



# PAVILION WHARF

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MANCHESTER



# Welcome to Pavilion Wharf

Perfectly located on the banks of the River Irwell, Pavilion Wharf is a new build, off-plan residential development opposite Castlefield, Manchester.

The high-specification 17 storey building complemented with Juliette balconies and a communal garden terrace comprises of 160 stunning waterside apartments with impressive city and water views.

Pavilion Wharf comprises one, two and three bedroom contemporary apartments all designed to the highest standard to provide residents with luxury waterside living.



Pavilion Wharf offers a comprehensive suite of on-site amenities to allow residents to enjoy a twenty-first century city lifestyle to the full.

A gymnasium, residents' lounge, co-working space, concierge services, a dedicated post room and secure car parking as well as cycle storage provides the reward for living in one of the UK's most dynamic cities.

To indulge in quieter moments, residents benefit from an additional garden terrace on which to relax overlooking the river and to enjoy their own private outside space away from the bustle of modern city life.

An excellent range of local shops, bars and restaurants can be found within walking distance or easy bike ride.

Residents can easily access Manchester city centre and Salford Quays/MediaCityUK by foot and are well connected by public transport with frequent bus services throughout the day.

# Endless style Inside and out

"The elegant, contemporary design references the mill buildings that once occupied the site. Pavilion Wharf has a mature, sophisticated and considered appearance with a hint of Chicago. The parallelogram plan responds to the River and the urban context. Its wide frontage facing the riverside provides a distinctive setting. An elevated resident's terrace makes the most of its riverside setting whilst significant public realm improvements will transform the area into a destination"

Matthew Hayward



# Manchester the UK's second city



With an enviable riverside location, Pavilion Wharf gives great access to the Castlefield area and is also close to Manchester city centre.

Recently voted by TimeOut as the third "Best City in the World" chasing San Francisco and Amsterdam in 2021, Manchester is firmly asserting itself as the UK's second city and is expected to grow as such, making it the perfect place to invest.



# What's around?

A city steeped in industrial history, Manchester is keen to grow on its past and has commenced a decade long plan to regenerate and reinvigorate the area.

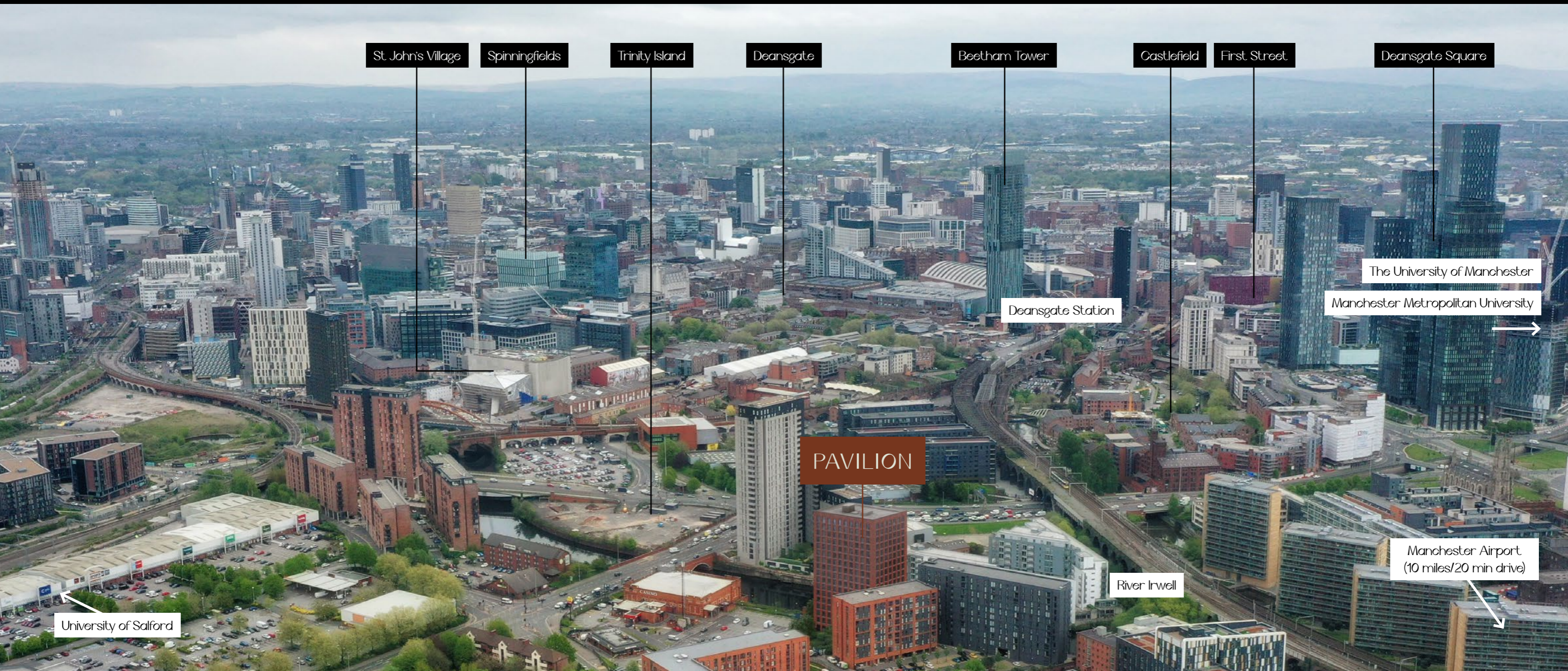
As well as enjoying everything that Manchester has to offer, the enviable riverside location of Pavilion Wharf gives great access to the historic Castlefield area and is also in close proximity to Manchester city centre, unlocking the full potential that city living has to offer for residents.

Also, just a stone's throw away, is Salford Quays and MediaCityUK. MediaCityUK is Manchester's new waterfront destination, with digital creativity, learning

and leisure at its heart and home to the BBC and ITV.

Manchester itself is a buy-to-let hotspot with international recognition as huge numbers of young people flock to the city, pushing up property prices and increasing demand for luxury apartments.

Manchester has great rail connections, with three major train stations in the city centre and London is just two hours away.



