Plan 1 Bed



TOTAL AREA FROM: 50.7 - 52.7M² / 546 - 568 SQ.FT

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Example Floor Plan 2 Bed



TOTAL AREA FROM: 62.3 - 88.5M² / 671 - 953 SQ.FT



LOLLYPROP
INVESTMENTS