



ORLANDO REID

— MANCHESTER —

55 • QUEEN • ST



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WELCOME

55 • QUEEN • ST

Homes designed for
people who demand
the best.



Welcome to 55, Queen St, a vibrant and fast-paced community in the centre of Salford and Manchester which is perfect for those who want a life that goes beyond the ordinary.

This is a quality, contemporary building minutes from everything that both cities have to offer which is designed to surpass high expectations - the perfect work-hard-play-hard home in the city centre. 55, Queen St, is far more than a place to rest your head, it is the ideal modern home where the extraordinary comes as standard.

Upgrade your Netflix experience. ►





Each and every apartment at 55, Queen St, has been conceived and built to reflect how you want to live. Bespoke designs and a commitment to the highest quality set these homes apart from the competition.

The needs of the resident are at the heart of each home. Open plan layouts, floor to ceiling windows and thoughtfully-designed lighting schemes offer a living environment where health and wellbeing come first.

All fixtures, fittings and furnishings are carefully selected by our expert interior design team to create a sophisticated, stylish home which inspires, excites and works seamlessly. Every feature has been maximised so that the final apartment is more than the sum of its parts.



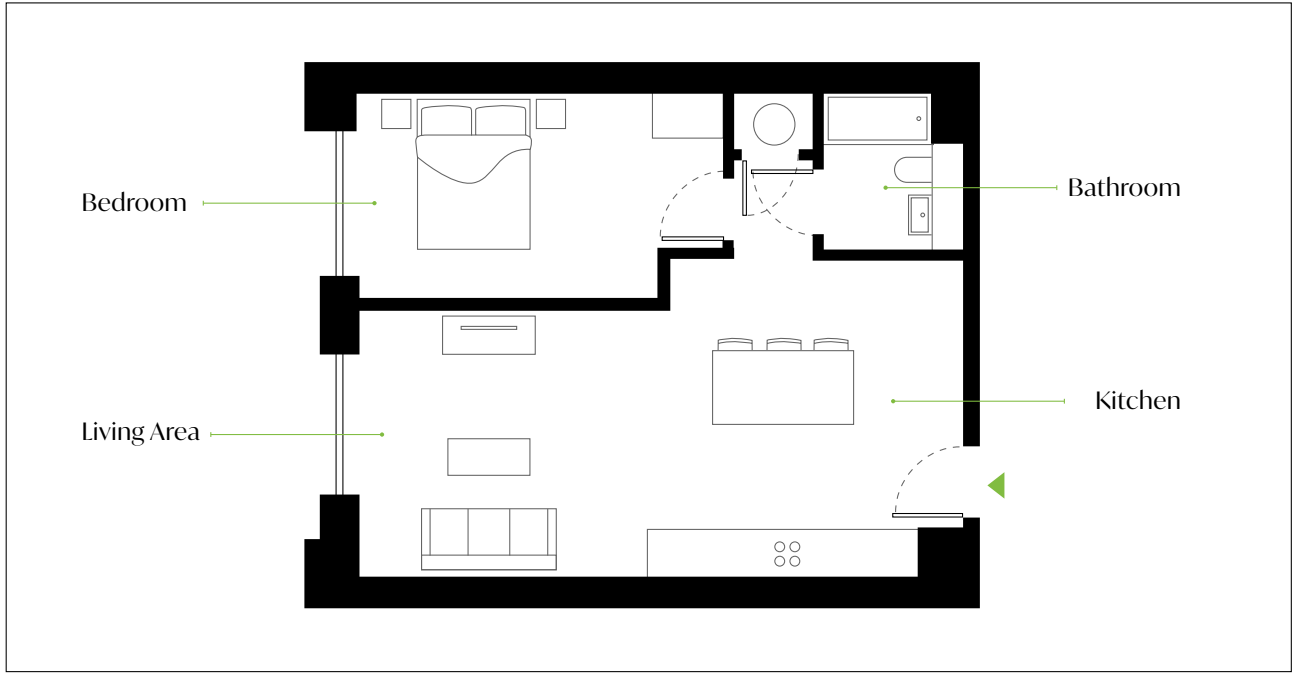


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13



▼ 1 Bedroom Apartment - 52m²

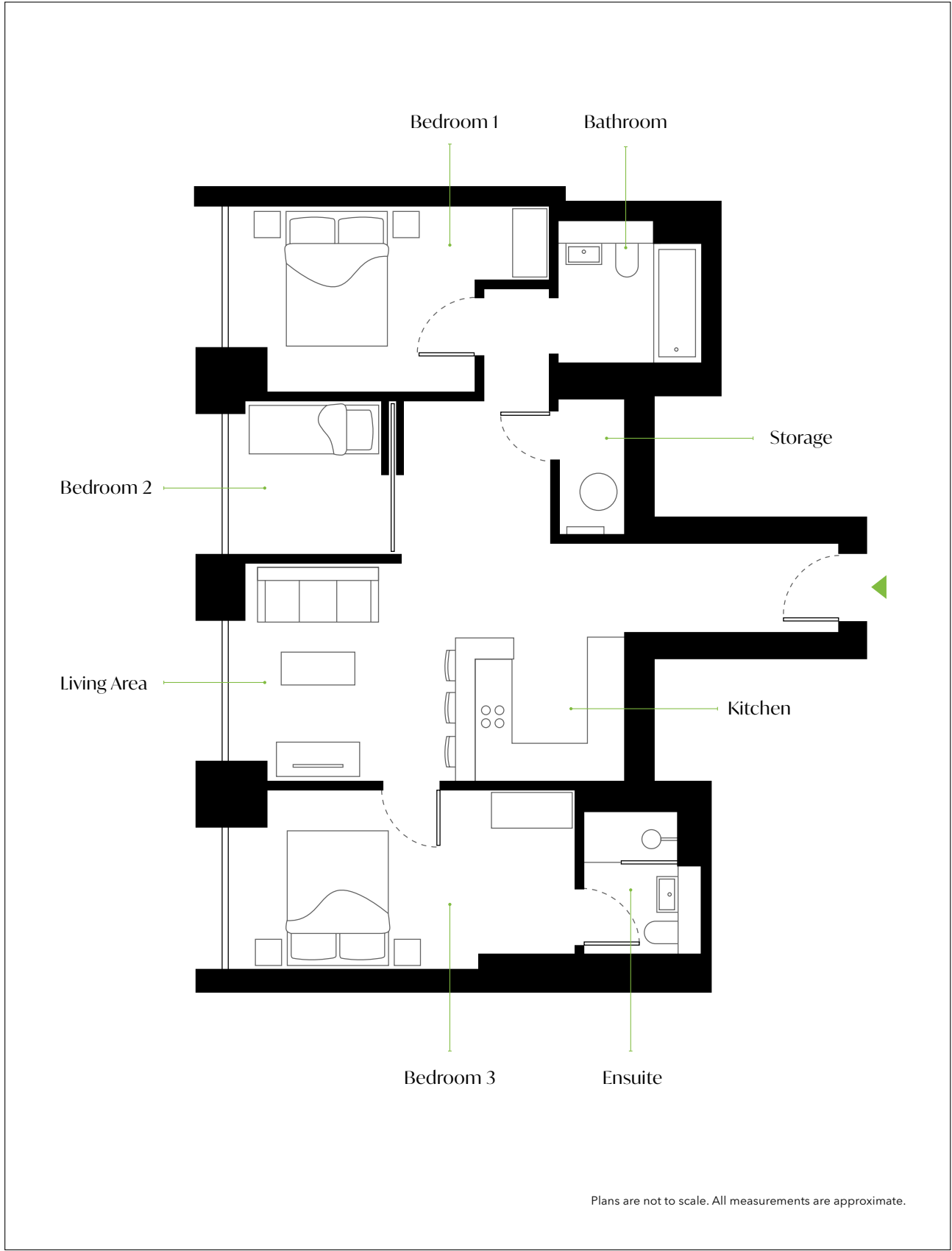


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▼ 2 Bedroom Apartment - 68m²



▼ 3 Bedroom Apartment - 71m²



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▼ 3 Bedroom Duplex - 58m²



▼ Ground floor communal areas.





A lifestyle you won't
find anywhere else.



It's not just the apartments at 55, Queen St, which exceed expectations – the amenities are just as good, providing the sort of five-star living experience that turns a home into a real community.

