



One Regent

APARTMENTS | MANCHESTER

1 REGENT ROAD, CASTLEFIELD | MANCHESTER, UNITED KINGDOM

MANCHESTER

SAYS

TASTY
YUMMY
Street
FOOD

STREET FOOD MARKET
AT PICCADILLY
Every Thursday, Friday & Saturday
11AM-5.30PM

HELLO!





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Manchester

MANCHESTER

A golden past, a golden future.

Walk the streets of Manchester in the magical early morning sunlight and the sense of history, of achievement, of wisdom, of lives well lived, is all about you.

From the Northern Quarter's imposing red brick monuments to cotton commerce, to a steel and stone celebrations of the Industrial Revolution, to the epic of sport, culture, and dreams that are Old Trafford, Eastlands,

The Albert Hall, The Whitworth. A living legacy.

But despite Manchester's heritage, its celebrated past, not for one moment does she feel like a city living in the past. Manchester is very much a city of the present. A city of now. Of the future too.

All eyes are on Manchester.

Living City

Manchester's recent transformation has proven little short of heroic. A modern urban revolution, as bold and as impressive as anything achieved during her world famous Industrial Revolution. Once a case study in northern decline the city is now flourishing like never before. A stunning re-invention as a vibrant modern metropolis.

From the Opera House and Royal College of Music highlighting the musical aspect of the city to the Trafford Centre and Arndale mall for shopping, Manchester is truly a living city.

**140
THOUSAND**

Let's Work

More than 140,000 people work in the city centre. *

60%

More 25-29 Year Olds

live in Manchester compared to the rest of the UK.**

2X

Last Decade

the number of 20 to 30-year-olds living in the city centre has almost doubled.

19%

Growth

Manchester's 19% population growth is almost three times the national average.***



manchester.gov.uk *
JLL Report **
Office of National Statistics ***



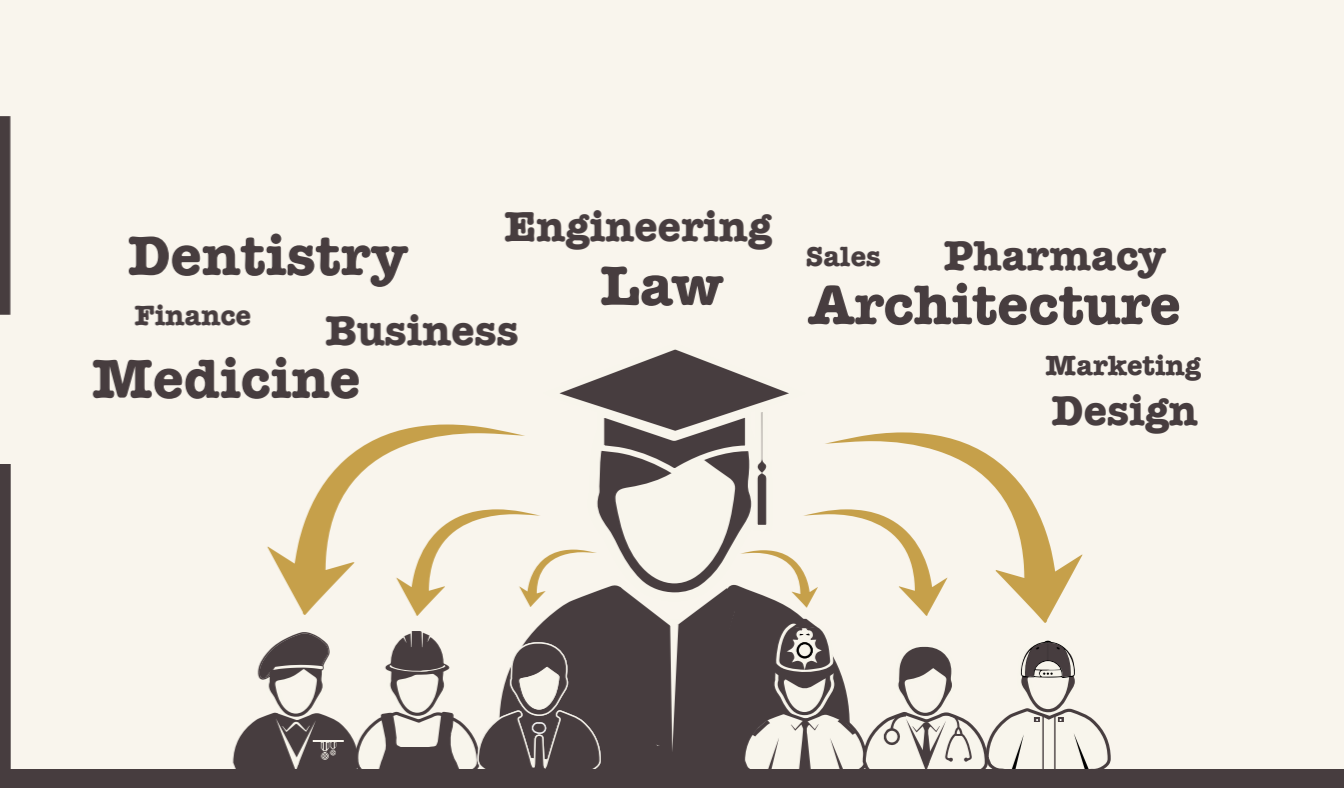
MANCHESTER
1824
The University of Manchester



Manchester Metropolitan University

Smart City

With more than 100,000 students (26,000 of them international) attending the city's four universities, Manchester University, Manchester Metropolitan University, the University of Salford and the University of Bolton, Manchester has one of the largest student populations in Europe.



