



MANCHESTER

Manchester is the UK's forward looking and inspirational city region. It is a world-class business and investment location with all the benefits and attractions of a vibrant European metropolis.

MANCHESTER

Recognised around the world for commerce, culture and footballing clout. Manchester is the fastest growing regional capital in the UK. At the centre of a booming economy, an international business hub coupled with its reputation for the vitality of its culture, the capital of the north has ambitious plans. Known as the UK's second city, and the "centre of the Northern Powerhouse", Manchester is flourishing amid strong housing demand and significant development activity. It is an evolving player on the global playing field



Greater Manchester is situated in the North West of England with a population of circa 2.73 million and is the second most populous urban zone in the UK. More than 5 million people live within a 30 mile radius of Manchester and 7 million within an hour's drive. Manchester is the largest and fastest growing regional capital to the UK, generated wealth equal to that of Leeds, Liverpool and Sheffield combined.

Generating over £56 billion of GVA (Gross Added Value) the Manchester City region contributes 52% of the North West's total economic output. With economic growth outstripping that of the rest of the UK, Manchester is demonstrating its importance to the regional economy, the North of England and the UK as a whole. Manchester has a well educated, skilled workforce of 1.4m and a GDP of £28 billion. The workforce – 65% of it aged under 45 – has excellent language, technical and customer service skills. The university population is one of the largest in Europe. These factors

combine to make Manchester an ideal location for corporates.

Key drivers of this growth are undoubtedly the strength of a dynamic private sector and the increasing attractiveness of the city region as a business location.

As a result, a large proportion of the FTSE100 companies now have a presence in Manchester and around 40% of the North West's top 500 companies are based here.

Manchester's position as a national city of commerce, education and cultural importance means the city has one of the largest and most thorough transport infrastructures which is heavily relied upon by its inhabitants. Manchester Airport is the third busiest airport in the UK after Heathrow and Gatwick and serves more destinations worldwide than any other UK airport. £1 billion of investment is planned for the airport.

Greater Manchester and Greater London are the only two UK

conurbations with a separately numbered orbital motorway. The M60, Manchester's ring road, runs within the Greater Manchester conurbation providing good inter-suburban links.

Greater Manchester still has an extensive city-wide railway network with two mainline termini (Piccadilly and Victoria) and four through mainline railway stations in the central area (Deansgate, Oxford Road, Salford Central and Salford Crescent). Its central location means the city acts as a key bypass for rail travel to cities such as Liverpool, Birmingham, Sheffield, Leeds, Newcastle, Glasgow and Edinburgh. London is just over two hours away from Manchester Piccadilly with trains running three times each hour.

The planned High Speed 2 (HS2) will reduce journey times to London to approximately 1 hour. The new rail link will also boost economic growth and further open up commercial opportunities for businesses in Manchester and the North West.



GREATER MANCHESTER IS THE SECOND MOST POPULOUS URBAN AREA IN THE UK AFTER LONDON

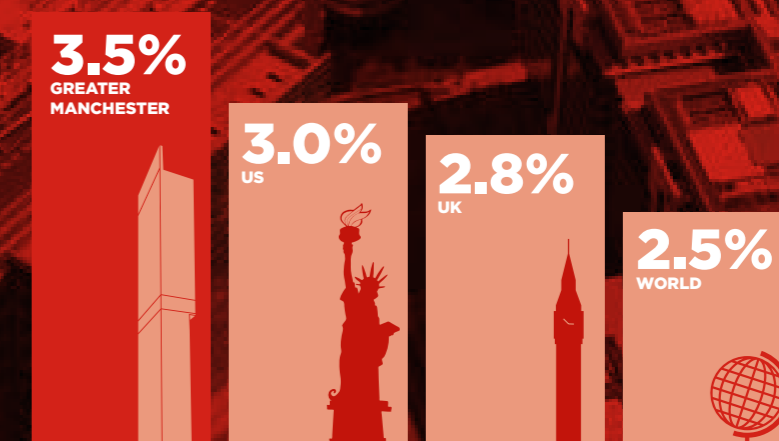
REPRESENTING THE LARGEST FUNCTIONAL ECONOMIC AREA OUTSIDE LONDON:

