



One
Victoria



ONE HERITAGE
GROUP PLC

One Victoria is proof that the perfect home is more than bricks and mortar. Set over two blocks and finished to the very highest standards, its stylish collection of one, two and three bedroom apartments are the embodiment of modern city living.

However, the perfectly designed home needs to enjoy the perfect location to truly fulfil its potential. Conveniently, being just moments from Manchester Victoria station and the city centre, you quite literally have the best of Manchester on your doorstep.

One Victoria
Great Ducie Street
Manchester M3



One Victoria enjoys a prime location just north of the city centre in the Victoria District. As well as putting renowned areas such as the Medieval Quarter, Central Retail District and Northern Quarter within walking distance, its transport connections mean all of Greater Manchester is easy to reach.



One
East

One
West



The development itself is set over two blocks, One East and One West. Fronting onto Great Ducie Street and rising up 14 floors, One East is the taller of the blocks, boasting 84 apartments. As well as offering expansive views across the city from the upper floors, it plays host to a 10th floor roof garden, which is accessible to all residents. One West is 10 storeys high, with 45 apartments and is accessed via Mirabel Street.

AO Arena

Spinningfields

Manchester
Victoria Station

Harvey Nichols

Corn Exchange

Selfridges

Manchester
Convention Centre

Printworks

The Arndale

Chinatown

Northern
Quarter



- > **Best UK city to live in**
(The Economist's Global Liveability Index 2022)
- > Greater Manchester's
GVA £71bn (ONS)
- > **51% graduate retention rate** (Centre for cities)
- > **More 25-29 year olds**
in the region than any
other area of the UK (ONS)
- > **Fastest economic growth** of any UK city
outside of London in
last 20 years (ONS)
- > Rental growth is
forecast to hit **16.5%**
between 2021-25 (Savills)
- > Over 190 direct routes
from Manchester airport
& **29.4 million journeys**
in 2019 (CAA)

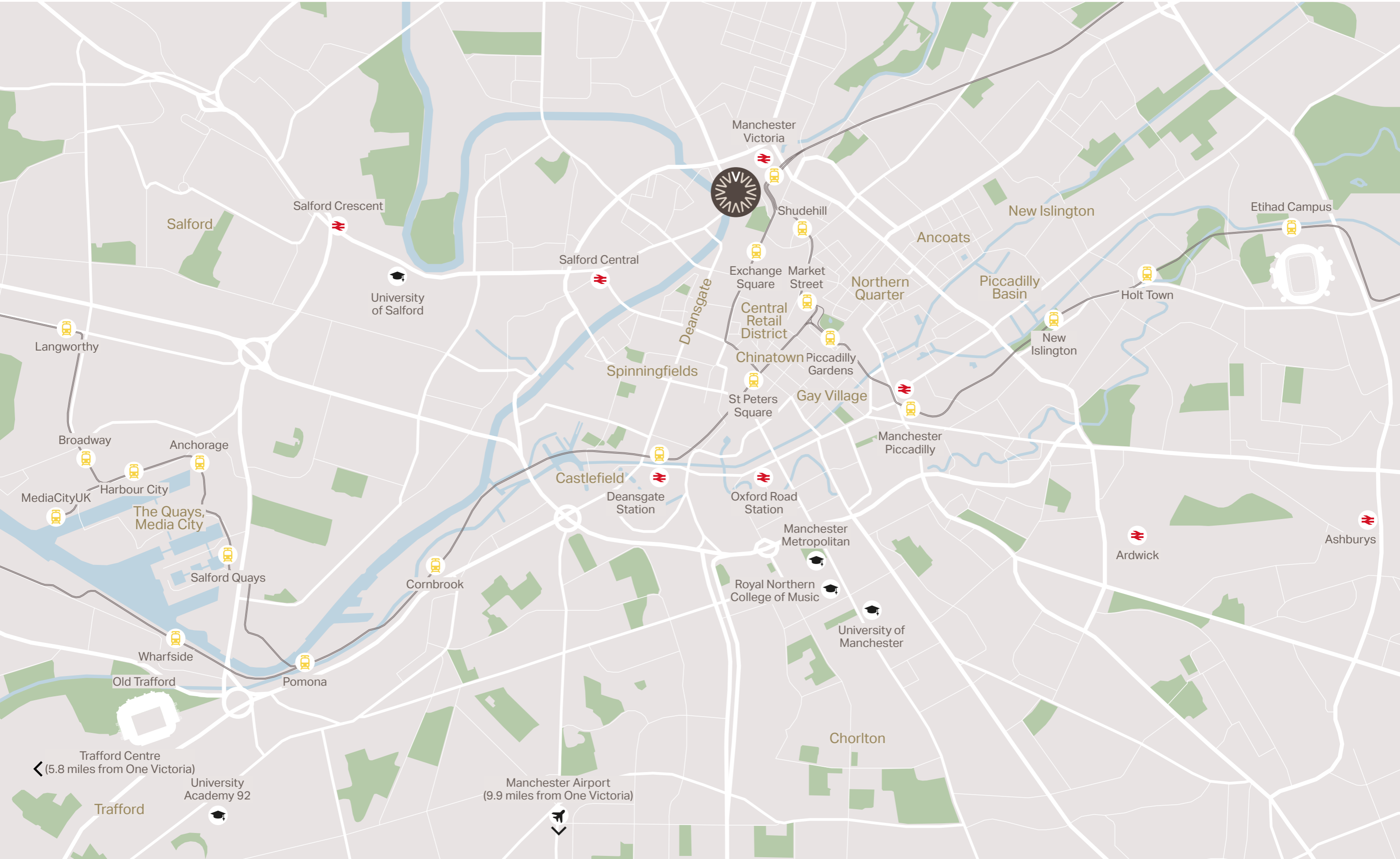
Second only to London in terms of economic output and population size, Manchester is without question the capital of the north. It's also the UK's best city to live in according to The Economist magazine.

