



UPTOWN

RIVERSIDE MANCHESTER

**“WHAT MANCHESTER
DOES TODAY, THE WORLD
DOES TOMORROW”**

THE UK'S ORIGINAL MODERN CITY

Manchester has a celebrated history of world firsts, establishing itself as a city that paves the way with a wealth of innovations, economy and the ideas of society, produced over decades. A progressive city that split the atom, created the programmable computer, campaigned triumphantly for women's right to vote and produced countless musical movements, Manchester is a city united, to be admired and replicated; not just in the UK but worldwide.

Manchester is a hotbed of raw entrepreneurial spirit, ambition, creativity and pioneering methods of working, it's in our DNA. Innovation is a rich part of our illustrious history; we don't just face the future, we create it. Vision and hard work are synonymous with Manchester, it's woven into the fabric of our great city and it's why this is a place where productivity and progress are paramount. While New York is the city that never sleeps, Manchester is the city that never stands still.

Manchester is the world's first modern city and it was home to the world's first industrial estate. Fittingly, Alliance's own journey to success originated in the industrial sector some 28 years ago. Like many who have shaped our city, we also set out to break new ground with a vision to develop iconic, landmark offices, hotels and homes raising the design bar in Manchester for which we have achieved record rentals reflecting our quality and timeless style.

Purposefully named Alliance, we continue to build, support and collaborate, which has brought us further success and accolades, managing assets for the banks and funds and building places for people. Our award-winning business parks have seen great success with our commitment to design, environment, amenity and embracing technology to further enhance the Alliance offer, through to innovation within our construction techniques.

To commemorate the extraordinary discoveries made in Manchester, our three buildings at Uptown have been named individually: Graphene, Enigma and Element, in homage to their profound historical influence in amongst a contemporary revolution of our own, within the architectural domain. Welcome to Uptown.

David Russell, Chairman Property Alliance Group





LET'S GO UPTOWN

CITY LIVING; RIVERSIDE.



UPTOWN

WHERE RIVERSIDE LUXURY MEETS CITY LIVING

Welcome to Uptown, premium riverside apartments situated on the banks of Manchester's River Irwell. Uptown delivers the convenience of city living from a stylish waterfront location. The development comprises of 156 one and two bedroom apartments, with opulent interiors and large communal and private rooftop terraces.

Uptown's suave, geometric architectural design marries together both contemporary and industrial styles. The development comprises of three buildings that rise to different heights creating a high impact, staggered impression on the landscape. Ascending communal and private rooftop terraces mirror the form of a green river bank gradually sloping away from Manchester's River Irwell

Adjacent to Uptown sits a premium townhouse development, comprising of a number of stylish individual and privately owned homes. Surrounding tree lined avenues and open and communal gardens provide an aesthetic and stylish neighbourhood. A hip and happening, affluent community is rising on the banks of the River Irwell, just steps away from the heart of city life.





COMMUNAL TERRACE





TYPICAL KITCHEN & LIVING AREA



TYPICAL DUAL ASPECT BEDROOM

WATERSIDE OPULENCE

Uptown is home to 156 luxury one and two bedroom apartments. Floor to ceiling windows flood the apartments with natural light and clever, modern design creates well thought out, stylish living spaces. A unique blend of high class materials and appliances ensure that each Uptown apartment has been created and finished to the very highest of standards.



TYPICAL BATHROOM

Uptown is the epitome of modern city living. Inside luxury interior design oozes style and sophistication, whilst outside exclusive, private and communal, recreational spaces await. The unique rooftop garden terraces, residents gymnasium and riverside bike stores, provide fantastic leisure opportunities. The Uptown community will be poised ready to balance fast paced city life and waterside calm.





FROM RIVERSIDE TO CITYWIDE

RIVERSIDE STEPS TO THE HEART OF THE CITY

This luxury waterside accommodation is ideally positioned; residents can explore Manchester's waterways on foot or by bike and are also a short riverside walk away from the centre of a bustling and vibrant city.

Diverse, energetic and overflowing with character, Manchester is one of the most exciting destinations in Europe. Manchester is celebrated for its warm, friendly and welcoming personality and is chosen as home by citizens from around the globe. The city's student and business population is thriving and a growing number of high net worth individuals are taking residence and investing in this multicultural city.

Manchester is widely considered to be the birth place of the Industrial revolution and has a proud history in science, politics, music, arts and sport. However, it is the Manchester of today that is booming and alive with culture. This progressive city has a buzzing, arts, music and sporting scene. People are drawn from across the globe to visit the stadiums of world famous Premiership football teams Manchester United and Manchester City, and other world class sporting facilities including the Old Trafford Cricket Ground and the Manchester Velodrome and Aquatic Centre. A first-class array of culinary and leisure experiences and a packed calendar of world class events are ready to delight.