University of Bolton



University of Salford
MANCHESTER

More graduates make Manchester their home than any other city in the UK.

6

In the Top 20

Six of the region's 23 universities rank in the top 20 for research excellence nationally.

515 THOUSAND

Students

515,000 additional students in the surrounding areas.

5th

Ranked!

University of Manchester ranked 5 in the UK.

£3 BILLION

Employment

105,000 people are employed in education in Manchester, creating annual GVA of £3.0 billion.



Manchester Airport

- Awarded 'Best UK Airport' in 2015 at the Globe Travel Awards. *
- Carries over 60% of air passengers in the North to more than 200 destinations, including Hong Kong and Beijing.
- 22 million passengers in 2014.**
- Proposed £800m business and industrial hub, Airport City, is targeted at attracting new international business to the city. ***



Roads

- In the last five years, the Government has invested £685 million on major improvements to the northern strategic road system, adding 114 lane miles to the network. Another £3 billion has also been committed to new road improvements. ****



Rail

- Direct Manchester to London train service means that the capital is accessible in a fraction over 2 hours.
- The forthcoming £43 billion HS2 high speed rail will reduce this to only 1 hour and 20 minutes.
- The Government has committed to an electrification programmes, worth over £1 billion and new fleet of trains that will make Liverpool accessible in just 30 minutes, Leeds in 45. ****



Manchester Metro

- The biggest tram system in the UK ****
- £2.1 billion investment
- 92 stops with a fleet of nearly 100 trams
- 31.2 million journeys annually

* Global Travel Awards
 ** Manchester Airport
 *** Airportwatch
 **** Infrastructure Intelligence
 ***** Gov.uk

Connected City



Every great city relies on a great communications infrastructure. Manchester's a blend of state of the art tram system, convenient motorway and rail connectivity along with a hugely successful international airport. Significant investment is planned city-wide, investment that will define Manchester's transport system as the UK's leading urban transport network.



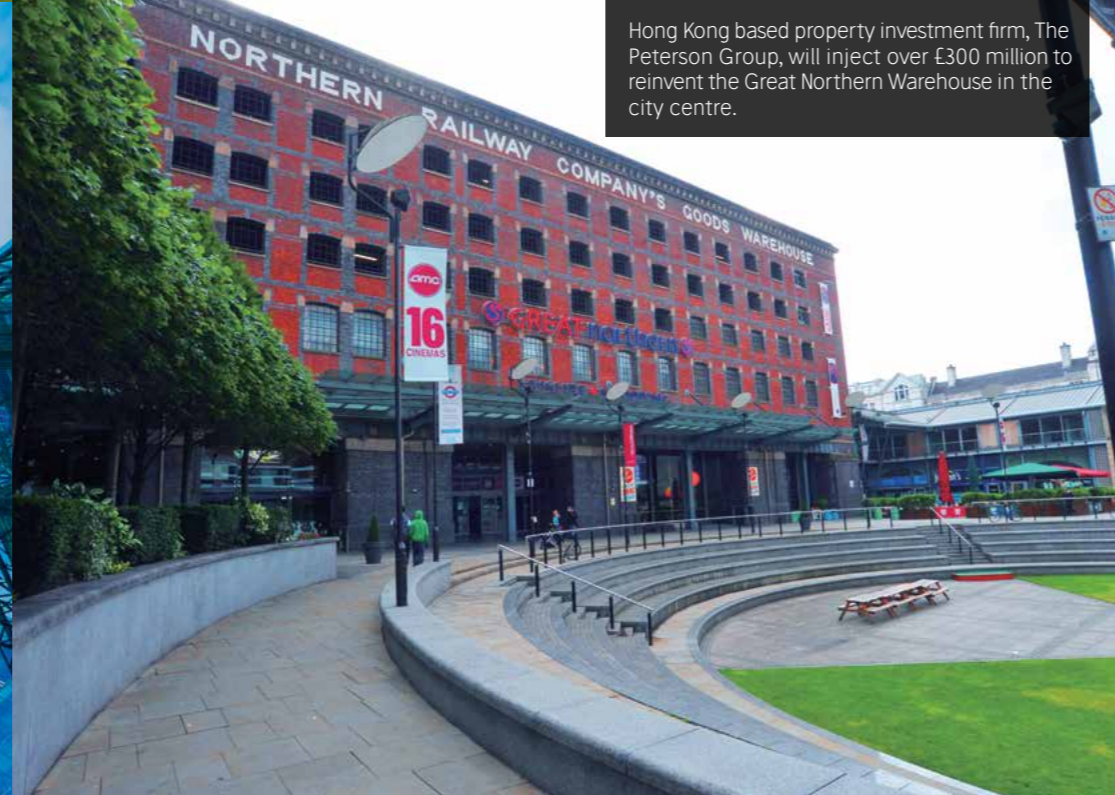
US investment firm Baron Capital has acquired 24% of Manchester United.



Abu Dhabi United Group, which owns Manchester City football club, has committed £1 billion to invest in Manchester properties development.



Beijing Construction Engineering Group (BCEG) has participated in the £800 million Airport City development.



