



**PACIFIC
HOUSE
OLD
TRAFFORD**

88 — 92 TALBOT ROAD

PACIFIC
HOUSE



An exciting new opportunity located in the heart of sporting excellence.

A rare and exciting opportunity to be part the most compelling growth corridor of Manchester, the epicentre of the Northern Powerhouse. Pacific House offers the perfect blend of quality, location and affordability; the perfect home or buy-to-let investment.

Located within a highly accessible location in close proximity to Metrolink services, Manchester City Centre, Media City and the University Quarter. Pacific House is a 5 storey residential development setting a new standard for affordable urban living.

Comprising 48 stylish studios, one and two bedroom apartments and ample parking space, design has been led with modern living in mind.



Introduction



FACTFILE

5.4%

GVA growth rate, compared with the UK average at 2.6%

1.2m

International visitors in 2016, the 3rd highest in the UK

80

FTSE 100 companies based in Manchester

25m

In 2015/16, the number of passengers at Manchester Airport increased by 11% to over 25 million

£32,114

Manchester GVA income per head, compared with £25,601 as the UK average

x3

Manchester's population growth is 3 times the national average

MCR ECONOMY

As undeniably the UK's 2nd city and heartbeat of the Northern Powerhouse, the economy of Manchester continues to grow, diversify and prosper.

From major multinationals to innovative start-ups, business is drawn to Manchester by the talented and expanding workforce, outstanding transport infrastructure, and the energetic, ambitious culture which has fuelled the region since the Industrial Revolution in the early 19th century.

A truly international city with a rich history, embracing the future.



MANCHESTER INVESTMENT HUB



£1.5bn

Spinningfields

City centre development of offices, retail and residential, widely known as the 'Canary Wharf of the North' with tenants including HSBC, Barclays and RBS.



£1.65bn

Media City

A global centre for digital and media industries. Phase 1 was completed in 2011, with further expansion planned. Anchor tenants include the BBC, ITV and the University of Salford.



£800m

Airport Expansion / Airport City

Programme for a new Airport City and 'super terminal' The project is backed by Beijing Construction Engineering Group, representing one of the largest investments by a Chinese company into the UK.



£600m

New Bailey

A new business hub for the city centre, totalling 2.2 million square feet of Grade A office space.



£800m

NOMA

City centre regeneration project, delivering 4 million square feet of office, retail, leisure and residential space.



£56bn

HS2

New high speed railway for the UK, halving the journey time from London to Manchester to just 1 hour.

PROPERTY MARKET

Exceptional living standards, an expanding population, and a residential pipeline failing to meet demand for new homes, provide the fundamentals for a property market with resilience and growth over the long-term.

The Economist Intelligence Unit (EIU) has ranked Manchester the 'UK's most liveable city' every year since 2011 in its annual Global Liveability Survey.

An assessment of the economy, culture and environment, education, healthcare and infrastructure reaffirmed the attraction of living in Manchester once again in 2017.

Between 2001 - 2011, the population of the city grew by 20%, higher than anywhere else in the UK. The city population is now forecasted to grow by 18.5% between 2015 - 2025.

Residential development has failed to match the demand for property, leading to consistent and strong growth in the sales and rental prices. A report for the Government Department for communities identified that 10,000 new homes need to be built in Manchester every year to keep pace with demand, with the current supply just 5,000 per year.

Research by CBRE concluded that Manchester has the highest concentration of 20-34 year olds in the UK. Both students and young professionals demand contemporary rental accommodation, providing the flexibility to match their lifestyle. The private rental sector now accounts for 27% of homes in Manchester.



98.5%

rental occupancy

8%

price growth in 2016



JLL Growth Forecast



Sales price



Rental price

6%

price growth in the first half of 2017

OLD TRAFFORD NEW FUTURE

6 7

PACIFIC HOUSE

By combining excellent connectivity, world class sporting venues and retail destinations, Trafford is firmly on the map as one of Manchester's most compelling locations for young professionals, students and families.



KEY FACTS

48%

Adult residents educated to a degree level or equivalent, compared to a North West average of 33%

13,000

Businesses located in Trafford, including L'Oreal, Amazon and Unilever

No.1

First in the United Kingdom for secondary school education, with the highest proportion of schools rated 'Outstanding' or 'Good' by Ofsted.

