

Great Bridgewater St.  
Manchester, M3

viadux



# Redefining *Central* Manchester

A brand-new and exclusive residential development combining Manchester's industrious past with decadent, modern city living. ●





# Welcome to *Residences* at Viadux.

The elegant and sleek 40 storey tower, designed by internationally renowned SimpsonHaugh Architects, will feature high quality one and two-bedroom apartments and will benefit from extraordinary views across the city centre skyline.

Standing proudly above Castlefield Locks and strategically connected to the iconic former railway station, Manchester Central, Viadux brings a unique opportunity to those wishing to live within the heart of the city centre. The building will be anchored by a range of coffee shops, bars and restaurants each offering something unique for Viadux residents.

New designated pathways combined with carefully managed public spaces will bridge the gap between Viadux and other major districts of the city centre. The development will connect to key areas such as the historical Civic Quarter, the bustling high-end retail thoroughfare of Deansgate, the cultural hub of First Street with iconic HOME, Tony Wilson Place and the many independent restaurants and bars it offers and the expanding Oxford Road Corridor, with science, research and development at its core. ●





# The *heart* of the UK Northern power house

Manchester is the centre of the conversation around the HS2 rail expansion across the UK and other large scale economic growth plans. ●





# Manchester is the *beating drum* of the North.

With a rising population of more than 2.7 million people, Manchester's housing demand continues to outstrip supply and its lower cost of living is one of the main reasons why people choose to move here from the capital.

Over the past decade, the Greater Manchester region has benefited from a multi-billion-pound injection of public / private sector investment for business and infrastructure and continues to boast the UK's largest regional Airport with connections to over 200 countries worldwide.

Greater Manchester is also home to some of FTSE's 100 companies including major international brands such as Amazon, BBC, Kellogg's, Manchester United, Manchester City and DHL. •



## 2.73M

Population of the Greater Manchester area is estimated at 2.73 million.

## 200 miles

Distance from Manchester to London: 200 miles. (322 kilometres)

## 45min

45 minute direct train link from International airport.

## 3rd

Manchester has the third largest airport in the UK; 60 airlines fly direct to over 200 destinations.

## 61M

61 million travellers visit Manchester annually, contributing £75 billion to local economy.

## 58%

Graduation retention rate: 58% and 20,000 new workers added to Manchester's economy each year.

## #1

Manchester was voted best UK city to live in The Economist's 'Global Livability Index' for 2019.

## 98

There are 98 train stations in the Greater Manchester area.





Metrolink Tram System



Piccadilly Train Station



Victoria Train Station



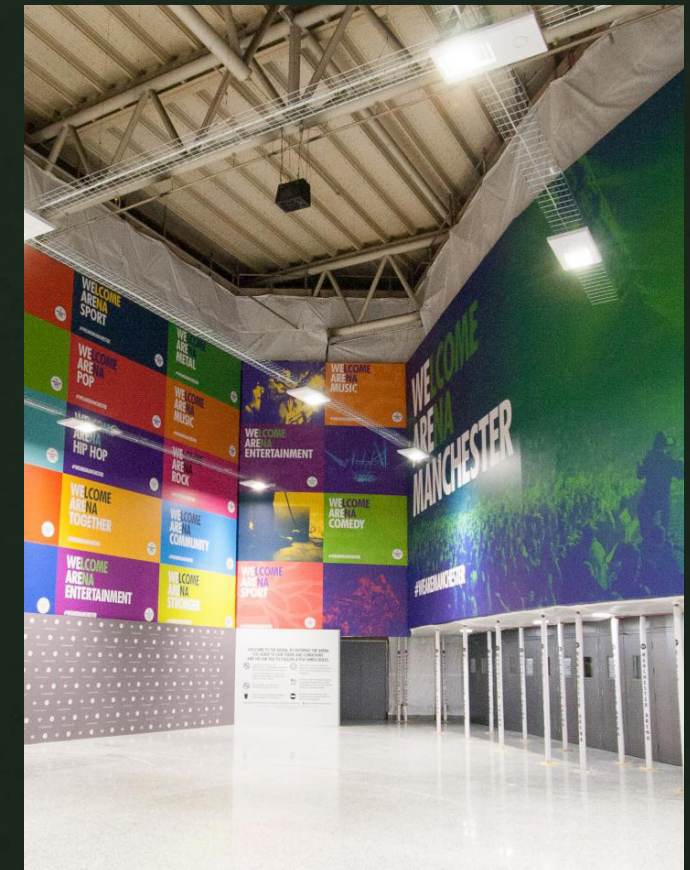
The Manchester Central Events Complex



Salford Quays



Media City



Manchester Arena





Beetham Tower

Viadux Tower<sup>01</sup>  
Residence

Viadux Tower<sup>02</sup>  
Office

Arndale Centre

Great Northern

Hilton Hotel

Deansgate Metro Link

Deansgate Train Station

First St.