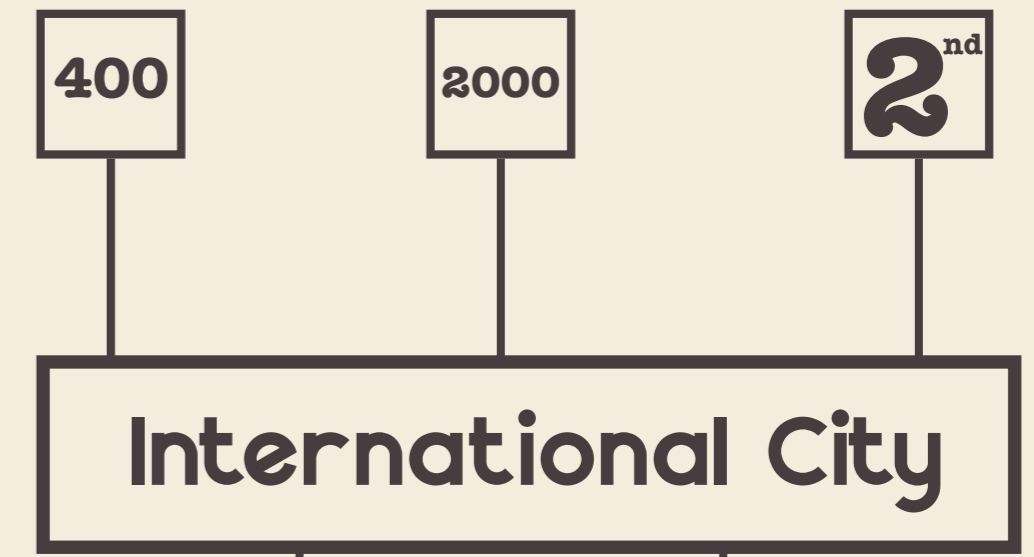
Hong Kong based property investment firm, The Peterson Group, will inject over £300 million to reinvent the Great Northern Warehouse in the city centre.



A truly international city with 22,000 immigrants making new lives in the city each year little wonder that demand for housing continues to exceed supply.

Little surprise too that Manchester is also attracting so much foreign investment.*
Or so many visitors!

Inward Investment Projects **Foreign Owned Companies** **Manchester is the UK's 2nd largest foreign direct investment hub**



£5.8 BILLION

The tourism economy is worth £5.8 billion per annum*

22* THOUSAND

Business tourism alone supports nearly 22,000 jobs

* Salford.gov



One Regent

One Regent

Apartments in Manchester

A warm welcome.

Rising high from the banks of the River Irwell, Manchester's magnificent new One Regent Apartments offers an inspired blend of urban tranquility and modern sophistication.

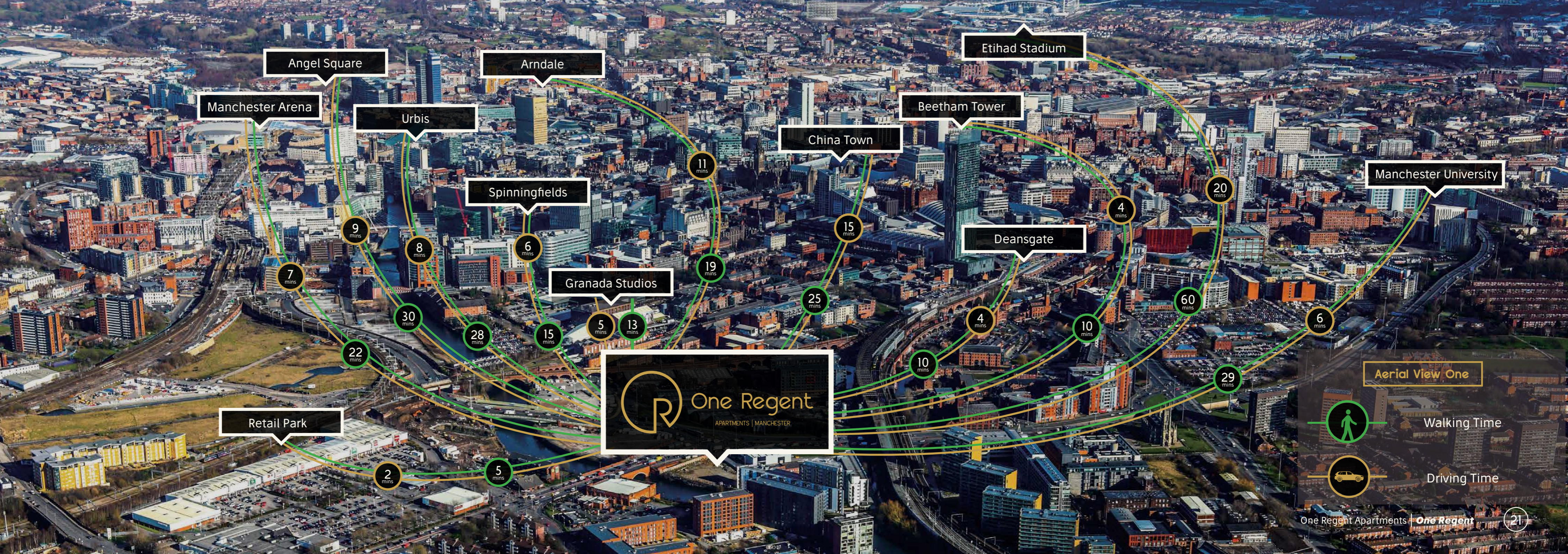
Ideally located just two minutes from Castlefield, one of Manchester's most vibrant destinations, packed with buzzing bars, restaurants and

offices, and a short 5 minute stroll to the historic city centre, One Regent Apartments is also within easy reach of MediaCity UK.

Beautifully designed 1, 2 and 3 bedroom apartments, onsite parking, elegant landscaping and a 'best of all worlds' location together make a perfect property promise. The promise of something for everyone at One Regent Apartments.