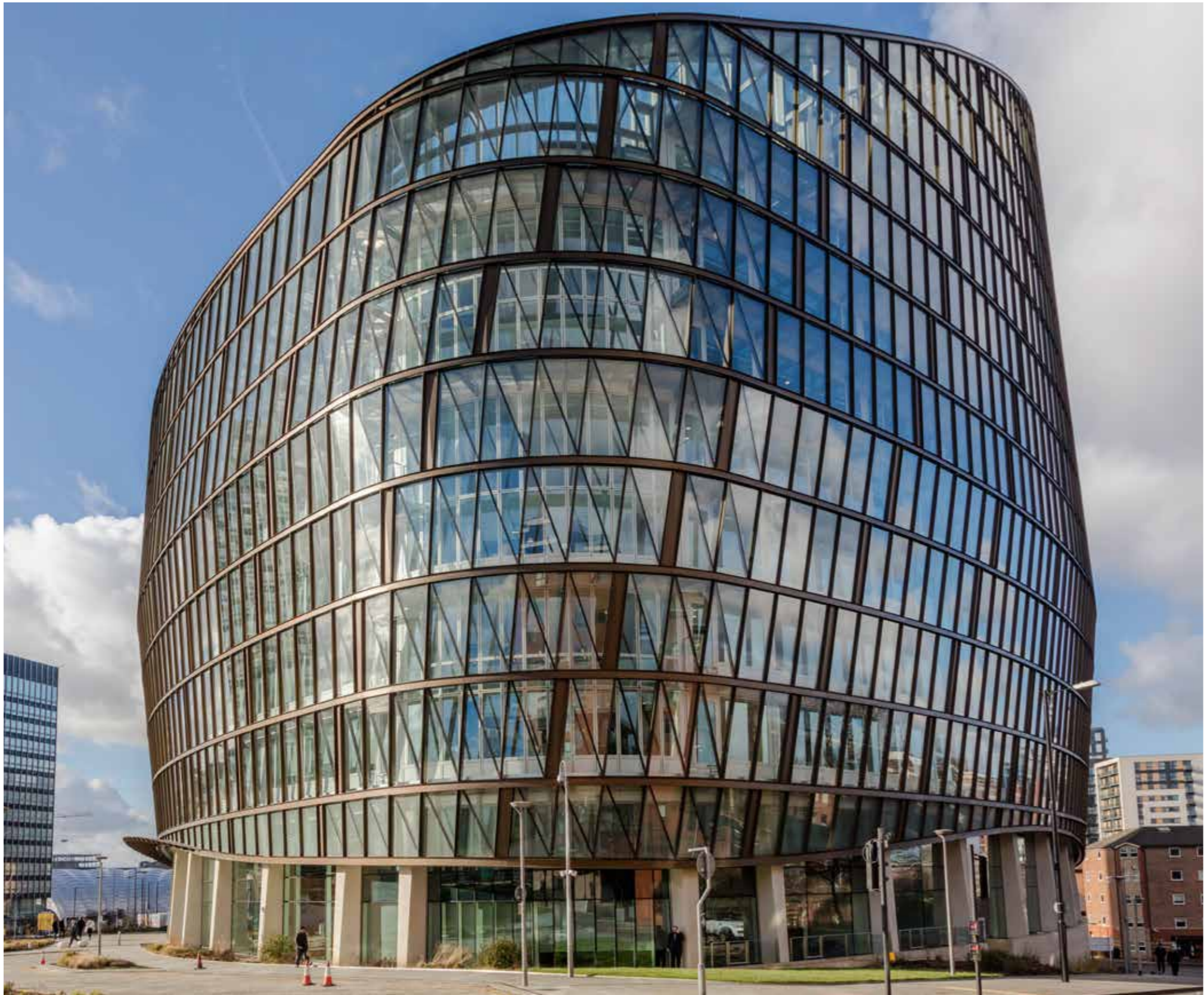
£56 BILLION
GROSS VALUE ADDED (GVA)

GREATER MANCHESTER'S ECONOMIC GROWTH HAS BEEN DRIVEN BY THE LARGE-SCALE AND RAPID EXPANSION OF THE FINANCIAL, HEALTH & PROFESSIONAL SERVICES ACCOUNTING FOR:

=40% OF EMPLOYMENT
AND A FIFTH OF GVA & BUSINESSES

FORECASTS ARE FOR PRIVATE SECTOR GROWTH IN GREATER MANCHESTER TO OUTSTRIP GROWTH FOR THE UK AS A WHOLE AND AHEAD OF BOTH THE US AND THE WORLD:





**MANCHESTER
EMPLOYMENT**

Outside London, Manchester provides the most important factor in investment decisions as found by Cushman & Wakefield's UK Cities Monitor.