Offering everything you'd expect from a modern global city, there are countless attributes that make it such a popular destination. The lifestyle, the prowess of its universities, its connectivity, the strength and diversity of its business community, the popularity of its football teams, to name but a few.

The city also stands to benefit from a number of infrastructure projects such as HS2 and the expansion of Manchester Airport. Put this all together and it's easy to see why Manchester has enjoyed the fastest economic growth of any city outside of London in the last 20 years. A trend that is unlikely to abate any time soon.

- > **PRINTWORKS:** Urban entertainment hub with four floors of food, drink, film and fun for all ages.





Manchester has always been a city for embracing life. Voted the top UK city to live in by The Economist's Global Liveability Index 2022 and the 3rd Best City in the World by TimeOut (2021), its desirability as a place to call home is well documented.



Of course affordability plays a part. Compared to London, the cost of living is that bit lower, but hand in hand with this is the lifestyle its residents enjoy. Boasting a truly eclectic blend of food, drink, culture, music and sport – including two of the world's most famous football teams – Manchester can rival anything the capital has to offer. It's a true 24-hour city with everything you could ask for. This is what makes it such an attractive destination to live and study in.

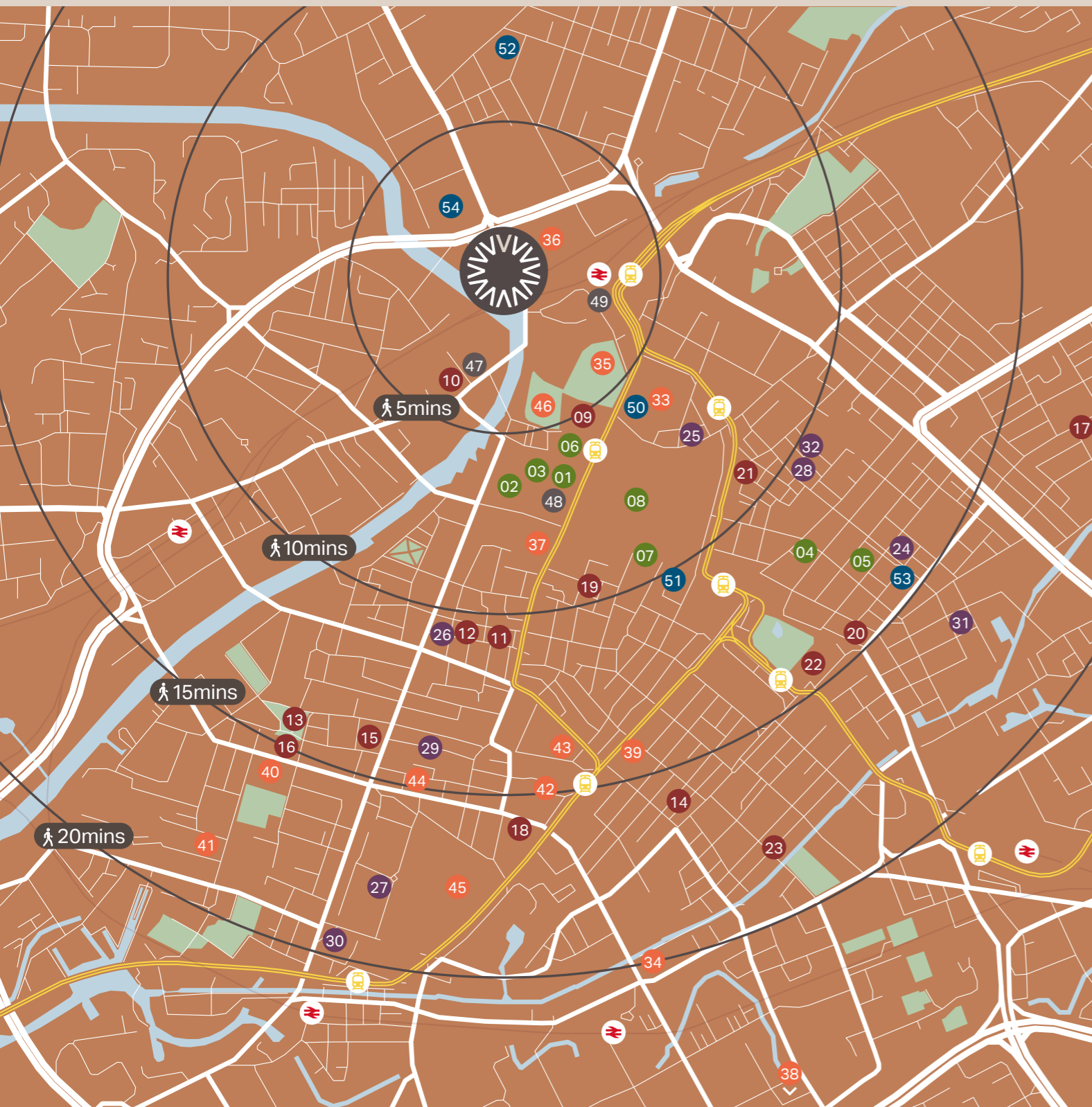


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COMMON: A Northern Quarter mainstay, this colourful bar offers inventive cocktails, lively DJs and superb pizzas.

>
OLD TRAFFORD: Home to Manchester United, Old Trafford's pitch has been graced by a who's who of international stars.

Critically acclaimed tasting menus and mouth-watering street food. Upmarket boutiques and upcoming designer brands. Sleek cocktail bars and music filled nightspots. The best of Manchester is waiting to be enjoyed.

Map is illustrative and not to scale. Walking times are indicative only and as the crow flies.