St John's Village

Spinningfields

Trinity Island

Deansgate

Beetham Tower

Castlefield

First Street

Deansgate Square

Deansgate Station

The University of Manchester

Manchester Metropolitan University

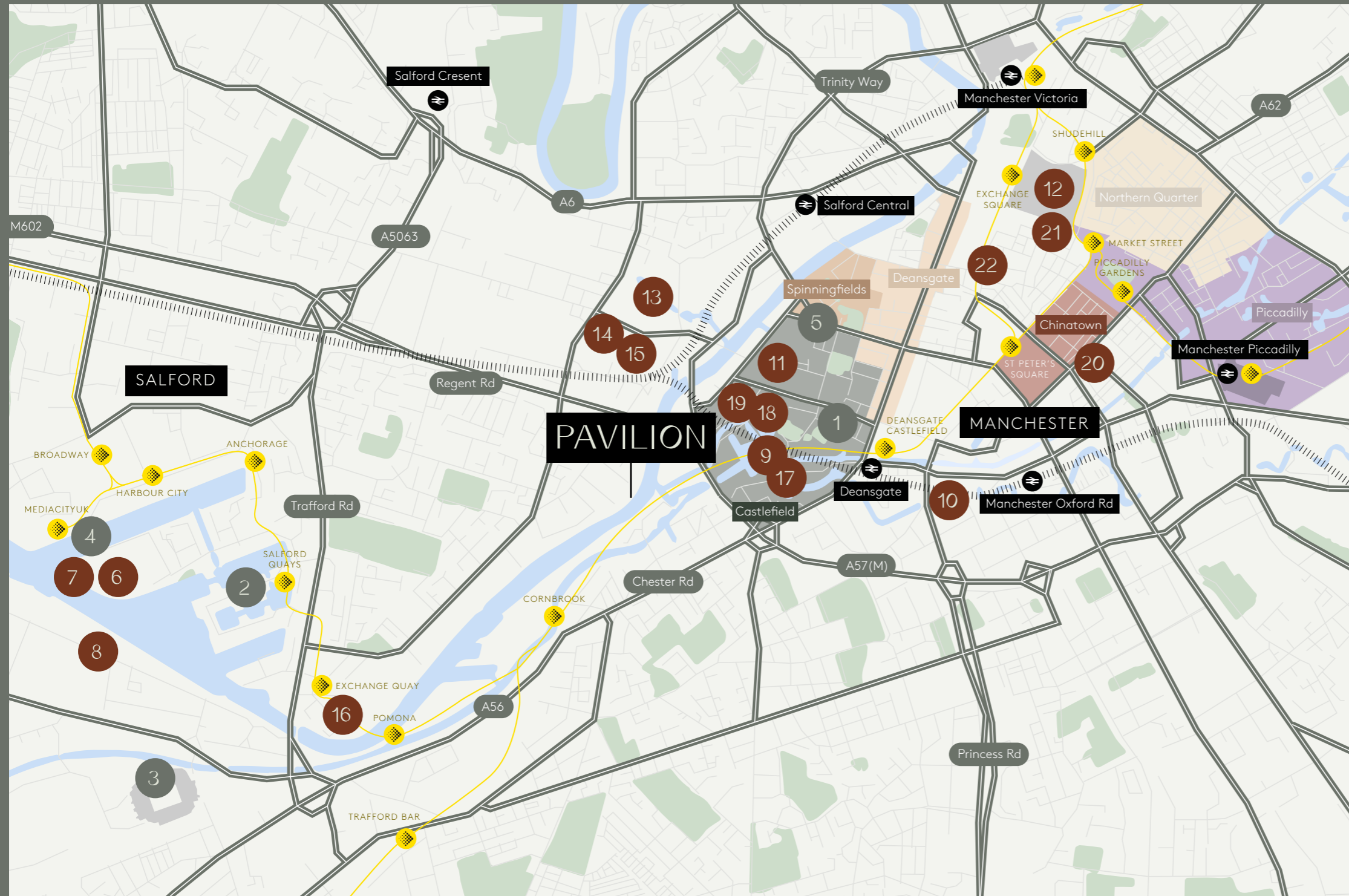
Manchester Airport  
(10 miles/20 min drive)

River Irwell

University of Salford

PAVILION

# Central location



Destination	Walking	Driving
Exchange Quay	10 mins	4 mins
Castlefield	12 mins	4 mins
University of Salford	16 mins	8 mins
Deansgate	14 mins	4 mins
Market Street	21 mins	10 mins
MediaCityUK	25 mins	7 mins
Piccadilly	25 mins	10 mins
Manchester University	26 mins	5 mins

## POINTS OF INTEREST:

1. Castlefield
2. Salford Quays
3. Old Trafford
4. MediaCityUK
5. Spinningfields

## RETAIL & LEISURE:

6. Lowry Outlet
7. The Lowry
8. Imperial War Museum
9. Castlefield Basin
10. HOME
11. Science & Industry Museum
12. Arndale Shopping Centre
13. Seven Bro7hers Beerhouse
14. JD Gyms Salford
15. Regent Retail Park
16. Pure Gym Exchange Quay
17. Dukes 92
18. Castlefield Bowl
19. Albert's Shed
20. Manchester Art Gallery
21. Market Street Retail Shops
22. King Street Retail Shops

# The city that has got it all



Manchester embraces diversity with a population of 2.82 million. Forward-thinking innovation, a thriving culture and trend-setting lifestyle, it's a city that has so much to offer.

Manchester offers the best of everything, from high end fashion brands to quirky independents, so it's easy to see why visitors travel from all over the world to shop in Manchester.

Boasting a bohemian vibe during the day, the Northern Quarter then transforms at night with people in search of good food, craft beer and live music.

Host to the city's financial centre with great places to eat, drink and shop, Spinningfield's captures over 42 million annual visitors due to an ideal location at the core of Manchester's city centre.

Manchester Arndale has the highest footfall of any city centre shopping arcade. New Cathedral Street is packed with style and home to some of the world's most premium shopping experiences including Selfridges & Co, Harvey Nichols and Burberry.

Scoring higher than London, Lisbon, Prague and Moscow, Manchester is highly rated in the 2021 Economist Intelligence Unit's 'World's Most Liveable Cities'.

With a thriving food and drink culture, Manchester is now established as one of the UK's most exciting food destinations. There are new restaurants, bars, gastropubs, and cafés opening on a weekly basis.

Manchester is packed with options and every cuisine you can think of. You can fine dine or have afternoon tea, but there are always pop-up markets dotted around the city and humble street food.