**1.4
MILLION**

PEOPLE WORKING IN GREATER MANCHESTER IN 105,000 BUSINESSES

**7.2
MILLION**

PEOPLE WITHIN AN HOUR'S COMMUTE OF THE CITY CENTRE OFFERING A HIGH QUALITY WORKFORCE.

**1.2%
INCREASE**

FORECAST EMPLOYMENT INCREASE PA 2015-2018 (HIGHEST OF ANY REGION OUTSIDE OF LONDON)

**2.7%
INCREASE**

IN NORTH WEST EMPLOYMENT 2011-2014 (HIGHEST OF ANY REGION OUTSIDE OF LONDON)

**2.7%
INCREASE**

WORKING IN THE BUSINESS AND BANKING SECTOR. GREATER MANCHESTER IS THE UK'S MAIN CENTRE OUTSIDE OF LONDON FOR GENERATING £16.2B OF GVA P.A.

**5.4%
INCREASE**

IN NUMBER OF PRIVATE SECTOR JOBS IN MANCHESTER BETWEEN 2009-2014 AHEAD OF CAMBRIDGE (4.2%) & LONDON (3.8%)

The **co-operative** banking group

Warburton's
Family Butchers

 **BNY MELLON**

 **PZ
Cussons**

 **adidas**

 **umbro**

 **GAZPROM**

Kellogg's

Deloitte.

SIEMENS

 **KPMG**

 **RBS**

 **THE PEEL GROUP**

 **HENRI LLOYD**

MANCHESTER

SPORT / CREATIVE / SCIENCE

Sport

As well as home to two of the largest football clubs in the world, Manchester United & Manchester City, the area is home to major sporting companies such as Adidas, Umbro and Under Armour and national organisations such as British Cycling. Old Trafford Cricket Ground is England's second oldest test venue and one of the most renowned with International tests held annually.

Creative

Greater Manchester has the largest creative & digital clusters in the UK, employing 63,500 people and generating GVA of £3.1 billion each year. Key assets include MediaCityUK (home of the BBC & ITV) and The Sharp Project.

Science

The city is the European City of Science 2016 and it is recognised by the government as one of the UK's "Science Cities".

The computer, Atomic theory, Rolls Royce, the submarine & Graphene were all invented in Manchester.



MANCHESTER

UNIVERSITIES

Leading world-class higher education institutions dating from 1824 when Queen Elizabeth II opened Manchester University



OFFERING WORLD-CLASS HIGHER EDUCATION RECRUITMENT AND RETENTION OF HIGH QUALITY STAFF IS GUARANTEED.



THE CITY REGION HAS ONE OF THE LARGEST STUDENT POPULATIONS IN THE UK, NOT TO MENTION IN EUROPE.



THE UNIVERSITY OF MANCHESTER IS IN THE TOP 100 GLOBALLY

In addition to the four universities in the city region there are a further 18 universities and higher education institutes, making for an additional population of around 515,000 students in the surrounding areas.





MANCHESTER TRANSPORT

Getting around is made much simpler by Transport for Greater Manchester (TfGM). The city region's fully integrated transport system similar to London.

Air

Manchester Airport is the largest airport outside London flying to over 225 destinations including four direct flights a week to Hong Kong and 22 flights a week to Dubai, and direct flights to Abu Dhabi, New York, Beijing and Singapore from operators including Cathay Pacific, Emirates, Qatar and Etihad Airways.

Road

Orbital and linear motorways providing direct access to all major cities including London, Birmingham, Bristol, Liverpool, Leeds, Newcastle, Glasgow and Edinburgh.

Metrolink

Greater Manchester and the inner city centre are served by an extensive Metrolink network. The Metrolink

system is undergoing a major overhaul and by 2016 will be the largest in the UK. The second city crossing will play a vital role in providing necessary capacity, flexibility and reliability for the future tram network to operate and will also improve access by Metrolink into the heart of the city, connecting both the new lines and people across Greater Manchester.

Rail

Fast, regular connections to surrounding conurbations and all major UK destinations. Piccadilly offers frequent high-speed connections to London Euston, Birmingham, Liverpool and Edinburgh. Manchester will also see a series of improvements to its rail services being at the heart of

the 'Northern Hub' investment scheme. More frequent and faster services will be provided with an additional 700 trains per day.

HS2

HS2 to Manchester Piccadilly will reduce journey times to London to approximately 1 hour. The new rail link

will also boost economic growth and further open up commercial opportunities for businesses in Manchester and the North West. Ahead of HS2 there are also plans in place for a multi-billion pound regeneration around a new look train station at Piccadilly.