One Regent

APARTMENTS | MANCHESTER



Angel Square

Arndale

Etihad Stadium

Manchester Arena

Urbis

Beetham Tower

China Town

Manchester University

Spinningfields

Deansgate

Granada Studios

Retail Park

One Regent
APARTMENTS | MANCHESTER

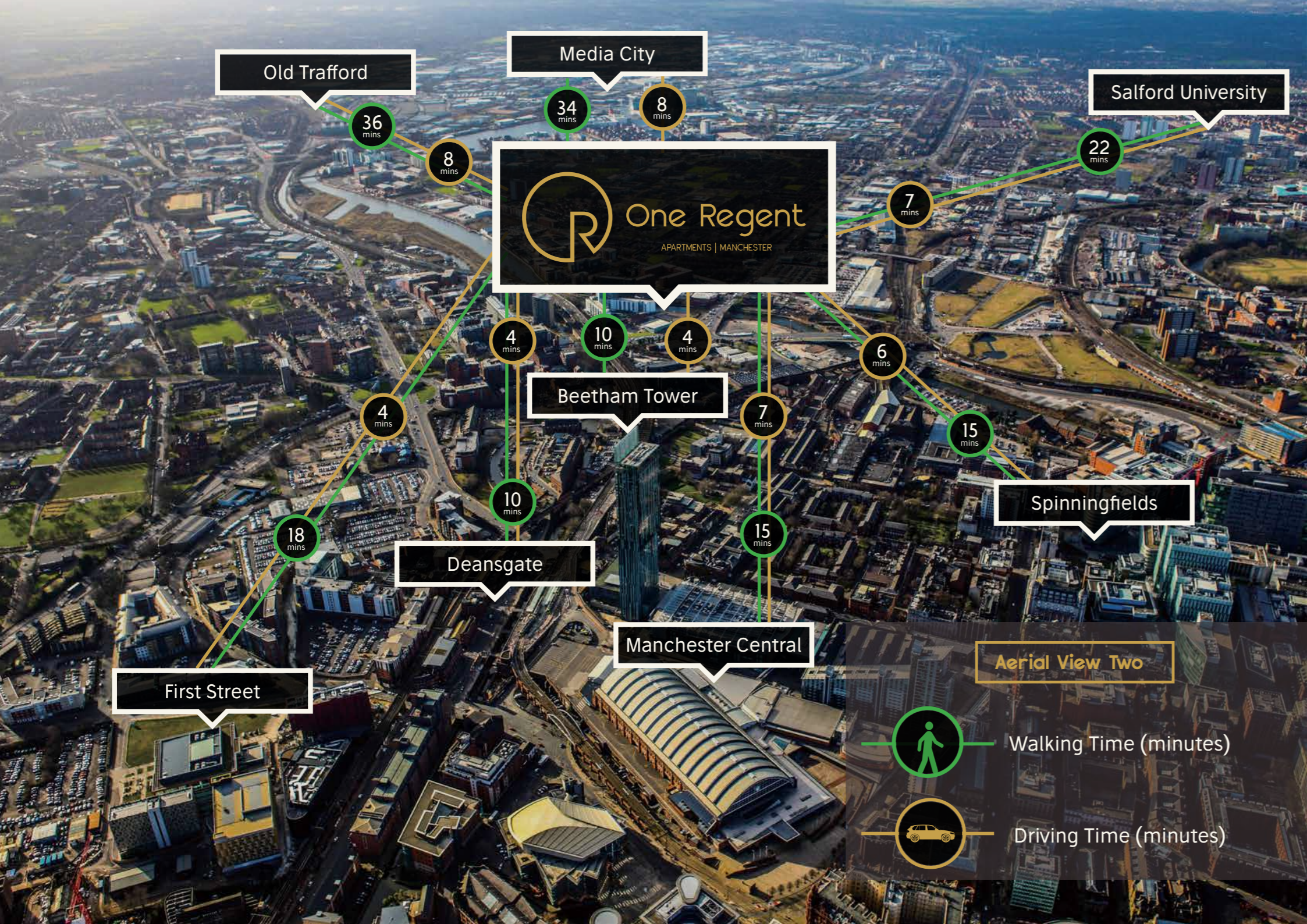
Aerial View One



Walking Time



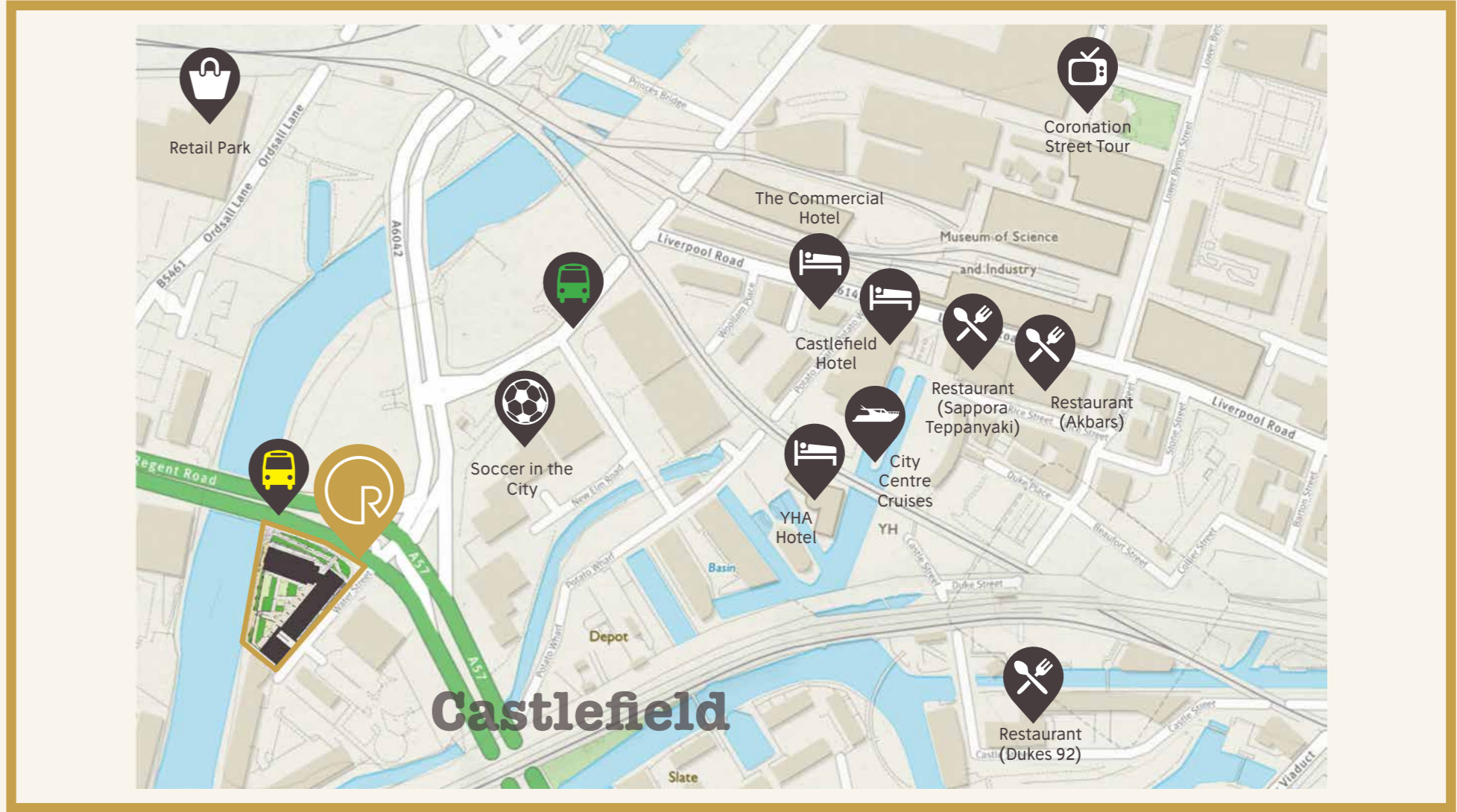
Driving Time



Location Map

KEY

- Bus numbers: 33, 63
Travel time to Piccadilly Gardens: 9 mins
arrives every 15 mins
- Bus numbers: 33, 63
Travel time to Piccadilly Gardens: 6 mins
arrives every 15 mins



One Regent: The Building

A residential development of 301 apartments, split between one, two and three bedroom units, together with six townhouses and a commercial unit the development also includes a private landscaped podium and car parking.

One Regent lies both within and on the western edge of Castlefield conservation area, recently identified as a tentative World Heritage Site.



301

Apartments

A residential development of 301 apartments, split between one, two and three bedroom units