Retail

01. **Selfridges Manchester Exchange**
Exciting fashions & more
02. **Harvey Nichols**
Luxury designer labels
03. **New Cathedral Street**
The ultimate in luxury retail
04. **Afflecks**
An indoor market of indie goods
05. **Northern Quarter**
Packed with trendy boutiques
06. **Exchange Square**
Fashion & seasonal markets
07. **Market Street**
Full of highstreet favourites
08. **Manchester Arndale**
Home to over 200 stylish stores

Restaurants

09. **Corn Exchange**
Home to an array of eateries
10. **Embankment Kitchen**
Stunning seasonal cuisine
11. **El Gato Negro Tapas**
Award-winning taste of Spain
12. **Tast Catala**
Bringing Barcelona to M2
13. **The Ivy**
Upmarket English fayre
14. **Happy Seasons**
Authentic Cantonese cuisine
15. **Hawksmoor**
Prime cuts & British classics
16. **20 Stories**
Iconic modern British cuisine
17. **Mana**
Michelin starred marvel
18. **Adam Reid at The French**
Modern dishes, historic setting
19. **The Bull & Bear**
Refined classics by Tom Kerridge

20. **Bundobust**
Indian street food & beer hall
21. **Little Aladdin**
Casual retro vegan café
22. **Shoryu Ramen**
Authentic Hakata tonkotsu ramen
23. **Habesha**
East African stews & delicacies

Bars

24. **The Fitzgerald**
Speakeasy-style cocktail lounge
25. **The Washhouse**
Laundromat meets cocktails
26. **Arcane**
Basement bar with Victorian décor
27. **Three Little Words**
Stylish bar in historic arches
28. **Science & Industry**
Eccentric & experimental hideaway
29. **Speak In Code**
Innovative cocktail bar
30. **Cloud 23**
Smart bar on Hilton's 23rd floor
31. **The Pen and Pencil**
New York-influenced bar
32. **Common**
Lively cocktail bar & gallery

Culture & Entertainment

33. **Printworks**
Eclectic entertainment venue
34. **Palace Theatre Manchester**
Prominent theatre built in 1891
35. **National Football Museum**
Dedicated to the beautiful game
36. **AO Arena**
Largest arena in Europe
37. **Royal Exchange Theatre**
Grade II listed Victorian theatre

38. **The Deaf Institute**
Lively & trendy music venue
39. **Manchester Art Gallery**
Historical & contemporary art
40. **Everyman Cinema**
Indie & mainstream films
41. **Museum of Science & Industry**
Ideas that changed the world
42. **Manchester Central Library**
UK's 2nd largest lending library
43. **Manchester Town Hall**
Home of Manchester City Council
44. **Albert Hall**
Events space in Wesleyan chapel
45. **Manchester Central Convention Centre**
Exhibitions & conferences
46. **Manchester Cathedral**
Grade I listed cathedral

Essentials

47. **Sainsbury's Local**
Perfect for your essentials
48. **Marks & Spencer**
Ideally located for big shops
49. **Starbucks**
Caffeine fixes to go

Fitness

50. **Nuffield Health**
Gym, classes, pool & spa
51. **Puregym**
Functional & affordable gym
52. **Rock Over Climbing**
Bouldering terrain for all skill levels
53. **Yoga Soul**
Classes for mind & body
54. **KICKair**
Trampolines, indoor soccer & climbing



Restaurants

With over 650 venues, Manchester's food scene is as eclectic as you'd expect from such a diverse metropolis. A veritable world tour of culinary delights awaits your palette.

In terms of fine dining, the Michelin starred Mana leads the way. Adam Reid at The French, Tom Kerridge's Bull & Bear at Stock Exchange and 20 Stories are hot on its heels though.

Good food isn't about the size of the bill though, as venues such as Happy Seasons, Little Aladdin, Shoryu Ramen and Habesha ably demonstrate. Whatever you fancy and whatever your budget, you'll find yourself perfectly catered to.

Bars

From sleek and sophisticated cocktail bars to bustling, beat-filled venues, the city's nightlife is every bit as varied as its restaurant scene.

Cloud 23 combines the finest mixology with stunning views across the city. At the other end of the spectrum, there are an array of speakeasy-style bars, such as The Pen and Pencil, Arcane and Science & Industry.

There are plenty of traditional pubs dotted about the city too. For all Manchester's modernity, it has definitely not forgotten its past.

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HAWKSMOOR: Set in a late Victorian courthouse, the sumptuous décor perfectly complements the menu's refined dry-aged beef and seafood.

>

TAST CATALA: Three stylish floors offering the best of Spain, with a tapas bar, à la carte dining and a tasting menu to enjoy.



Retail

With its roots in the cotton industry, Manchester has always been a city at forefront of fashion. Today, the Northern Quarter arguably leads the way for the city's fashion scene due to its host of trendy independent stores, including Afflecks, Junk Shop and Oi Polloi.

The Royal Exchange, King Street, Spinningfields, New Cathedral Street, Selfridges and Harvey Nichols cater to the designer end of the market. While the Manchester Arndale has all the high street favourites you could ask for.

Slightly further afield, but readily accessible by tram are Quayside MediaCityUK (25 mins) and The Trafford Centre (36 mins). Rest assured, your wardrobe will be every bit as impressive as your home.

Culture

The birthplace of Oasis, New Order, The Smiths and the Hacienda, music is part of the fabric of Manchester. An array of venues offering everything from chart-topping artists to classical symphonies and the next big things are dotted though out the city. In fact the AO Arena is right on your doorstep.

There are plenty of museums, galleries and theatres to explore too. The true passion of Manchester is of course football however. The city is split in terms of its allegiances, but whether you're United or City for life, rest assured Old Trafford and The Etihad Stadium are both readily accessible. You're also moments from the National Football Museum.



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ETIHAD STADIUM: The 53,400 capacity home of the current Premier League Champions, Manchester City.

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SELFRIDGES & CO: Where luxury lives, enjoy the crème de la crème of fashion and beauty.

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THE DEAF INSTITUTE: See the next big things at one of the coolest gig venues in the country.