100
AIRLINES

22m
PASSENGERS

PASSENGER CAPACITY IS EXPECTED TO REACH 50M PER YEAR BY 2030 AND HEAVY INVESTMENT IS PLANNED FOR ITS FUTURE GROWTH.

300
OPERATORS

50m
SQ FT

AIRPORT CITY IS ONE OF THE MOST EXCITING BUSINESS DESTINATIONS IN DEVELOPMENT TODAY. DIRECTLY ADJACENT TO THE AIRPORT: HOTELS, OFFICES, ADVANCED MANUFACTURING, LOGISTICS FACILITIES & ANCILLARY RETAIL SPACE.

220
DESTINATIONS

20
MINUTES

FROM THE CITY CENTRE, THE AIRPORT IS SUPERBLY INTERCONNECTED TO THE REGION BY THE UK'S FIRST GROUND TRANSPORT INTERCHANGE, INCLUDING ITS VERY OWN TRAIN, BUS AND COACH STATIONS WHICH RUN REGULAR 24 HOUR SERVICES TO THE CITY CENTRE AND BEYOND.

MANCHESTER RETAIL

With 1.4 million sq ft (130,060 sq m) of retail floor area and 38 million visitors annually, the Manchester Arndale Centre is the UK's largest inner city shopping centre and the most visited in the north-west.

The city centre has a substantial leisure provision ranging from mass market bars and restaurants within The Printworks, through to destination locations including Spinningfields, Deansgate, King Street and The Northern Quarter.

Fashion

Manchester City Centre hosts a variety of shopping areas.

Harvey Nichols and Selfridges have a base in Manchester situated on New Cathedral Street. Other designer names based in this area and include Ted Baker, Ugg, Louis Vuitton, Hugo Boss, Burberry, Tiffany, Fred Perry and Apple.

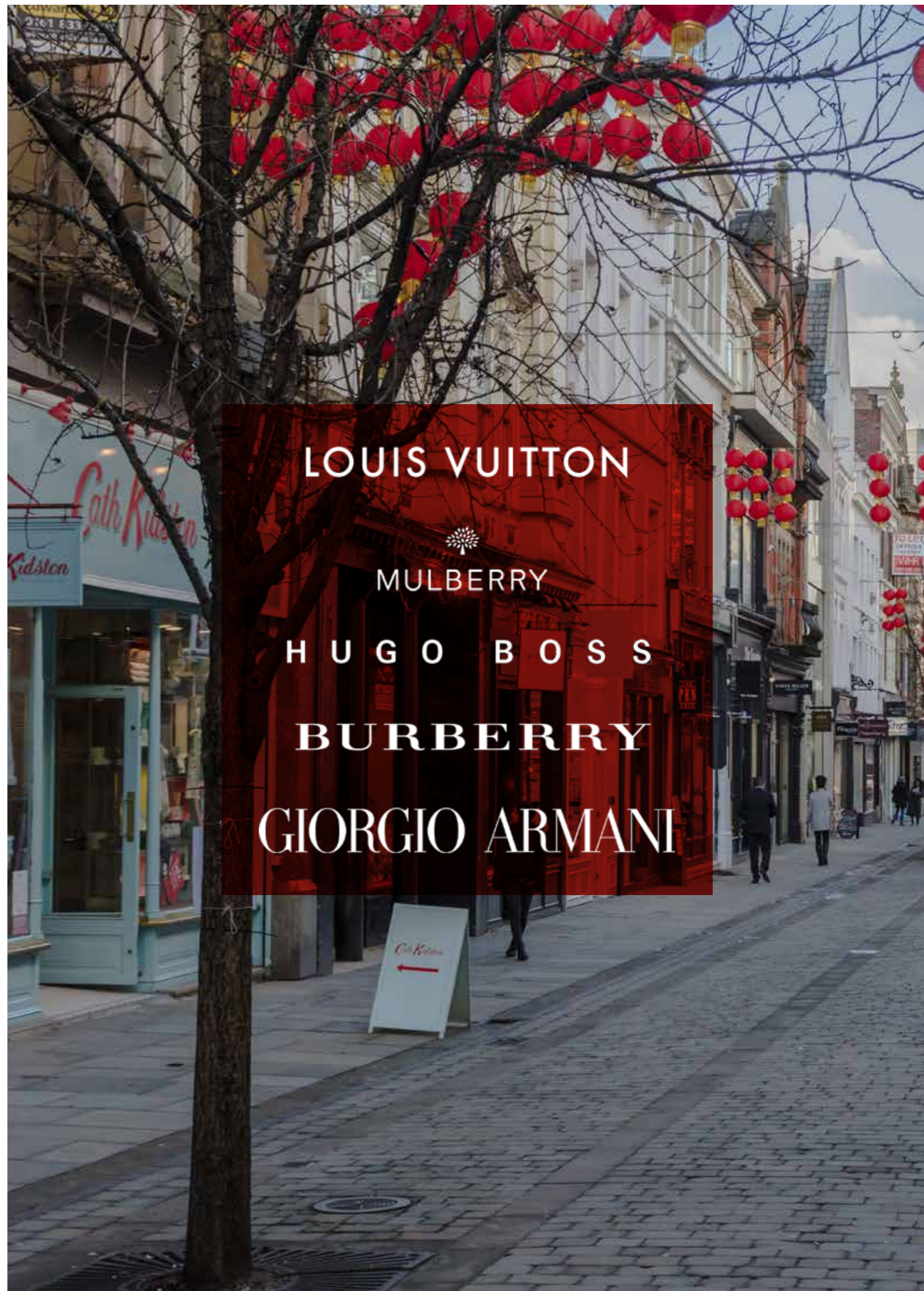
The Avenue at Spinningfields, Manchester's newest fashion retail core, hosts a number of international fashion labels such as; Armani, Mulberry and Flannels.

