

# VICTORIA HOUSE

ANCOATS, MCR





Victoria House

# Towering elegance

**Victoria House is a vibrant new development in the heart of Manchester. Designed by the renowned Simpson Haugh Architects it will elegantly rise above the Piccadilly Central neighbourhood as a proud addition to Manchester's skyline.**

Victoria House will feature 177 apartments across 25 storeys. Residents of these high-quality one, two and three bedroom apartments will benefit from equally luxurious on-site amenities and lifestyle services. This fully-realised home space will transform modern city living and expand the possibilities of what it means to be a city-dweller.







# Designed with purpose and sensitivity

Not only is Victoria House pleasing to the eye, the sensitive and intelligent design complements the surrounding neighbourhood and the area's rich heritage. Connection to the city's past is echoed in the building's facade, the distinguished brickwork acts as an ode to the historical mills and factories of the city's industrious past.







Victoria House

SPECIFICATION



**Victoria House will be finished with the highest quality materials and fittings in order to provide the best possible living environment for our residents.**

**Bathroom**

High quality sanitary ware  
Ceramic wall and floor tiling  
Premium taps and fittings

**Kitchen**

Stylish fitted kitchen with gloss finishes  
Integrated, modern appliances  
Low profile, warm lighting

**Living Space**

Open plan living space  
Double-glazed floor to ceiling windows  
Wood finished flooring

**Technology**

**Communal Spaces**

Welcoming entrance lobby and reception  
Fully equipped gymnasium  
Co-working spaces  
Private residential terrace and rooftop  
Secure cycle store  
Two ground floor retail facilities









Upon entering the building residents will be greeted with a boutique-hotel style concierge and lounge. Harnessing the power of astute interior design the furniture, decor and colour palette creates a space that is decadent yet comfortable, spirited yet grounded. This warm welcoming entrance shows how Victoria House surpasses expectations in both quality and allure.

# The ultimate welcome home



# Timeless homes to make your own

**Each apartment within Victoria House has been produced with well-thought out and tasteful design.**

Every apartment is finished with bespoke fittings, an open plan layout and full height windows which work together to create a living space that is both bright and spacious. This carefully considered design means that each home is in equal parts practical and sophisticated to meet all of the contemporary needs of modern life.











# Meeting your lifestyle needs

This ambitious development provides residents with exclusive access to a range of exceptional amenities from a in-house gym with top of the range equipment to an impressive rooftop terrace with a unique 360 degree view of Manchester.

The range of high-end amenities available at Victoria House means that residents are free to curate the lifestyle they want from the comfort of their homes.



# Inspired spaces for inspired working

As a modern development designed with modern life in mind, Victoria House has an inspired co-working space that is perfect for those working from home. This open plan space offers far more than a place to work, it creates opportunities for interaction, facilitating face to face meetings and inspiring a friendly work culture.





# VICTORIA HOUSE



MANCHESTER

PICCADILLY EAST





# Manchester

**Rich in culture, community and character Manchester is one of the most exciting cities to live in. With such a friendly and inviting ambiance and a broad range of exciting offerings this city is an ideal home for anyone and everyone from students, to professionals and families.**

As the birthplace of the industrial revolution, Manchester is known around the world for its achievements in science, politics, music, arts and sport. Visitors and locals alike can visit this citys football stadiums, museums, galleries and music venues all of which continue to celebrate and reinvigorate Manchester's momentous reputation.

The more recent addition of modern café culture and an eclectic collection of restaurants, pubs and bars have added a cosmopolitan feel to this historic city.



# Ancoats

**Victoria House neighbours the Ancoats area. Previously, a gritty textile district, today it is the most happening place in Manchester.**

With pedestrian-friendly streets that are lined with cool independent shops and an amazing food and drink scene it is no surprise that Ancoats has become well-loved in recent years. Positioned close by, residents of Victoria House have enviably easy access to this vibrant area of the city.





## New Islington

New Islington is bounded by Ashton Canal to the south and New Union Street to the north. The neighbourhood itself is home to great shops, fashionable cafes and restaurants as well as an acclaimed school, transport links and a healthcare centre. Alongside these amenities, a marina and a green water-side park give New Islington a relaxing, family friendly feel. Just a 10 minute walk away from the Manchester city centre this area combines the very best of urban city living whilst maintaining community spirit and a sense of home.