Well-being

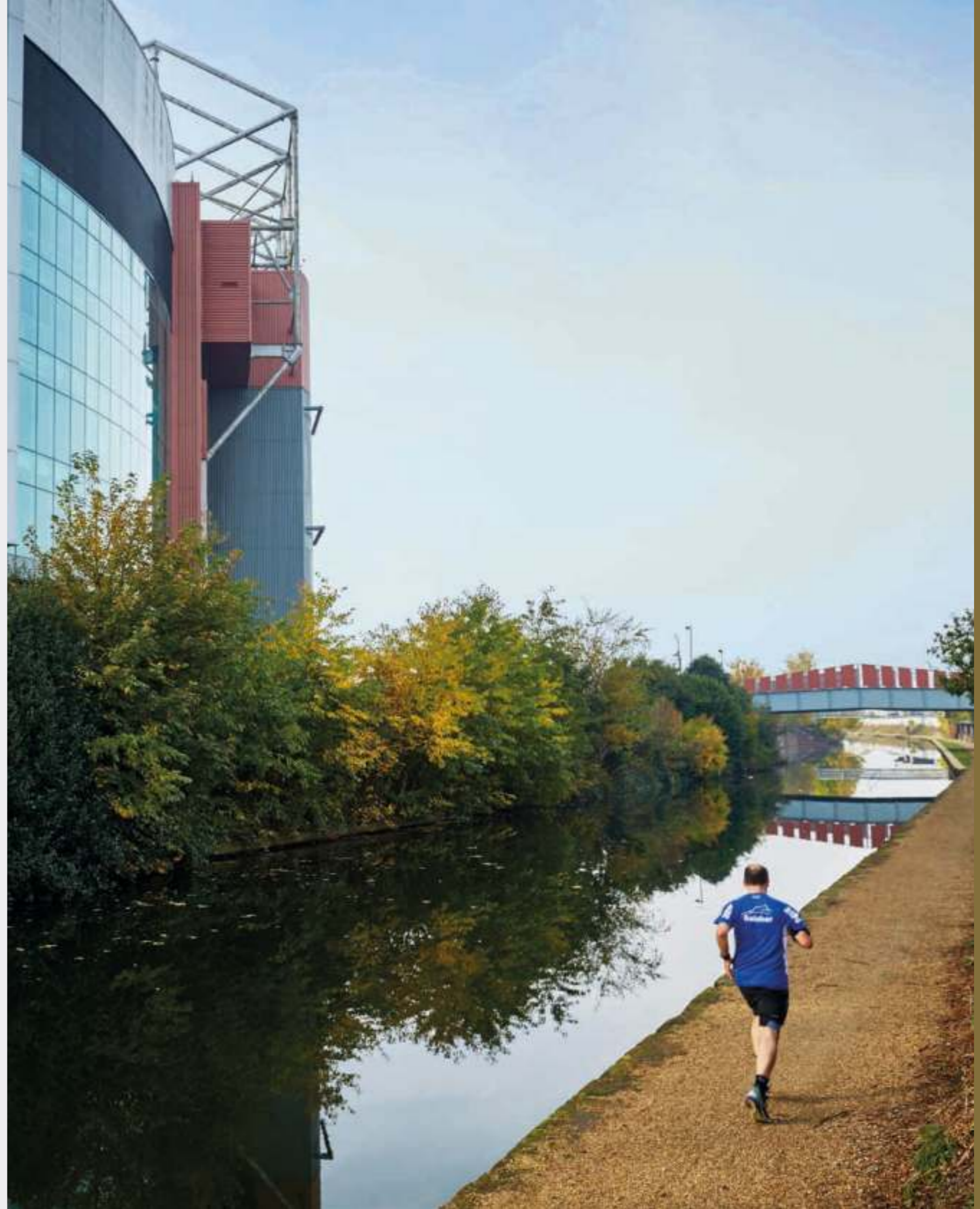
There are times when the pace of city life can become a bit draining and it's good to unwind. There are countless gyms, yoga studios and even a rock climbing centre in the local area. Or if you prefer exercising in the great outdoors, Manchester's waterways are the perfect running track.

Cathedral Gardens or Angel Meadow Park are great spots to unwind with friends or a book. While the much anticipated City River Park, will add another 35,000 sqm of new and improved park and woodland to the city by 2024, as part of redevelopment plans for Red Bank.



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CATHEDRAL GARDENS:
Manchester's newest public space,
the gardens are surrounded by the
city's history and modernity.

>
RIVER IRWELL & BRIDGEWATER
CANAL: Once alive with industry,
today Manchester's waterways are
popular cycle and running routes.



As the birthplace of the industrial revolution, Manchester's been an economic powerhouse since 1760. It's just today cotton has been replaced by AI, data, cyber, construction tech, e-commerce, media, medtech and countless other dynamic sectors.

Manchester is the largest UK city region economy outside of London, with a GVA of £71bn. Not to mention, a leading European business destination and the most successful UK city for attracting foreign direct investment after the capital.

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MEDIACITYUK: A 200-acre hub for the creative industries on the bank of Salford's Ship Canal (25 mins from One Victoria), that's home to the BBC, ITV, dock10 and c250 smaller media and digital businesses.

Success, of course, breeds success. In recent years, a who's who of well-known businesses and organisations have decided to call Manchester home – the BBC, BUPA, Freshfields, Siemens, ITV, Google, Amazon and Kellogg's – and many more are joining them, strengthening the city's status in the UK and globally.



A great place to study and to start a career, Greater Manchester boasts five higher education institutions and one of the largest student populations in Europe.

Some 99,000 people, including 41,000 international students study across the city. Even more impressive is the fact over 50% of the city's students stay in Manchester on graduation. A better validation of both the quality of life and the career prospects Manchester has to offer would be hard to find.

University of Manchester

Part of the prestigious Russell Group of universities and the largest single-site university in the UK, Manchester University is ranked the 28th best university in the world*.