Manchester's Northern Quarter is renowned for its independent boutiques and clothes shops where

residents and visitors can purchase unusual and unique products in a Bohemian atmosphere. Affleck's Palace is one of the most famous stores in the area, housing several floors of independent stalls and boutiques.

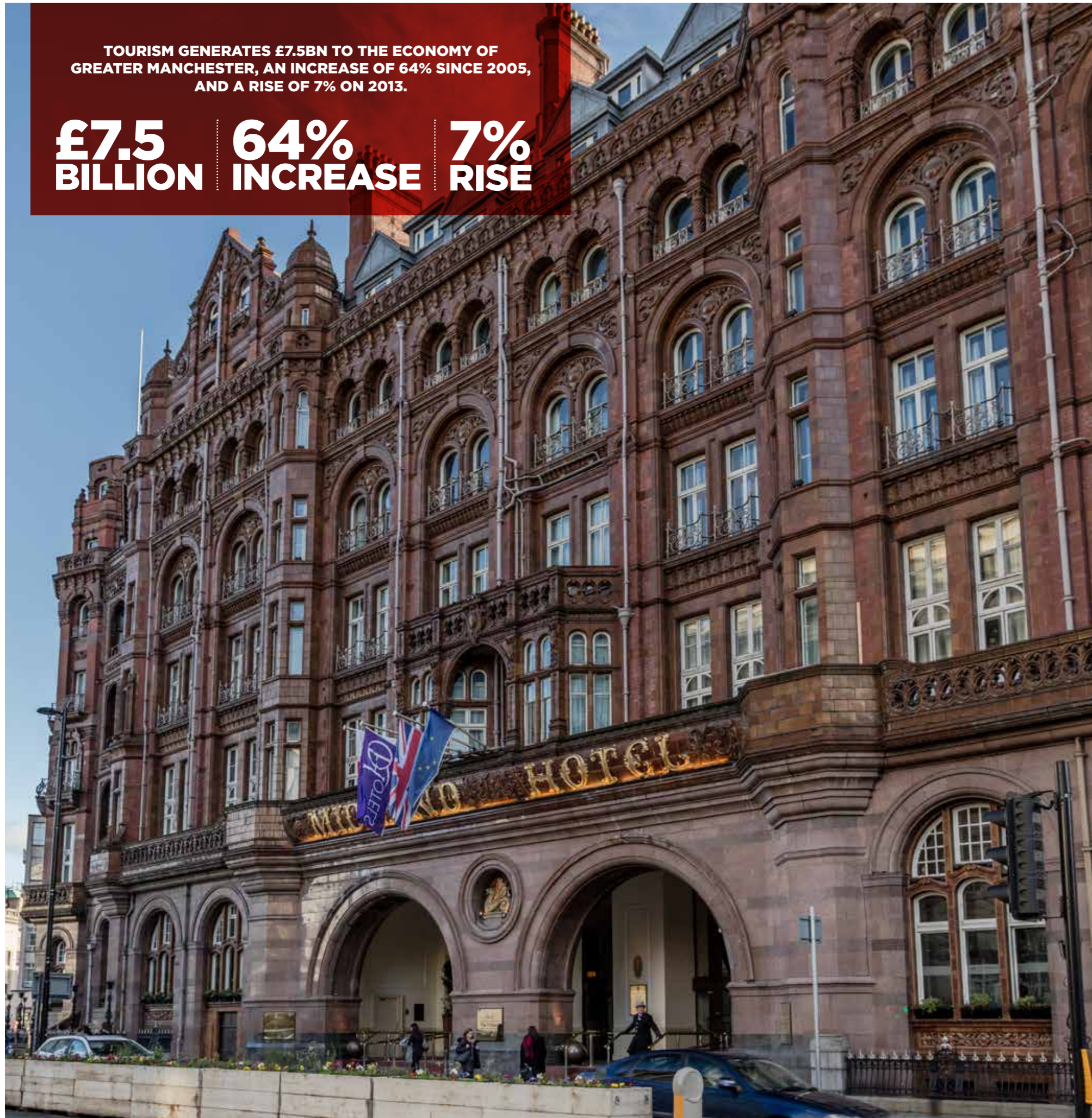
The Trafford Centre situated approximately a 10 minute drive from the City Centre is one of the UK's largest indoor shopping and leisure complex with over 1.4m ft2 of retail floor area. The Trafford Centre is home to Manchester's second Selfridges store alongside high street shops such as Apple Store, Karen Millen, Armani Exchange, DKNY, French Connection and Hollister. It is also home to John Lewis, Marks and Spencer and Debenhams.