HIGHEST STUDENT RETENTION LEVELS IN EUROPE

Part of Manchester's progressive attitude and youthful energy is fuelled by the 90,000 students that attend its leading universities and colleges, increased to 400,000 students attending universities within an hours drive. Manchester has one of the largest student populations in Europe, this includes 20,000 international students that travel here from more than 180 countries.





THE AVENUE/NORTH
SPINNINGFIELDS



VIVIENNE WESTWOOD
KING STREET

A city that never fails to deliver; discover world famous brands alongside a unique and eclectic array of restaurants, bars, museums and galleries.



LOUIS VUITTON
EXCHANGE SQUARE



SELFRIDGES & CO
EXCHANGE SQUARE





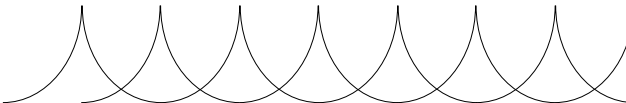
THE OLD WELLINGTON
THE TRIANGLE



THE WHARF
CASTLEFIELD

Manchester: voted one of the worlds' most liveable cities,
ahead of London, New York and Rome.

The Global Liveability Survey 2016, compiled by the Economist Intelligence Unit



A BRIGHT FUTURE AWAITS

“Manchester is increasingly recognised as a compelling proposition for investment and, not just the most attractive option outside of London but a genuine alternative to it. We are recognised as a dynamic, outward-looking international city and we are working hard to continue to attract such investors.”

Sir Howard Bernstein

Manchester has attracted a momentous amount of investment from around the world in recent years and this drive continues. New development and new business is thriving and the city looks optimistically ahead to a great future.

The city has one of the fastest growing economies in the UK, with many major strategic developments backed by investors from around the world. A key driver of the Northern Powerhouse Partnership, it has successfully attracted national and global businesses such as the BBC, ITV, Amazon and Google to establish strategic sites in the city, resulting in real-estate values being among the most stable and rewarding in the world.

80/100

Of the FTSE 100 companies have a presence in Manchester

84%

Jobs growth in the city. 1998 -2015

90,000

Highest student retention levels in the UK.

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£1.5^b

£1.5bn Manchester Life MCC and Sheik Mansours ADUG’s £1bn 10 year plan

£1.5bn Spinningfields mixed use city centre regeneration

£800^m

£800m Manchester Airport Group investment into the airport and business, aviation, science, and biotechnology industries in the surrounding area

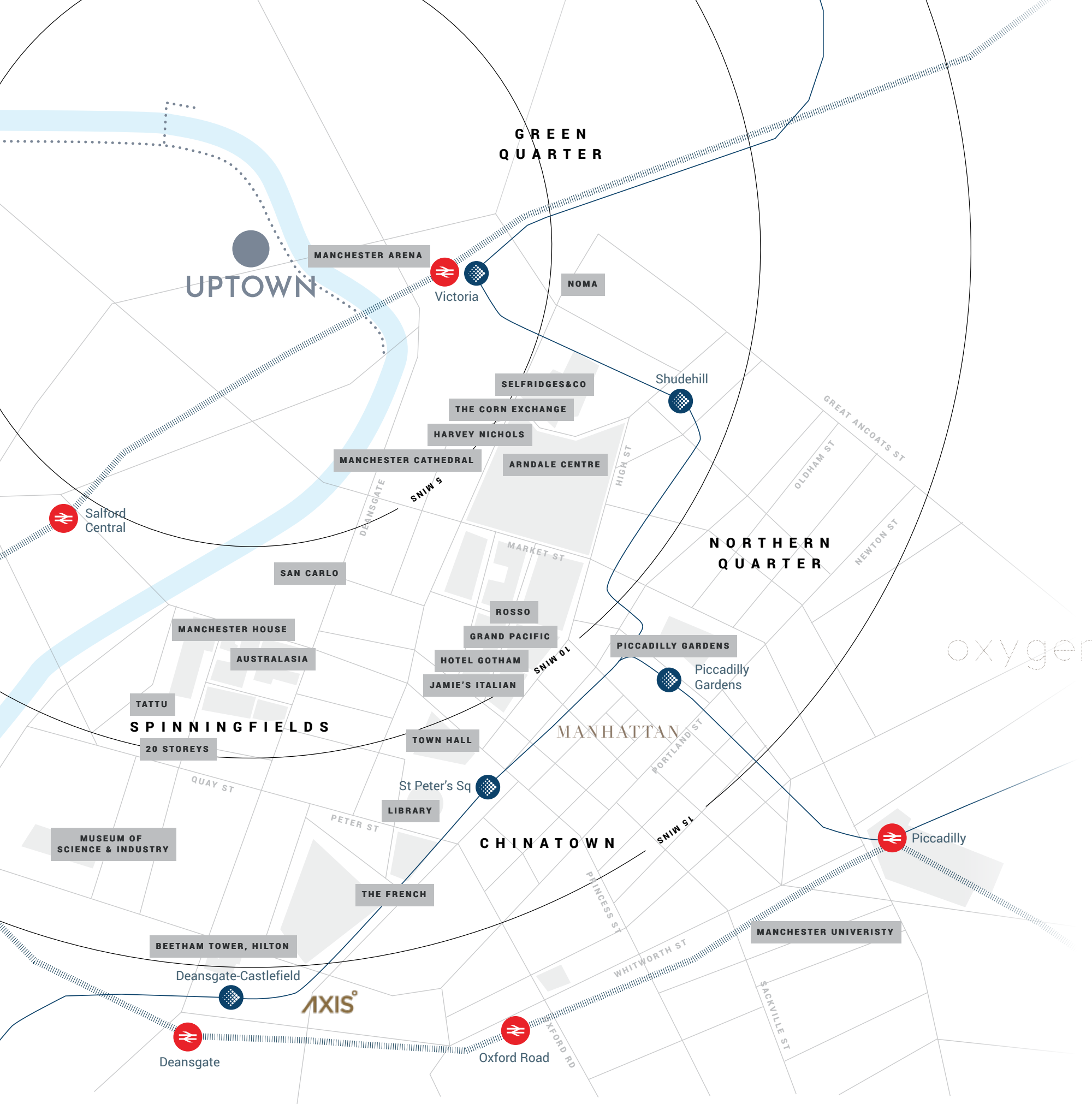
£800m NOMA 20 acre mixed-use city centre regeneration scheme