19 mins Bus

10 mins Cycle

Manchester Metropolitan

The UK's number 1 sustainable university[^], Manchester Metropolitan is also home to the country's second largest business school, triple accredited by EQUIS, AMBA & AACSB.

16 mins Bus

9 mins Cycle

University of Salford

Originally founded as The Royal Technical Institute in 1896, the University of Salford's hands-on, industry-focused courses often feature live briefs, internships and placements.

13 mins Bus

9 mins Cycle

Royal Northern College of Music

Continually recognised as one of the world's most forward-thinking conservatoires, the RNCM holds the highest available Gold ranking Teaching Excellence Framework (TEF).

18 mins Bus

11 mins Cycle

University Academy 92

Working with industry partners including Microsoft, KPMG and TalkTalk, UA92 has developed a unique curriculum inspired by business needs and personal development.

29 mins Tram

19 mins Cycle

*QS World University Rankings 2023: Top global universities.

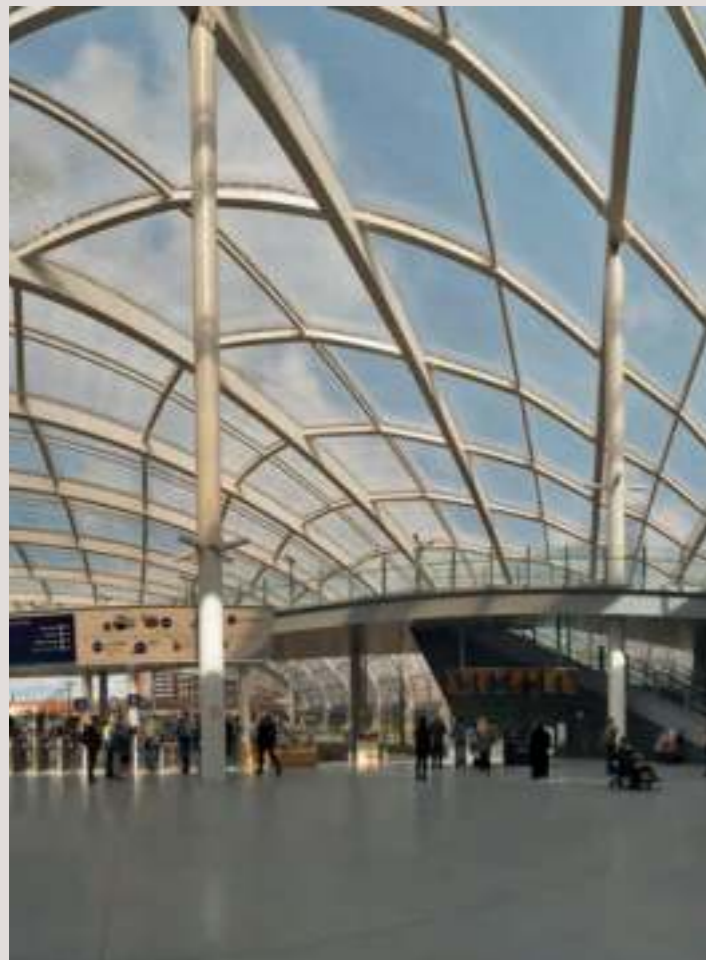
[^]People and Planet University League 2021.



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UNIVERSITY OF MANCHESTER: With a history of world firsts, ranging from splitting the atom to giving the world graphene, the university boasts 25 Nobel Prize winners among its alumni.

One Victoria is an ideal base from which to explore Manchester, the UK and in fact, the world. While so much of the city centre is within walking distance, conveniently the development is also superbly served by Manchester's public transport network.



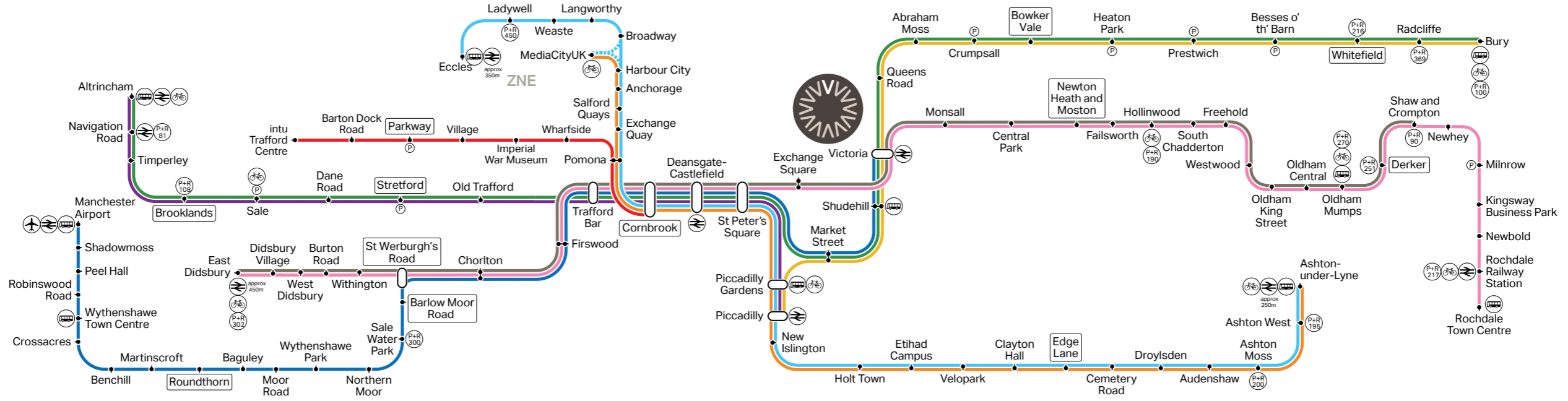
A three-minute walk away, Manchester Victoria station is the nearest Metrolink tram stop, putting five lines – and all of Manchester – at your disposal. The city's second biggest station and a gateway to the north, it also offers rail services to an array of cities, including Leeds, Newcastle and Liverpool.