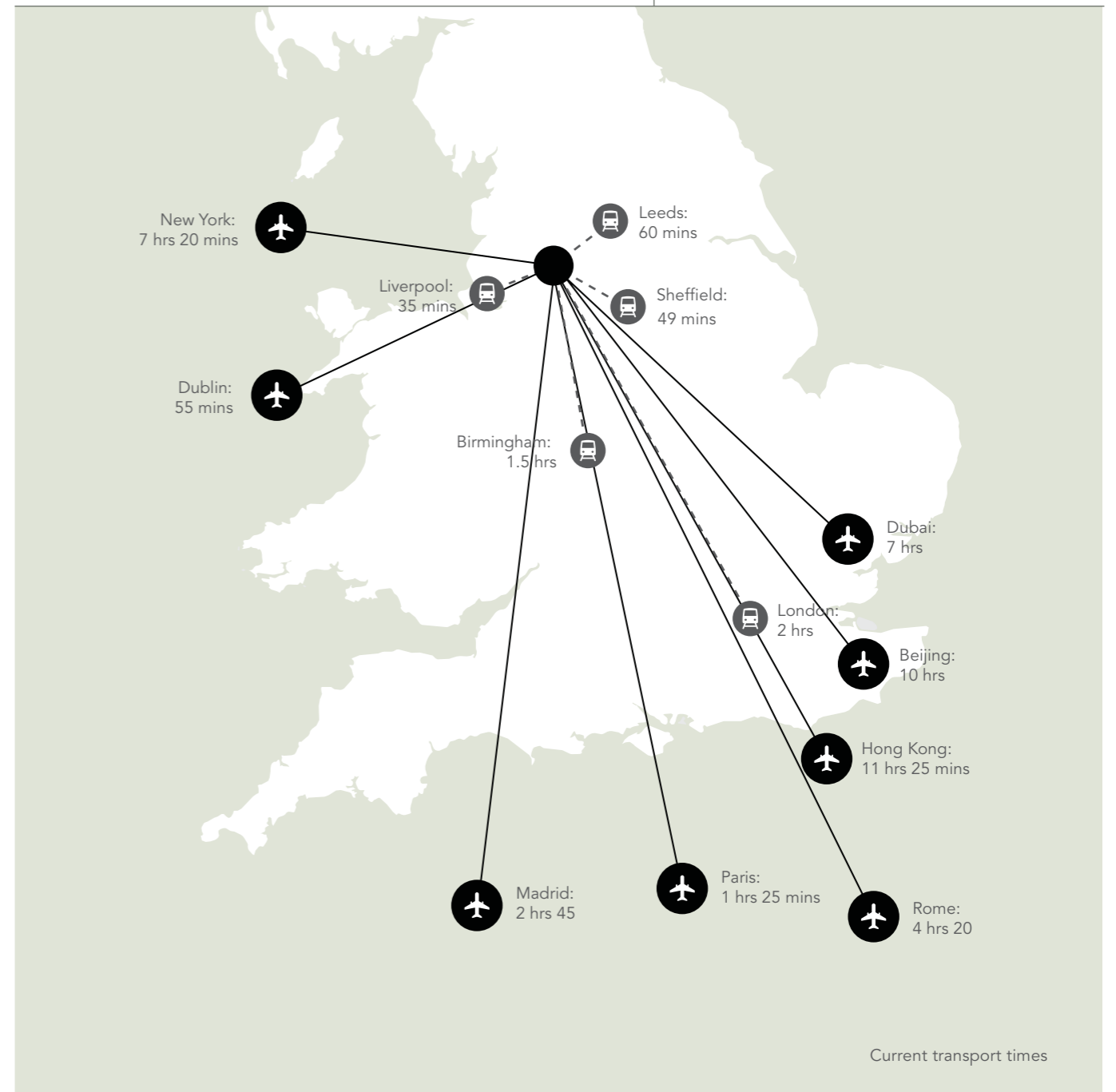
# Connecting the UK & with the world

The new high speed railway, HS2, will ensure great connections to the capital and halve the journey time. A major milestone in the programme to bring high speed rail to the North.

Sites have been purchased by HS2, on behalf of the UK government's Department for Transport in readiness for construction of Manchester's brand new high speed railway station. Investment would see businesses, residents and visitors benefit from a 41 minute connection to Birmingham on HS2 (a 46-minute saving), with direct services from London Euston set to more than halve, cutting one hour and 11 minutes off the current fastest journey time.



With an investment of £800m, the UK's third busiest airport is due to get bigger and better. 22 million passengers pass through Manchester Airport every year. With direct flights to over 200 destinations worldwide, it's the largest airport outside London.





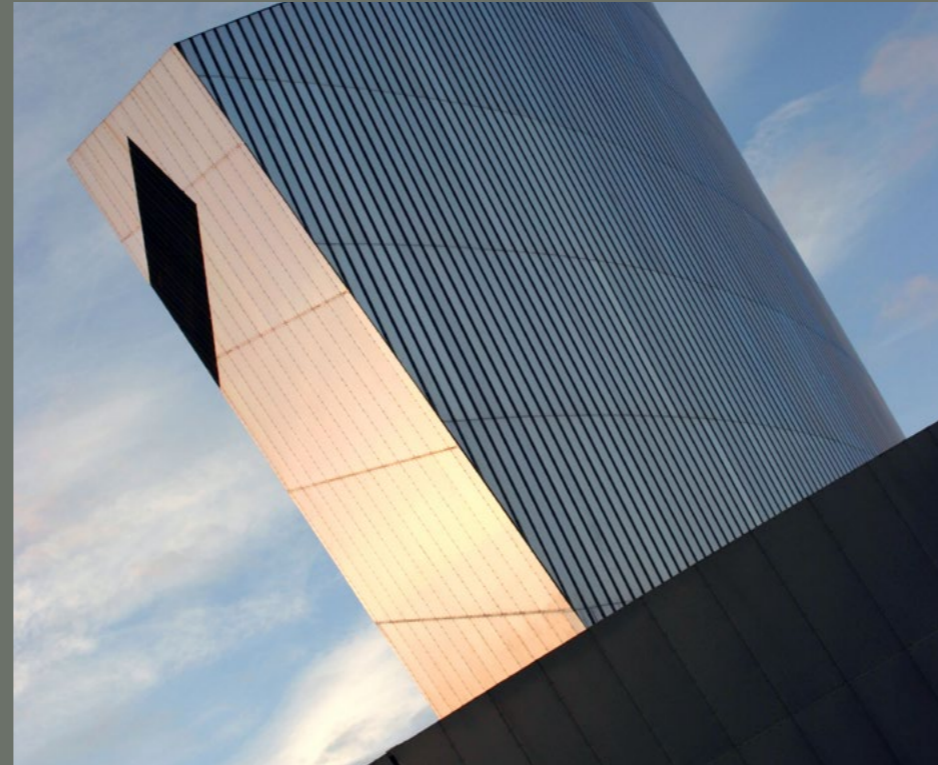


# A modern renaissance

A city with a rich history, Manchester is keen to grow on its industrial past and is in the early years of a decades long plan to regenerate and reinvigorate the area.



Image of MediaCityUK, Imperial War Museum & Castlefield



Looking to cultivate a strong sense of identity the neighbouring cities of Manchester and Salford put a strong emphasis on local arts and culture, innovation, business and leisure which has been coupled with huge government investment.

Home to the famous Lowry Theatre, one of the most visited tourist destinations in the North West, the Imperial War Museum and the Salford Museum & Art Gallery, there is no question that Salford is also defining itself as a truly unique and independent city.

The £550 million pound investment in MediaCityUK has created a unique waterfront destination for leisure, innovation and digital media – home to the BBC and ITV among others. The largest purpose-built telecommunications and media hub in Europe, MediaCityUK is on the rise as big businesses look to relocate and premium establishments aim to be represented in the area.

To cope with the growing numbers of people wishing to work and live in Manchester and Salford there are significant plans in place to develop the local infrastructure and encourage economic growth. Consequently, house prices and rental yields are on the rise, making Greater Manchester one of the UK's premier destinations for investors.