28

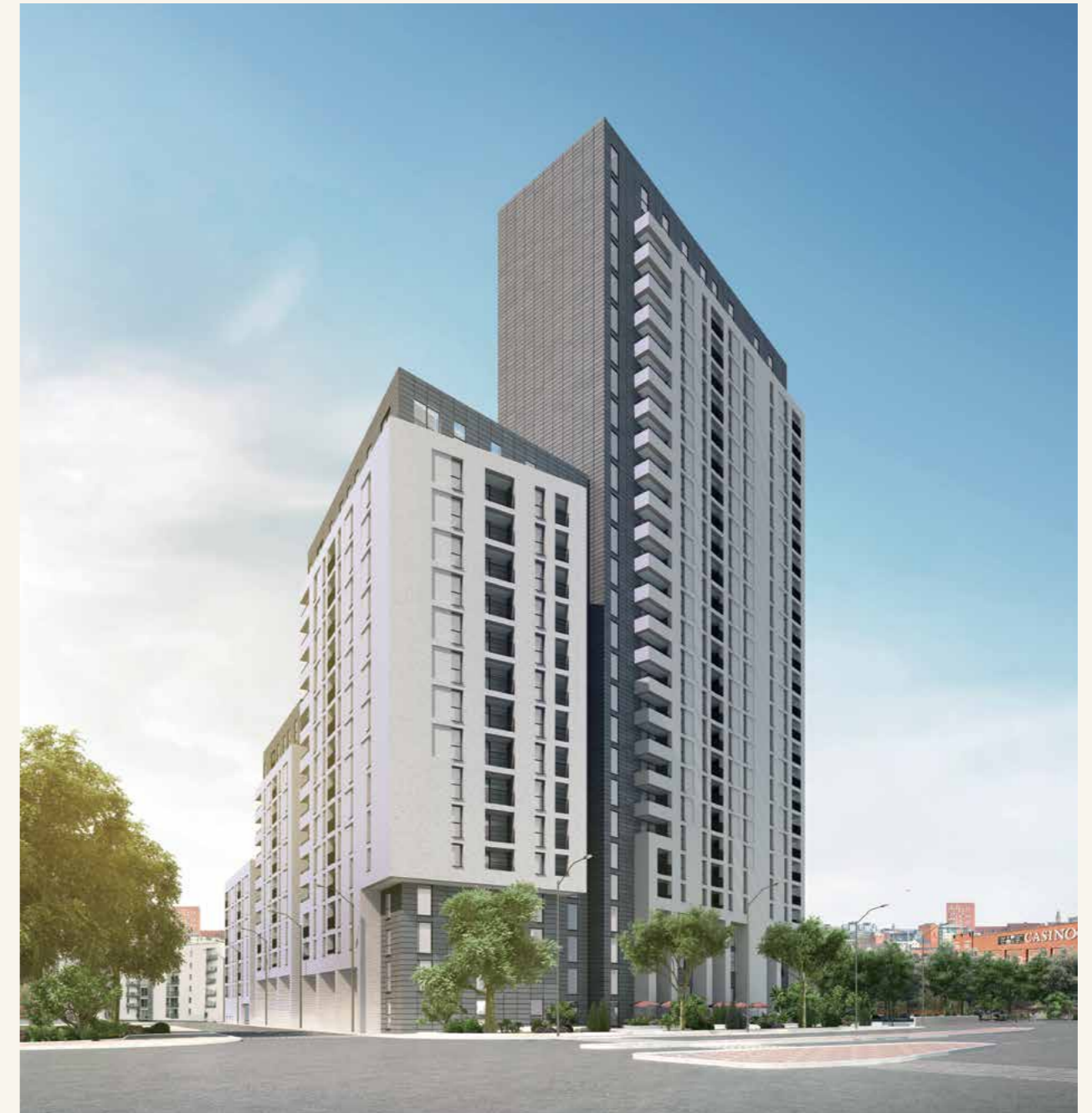
Storey

The tallest 28 storey element acts as a beacon or marker at the Gateway, a prominent position within the City Centre





One Regent: Exterior





One Regent: Concierge



One Regent: Living Room



One Regent: Kitchen



One Regent: Bedroom

One Regent: Interior Design

Interior Designer: **Pipa Hubman**

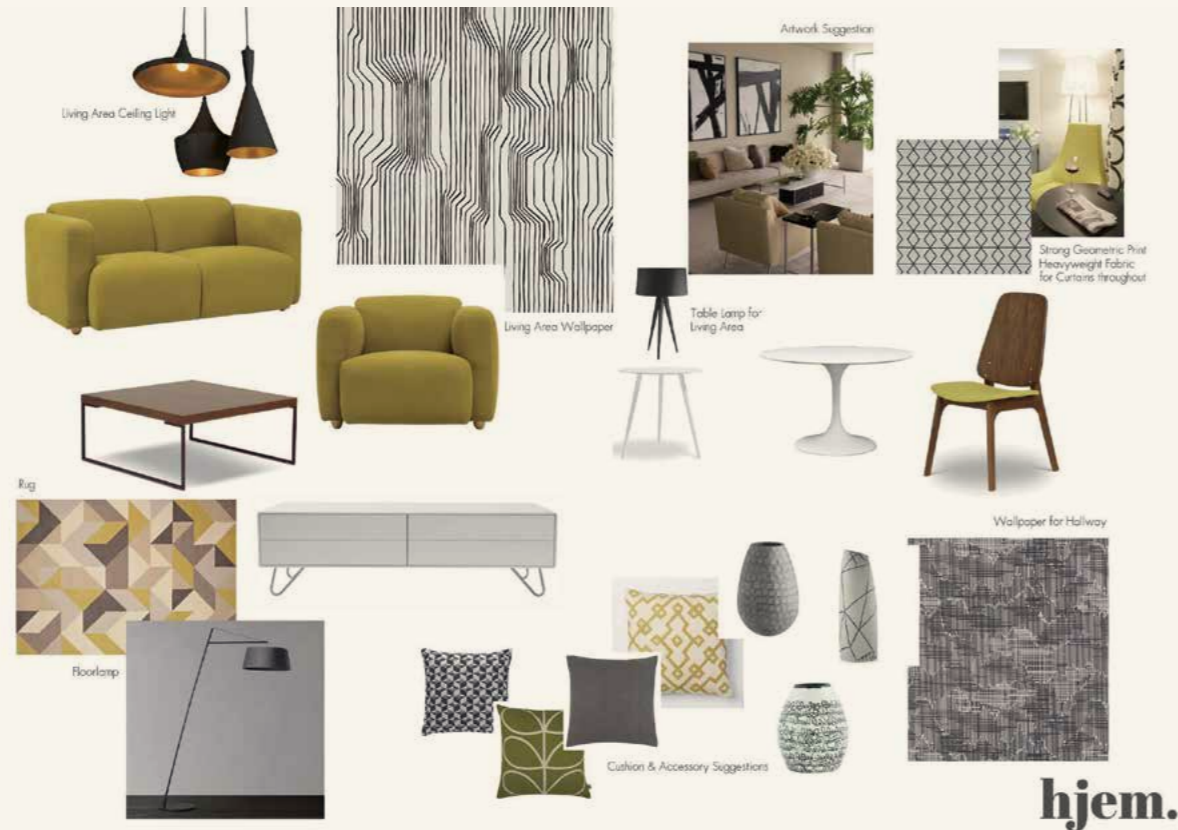
Looking good. Living Well.

Style. Taste. An attractive, comfortable living space.

At the heart of each One Regent apartment is a beautiful design. A beautifully, practically designed interior from celebrated British design studio Hjem.

Hand picked for their innovative, cultured eye the Hjem team, lead by Pip Hobman, has quickly become the leading name in quality apartment finishings, furnishings and design. A formidable reputation for quality that extends across both Manchester and the North West.

We're extremely proud to have Pip and Hjem as part of the One Regent team. Take one look at their designs and you will soon see why. Exquisite.