£650^m

£650m Media City 200 acre business hub for media, digital and creative

149%

Population growth in Manchester city centre. 2002 - 2015



ENJOY THE BEST OF BOTH WORLDS

A convenient city lifestyle from a stylish waterfront location



By foot:

- 3 minutes to Victoria
- 6 minutes to Arndale Centre
- 6 minutes to Deansgate
- 8 minutes to Spinningfields
- 11 minutes to Town Hall
- 12 minutes to Northern Quarter
- 12 minutes to St Peters Square

..... River side walk



UPTOWN
ELEMENT • ENIGMA • GRAPHENE

CITY LIFE FROM THE WATERSIDE

Nestled within leafy surroundings by the meandering River Irwell and just a stone's throw away from Victoria Train station, Manchester Arena and the wider city; Uptown is perfectly placed to reap what Manchester has to offer.



EASY ACCESS TO WHERE YOU NEED TO BE

Manchester is positioned at the heart of the UK's revolutionary HS2 and HS3, high speed rail developments. The city already benefits from excellent rail links to London and other key UK hubs and soon journey times will be significantly reduced; high speed travel in and out of Manchester is on the horizon.



A GLOBAL GATEWAY TO THE WORLD

AIR

From Uptown it is just 30 minutes to Manchester Airport, the largest airport outside of London. A truly global hub, Manchester provides its 23.5million passengers with direct flights to 225 destinations, including the world's most important cities.

As well as 35 flights a week to Dubai, - from operators including Emirates, Qatar and Etihad – there are 4 direct flights a week to Beijing and Hong Kong with Cathay Pacific, Hainan Airlines, and daily flights direct to Singapore with Singapore Airlines. There are also flights to Shanghai, Africa and Americas.

RAIL & HS2

London's Airports and a host of other locations are easily accessed by Manchester's excellent rail links. Being a key stop for HS2 and HS3 ensures that by 2025 London will be a 1 hour commute on the HS2, while the city's extensive tram network opens up the surrounding areas and beyond with a range of Northern Hub rail investment proposed for the near future.

ROAD, TRAM & BUS

From its location at the centre of the UK, Manchester's orbital and linear motorways connect it directly to the other key urban hubs of London, Bristol, Glasgow, Edinburgh, Leeds, Newcastle and Liverpool. Likewise the local tram and bus network connects surrounding areas while national bus services go further afield.



TOUCHING GREEN FROM AN URBAN SCENE



**MANCHESTER
CITY CENTRE**

Location travel times
See page 23



Welcome to
Manchester

A CITY OF FIRSTS

The birthplace of the Industrial Revolution, Manchester boasts 25 Nobel prize winners, who broke ground with their world changing discoveries.

This resourceful city has witnessed radical historical moments, including the invention of the first stored program computer, discovery of atomic theory, splitting of the atom, as well as the founding of the world's thinnest, strongest and most conductive 2D material, graphene. To recognise and celebrate our city's illustrious history and freedom to think, such groundbreaking discoveries have been built into the fabric of our latest development Uptown, deep in the heart of the acclaimed cottonopolis.

ELEMENT

A celebration of two exceptional minds: Manchester is the birthplace of nuclear physics, with Ernest Rutherford splitting the atom, while John Dalton, cemented his status as the father of modern chemistry. His devotion to atomic theory was the precursor of all modern chemistry, his lectures on meteorology turned the study of weather into an enthralling science.

ENIGMA

Named to acknowledge the great work of mathematical genius and the father of the modern computer Alan Turing, this groundbreaking work was conducted at the University of Manchester and it was here, he constructed the world's first modern computer, called the Manchester Mark 1, laying the foundations for technological progression. Alan Turing pioneered artificial intelligence during his time at the University and advances in technology have been in freefall ever since. Manchester is still at the forefront of the digital revolution, home to the second largest tech scene in Europe.