99.9%

Availability of Superfast broadband connection for homes and businesses

THE AREA

Old Trafford

With a capacity of 75,000, home of Manchester United, the 'Theatre of Dreams' is the largest club stadium in the UK, and one of the world's most famous sporting venues.

Old Trafford Cricket Ground

Regular venue for international cricket, benefitting from a recent re-development of the stadia, and a new state-of-the-art 'Players and Media facility'.

The Trafford Centre

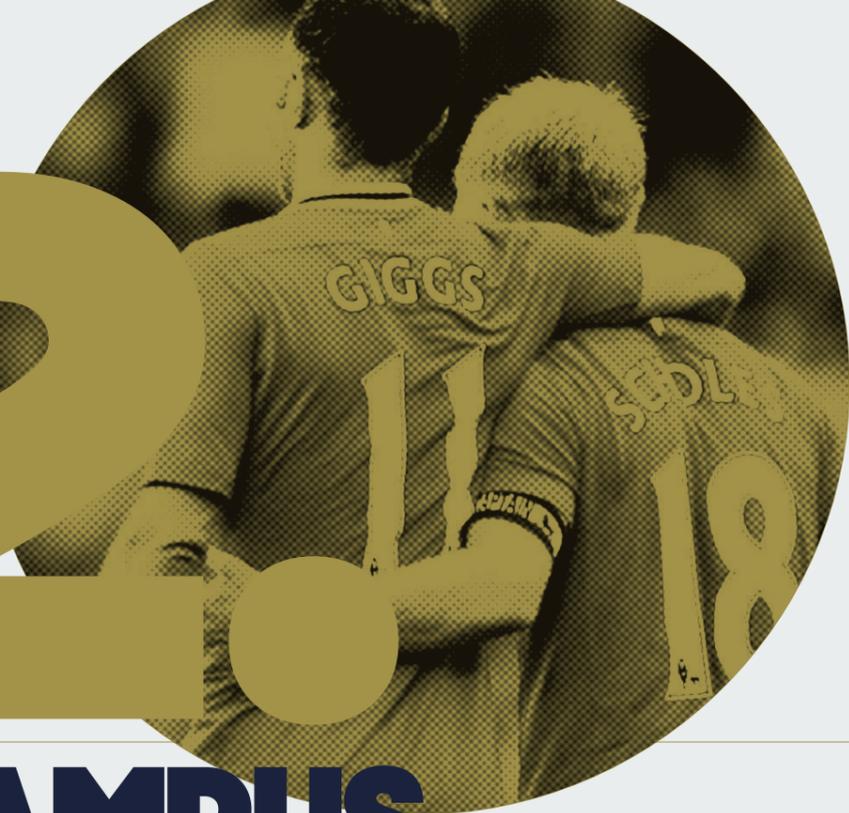
The 2nd largest shopping mall in the UK, with an estimated value of £2.3bn. It has been an enormous success since its completion in 1998. A £75m extension was recently announced, which will deliver a further 110,000sqft of retail space by 2019.

Trafford Park

Occupying a vast area of 5 square miles, Trafford Park is Europe's largest industrial park. With a history dating back to the 19th century as one of the earliest centres of the industrial revolution, today it is home to over 35,000 employees and is set to benefit from a Metrolink expansion into Trafford Park due for completion in 2020.

**CLASS
OF**

92



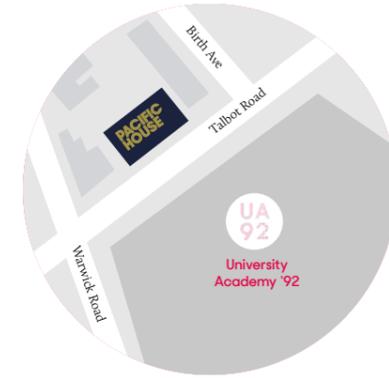
**CAMPUS
OF
TOMORROW.**



89

**PACIFIC
HOUSE**

Introducing
University Academy
'92 – a brand new
university campus
planned opposite
Pacific House.



**UA
92** UNIVERSITY
ACADEMY 92

Located moments away from Pacific House, a new university campus catering for 6,500 students is due to open its doors in September 2019. Former Manchester United legends Gary & Phil Neville, Paul Scholes, Ryan Giggs and Nicky Butt have formed an incredible team from both the public and private sector, with the vision of creating a 'new concept for higher education'. As an arm of Lancaster University, ranked 9th in the UK, the new campus will offer sports, media and business courses, and internships with firms such as Microsoft. Along with University facilities, the project will include a new leisure centre open to the public, student accommodation and a hotel.