# A globally *connected* city region.



Map of the proposed High Speed Rail Network across the UK, with Manchester at its centre.



Manchester has secured the number one slot on *Management Today's* list of the 21 Best Towns and Cities for Business.

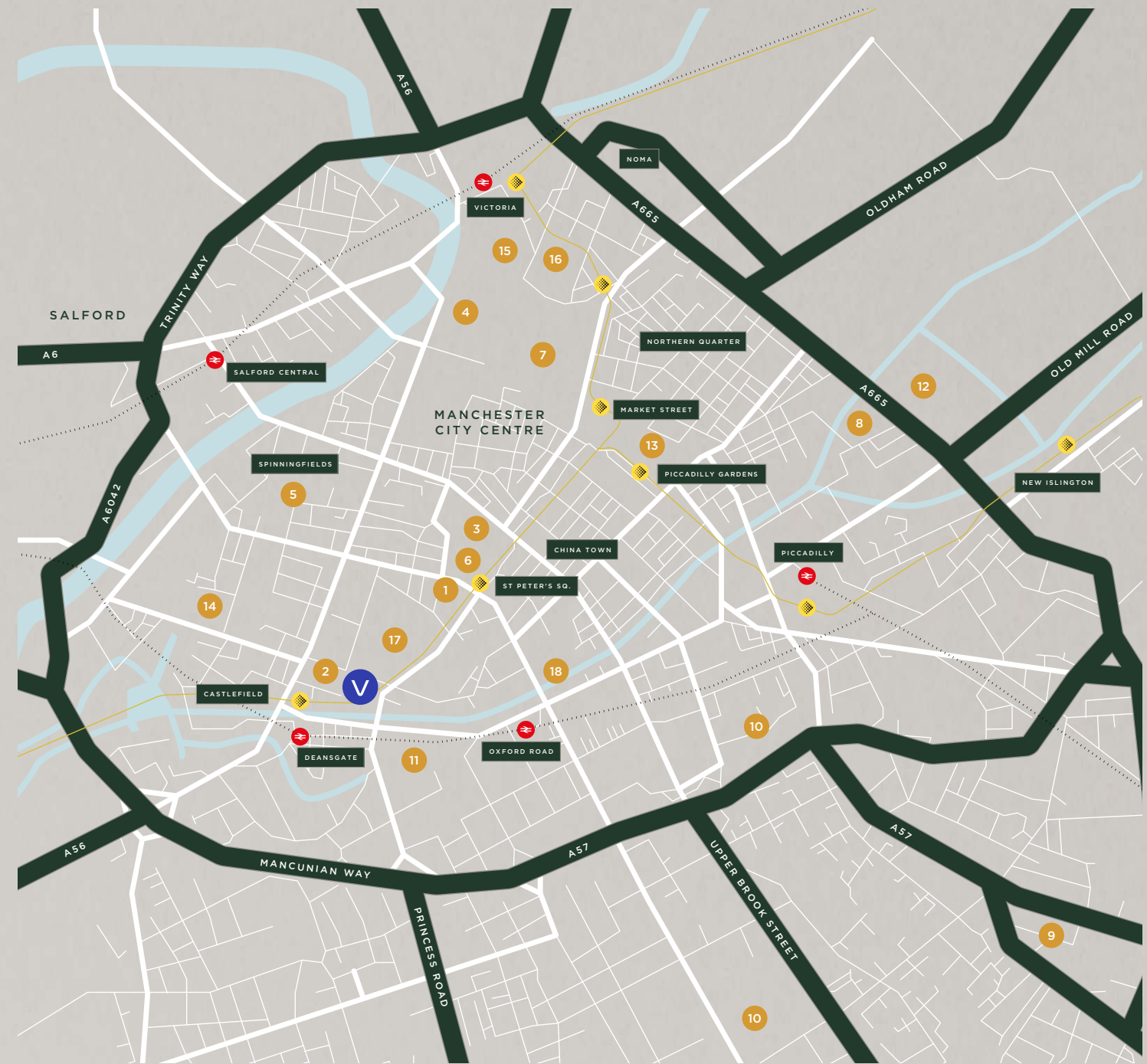
## The primary *arena* for *business* outside of London.