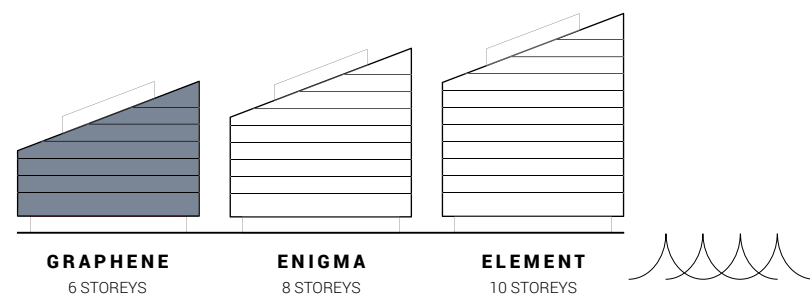
GRAPHENE

Manchester is the centre of a new revolution: Graphene. Founded in the physics department at the University of Manchester, in 2010 the founding scientists were awarded the Nobel Prize for physics, following the discovery of the first ever man made material in two dimensions. Lightweight, super-strong and highly-conductive, graphene has almost limitless potential. This new wonder-material will transform technologies in every walk of life, from solar power and fuel cells, to flat-screen devices and disease detection.



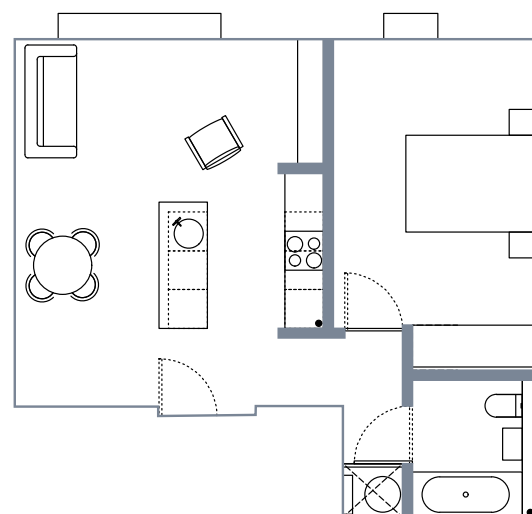
THE COMMUNITY

Uptown comprises of three geometrically designed buildings that rise dramatically to different heights.