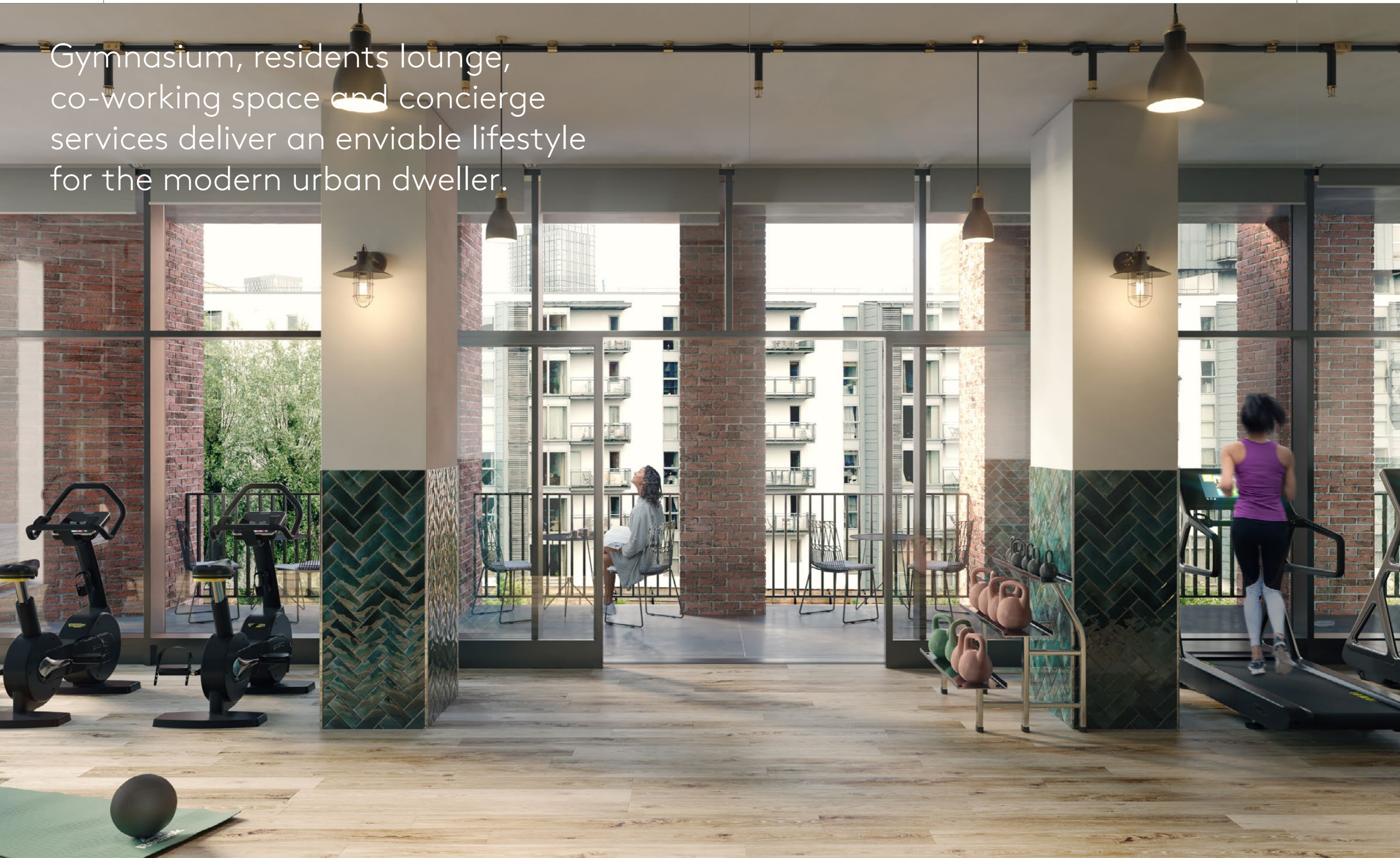


CGI of exterior view

# On-site amenities to enjoy city living

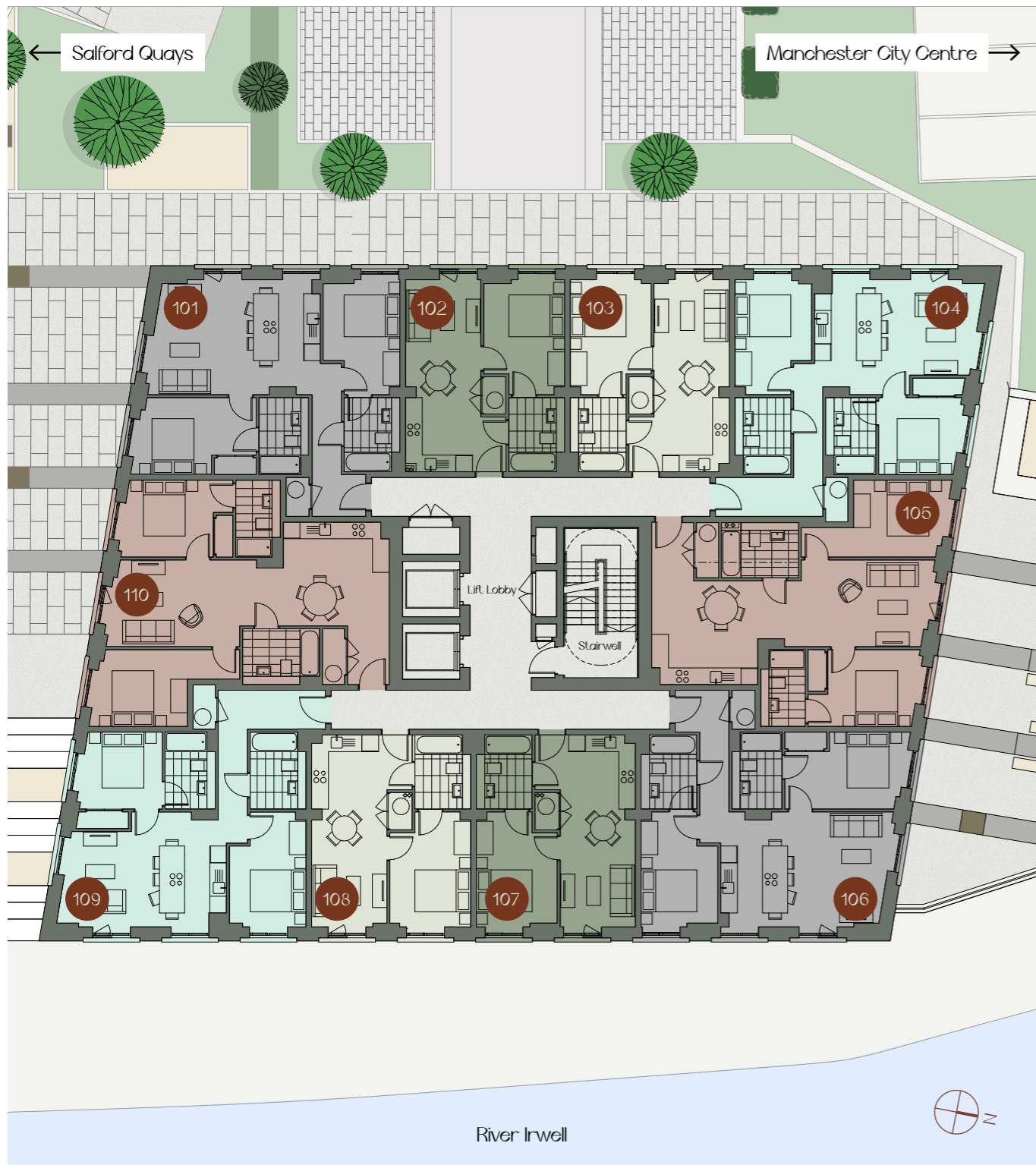


Gymnasium, residents lounge,  
co-working space and concierge  
services deliver an enviable lifestyle  
for the modern urban dweller.



