

MIDDLEWOOD
LOCKS.

A UNIQUE
MANCHESTER CITY
CENTRE HOTEL
DEVELOPMENT
OPPORTUNITY.



WHAT? MIDDLEWOOD LOCKS

- One of the UK's **largest** mixed-use, city centre regeneration developments which focuses on 'Community and Neighbourhood'
- Already a multi award-winning project
- A **25 acre** prime regeneration development with exemplary public realm and open space in the heart of the city centre
- **2,215** new homes and **1 million** sq ft of commercial space
- An established new community and neighbourhood with over **1,300** new homes either completed or under construction
- Over **2,000** residents living at Middlewood Locks **BUT** still much more to come



WHAT? MANCHESTER HOTEL MARKET

- Manchester has **119 million visitors** per annum with 11 million visits being overnight stays
- Manchester is the **largest hotel market** in the UK outside of London
- Manchester is the **second most visited city in the UK** for staying visits for both the domestic and international market
- The varied and extensive mix of leisure and culture activities in Manchester, including 2 Premier Leagues football teams, party-political and corporate conferences, music, arts and theatre generate strong **year round demand** for hotel beds across the city
- Hotel stays driven by the leisure and tourism market is bolstered by the mid week corporate use from visitors to Manchester that want to operate in the **UK strongest performing regional economy**
- Middlewood Locks is perfectly placed to capitalise on this market and the proposals for a canal-side hotel is an incredibly attractive proposition
- The recent opening of the **Factory International/Aviva Studio**, a major new arts and events centre immediately opposite Middlewood Locks coupled with **Co-op Live Arena** (another major in-door venue) will lead to further growth of Manchester's leisure and tourism market





WHAT?

THE OPPORTUNITY

Manchester's Hotel and Extended Stay market is well placed to continue its growth, with strong demand across all commercial and leisure sectors.