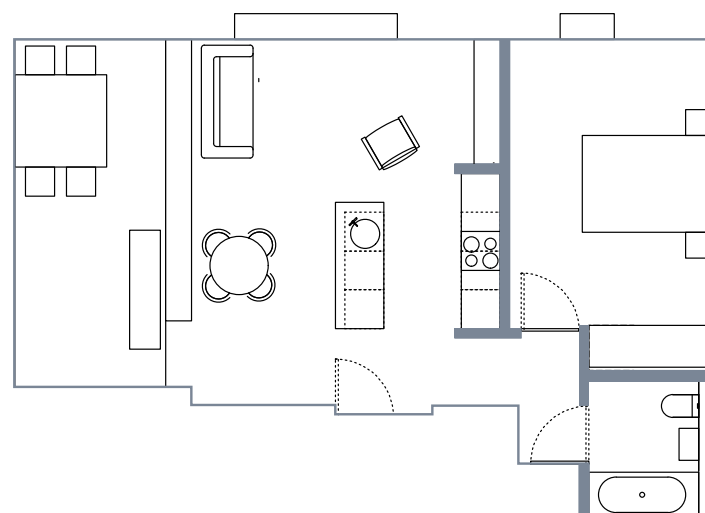


APARTMENTS

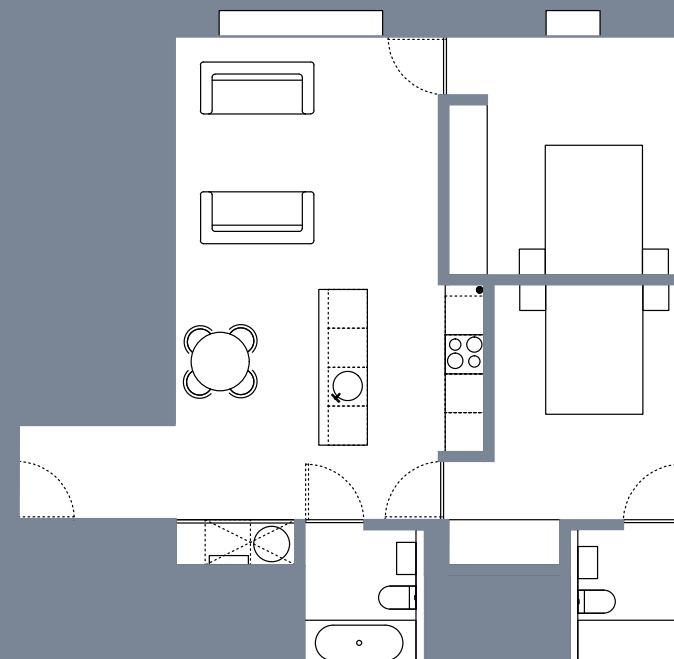
TYPICAL 1 BED



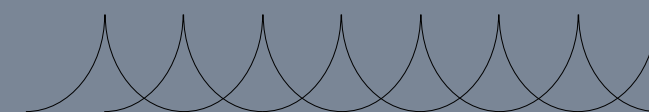
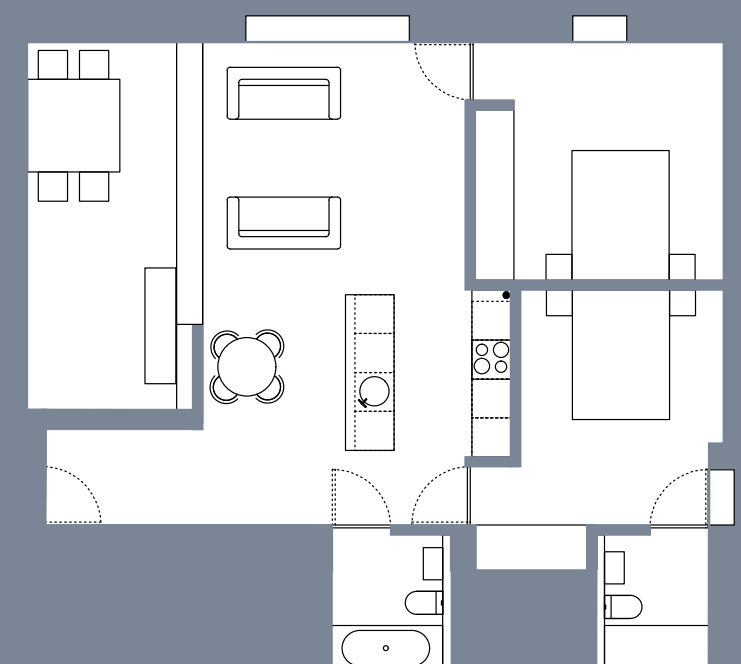
TYPICAL 1 BED WITH BALCONY



TYPICAL 2 BED

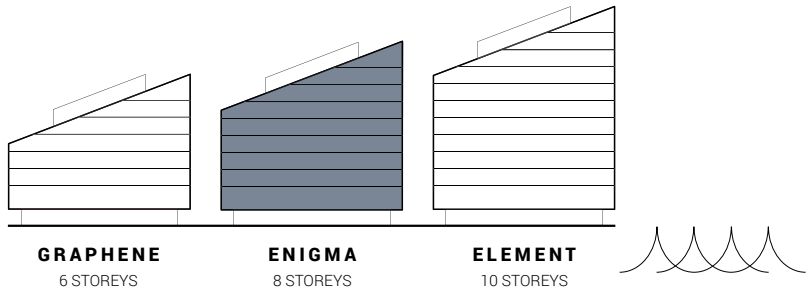


TYPICAL 2 BED WITH BALCONY



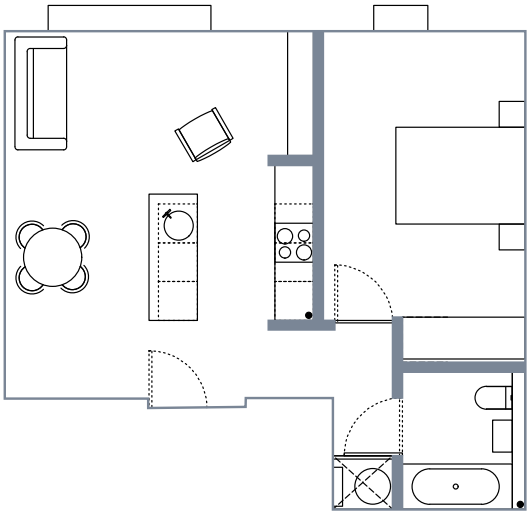
RELAX IN STYLE

Ascending private and communal rooftop terraces gradually slope away from Manchester's River Irwell, providing extensive and unique outdoor space for Uptown residents.