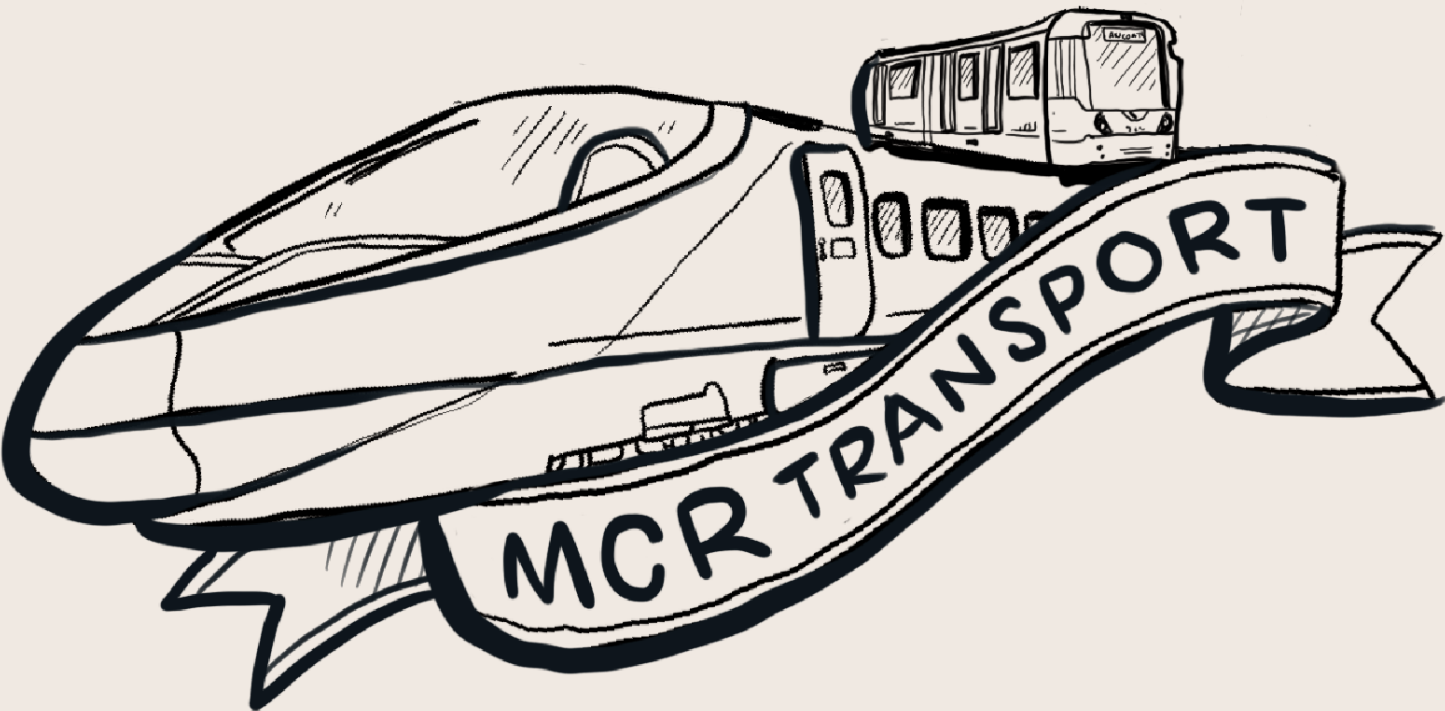
## Piccadilly Central

Piccadilly Central is a new neighbourhood that will capitalise on the unrivalled connectivity that HS2 will provide. This new mixed-use space will consist of commercial office buildings, residential towers, retail space, hotels, community use buildings and a variety of public squares. Together these new additions to the area will add to the city's character.

## Piccadilly East

The East Village will be found within the new Piccadilly Central neighbourhood. It will be littered with smaller office spaces, retail, cafes and bars will be contained within a series of squares: some public, some private. Meanwhile the area around canal basins will be home to both apartments and townhouses. This new and exciting pocket of the City will have it's own identity, adding unique urban fabric of Manchester.





## Rail

Manchester is home to four main train stations Piccadilly, Deansgate and Victoria. Oxford Road Station, all of which facilitate travel to and from Manchester and other major cities across the UK.

## Bus

Within the city centre, a free bus provides a 'hop on, hop off' service linking you to all of the main rail stations, shopping districts and business areas in the city.

## Tram

The metro-link tram consists of an extensive number of tram stops across eight lines connecting users to the city centre and Greater Manchester.

## High Speed Rail

With the anticipated arrival of the HS2, a high speed railway, the great connectivity between Manchester and the rest of the country is only set to increase further. This exciting regeneration of Manchester Piccadilly railway station is also integral in the city's 'Northern Powerhouse' plans to strengthen the links between businesses, workers and customers and lessen geographical barriers to markets, skills and knowledge. As a result, these changes will help Manchester and Northern cities, boost their local economies and reach their untapped potential.





Victoria House

**Victoria House is a joint venture developed by Forshaw and Salboy, with the proven DOMIS construction team in charge of the build.**



Salboy is a Manchester-based property developer and private equity company owned and operated by Simon Ismail and Betfred-owner, Fred Done. It develops and funds high-quality housing and property developments throughout the UK. Salboy's goal is always to develop for the long term astutely, sensitively, and with a sense of social purpose delivering the homes and workspace that our UK cities so desperately need.

After success in lending, Salboy began developing property, initially through joint ventures, and subsequently creating our own high quality multi-apartment schemes. Having full control and oversight from concept to completion ensures every Salboy development is of the highest possible standard.



With half a century of property development experience, Forshaw Land Property Group know what it takes to deliver better 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



DOMIS Construction Limited complements Salboy's innovative approach by providing an array of in-house services, offering both flexibility and certainty to the build process while allowing us to maintain the highest standards and quality-of-finish.

DOMIS provides unparalleled construction expertise and is achieving new service standards across the development market. With more than 10,000 units built and a combined experience of over 100 years, Domis' principles continue to consistently deliver luxury residential developments.



Joint Venture Development by



**forshaw.**

Please note that the information that we distribute is produced with great care and believed to be correct at the time of printing to the best of our knowledge. Pictures, layouts and other details displayed are given as a general guide and may change from time to time in accordance with the final designs of the development and appropriate planning permissions. We endeavour to ensure that the details we provide are accurate and well researched at all times, however we cannot ultimately warrant the accuracy of that information and cannot be held liable for any reliance you may make of or put on it except as specifically agreed with us in any further agreement we may make with you in writing.