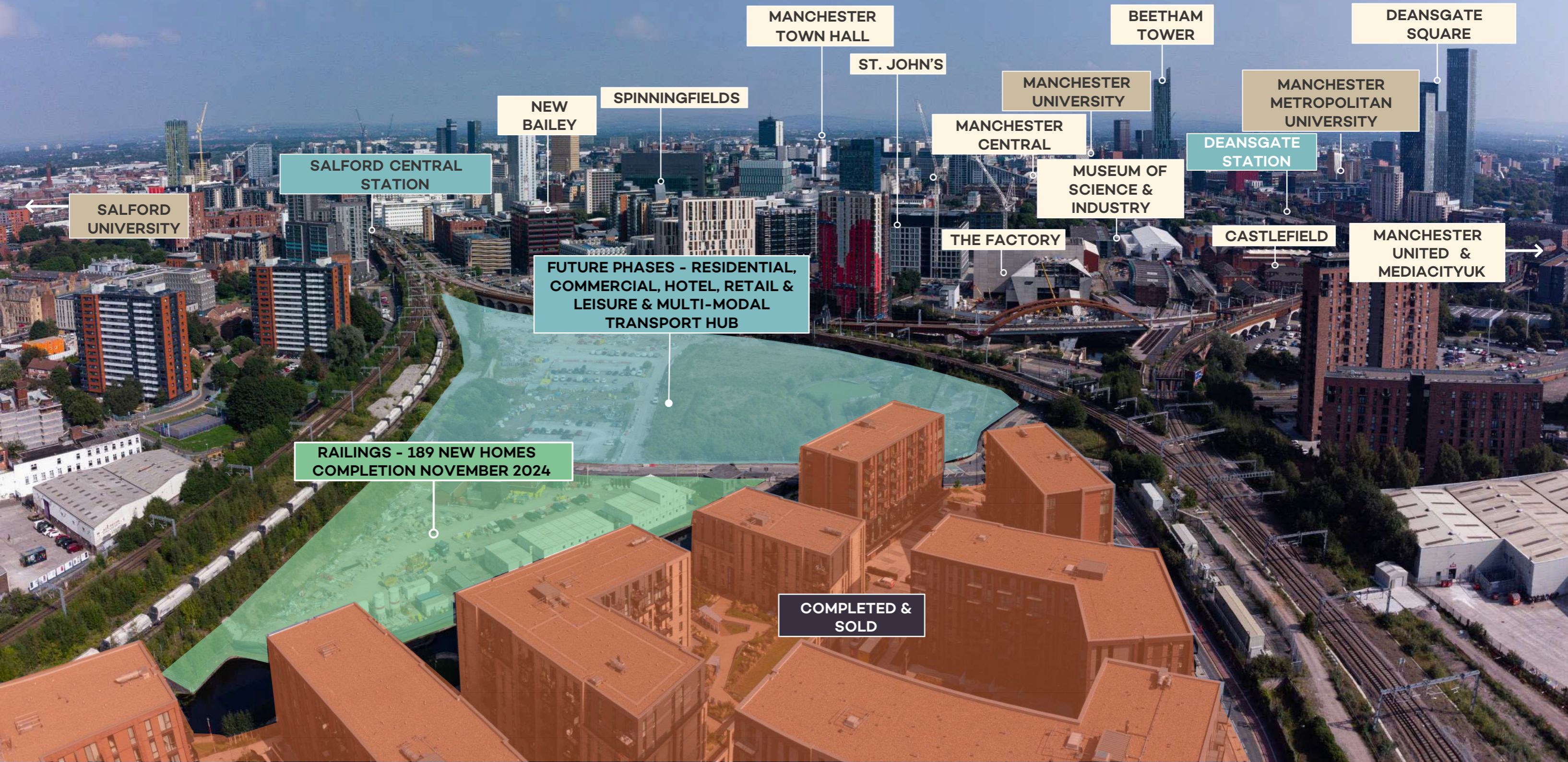
Greater Manchester continues to out perform every other regional city in economic and social key performance indicators. With an £80 billion economy, global transport connectivity and a cultural and entertainment offer that consistently puts Manchester on the International stage, the city offers a quality of life that ensures talent is attracted here and stays.

Manchester is the ultimate business capital – Source: MIDAS

- **Phases 1 to 3 complete**
- **Outline Consent for hotel within the Master plan**
- **New build hotel proposed with up to 25 stories and 270,000 sq ft**
- **Would suit either a single or dual branded hotel – 250 + keys**
- **Attractive waterfront position**
- **Excellent connectivity to St Johns and Spinningfields**

Our client is seeking expressions of interest from hotel funds, brands, operators and development partners.

WHERE? MANCHESTER



SALFORD UNIVERSITY

SALFORD CENTRAL STATION

NEW BAILEY

SPINNINGFIELDS

MANCHESTER TOWN HALL

ST. JOHN'S

MANCHESTER CENTRAL

MANCHESTER UNIVERSITY

MUSEUM OF SCIENCE & INDUSTRY

BEETHAM TOWER

DEANSGATE STATION

MANCHESTER METROPOLITAN UNIVERSITY

DEANSGATE SQUARE

FUTURE PHASES - RESIDENTIAL, COMMERCIAL, HOTEL, RETAIL & LEISURE & MULTI-MODAL TRANSPORT HUB

RAILINGS - 189 NEW HOMES
COMPLETION NOVEMBER 2024

THE FACTORY

CASTLEFIELD

MANCHESTER UNITED & MEDIACITYUK

COMPLETED & SOLD

HOW? MASTERPLAN.