# A locally connected city development.

With today's focus on climate change, how we go about our daily travel has never been more important. The beauty of Manchester is that you can get anywhere within a 15 minute walk and, if it's raining, you can hop on the tram.

At Viadux, being within Manchester's main conferencing and events hub means you can take advantage of the well serviced local transport network including the city's Metrolink. ●



- |                        |                             |                                 |
|------------------------|-----------------------------|---------------------------------|
| 1 Midland Hotel        | 7 Manchester Arndale Centre | 13 Piccadilly Gardens           |
| 2 Beetham Tower        | 8 Urban Exchange            | 14 Museum of Science & Industry |
| 3 Manchester Town Hall | 9 O2 Apollo                 | 15 National Football Museum     |
| 4 Harvey Nichols       | 10 University of Manchester | 16 Printworks                   |
| 5 Spinningfields       | 11 Home                     | 17 Manchester Central           |
| 6 Central Library      | 12 Central Retail Park      | 18 Palace Theatre               |





Viadux Tower<sup>01</sup>  
Residence

Viadux Tower<sup>02</sup>  
Office



# An enviable *city living* lifestyle

Manchester has featured many times on both UK and global surveys of best cities to live for work life balance. ●





A fantastic city. Bursting with international flavours; of restaurants and bustling squares; of classical concerts, live gigs and community; a place to wander, a place to appreciate. A place connected by waterways. A place of sports and stadiums, of galleries, culture, festivals and concerts. A place of students and workers, of families and friends – a place to enjoy, a place to love. ●



# Manchester <sup>M<sup>3</sup></sup>

Albert's Schloss <sup>M2 5QR</sup> Home <sup>M1</sup>  
Old Trafford <sup>M16 0RA</sup> The Botani  
Hawksmoor <sup>M3 3WB</sup> Opera Hou  
Elnecot <sup>M4 6AJ</sup> Beetham Tower  
Manhatta <sup>M3 3ND</sup> Cottonopolis <sup>M</sup>  
Science and Industry Mus  
Mana <sup>M4 6BF</sup> John Rylands Lib  
Dirty Martini <sup>M2 5QR</sup> Comedy C  
Bundobust <sup>M1 2AG</sup> Albert Hall <sup>M2 5</sup>  
Bridgewater Hall <sup>M2 3WS</sup> Odeon