**JOINT VENTURE
PARTNERSHIP**

Lancaster
University



Microsoft



bruntwood



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The intention is to welcome the first students in September 2019 to a new campus in Talbot Road, Old Trafford.
Gary Neville

”

AT THE HEART OF THE ACTION

10.11

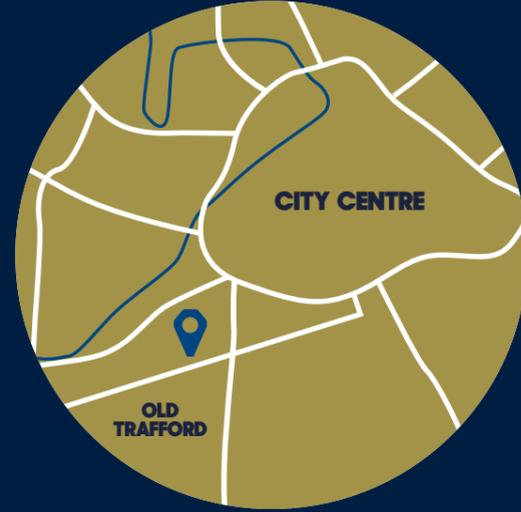
A world famous urban centre benefitting from an array of public parkland. All on the doorstep for residents of Pacific House.



CONNECTED TO THE CITY

12 13

PACIFIC HOUSE



Location	Walk	Drive
University Academy '92	0 mins	0 min
Old Trafford Cricket Ground	3 mins	1 min
White City Retail Park	5 mins	2 mins
Old Trafford Tram	5 mins	2 mins
Trafford Bar Tram	8 mins	2 mins
Old Trafford Football Stadium	10 mins	3 mins
MediaCityUK	25 mins	10 mins
The Lowry Outlet Centre	25 mins	10 mins
Manchester Met University	40 mins	10 mins
University of Manchester	50 mins	13 mins
Piccadilly Station	55 mins	12 mins
Manchester Airport	-	14mins

Just 12 minutes to the city centre:

- Walk 5 mins
- Old Trafford 2 mins
- Trafford Bar 2 mins
- Cornbrook 3 mins
- Deansgate / Castlefield



MADE TO MEASURE

14 | 15



PACIFIC
HOUSE

GENERAL

Flooring

Engineered oak timber flooring
with oiled finish

Internal Doors

Solid timber doors, oak finish with
polished chrome ironmongery

Entrance Doors

Solid timber fire doors, Crown Oak
veneer with black oiled finish

Walls & ceiling

Painted white matt emulsion

Sockets and switches

Polished chrome with black inserts

Lighting

High efficiency LED downlights

Connectivity

Hyperoptic Fibre to the building
providing super fast broadband,
Virgin media, Sky TV and BT

Skirting/architraves

Timber skirting and architraves
with satin painted finish

Built in wardrobes

With lacquered sliding door
fronts and recessed handles

Utility cupboard

With free-standing washer/dryer



KITCHEN

Wall & base units

Italian Designer handle-less kitchens, white gloss

Worktop

Bespoke recycled 20mm glassco

Splashbacks

Coloured toughened glass

Sink

Stainless steel undermount by Caple

Tap

Hans Grohe chrome Focus pull out mixer tap

Oven

Bosch Classixx built in single oven.

Hob

Bosch Classixx built in 4 ring induction hob

Fridge / Freezer

Bosch integrated Fridge

Dishwasher

Bosch integrated 45 or 60cm



BATHROOM

Bathroom walls

White porcelain, stretched bond pattern with grey grouting

Flooring

Fully tiled Gemini Stone Grey 600x600

Vanity units

Twyford 1 drawer white gloss

Wash basin

Roca porcelain basin with Dree matte black mono mixer tap

WC bowl & lid

Roca wall hung with soft close lid, white finish

Toilet roll holder

Matte black finish

Shower

Peyton Matte black shower, 2 way thermostatic mixer and shower head

Bath mixer tap

Dree matte black mixer tap

Bath

Roca acrylic bath, white finish

Bath/shower screen

Clear square frameless safety glass shower screen with chrome hinge

Cabinet

Hib Velocity Cabinet with integral shaver socket

Towel radiator

Phoenix Athena stainless steel



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