Manchester Piccadilly, the city's main rail hub is also readily accessible being just 12 minutes by tram from Victoria station. From there, you can access intercity train services to London, Birmingham, Bristol, Edinburgh and other locations across the UK. When HS2 arrives here, many of these journey times will be significantly reduced, with the time taken to travel to London almost being halved.

For trips to more far-flung destinations, Manchester Airport is just over 25 minutes by train from Manchester Victoria station. From Hong Kong, Singapore and Beijing to New York, Dubai and countless European destinations, the whole world is waiting to be explored.

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MANCHESTER VICTORIA: Just a three-minute walk from One Victoria, Manchester Victoria connects you to all of Greater Manchester, the airport and an array of other cities.





A three-minute walk to Manchester Victoria puts the Metrolink tram system, and all of Greater Manchester, at your beck and call. Intercity rail services from Manchester Victoria and Piccadilly are also easy to take advantage of.

Trains

From Manchester Victoria
 Manchester Airport 26 mins
 Liverpool 38 mins
 Leeds 50 mins

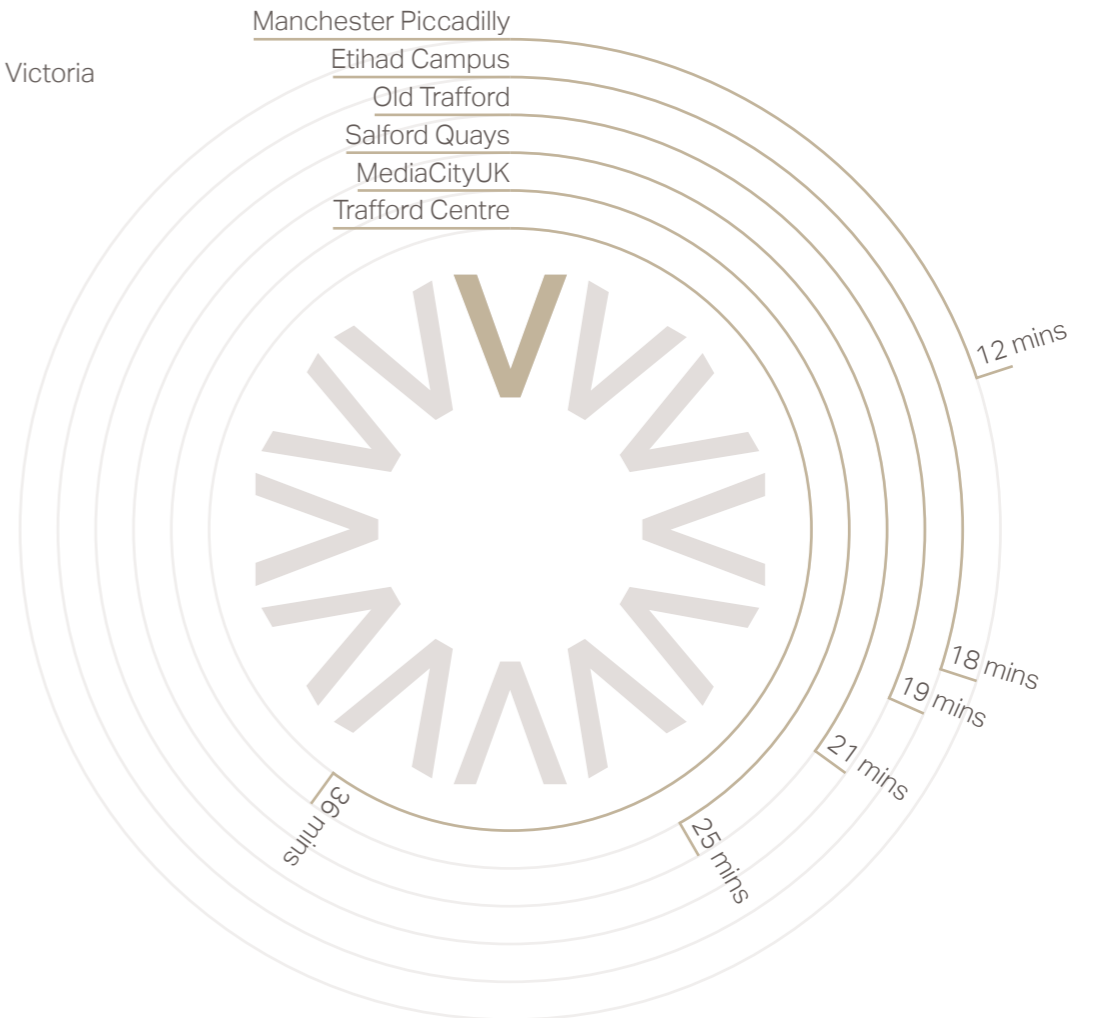
From Manchester Piccadilly
 Birmingham 1 hr 28 mins
 London Euston 2 hrs 3 mins
 Edinburgh 3 hrs

HS2 from Manchester Piccadilly
 Birmingham 39 mins
 London Euston 1 hr 11 mins

Sources: trainline.com & tfgm.com.

Trams

From Manchester Victoria
 (3 mins walk)



For trips to more exotic destinations, the city is also superbly connected. Just over 25 minutes from Manchester Victoria by train, Manchester Airport is the 3rd largest airport in the UK, carrying 29.4 million passengers each year to over 190 destinations.

By Air

From Manchester Airport
(26 mins from Manchester Victoria)





Offering a stylish and contemporary canvas on which to make your mark, One Victoria is perfectly in tune with the expectations of modern city living.



The carefully curated palette of materials provide an elegant, yet welcoming ambience. Details such as the kitchen and living area's herringbone flooring and the inset carpet around the beds clearly display the attention-to-detail that has been lavished on these homes.

Convenience is just as important as comfort however. As such, One Victoria also boasts a daytime concierge service, so there'll be someone in when you're out. All the bespoke kitchen's appliances also come with 5-year warranties. These are homes that deliver on every level.