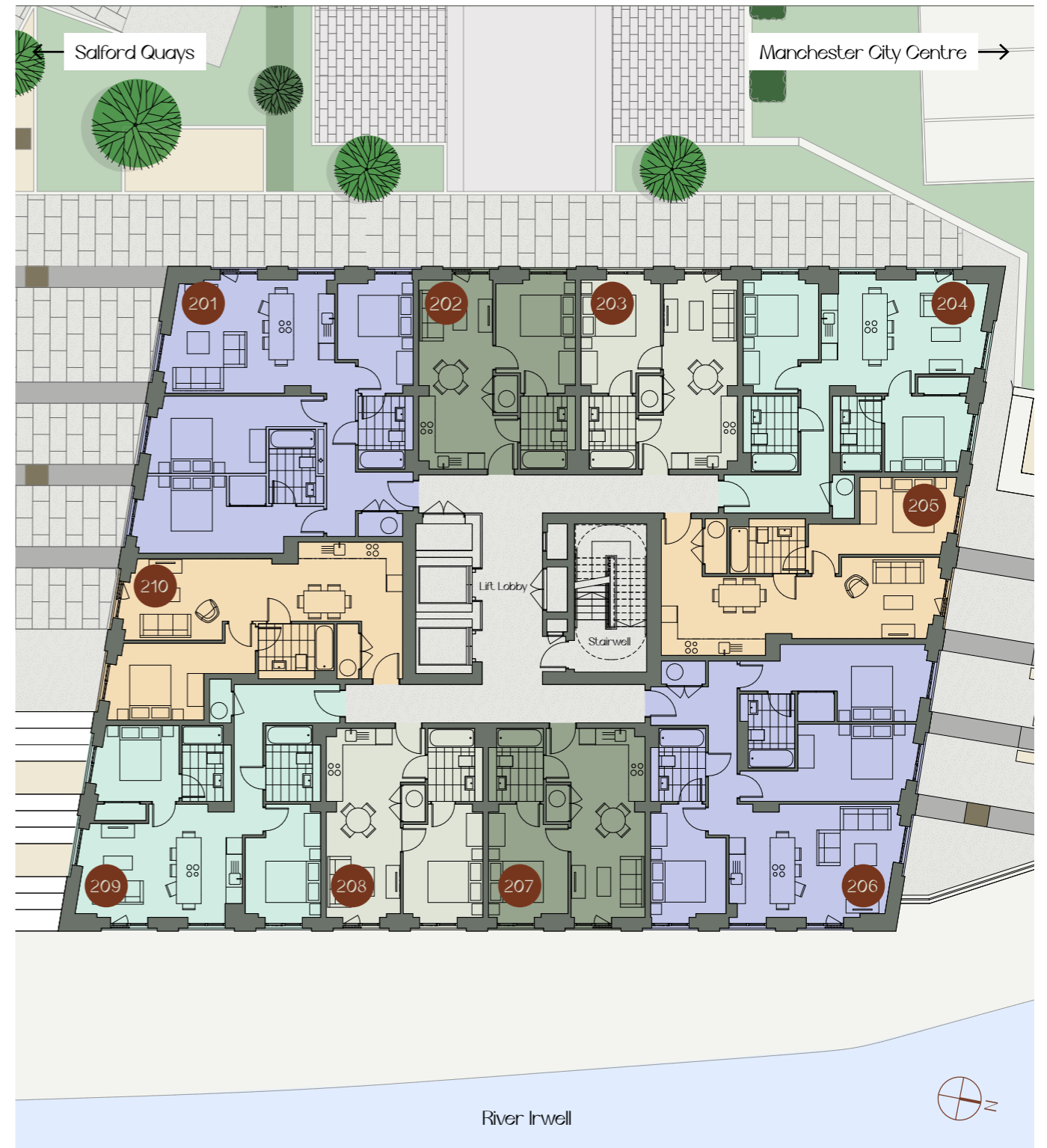
# Levels 1 & 6-16

- 1 Bedroom Type A
- 1 Bedroom Type C
- 2 Bedroom Type A
- 2 Bedroom Type B
- 2 Bedroom Type C



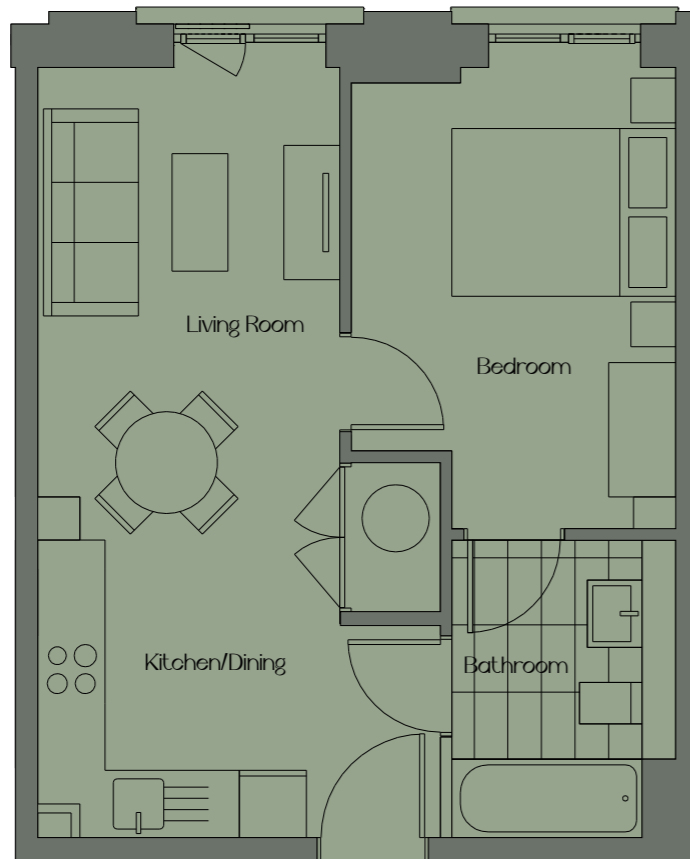
# Levels 2-5

- 1 Bedroom Type A
- 1 Bedroom Type B
- 1 Bedroom Type C
- 2 Bedroom Type C
- 3 Bedroom Type A