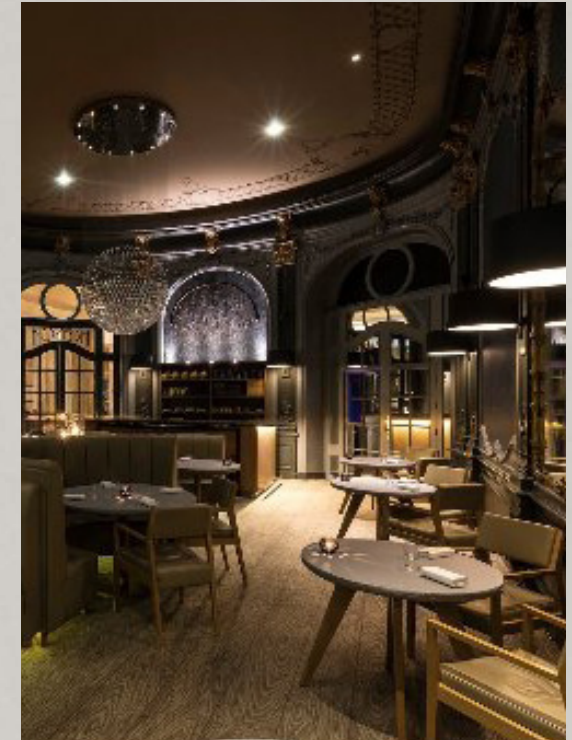




20 Stories



Tattu



The French



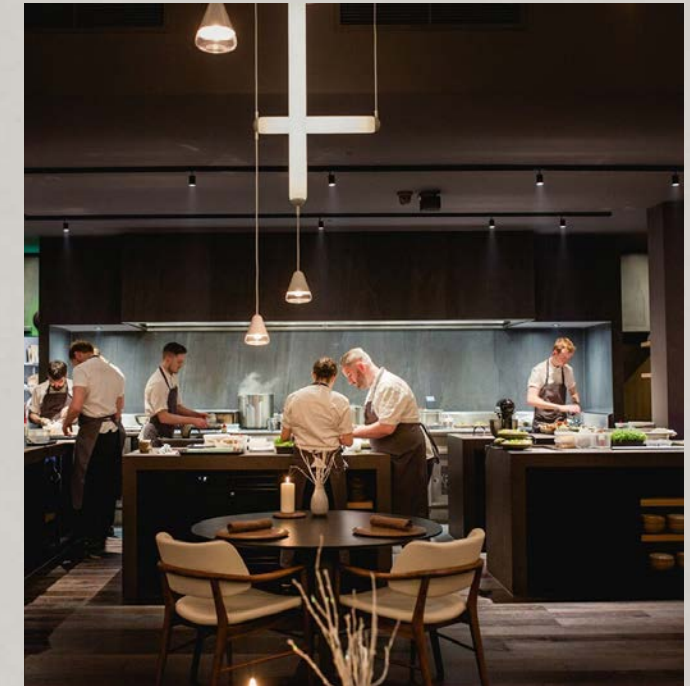
Dishoom



Australasia

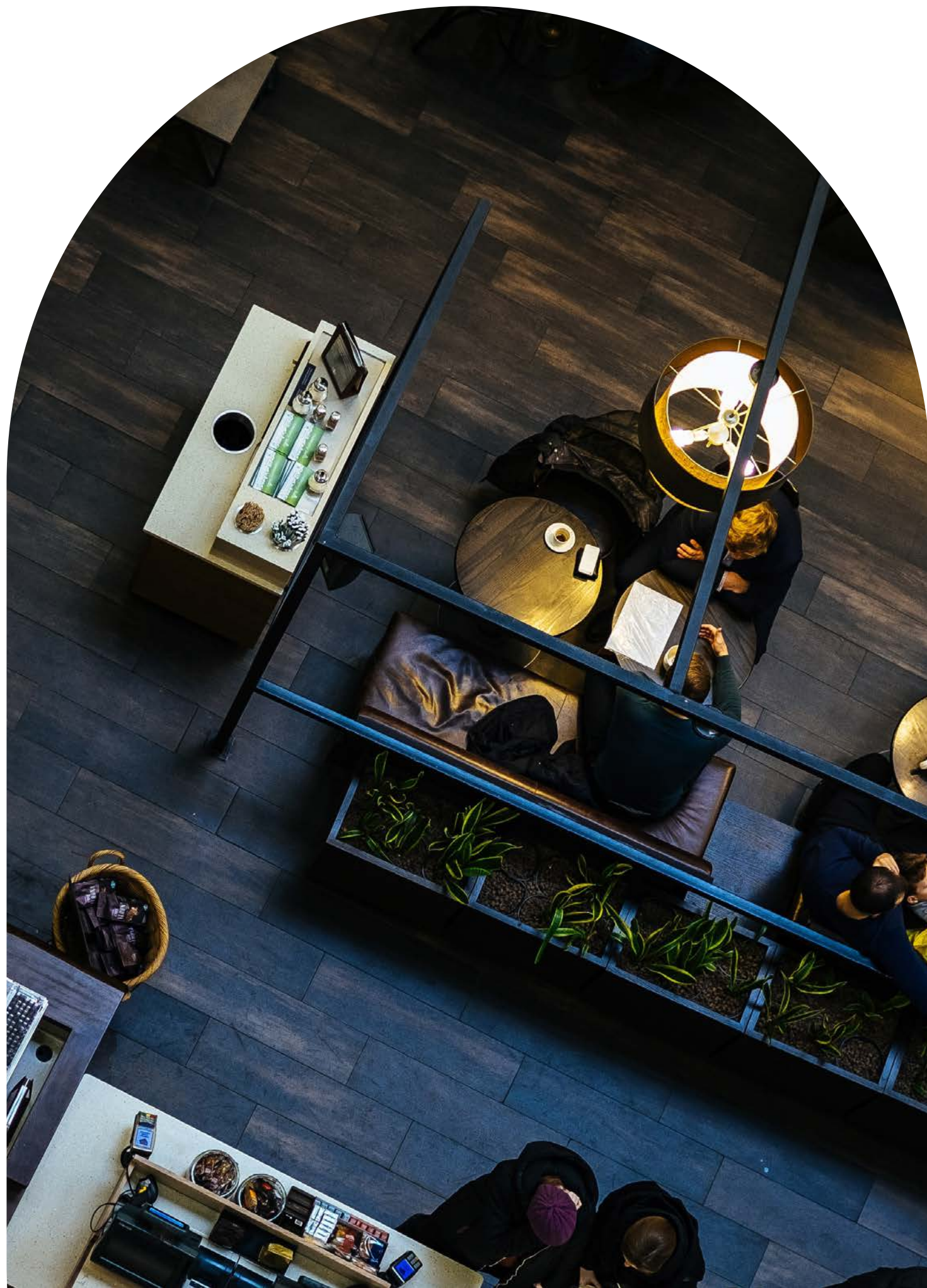


The Ivy



Mana





# Manchester is *a thriving hub* for work, rest and play.

Living in the heart of the city centre means you'll benefit from the many unique features that Manchester has to offer. If you're working in the city then you're never more than a fifteen minute walk away from your office.

The adjacent Civic Quarter, an area steeped in heritage, is now vastly becoming the new business district of Manchester with some of the country's largest employers establishing their headquarters within it. Spinningfields, widely known as the financial district of the North, is also home to some of Manchester's finest restaurant destinations with The Ivy opening its doors in 2019.

Being in the heart of the city centre means that those residing at Viadux will benefit from living just a stones' throw from Manchester's unrivalled offering of bars and restaurants – many of which are independent and provide some of the city's finest dining and nightlife experiences. ●



# Every detail *considered* & refined

Modern city centre dwellers expect the best with attention to detail being top priority. So, when it comes to choosing the right place to live, Residences at Viadux will stand out from the crowd. ●







750,000 sq. ft. of new found space comprising offices, residential, retail and leisure.

Residences at Viadux will be Manchester's *premier city centre* address.





# Viadux is built on the Grade II Listed *Castlefield Viaduct.*

Through careful urban design, the site will once again be reconnected into the grain of the Manchester city landscape while paying homage to its historical and industrial roots, Viadux is also playing a part in further regenerating and revolutionising this extension of the city's civic quarter.