Computer generated image of an apartment is intended for illustrative purposes only and should be treated as general guidance only.

Kitchens

- Bespoke modern custom designed kitchen
- Designer finishes and splashback
- Feature under-cabinet lighting
- Brass tap and cupboard handles
- Brass sockets and switches to the kitchen area
- Fully integrated CDA appliances (5-year warranty provided) including:
 - Dishwasher
 - Fridge freezer
 - Oven
 - Induction hob
 - Integrated microwave
 - Wine cooler*

Bathrooms

- Contemporary high quality white three-piece suite
- Black fittings
- Wall mounted wash basin and WC with concealed cistern and soft close seat
- Heated towel rail
- Ceramic part-tiled walls and flooring
- Mirrored wall

Common Areas

- Communal landscaped roof garden
- Dedicated reception to both One East and One West blocks
- Modern stylish design to entrances
- Floating concierge between One East and One West blocks
- Express elevators

Internal Finishes

- White satinwood internal doors
- Chrome ironmongery
- White emulsion to walls and ceilings
- Satinwood finish to internal skirtings and architraves
- Blackout roller blinds throughout
- White sockets and switches

Flooring

- Amtico flooring laid in a herringbone pattern to the kitchen, living, dining area and hall
- Amtico flooring laid in a straight plank to the bedrooms with an inset luxury grey carpet
- Tiling to bathroom and en-suites

Electrical

- Energy efficient recessed downlights
- Fibre optic broadband
- Lighting to the balcony
- Equipment to support provision of BT, Sky Q and Virgin Media in living areas and bedrooms
- App-controlled slim-line electric panel heaters

Sustainability

- Energy efficient recessed downlights
- Mechanical ventilation system with heat recovery
- Purge vent doors to all apartments
- Rooftop solar panels
- Intelligent lighting in communal areas

Security

- Video intercom entry system linked to your mobile
- CCTV for added security
- Daytime concierge
- Secure post boxes
- Secure parcel room

Bike Storage

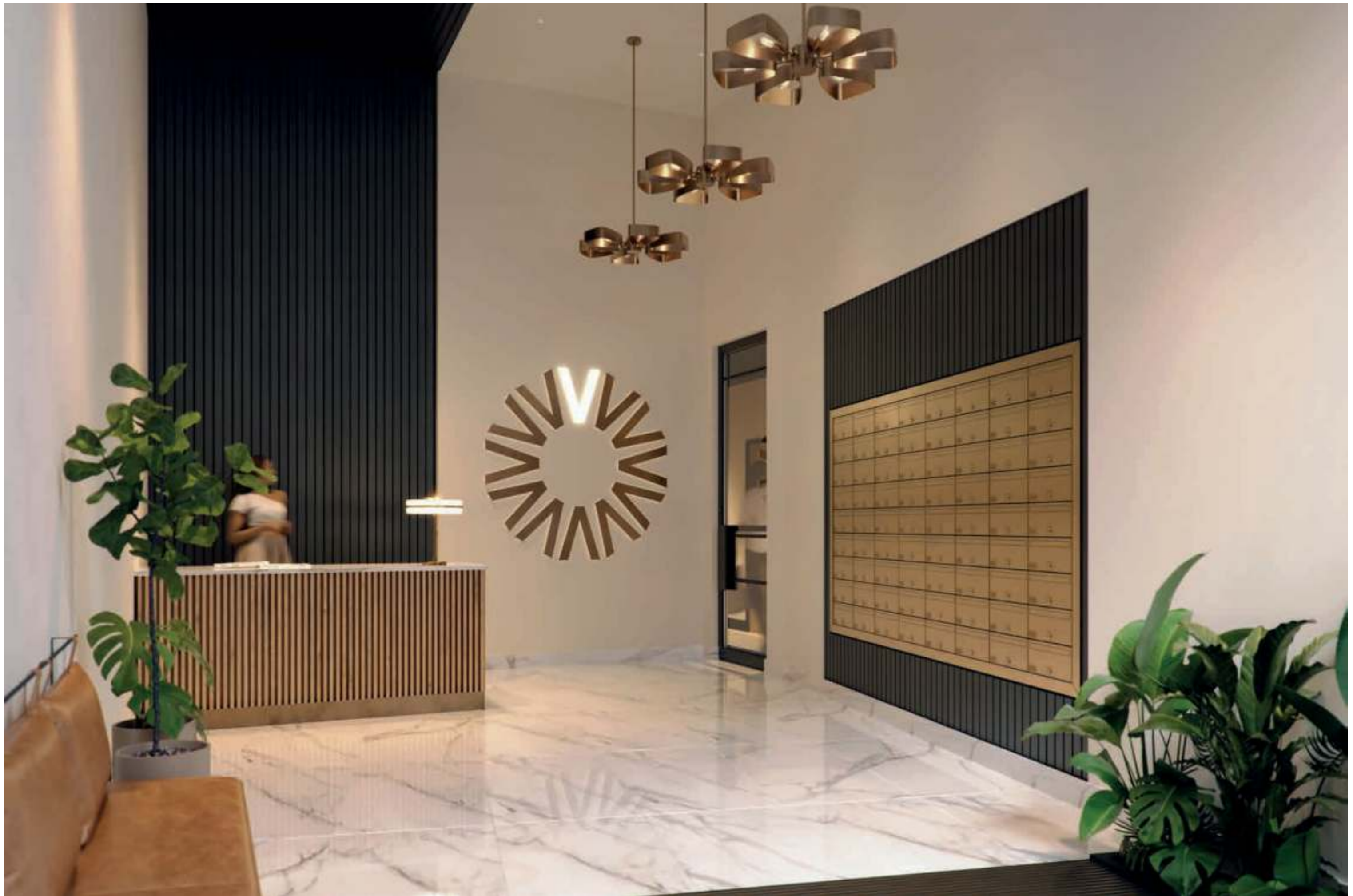
- On-site secure bike storage

Warranty

- 10-year insurance backed warranty

*Integrated wine cooler fitted as standard to the two and three bed apartments.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.