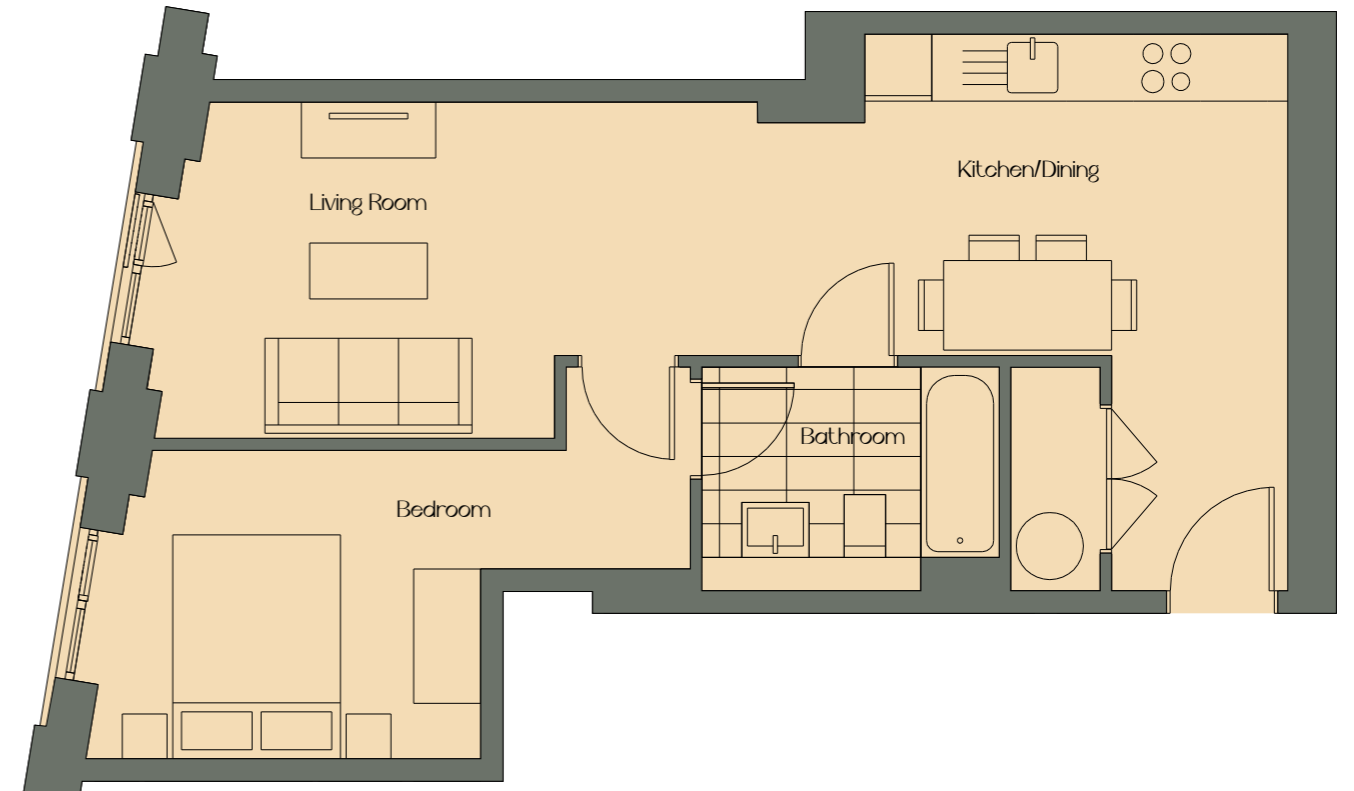
1 Bedroom Apartment  
 Type A  
 424 sq ft

	Sq ft
Kitchen/Dining/Living Room	9 x 23
Bedroom	10 x 14
Bathroom	7 x 9



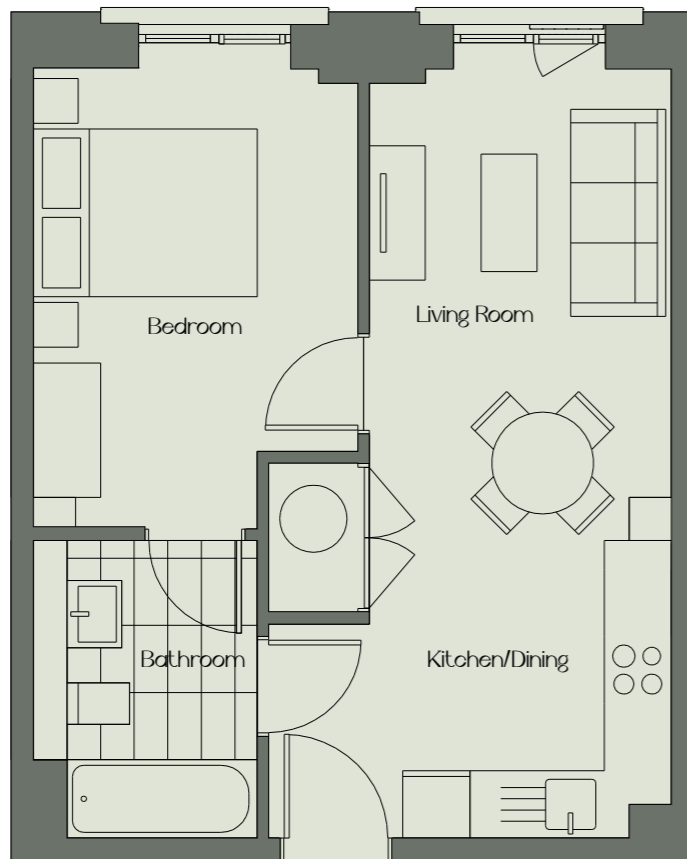
1 Bedroom Apartment  
 Type B  
 555 sq ft