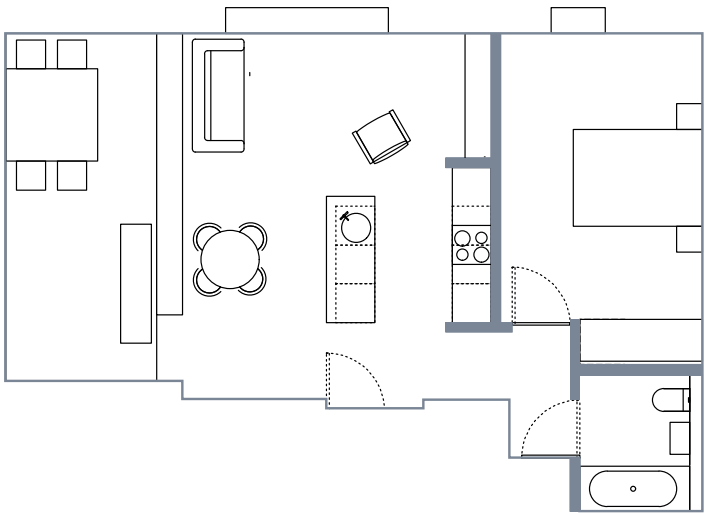


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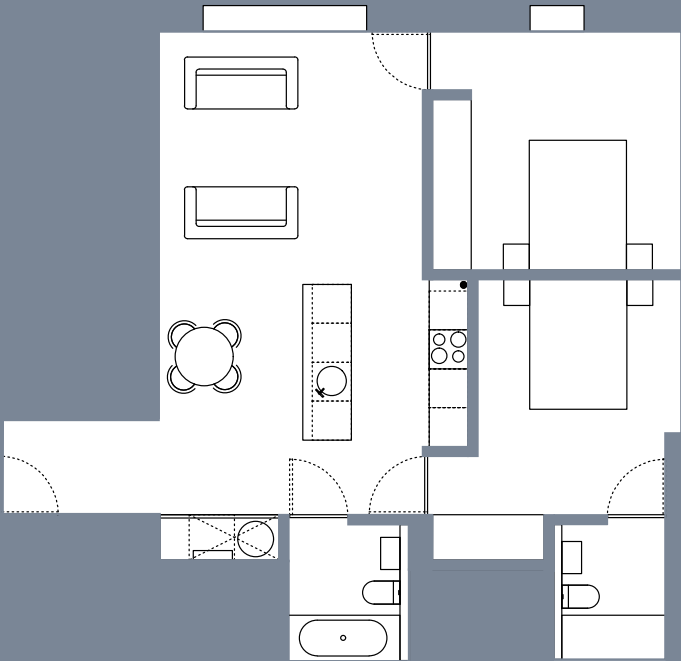
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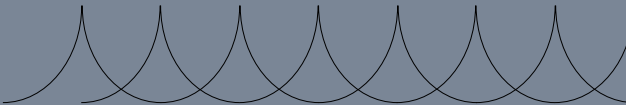
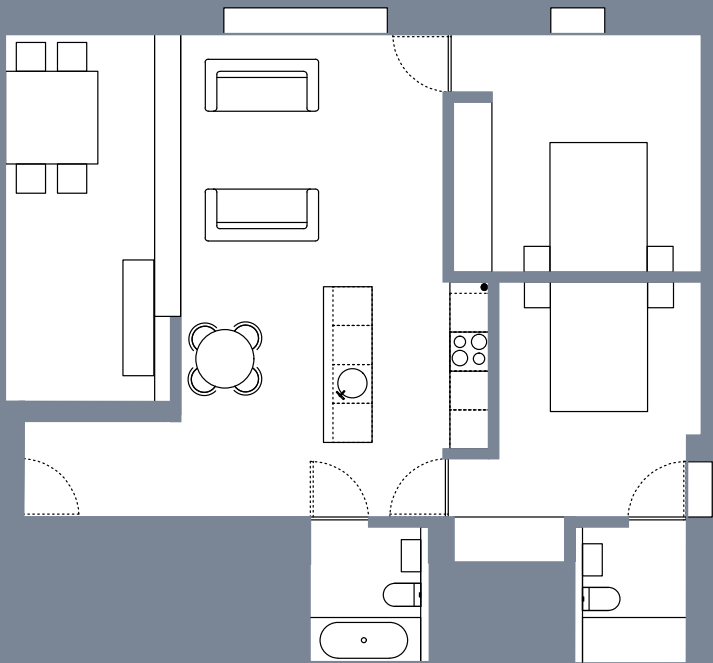
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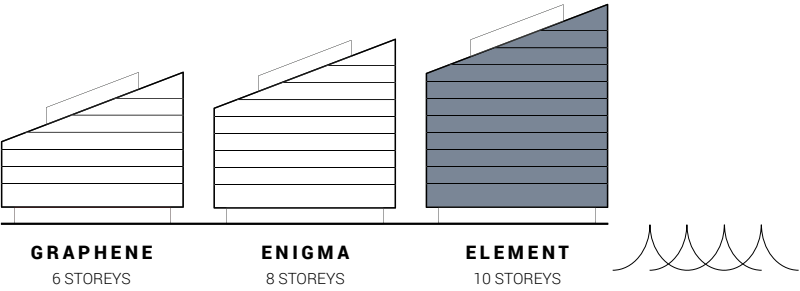