The site and local area offers a rich, historical past of railway history and the Industrial Revolution. Built in 1879, Manchester Central Railway Station and its distinctive arched roof with a 64-metre span, is the second-largest railway station roof in the United Kingdom. It was granted Grade II\* listed building status in 1963.

Through the Grade II Listed Arches, a new active frontage will be created, transforming the site and breathing new life into the viaduct. Located below the Residences, the frontage will include a large commercial unit, ideal for a local deli, restaurant or coffee shop. ●



# The development has a range of amenities perfect for *luxury city centre* living.

The communal landscaped garden will provide a calm and tranquil space, allowing residents an opportunity to wind down and relax whilst enjoying the breathtaking views across the city skyline.

A fully equipped modern gym will allow residents to stay active whilst a state of the art cinema with surround sound offers a unique viewing experience exclusively within the Residences.

A 24/7 concierge service will always be at hand to help deal with any requests from providing a dry cleaning service to accepting deliveries for the residents above. ●



## **Bathroom**

- Contemporary white sanitaryware
- Chrome taps and fittings
- Heated towel rail
- Porcelain tiling and mirrored walls to bathrooms and ensuites
- Tiled floor finishes

## **Kitchen**

- Contemporary high gloss kitchen units
- Feature lighting
- Integrated appliances
- Designer finishes and splashbacks

## **Floor Finishes**

- A combination of durable floor finishes throughout including luxury carpet and tiling to wet areas

## **Technology**

- Low energy LED lighting throughout
- Fire fighting sprinklers, automatic smoke vents and mains wired smoke detectors
- Dual express elevators
- Door entry systems
- CCTV system for added security
- Waste refuse system