SALFORD CENTRAL

Reserved Matters
Plot E

(189 HOMES & 10,000 SQ FT
COMMERCIAL)
COMPLETION NOVEMBER 2024
Phase 3

TERRITORY B
(909 NEW HOMES & 1M SQ FT
COMMERCIAL) CONSENT
SECURED

Reserved Matters
Plot N

(571 HOMES)
COMPLETE
SOLD TO OWNER
OCCUPIERS
Phase 1

New Outline
Application
Plots A, B, C, D

**HOTEL
SITE**

(546 HOMES)
COMPLETE
SOLD TO GET LIVING
Phase 2

MANCHESTER
CITY CENTRE,
SPINNINGFIELDS
& ST. JOHN'S

80 AFFORDABLE
HOMES

New Outline Application
Plot P

WHAT? FUTURE PHASES

- Reserved Matters consent granted for 909 new homes in the most prime location in the city. Start on site Q1 2026.
- Outstanding public realm including new canal city park and public events square.
- Updated Outline Masterplan consent for 1 million sq ft of commercial space and/or up to 1,000 new homes.
- Immediately deliverable





RESPONSIBLE DEVELOPMENT.

- 20% of the 25-acre site has been given over to public realm and open space
- Generated £260 million local economic benefit, representing an ML3 Ratio of £1.51
- Generated more than 6,000 jobs, supported local supply chains, labour and apprenticeships
- Delivered over 100 community-based activities and events and volunteered over 1,220 hours of time
- Donated £25,300 to local charities and community groups
- Winner of the 2022 Insider Sustainability and Social Impact Award



CONNECTED!

RAIL

Salford Central station is just a short walk from Middlewood Locks, providing fast and frequent access to Manchester Victoria, Manchester Piccadilly and Manchester Oxford Road, with services to Manchester International Airport, Liverpool, Leeds, Sheffield, Birmingham, Edinburgh, Glasgow and London.

BUS & TRAM

Eight different bus routes run every five minutes to Manchester Piccadilly from Salford Central, and every 10 minutes in reverse. Manchester's Metrolink tram network, which has 93 stops along 62 miles, it's also just a 20-minute walk or short Metroshuttle bus ride.

CYCLING & WALKING

With thousands of miles of cycling and walking infrastructure under- construction as part of Greater Manchester's ambitious Bee Network initiative, it has never been easier to get around the city on foot or by bike.

CAR

Middlewood Locks is located immediately adjacent to Trinity Way, which provides quick access to Manchester's inner-city road network and only a few minutes to the national motorway network via M6 or M62.

BY ROAD

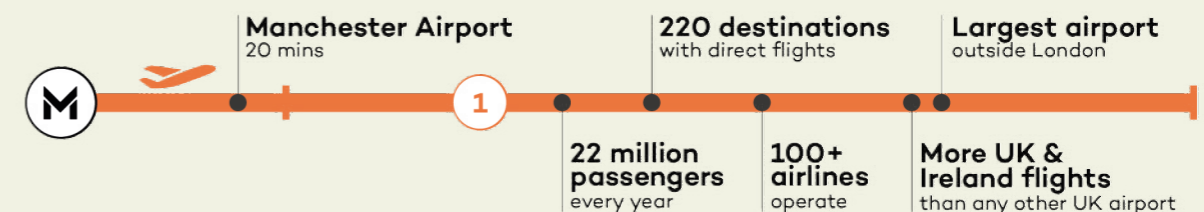


BY NATIONAL RAIL



* Journey times will decrease with Ordsall Chord improvements.

BY AIR



Please note that all travel times are approximate and could be affected by matters such as weather, rail, air time tables and road conditions.

MANCHESTER OVERVIEW.

DIVERSE TALENT POOL



**8.9m people
within 1 hr
drive**



**5 universities
with a student
population of
over 104,000**



**2.8m
population**



**60%
graduate
retention
rate**

THRIVING ECONOMY



**£78.8bn
regional
economy**



**65 FTSE 100
companies**

COST EFFECTIVE



**Average weekly
earnings of
£601**



**Average
house price
£249,543**





WELCOME TO MIDDLEWOOD LOCKS

For more information, please contact our agents:

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WWW.MIDDLEWOOD-LOCKS.CO.UK