

**BERKELEYSQUARE**





## The convenience of city living combined with wide open green spaces and a stunning waterfront location.

Berkeley Square is a new luxury development located between Manchester city centre and MediaCityUK. The development comprises of 500 one-, two-, and three-bed apartments, phased across 2 buildings - all located around a landscaped central square designed to promote wellness and a rich living experience.

Designed by award-winning architects, Berkeley Square will be a secure community ideal for professionals, families, and first-time buyers. These modern homes offer connectivity and an enviable lifestyle in a stylish, luxury package.

Residents can enjoy a feeling of real community and sense of home at Berkeley Square, with an on-site Community Manager and an app which can be used to create clubs and forums, promote local businesses, manage tenancies and more.

















# A masterclass in comfort, space and natural light



# ss in ce

# light.



Each apartment in Berkeley Square has a stylish, high-end feel which combines minimalism with subtle flourishes to stunning effect. The quality of the finish speaks for itself. The uncluttered, contemporary design philosophy flows through each room, with a limited palette of materials and colours creating a calming feel that complements the views over green spaces and the river.

# Living Areas.

The open-plan living areas are perfect for relaxing and socialising, with large windows that flood the apartments with light and allow residents to overlook Salford and the River Irwell.









# Kitchens.

Sleek kitchens continue the minimal, luxury feel with a limited colour and material palette, and high-specification fixtures and finishes.

All kitchens benefit from integrated fridge freezer, induction hob, and electric oven.



# Bedrooms.







Large windows fill each bedroom with light and create a pleasant, airy atmosphere which blends perfectly with the natural, peaceful décor. Each of our two- and three-bed apartments have en-suite bathrooms, further enhancing their appeal.



# Bathrooms.

Modern fitted bathrooms with showers and/or baths, depending on the layout. Walls feature high quality tiles, and en-suite bathrooms have their own dedicated shower unit.



Berkeley Square has open communal spaces that are perfect for relaxing with friends, resident events, co-working, and even exercise classes. The facilities will encourage residents to engage in the Berkeley Square community by socialising, working, and studying with neighbours - creating an atmosphere which improves everyone's living environment.

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# Communal Spaces.



















# Outdoor Living.



We are just beginning to understand the huge positive impact that access to outdoor, green space has on mental health, mood, and stress levels - never have these spaces been more valued than in the aftermath of the pandemic.

With green, outdoor spaces at its heart, Berkeley Square aims to harness our understanding of wellness and health to promote a sense of increased wellbeing for residents, setting it apart from other developments in the area by providing a rounded, holistic life.









# Outdoor Space.

All residents can access either communal or private outdoor spaces, with several apartments having balconies and private roof terraces. The central square and roof gardens give Berkeley Square a relaxed, community feeling which makes it unique.















- |                         |                          |                          |
|-------------------------|--------------------------|--------------------------|
| 1 Ordsall Park          | 9 Kellogg's              | 17 Bean Coffee           |
| 2 Monmouth Park         | 10 The Botanist          | 18 Hotel Football        |
| 3 Pure Gym              | 11 Grindsmith Coffee     | 19 Foundry Film Studio   |
| 4 O2 Victoria Warehouse | 12 General Store         | 20 Dukes 92              |
| 5 Quay Theatre          | 13 University of Salford | 21 Factory International |
| 6 ITV Studio            | 14 Virgin Active         | 22 Hilton Deansgate      |
| 7 BBC Dockside          | 15 Lowry Outlet          | 23 HOME                  |
| 8 Imperial War Museum   | 16 Bee Orchid            | 24 The Great Northern    |

# Location.

Berkeley Square offers outstanding connectivity to all areas of Manchester via the Metrolink Tram network. Exchange Quay tram stop is a short 4-minute walk away, and from there it's just two minutes into MediaCityUK and 10 minutes to Deansgate, Manchester city centre and the extended transport network to the rest of the country.