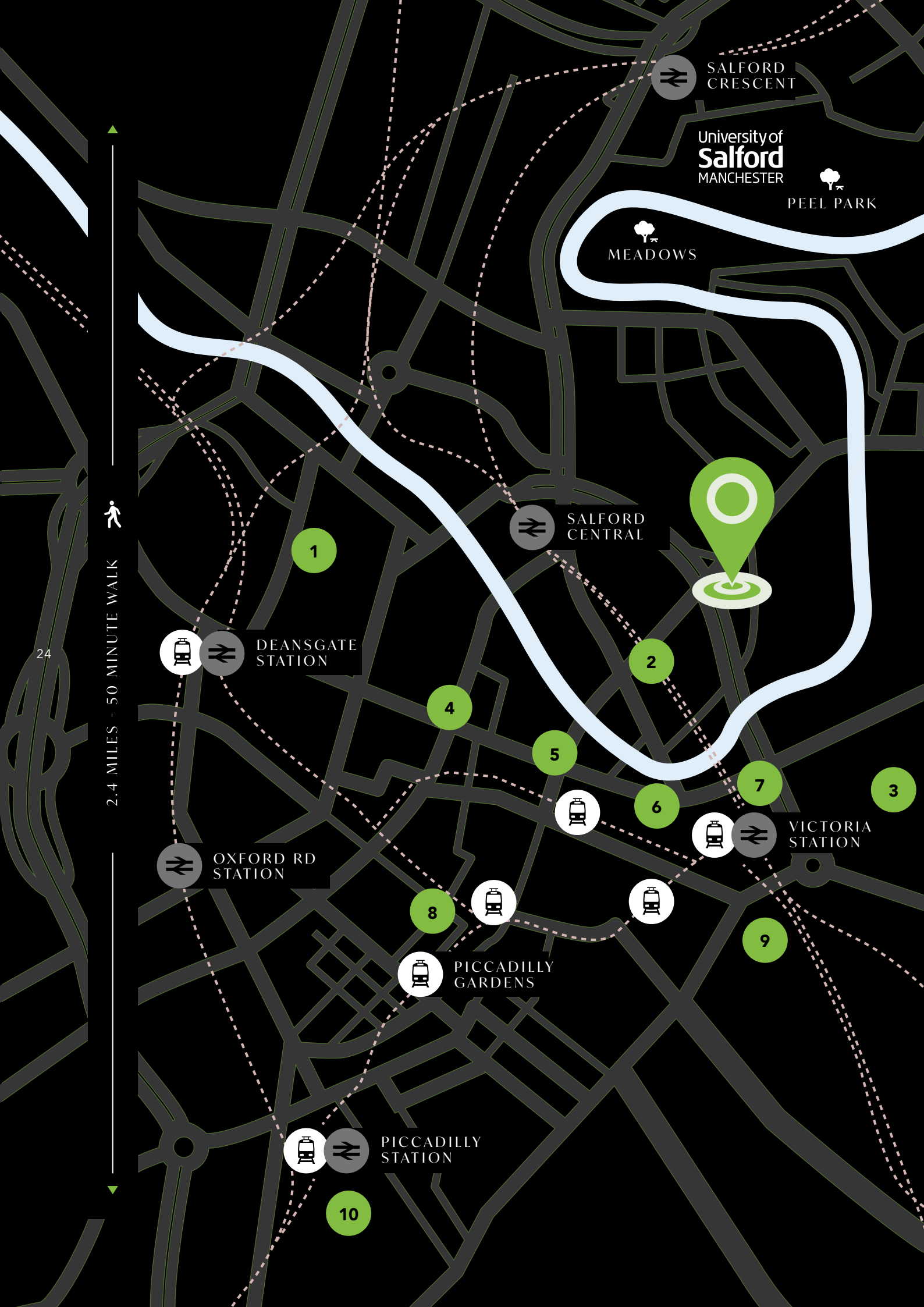


The state-of-the-art private gymnasium is fully-equipped with the sort of high-end kit that puts a regular high street gym to shame. Open to residents 24 hours a day, it's perfect for people who value the health of their body and mind.

For those who prefer to spend their spare time in a calmer fashion, the communal areas are perfect for you. Whether it's the roof terrace which provides stunning, unique views over the city or the communal break out areas inside, you'll be able to find the perfect relaxation spot you never knew you were missing at 55, Queen St.

Five-star communal areas are ideal for relaxing, socialising or finding a quiet place to work.





AREA MAP

55 • QUEEN • ST

1
Roman Gardens & Castlefield
Redeveloped urban heritage park and vibrant, waterside leisure area.

2
2.2-acre Park
Phase 1 of a brand new park for the Greengate neighbourhood.