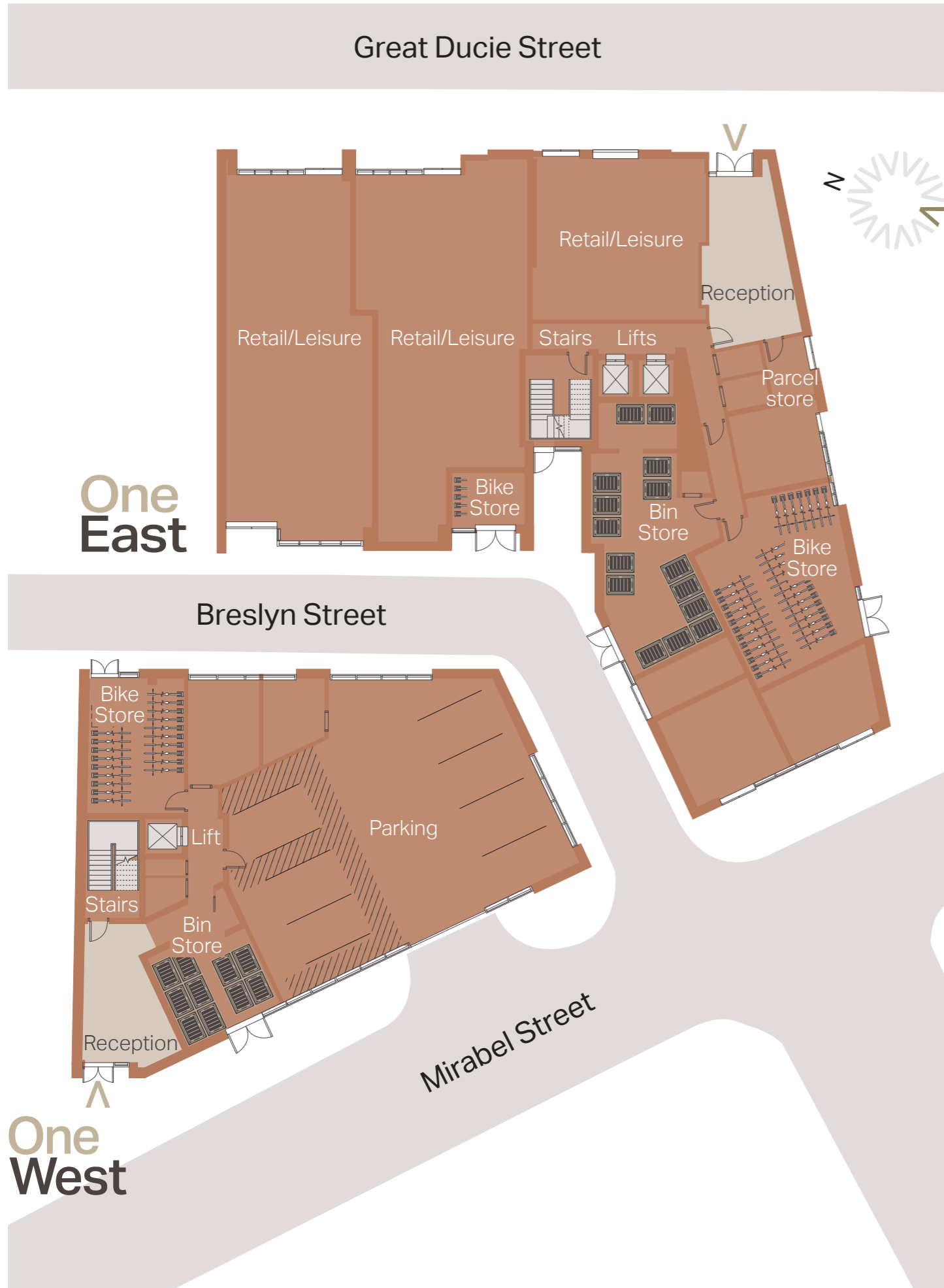






A tranquil escape high above Manchester's bustling streets, the 10th floor roof garden is an oasis that's open to all One Victoria's residents.

With a range of intimate seating areas spread amongst the greenery, the roof garden is as versatile as it is inviting. Watch the sunset over central Manchester with drinks. Relax with a book. Take an alfresco video meeting. It's a space to be enjoyed by everyone – even Manchester's famed bees. The carefully curated planting has been designed to enhance biodiversity, as well as come alive as the seasons change.



1 Bedroom, 1 Bathroom

NIA: 51.5sqm | 554.3sqft



Indicative Two Bedroom Apartment

2 Bedroom, 2 Bathroom

NIA: 72.0sqm | 775.0sqft



Indicative Three Bedroom Apartment

3 Bedroom, 3 Bathroom

NIA: 87.7sqm | 934.0sqft



Based in Manchester and focused on residential development in the north of England, no one knows the potential the city presents better than One Heritage Group. With a proven track record in complex property development and investment, their highly experienced team is adept at seeking out value and maximising opportunities for investors.

oneheritageplc.com



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Oscar House, Manchester M15

Ideally located in a prime residential area, between Manchester city centre and MediaCityUK – the home of the BBC among others – Oscar House is a boutique development of just 27 self-contained one and two bedroom apartments, split over six floors.

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Bank Street, Sheffield S1

Located in the heart of Sheffield's Cathedral Quarter, this historic Grade II listed building has been sympathetically transformed into 23 high-end apartments. Throughout the development process, every step has been taken to ensure the inherent character was retained while still offering the best in modern living.

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One Heritage Tower, Manchester M3

Acquired in January 2020, One Heritage Tower will offer 542 one, two and three bedroom apartments arranged over 55 floors. As well as their superbly finished homes, residents will also benefit from extensive market-leading amenities, such as a gym and a penthouse residents' lounge.



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