SELFRIDGES & CO HARVEY NICHOLS M&S



TOURISM GENERATES £7.5BN TO THE ECONOMY OF GREATER MANCHESTER, AN INCREASE OF 64% SINCE 2005, AND A RISE OF 7% ON 2013.

£7.5 BILLION | **64% INCREASE** | **7% RISE**



MANCHESTER TOURISM

Whether you are interested in music and the performing arts, sport and leisure, or tourism and heritage, Greater Manchester has something on offer for everybody.

The city region is, and always has been, a great place for living life to the full.

From the natural beauty of the Pennines and the Peak District to the buzzing urban cool of the city centre, there really is something to suit every lifestyle in Greater Manchester.

World-class architecture and international attractions make Manchester one of the most visited cities in the UK and having more than 105,000 students gives the city a cosmopolitan and vibrant edge.

Manchester was named by The Economist Intelligence Unit in 2014 among the world's 50 most liveable cities ahead of London, New York and Rome.

Lonely Planet has declared Manchester as one of the top 10 ten cities to visit in 2016 alongside Rome and Mumbai.



MANCHESTER

PROPERTY IN NUMBERS

You get much more for your money living in Manchester, an important factor in recruiting and attracting people to work here.

49% INCREASE
IN APPLICANTS LOOKING FOR RENTAL PROPERTIES DURING 2015

HOUSE PRICE GROWTH FORECASTS

YEAR	MANCHESTER CITY CENTRE	UK
2016	5.5%	5.0%
2017	5.0%	4.5%
2018	4.5%	4.5%
2019	4.0%	4.0%
2020	3.5%	3.0%
CUMULATIVE	24.6%	22.8%

RENTAL PRICE FORECASTS

YEAR	MANCHESTER CITY CENTRE	UK
2016	5.0%	4.5%
2017	4.5%	4.0%
2018	4.0%	3.5%
2019	4.0%	3.5%
2020	3.5%	3.0%
CUMULATIVE	22.8%	19.9%



SALES MARKET

£135K 1 bed	£210K 2 bed
AVERAGE	
£170K 1 bed	£265K 2 bed
PRIME	

RENTAL MARKET

£795 1 bed	£1,050 2 bed
AVERAGE PCM	
£1,025 1 bed	£1,495 2 bed
PRIME PCM	

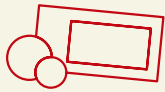
PRICE GROWTH

2013	2.6%
2014	6.3%
2015	9.5%

RENTAL GROWTH

2013	5.1%
2014	10.0%
2015	8.5%

RESIDENTIAL SERVICES



Investment



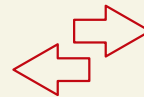
Affordable
Housing



Estate Agency
& Lettings



Funding &
Corporate
Finance



Land Sales &
Acquisitions



Research



Valuation



Mixed-Use
Development



Planning



New Home
Sales



International
Agency



Development
Consultancy

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