## **Gymnasium**

- Fully equipped modern gymnasium
- Yoga studio and fitness rooms

## **Cinema**

- State of art cinema with Dolby surround sound and tiered cinema seating









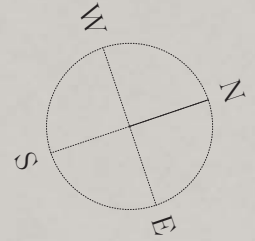






# Floorplans

Building 1



Castlefield View

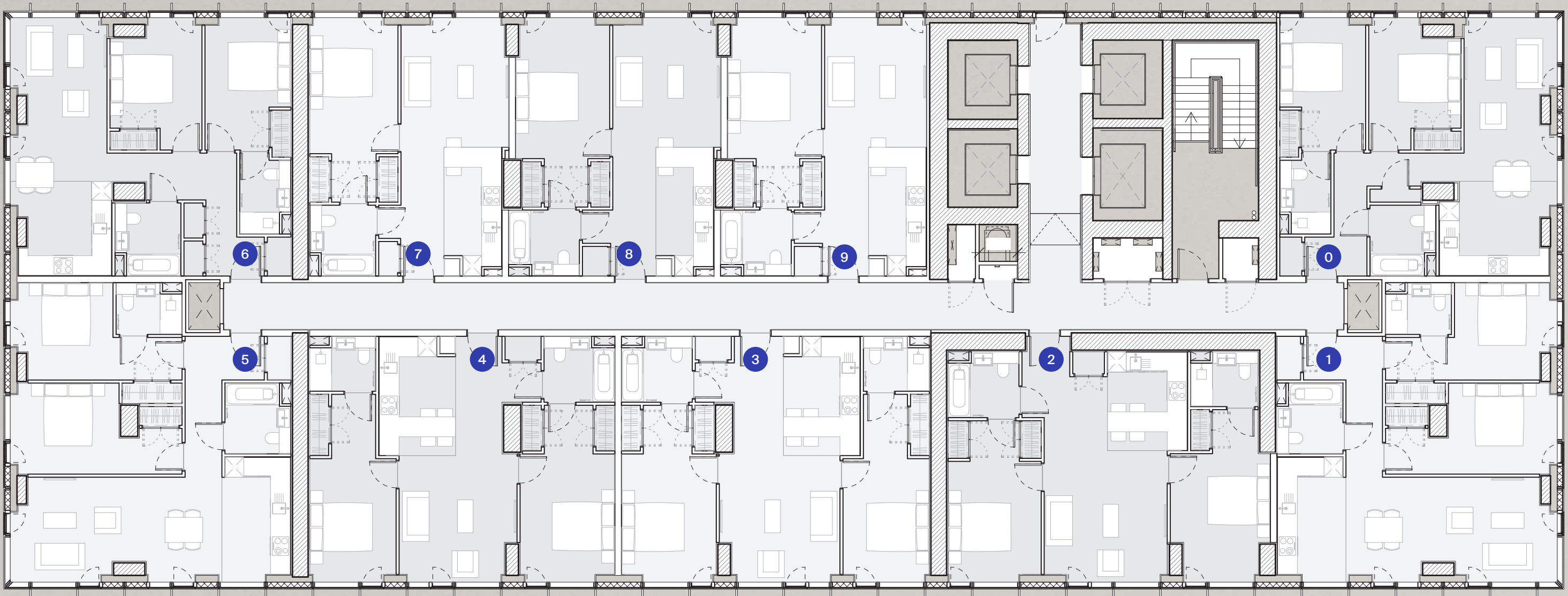
2 Bed  
Type 6  
754.6 sq.ft

1 Bed  
Type 7  
546.8 sq.ft

1 Bed  
Type 8  
563 sq.ft

1 Bed  
Type 9  
556.5 sq.ft

2 Bed  
Type 0  
744.9 sq.ft



2 Bed  
Type 5  
817 sq.ft

2 Bed  
Type 4  
796.5 sq.ft

2 Bed  
Type 3  
803 sq.ft

2 Bed  
Type 2  
786.8 sq.ft

2 Bed  
Type 1  
815.9 sq.ft

Piccadilly View

Opera House Views

Trafford View

City Centre View