One Regent: Living Room



Living at One Regent

Castlefield

One Regent



5 mins

Castlefield

Take a short 5 minute walk from One Regent, along the Bridgewater Canal towpath and you will find yourself in the heart of beautiful Castlefield. Handsome and assured in many ways Castlefield encapsulates the essence of Manchester over time. From the 1st Century Roman fort, home to 500 Roman soldiers guarding the old road between Chester and York to the cobbles, arches and railway viaducts of her mighty industrial past, to chic new bars and restaurants.

Now one of Manchester's most fashionable neighbourhoods, Castlefield is enriched with fascinating museums, artists studios, performance spaces and a bustling commercial business area. A living, breathing microcosm of Manchester as a whole. An enchanting gateway through which to discover the rest of the city, to Deansgate, to Spinningfield, to First Street.



Canal: Castlefield has a rich history with the canal boat trades.

Castlefield... The Spirit of Manchester



Deansgate & Spinningfields

On the edge of Castlefield, by Deansgate Station, sits the Deansgate Locks, inevitably popular with throngs of weekend revelers. Nestled under the iron railway bridge this boozier sells an enticing range of ales including brews from local beer heroes Marble. If you're feeling flush, the Hilton's *Cloud 23* on the 23rd floor of Beetham Tower serves cocktails with an admittedly unparalleled view.

Tucked between Castlefield and Deansgate is one of the city centre's newest large-scale developments, the high-end retail and office hub called **Spinningfields**. This is where global corporations have their HQs and Spinningfields' main shopping street, The Avenue, is stuffed with exclusive boutiques including Flannels, Mulberry and Emporio Armani. Spinningfields is also home

The Oast House, which has an impressive selection of beers and an attendant, fire-warmed teepee in the frosty months.



Life: Manchester excels as a city of fun, life & culture.

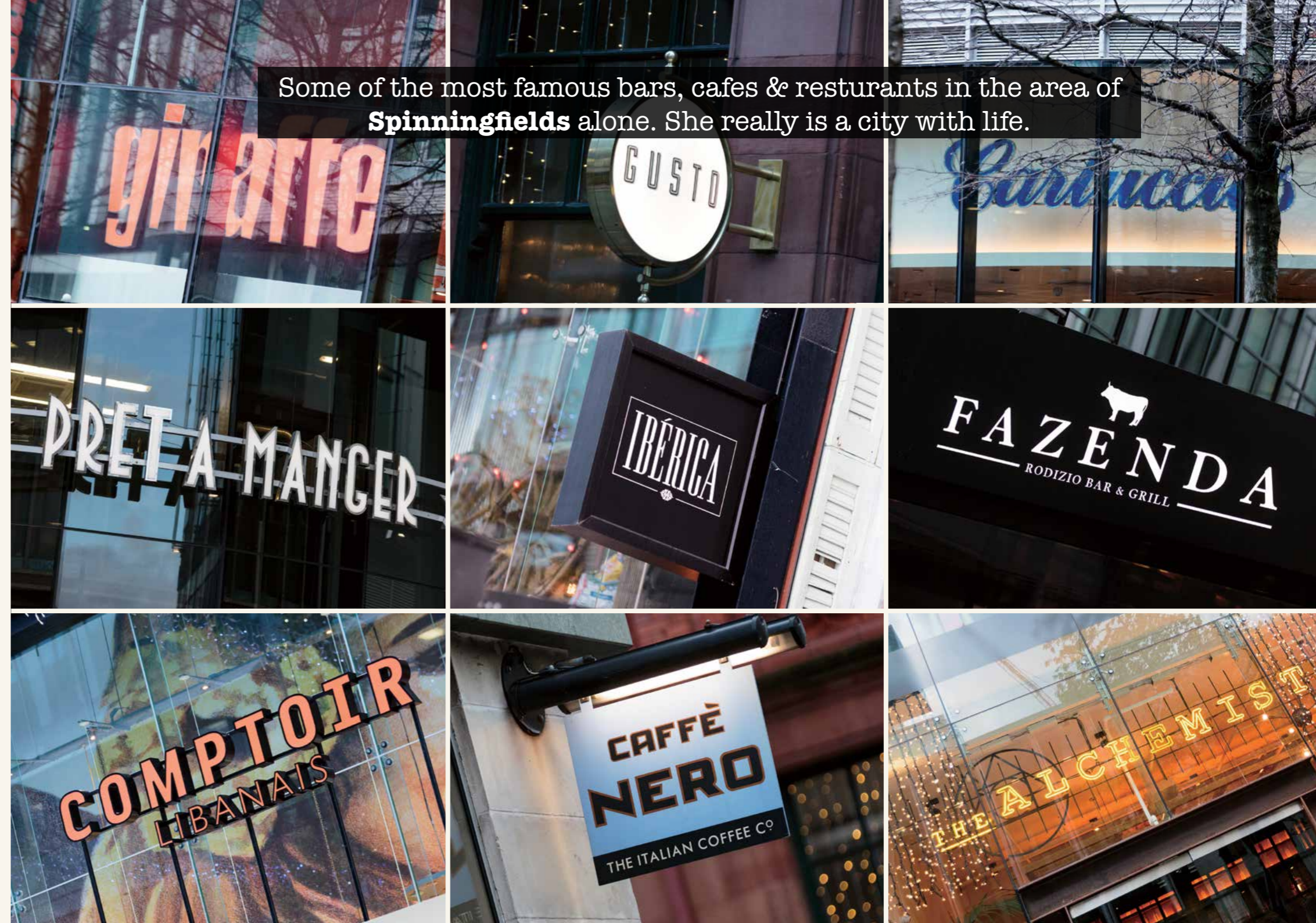
One Regent



10-15 mins

Deansgate & Spinningfields

Some of the most famous bars, cafes & restaurants in the area of **Spinningfields** alone. She really is a city with life.