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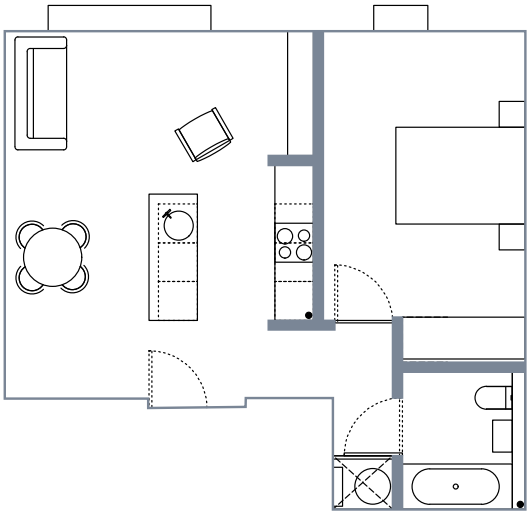
BE PART OF IT

A premium townhouse development provides an aesthetic and stylish neighbour for Uptown. Join a riverside community that's just steps away from the heart of the city.

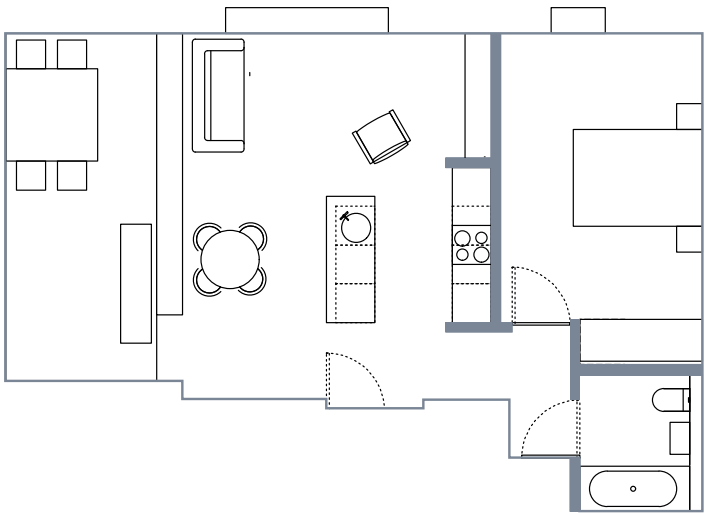


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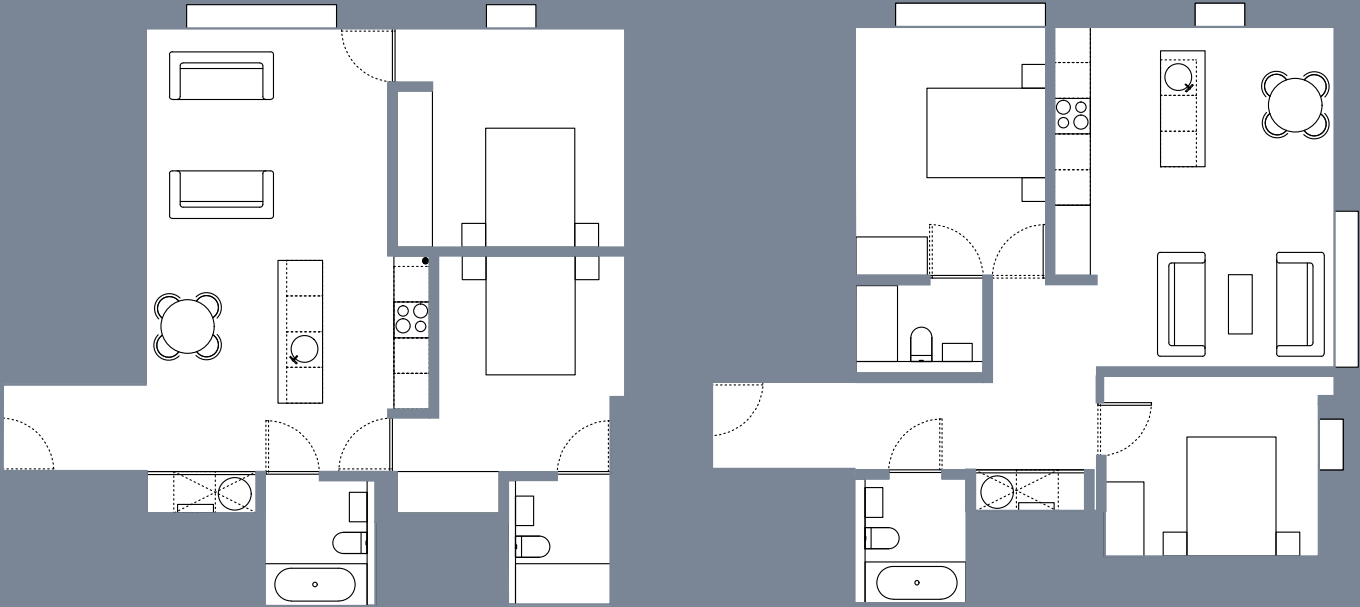
TYPICAL 1 BED