The Metrolink tram network also gives residents convenient, comfortable access to some of Manchester's most exciting suburbs, putting even more choice on your doorstep.

In-demand areas like Altrincham and Didsbury can be reached easily via the tram and are home to some of Manchester's most desirable restaurants, bars, and shops.

The tram also puts you within easy reach of Manchester Airport. This is the UK's third-largest airport and flies to more than 200 destinations around the world, from Hong Kong to New York and everywhere in between.



MediaCityUK



Emmeline Pankhurst

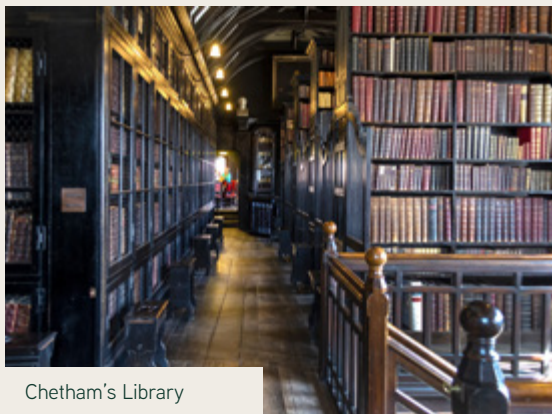


Manchester



# An exciting modern city with a rich heritage.

Piccadilly Gardens



Chetham's Library



Grindsmith Café MediaCityUK

# A neighbourhood on the up.

Berkeley Square is perfectly positioned in an area which is a main thoroughfare between Manchester and Salford and is quickly becoming a new hub for residential development and city living. It is a centre for independent bakeries, bars, and coffee shops, and provides residents of Berkeley Square with outstanding transport links.

Directly opposite Berkeley Square on the southern bank of the River Irwell lies Pomona Island. The area is undergoing an ambitious masterplan of regeneration over 26-acres which will

provide 2,500 homes and 750,000 sqft of commercial space. The whole area is being transformed and will provide a source of social activity for residents of Berkeley Square when complete, further enhancing the neighbourhood.

For those times you need to escape from the hustle and bustle for somewhere quieter, the nearby Monmouth Park, Ordsall Hall and RHS Bridgewater have beautiful grounds and are free of charge to visit. Take a break from the city and enjoy a walk with family and friends.