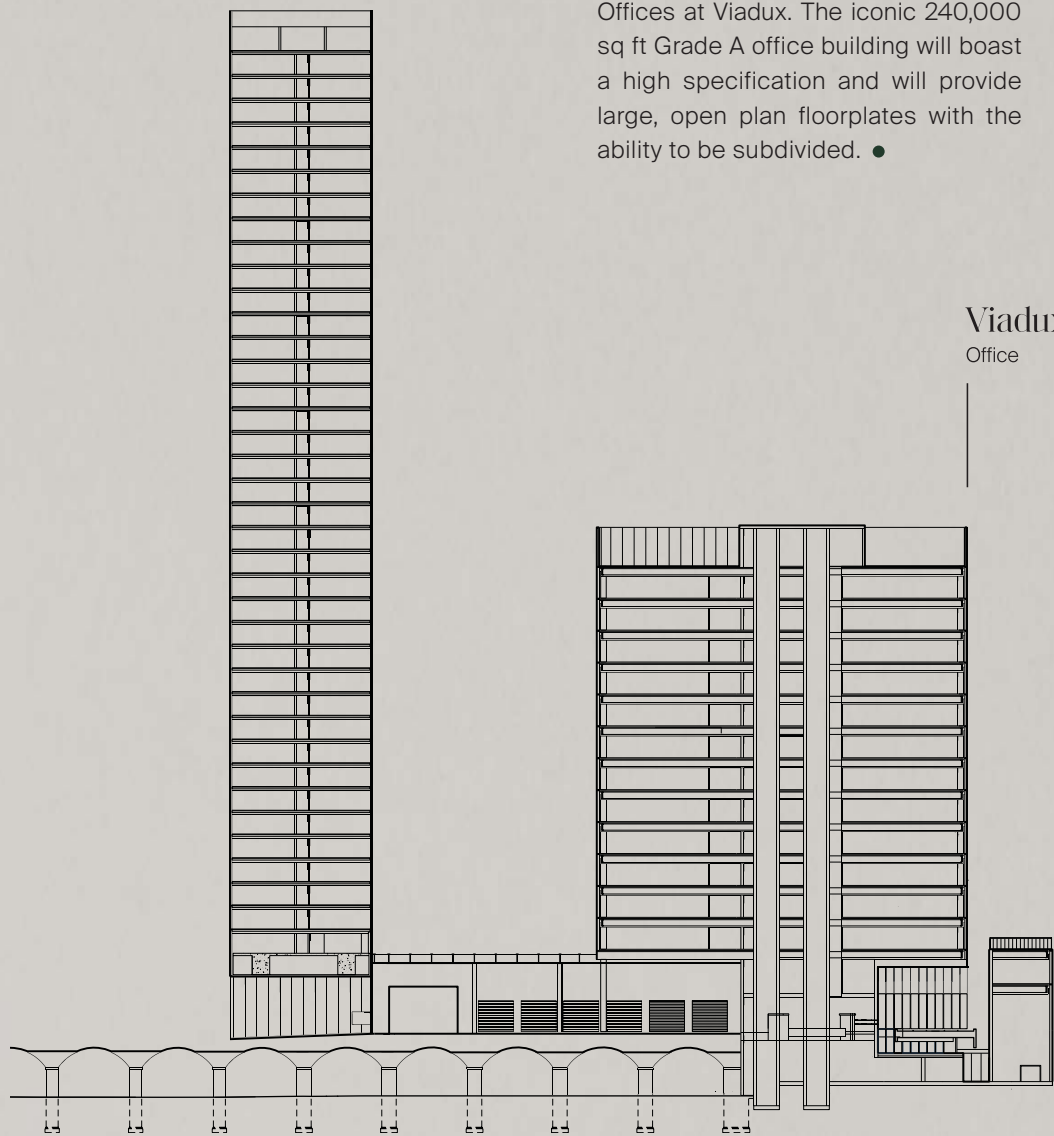


# 240,000 sq ft of *Grade A* office space.

Viadux Tower<sup>01</sup>  
Residence

Located within Tower Two will be Offices at Viadux. The iconic 240,000 sq ft Grade A office building will boast a high specification and will provide large, open plan floorplates with the ability to be subdivided. ●

Viadux Tower<sup>02</sup>  
Office



Dynamic  
office space  
designed with  
*productivity*  
in mind.



# *A reputation for delivering excellence*

Viadux is a joint venture between Salboy and Ask Real Estate. Both companies have a long established excellent reputation for design, development and delivery. ●







Developing & funding property developments through the UK.