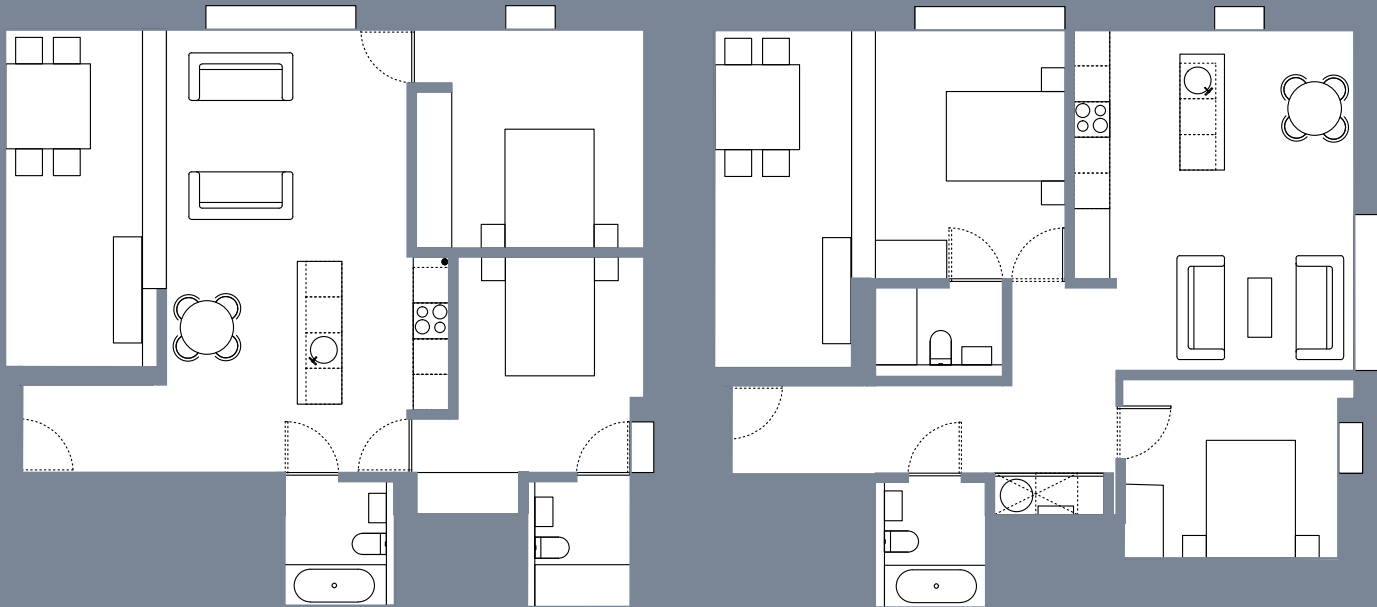
TYPICAL 1 BED WITH BALCONY



TYPICAL 2 BED



TYPICAL 2 BED WITH BALCONY



A STRONG ALLIANCE

A global brand firmly established in Manchester, Property Alliance Group (Alliance) is a developer and investor specialising in luxury living concepts and high quality finishes. Uptown brings yet another luxury development to Alliance's Manchester portfolio that already includes the spectacular Manhattan, Oxygen and AXIS developments. Alliance is actively on site with a £260m development pipeline in the North West. Further to our exclusive residential portfolio the works span across the office, industrial and hotel sectors; No 3 St Peter's Square, Manchester, 55 Portland Street, Manchester, Amazon, Sheffield, IFCO, Warrington and Trident, Manchester Airport.

28 YEARS OF SUCCESS BUY WITH CONFIDENCE

Accommodation Scheme of 2013
NW BUSINESS INSIDER AWARD

Building of the Year –
The Pinnacle, King Street
GREATER MANCHESTER CHAMBER OF COMMERCE AWARD

Developer of the Year 2011
NW BUSINESS INSIDER AWARD

Shortlisted Commercial Development
of the Year 2015 - Trident, Manchester Airport
NW BUSINESS INSIDER AWARD

Shortlisted Deal of the Year 2018
– Trident, Manchester Airport
NW BUSINESS INSIDER AWARD



ALLIANCE, MAKING MORE OF MANCHESTER

Alliance takes great pride in its Mancunian roots and works strategically with key partners to support and enhance Manchester's reputation as a pioneering and thought-leading city. As a company that has been established and shaped Manchester for 28 years, we are passionate about our city, which is reflected in the quality of our schemes and desire to support other organisations and charities, which help to showcase its potential culture and community.



As a group Alliance believes passionately in investing in the next generation and holds a keen focus on initiatives that encourage and support children and families through learning, play and positive experiences. The team at Alliance continues to support school children in Greater Manchester through joint initiatives with local organisations.



GROWING MORE TREES
FOR GREATER MANCHESTER

cityoftrees.org.uk [f/cityoftreesmcr](https://www.facebook.com/cityoftreesmcr) [t/cityoftreesmcr](https://www.instagram.com/cityoftreesmcr)





MISREPRESENTATION ACT

Property Alliance Group 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 Property Alliance Group has any authority to make any representation of warranty whatsoever in relation to this property.