	Sq ft
Kitchen/Dining	16 x 9
Living Room	17 x 10
Bedroom	11 x 9
Bathroom	9 x 7



1 Bedroom Apartment  
 Type C  
 424 sq ft

	Sq ft
Kitchen/Dining/Living Room	9 x 23
Bedroom	10 x 14
Bathroom	7 x 9



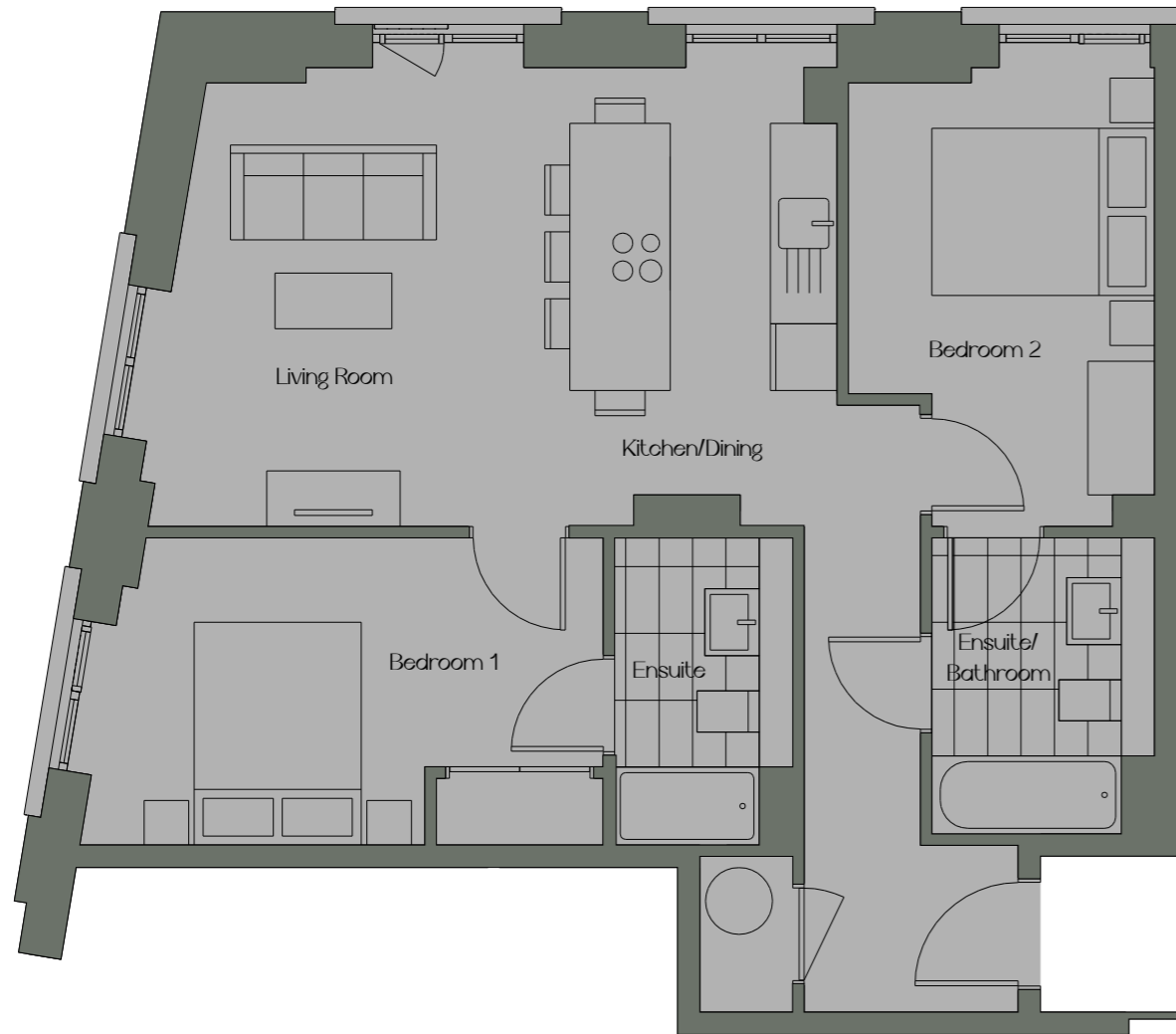
2 Bedroom Apartment  
 Type A  
 776 sq ft

	Sq ft
Living Room	20 x 10
Kitchen/Dining	12 x 12
Bedroom 1	11 x 9
Ensuite	5 x 9
Bedroom 2	11 x 9
Bathroom	9 x 7



2 Bedroom Apartment  
 Type B  
 737 sq ft

	Sq ft
Kitchen/Dining/Living Room	20 x 14
Bedroom 1	15 x 9
Ensuite	5 x 9
Bedroom 2	9 x 14
Ensuite/Bathroom	7 x 9



2 Bedroom Apartment  
 Type C  
 718 sq ft

	Sq ft
Kitchen/Dining/Living Room	19 x 14
Bedroom 1	10 x 9
Ensuite	5 x 9
Bedroom 2	9 x 14
Bathroom	7 x 9



## 3 Bedroom Apartment Type A 975 sq ft

	Sq ft
Kitchen/Dining/Living Room	20 x 14
Bedroom 1	22 x 9
Ensuite	7 x 9
Bedroom 2	13 x 9
Bedroom 3	9 x 14
Bathroom	7 x 9







CGI shows exterior view of courtyard

#### LIVING ROOM

- Wood effect plank flooring
- Electric Heating with flat panel heaters throughout
- Low-voltage LED ceiling mounted downlighters
- Stainless steel switches and power sockets
- Ultra-fast broadband connection with Fibre to the Premises (subject to final survey)
- Access control with CCTV

#### BATHROOMS

- Premium sanitary ware
- Walls fully tiled to bath areas
- Heated chrome towel rail
- Main bathrooms – WC, wash hand basin, bath with overhead shower and screen. Full-width wall mounted mirror above sink
- En-suite bathrooms with WC, wash hand basin with full-width wall mounted mirror, shower cubicle

#### BEDROOMS

- Fitted carpets
- Electric Heating with flat panel heaters
- Central pendant lighting
- Stainless steel sockets and switches
- Fitted wardrobes to primary bedroom (2&3 bed only)

#### KITCHENS

- High quality manufactured contemporary fitted kitchen units
- Slimline square edge worktops
- Stainless steel inset sink
- Premium integrated appliances – hob, oven, extractor hood, fridge-freezer, dishwasher. Integrated washer/dryer or freestanding in hallway cupboards where space available
- LED under-cabinet lighting to worktops
- Wood effect plank flooring
- Stainless steel sockets and switches

#### GENERAL

- 10 year structural warranty
- Secure environment with electronic access control including intercom with CCTV linked to each apartment
- On site car parking (available at additional cost)
- CCTV to car park, external grounds and internal communal areas
- Communal satellite dish and distribution to each apartment –subscription required for pay-to-view channels

Kitchens – Full appliance pack included.