Salboy is a Manchester-based property developer and private equity company owned and operated by Simon Ismail and Betfred owner, Fred Done. It develops and funds high-quality housing and property developments throughout the United Kingdom.

Salboy's goal is always to develop for the long term – astutely, sensitively, and with a sense of social purpose – delivering the homes and work-space that our UK cities so desperately need.

After success in lending, Salboy began developing property – first through joint ventures and then moving into developing our own high quality multi-apartment schemes. Fully controlling sites from concept to completion, to ensure quality is to the highest standard.

Salboy has more than 1,200 under construction with a further 2,000 in the design process, aiming to deliver the highest quality of city centre apartments with luxury amenities. ●



Ask has built a reputation for being a leader in multi-partner developments, featuring some of the most creative and bold concepts in regeneration, enjoying outstanding working relationships with both the public and private sector.

The Manchester-based company now boasts a portfolio of 20 separate projects, comprising over 3 million sq ft of floorspace and generating an end value of £800 million. ●

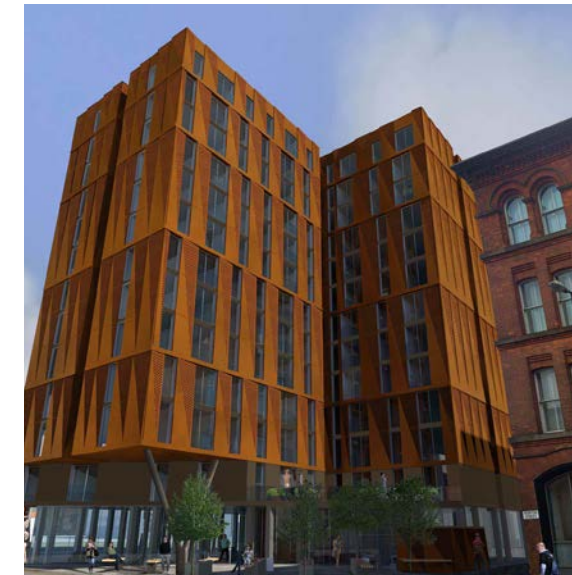


Domis Construction Limited complements Salboy innovative approach by providing a vast array of in-house services, offering greater flexibility and certainty to the build process while allowing us to maintain the very highest standards and quality-of-finish.

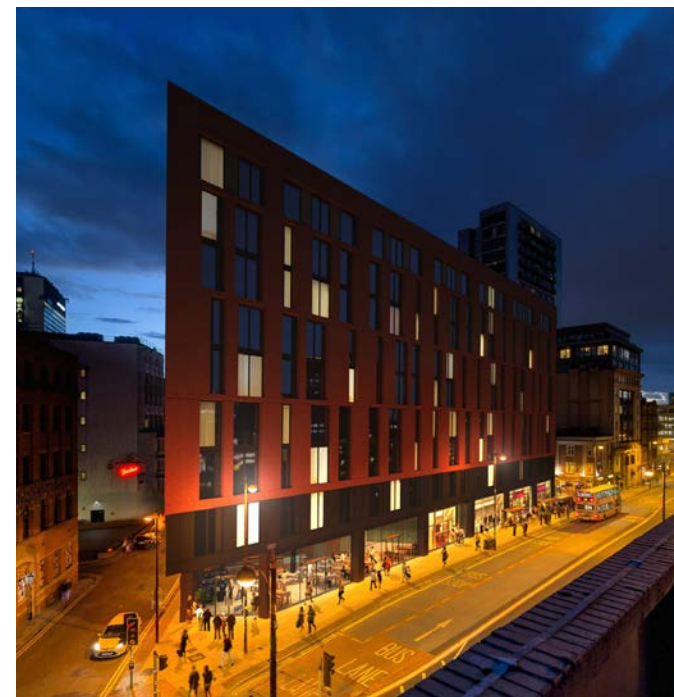
Domis provides unparalleled construction expertise and is achieving new service standards across the development market. With more than 10,000 units built and a combined experience of over 100 years, the principles of Domis possess all the skills required to deliver luxury residential developments. ●



Embankment



M-ONE Central



Transmission House



First Street



Great Bridgewater St.  
Manchester, M3

+44 161 884 3183  
info@salboy.co.uk

Salboy gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published June 2020, TileCreative.com





viadux