3
New Manchester College Campus
New city centre education campus for Manchester College and UCEN.

4
Albert Square Redevelopment
The soon-to-be renovated Town Hall and pedestrianised Square.

5
Cathedral Public Realm
Stunning parks and landscaping surrounding the historic Cathedral.

6
Printworks Redevelopment
One of Manchester's premier nightspots, including bars, restaurants and cinema.


7
Manchester Arena
The Arena is being renovated to increase capacity and access, making it Europe's largest indoor venue.

8
Piccadilly Gardens
A large public square in the city centre undergoing an important refurbishment.

9
NOMA & Angel Square
One of Manchester's key new areas, including extensive office space and public realm.

10
Piccadilly Station
Manchester's largest train station, Piccadilly is expanding once again with HS2 high speed rail on the horizon.


Manchester Metrolink
Manchester's Metrolink tram network offers convenient transport across the whole region, including Piccadilly Station, Manchester Airport and a new line that will take you directly to the Trafford Centre.


National Rail
The various local national rail stations nearby - including Victoria and Piccadilly - mean that you're never far away from your next day out. Whether you want to travel to other cities like London, Edinburgh and York, or you want a countryside break to the Peaks or Lake District, living at 55, Queen St means you are never far away.





Manchester’s rise has been remarkable. This is a world-class city which is growing more rapidly than any of its peers. Named as the UK’s most liveable city year after year by the Economist, and with a booming population to suit, it’s easy to see why Manchester is at the very top of the list for investors from all over the world.



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The city centre in particular has turned into something truly special. Its economy is estimated to be worth more than £6bn a year by 2025, a figure far higher than the national average. Furthermore, the City Council has projected that 5,000 extra people are moving to the city centre each year.

Manchester’s skyline has changed beyond recognition in recent years as the city enters its new era as an international city ready to change the world again. There has never been a better time to invest in city centre property and make the most of this boom.



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Manchester investment stats:

16.5%
RENTAL GROWTH PROJECTED BY 2025
(JLL, 2020)

637,000
PREDICTED POPULATION BY 2025
(Manchester City Council, 2019)

10%
THE CITY CENTRE ALONE IS RESPONSIBLE
FOR 10% OF ALL JOBS IN THE REGION
(Manchester City Council, 2019)

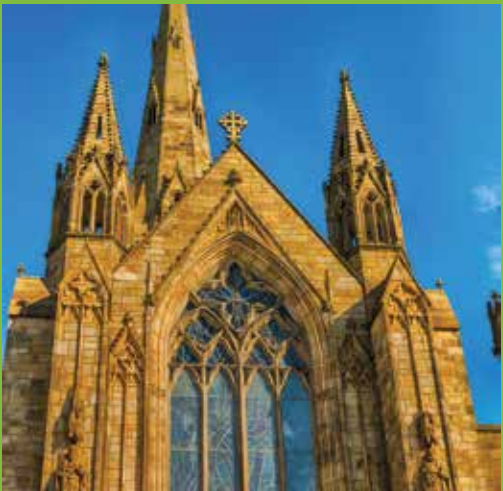
17.1%
HOUSE PRICE GROWTH
PROJECTED BY 2025
(JLL, 2020)



Neighbouring Manchester, the city of Salford is a powerhouse in its own right, growing at a rapid pace and playing host to some of the country’s most impressive business and cultural landmarks.

Salford’s remarkable progress is centred around MediaCityUK, Europe’s largest purpose-built media hub and home to the BBC, ITV and hundreds of other smaller, specialised technology and communications companies.

The latest TechNation industry report shows that investment into this sector has increased by 277% in Greater Manchester since 2018. Salford is at the forefront of this tech revolution, bringing thousands of high quality jobs with it and pushing house prices and rents up.



Salford investment stats:

46%

SALFORD’S ECONOMY IS PREDICTED TO GROW BY 46% IN THE NEXT TWO DECADES

(Salford City Council, 2019)

40,000

THERE WILL BE 40,000 NEW JOBS CREATED IN SALFORD BY 2040

(Salford City Council, 2019)

£1bn

MEDIACITYUK IS EXPECTED TO DOUBLE IN SIZE OVER THE COMING YEARS THANKS TO A £1BN EXPANSION PLAN

(MediaCityUK, 2019)

20%

SALFORD’S POPULATION IS EXPECTED TO GROW 20% BY 2035

(Salford City Council, 2019)

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