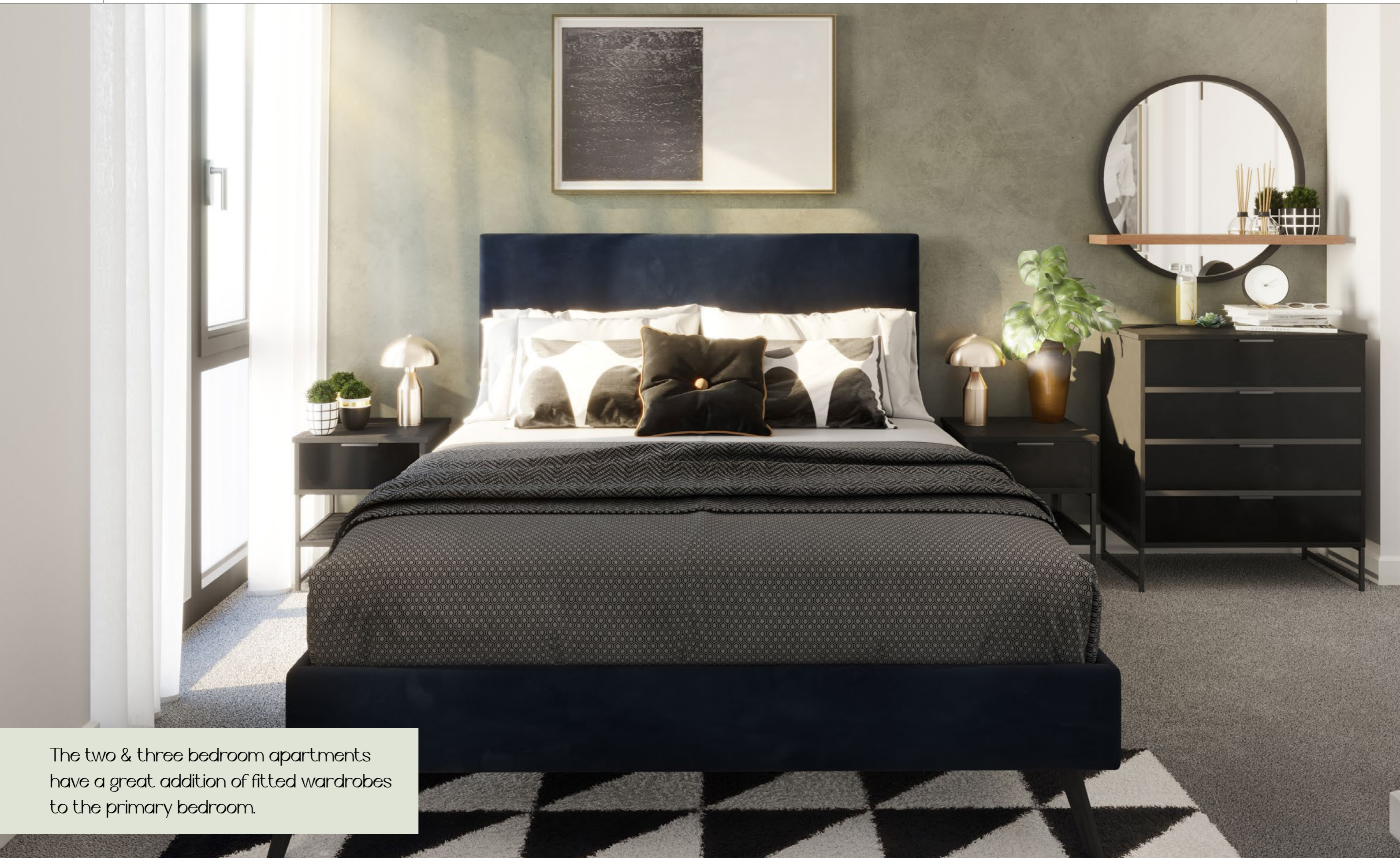
CGI shows living area and exterior view

Set in beautiful surroundings, this inspiring development will be surrounded by high-quality public realm, including a new landscaped area with a tree lined boulevard, public square and seating steps overlooking the River Irwell.





CGI of interior living space



The two & three bedroom apartments have a great addition of fitted wardrobes to the primary bedroom.



CGI shows exterior view of seating steps

# Property investment specialists



API Global manages an in-house global distribution platform for product providers and real estate developers, acting as a conduit to access hard-to-reach international markets.

API Global's track record is exemplary. Our research team has extensive experience in cities such as London, Birmingham, Manchester & Liverpool. We are pioneers in identifying new and developing markets, entering well ahead of the curve, resulting in our investors maximising returns.

We secure and package market-leading property investment solutions for our global partners and end user clients looking for exposure to one of the most stable, secure, and popular asset classes in the world – UK Real Estate.

Our dedicated team provides an end-to-end solution for all clients, guiding them through the entire purchase process. From selecting the right investment to securing the mortgage, and completion of the conveyancing process by our in-house progression team.



Image of River Irwell

# You're in good hands

**forshaw.**

14

Years in business

With half a century of property development experience, Forshaw Land & Property Group know what it takes to create a better investment opportunity.

19

Completed developments

Forshaw's activities span the whole of the UK, with an enviable track record of taking unloved land and forgotten buildings and turning them into unique spaces that bring them back to life. Forshaw develop and redevelop for prestige residential, commercial, mixed-use and student property. Most of all, Forshaw develop for investors.

1232

Homes delivered

Forshaw Land & Property Group's history is one of impressive returns well in excess of regional averages and capital growth. Investors trust developments by Forshaw because the developer believes wholeheartedly in creating boutique style homes people love, in market-led locations people need, to standards people value.

403

Homes in build

82

Homes in the pipeline

# Our track record

## Halo Completed Scheme

Located within a highly accessible location close to the main commercial core of the city centre, Halo is a modern 6 storey residential development for a world-class city. Comprising 66 one, two and three bed stylish apartments with basement car parking.



Larger Development of the Year Winner at the NW HouseBuilder Awards

# forshaw.

## The Waterhouse Completed Scheme

Perfectly located on the banks of the River Irwell, "The Waterhouse" is a new build, off-plan residential development in the heart of Greater Manchester. The high-specification nine storey building complimented with private balconies and roof terrace comprises 86 stunning waterside apartments with impressive city and water views.



# Our track record

## Queen's Brewery Completed Scheme

A conversion project with part new-build, The Queen's Brewery is comprised of 1, 2 and 3-bed apartments, in addition to private bicycle storage and parking, whilst retaining the unique Victorian architectural features which helped it earn its valued status as a Grade II listed building.



**forshaw.**

## Victoria House In Build

Victoria House is a vibrant new development in the heart of Manchester. Accomplished architecture makes this development a welcomed addition to the city's skyline. Equally breathtaking is the high quality apartments and living facilities within the development.





# Delivering property management



[www.primopropertymanagement.co.uk](http://www.primopropertymanagement.co.uk)

The most important part of investing in real estate is the day to day management of your property.

While initially finding the right property in the right location and figuring out your finances is very important, the management of your asset is ongoing. How your property is managed will largely determine how your property performs over the longer term and how profitable your investment becomes.

At the Forshaw Group we recognise the importance of landlords accessing professional and cost effective property management services for their buy-to-let property. For that reason, we have established our sister company, Primo Property Management. Primo offer a seamless management handover on completion of your property to take the time and stress out of buy-to-let and let you concentrate on your day job!

Working hand in hand with our development team, our in house property management company are experts in the locations we target around Greater Manchester. They source and vet professional working tenants to achieve top rental returns for your investment property.

As well as the initial tenant find service, Primo take care of all the day to day management of your property.

This includes collection of rents, regular inspections, legal compliance tasks and all other associated services you would expect from a professional property management company.

Whether you are a novice or seasoned investor in the UK or overseas, we offer our purchasers complete peace of mind with our one stop approach to hassle free buy to-let investment and property management.

Homes worth living in. Homes worth investing in.

Primo is ideally placed to manage your investment at Pavilion Wharf.

The services we offer are enhanced by the unique relationship we have with our sister company, Forshaw Land & Property Group. Experience over recent years has contributed to an internal skills base able to mobilise, market and tenant new developments.

The unique relationship mentioned above extends beyond our sister company Forshaw, it encompasses third party construction companies, and their sub-contractors. A full property management service is offered at just 7.5% + Vat.

# Our services

- Rent appraisal
- Marketing
- Accompanied viewings
- Tenant reference & credit check
- Tenancy agreement
- Serving legal notices
- Deposit registration
- Full inventory
- Rent collection & quarterly statements
- Quarterly inspections
- Legal compliance tasks
- Tenancy extensions
- Maintenance (24/7 call out)
- Dedicated landlord liaison contact
- Tenant relationship management
- Block management/ estate management

## Our accreditations:



# PAVILION WHARF

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MANCHESTER

[PAVILIONWHARFMCR.COM](http://PAVILIONWHARFMCR.COM)

Misrepresentation Act: Forshaw for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Forshaw has any authority to make any representation of warranty whatsoever in relation to this property.