First Street



A modern fusion of cultural, creative, business, retail and leisure uses, First Street, just a short distance from One Regent represents all that is ambitious, all that is passionate, all that is successful about Manchester's meteoric renaissance.

The £500 million development served by the newly refurbished Deansgate Tram Station, and home to 'Home', Manchester's new £25 million arts complex, First Street has quickly become the number one destination for Manchester's many independent arts, cinema and theatre fans.

As the First Street Twitter bio says - 'a destination of local national and international significance. A new breeding ground for artistic and business endeavour.' And with more than 1 million visitors to the area over the last year, an incredibly popular destination.



Northern Quarter & China Town

One Regent



25 - 30 mins

Northern Quarter & China Town

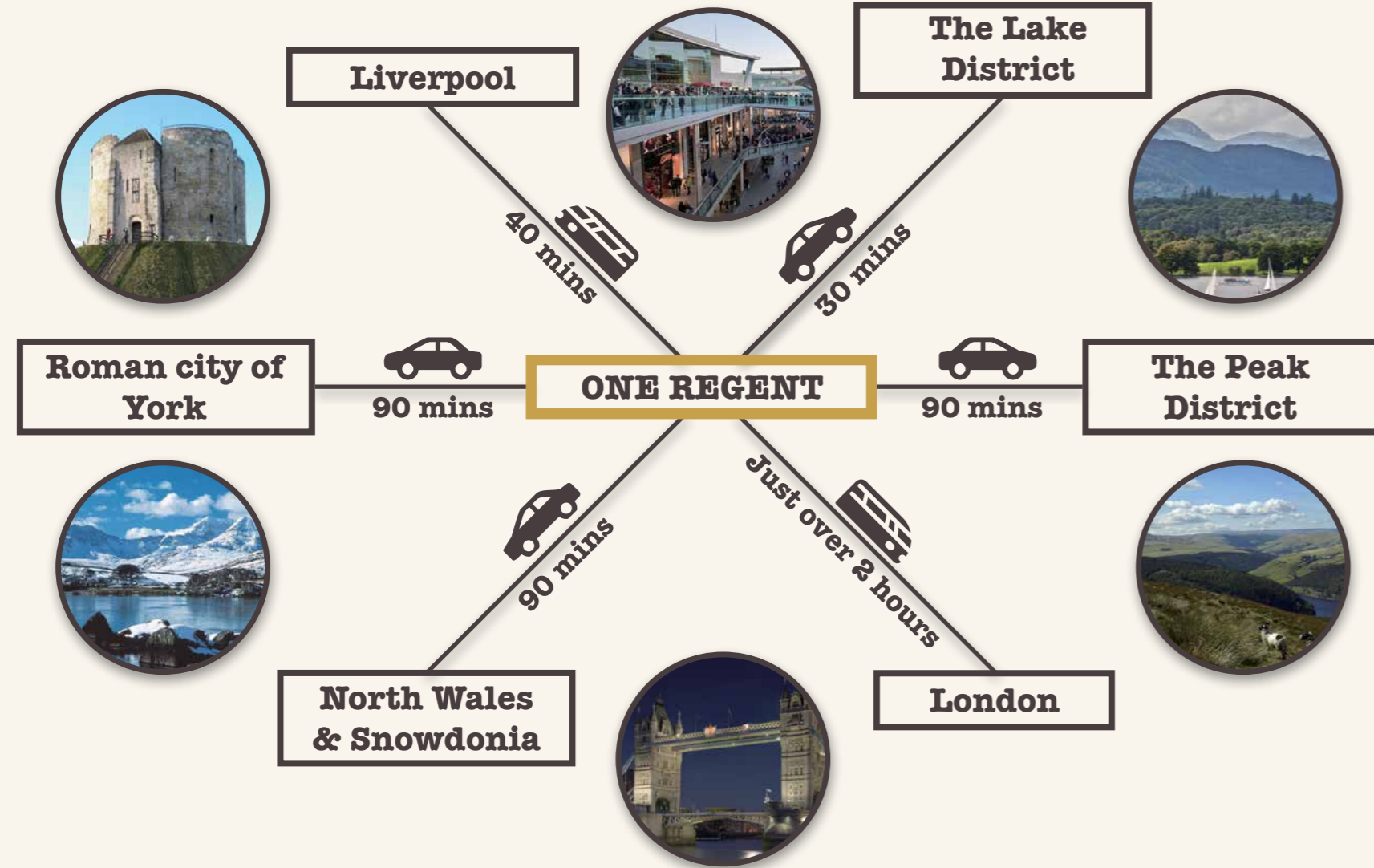


Centrally located just to the south of Piccadilly Gardens, the second largest in the UK and the third largest in Europe there's a spirit to Manchester's Chinatown, an energy, that sets this popular cultural enclave apart. An area bustling with Chinese and Southeast Asian restaurants, bakeries and supermarkets Chinatown is a joy.

Just to the north of Piccadilly Gardens is Manchester's ultra cool Northern Quarter. Home to the latest, trendiest, bars, clubs, restaurants and beards the Northern Quarter is Manchester's boho heaven - skinny latte cafes rubbing bony shoulders with pre-loved clothes stores, record shops and experimental drinking and dining dens.

And more...

Ideally located Manchester is only a short distance away from some of the UK's most beautiful countryside and popular destinations.



Welcome to
One Regent



COMPLETE SOLUTIONS FOR YOUR INTERNATIONAL PROPERTY

WWW.ONEREGENTAPARTMENTS.COM

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