Ordsall Hall



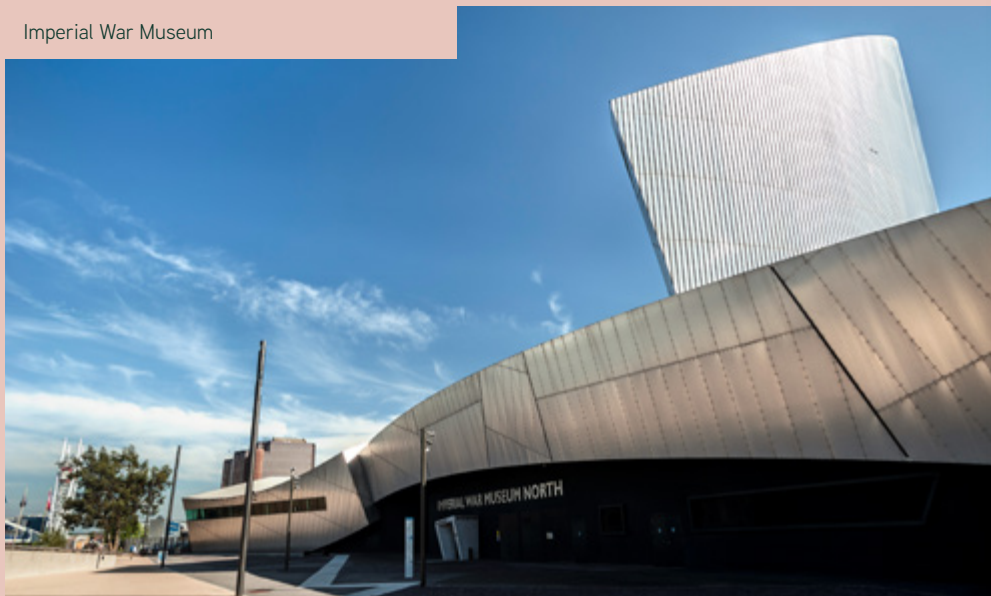
RHS Garden Bridgewater

# MediaCityUK & Salford Quays.



MediaCityUK

Imperial War Museum



Berkeley Square is conveniently located for residents to get to all of Manchester's business and pleasure hotspots easily. Foremost among those is MediaCityUK. Located a pleasant 11-minute walk from the development or seven minutes by tram, MediaCityUK is currently undergoing a £1bn expansion plan, particularly focused on expanding the digital and media hub.

A multitude of globally recognised businesses are based in MediaCityUK, including the Northern headquarters of the BBC, ITV, and Kellogg's. The significance of the Salford Quays business scene has led to an increase in housing demand from young professionals and the area earning a new status as one of Europe's most important technology and communications hubs.

Additionally, the regeneration of Salford Quays has fuelled growth in applications to the University of Salford, boosting the Salford Quays student population.

There is an enormous range of high quality jobs here already with many more to come.

However, MediaCityUK isn't just one of Manchester's premier business districts, it's also a fantastic place to live which will continue to improve with the neighbourhood's expansion. Over 11,000 sqft of leisure space is being developed to further enhance the lifestyle offering which already includes the Lowry Theatre, the Imperial War Museum, and Salford Watersports Centre.

Salford itself is currently undergoing a transformation and is home to over 8,700 businesses and employing more than 127,000 people. With a substantial amount of development and investment in the pipeline, Salford is expected to see a rise in its population. Berkeley Square is located perfectly at the heart of it all.



Salford



**"The BBC employs over 4,000 people in Salford with further plans for expansion".**

# Education.



Berkeley Square is within easy reach of quality schools for all ages. Perhaps most notably, Holy Family VA RC Primary School is rated outstanding by OFSTED.

For older students, Ordsall High School is an easy journey from Berkeley Square. A little further away, the co-educational St. Bede's College is one of the UK's leading private schools and caters for children aged 3-18.

Residents in the area are likewise spoiled for choice when it comes to higher education. The University of Manchester, Manchester Metropolitan University, and the University of Salford are all located in and around Manchester city centre. Furthermore, University Academy 92 can be found in nearby Trafford, just outside Manchester, and has a developing reputation for excellence.

With so many educational options, Berkeley Square is the perfect place to start a family or raise an existing one of any age. By living here you can give your children the best possible start in life and set them up for success in the future.

A low-angle photograph of a modern building facade. The upper portion features a complex, geometric pattern of white panels and blue-tinted glass windows. The lower portion is a large, dark blue glass wall. A white sign with the university's name is mounted on the right side of the building.

University of  
**Salford**

# You're in good hands.

The Heaton Group is a family-run development company with a reputation for excellence. Founded in Manchester over four generations ago, the group has over 50 years of experience, a growing portfolio worth over £50m, and a track record that you can rely on.

Leading with an open and personal approach to property development and investment, The Heaton Group prides itself on building quality homes with the latest technology to ensure they stand the test of time for both the investor and resident.

With a focus on rental yield and efficiency, The Heaton Group procures some of the best development opportunities in the North West's most in demand areas, completing its developments in a third of the time of the average UK developer.

The Group's in-house development and planning team, community and trade partnerships, and lettings teams ensures that The Heaton Group is a trusted name in property development.









Alliance Investments (AIL) has a proven track record of expertise and an established reputation for working closely with developers to identify the best property opportunities and key locations for its clients.

Headquartered in Manchester, AIL is a key contributor to the growth of the UK's top property hotspot – the North West of England – and maintains an unrivalled level of customer service which has become its trademark.

With local experts on hand across Europe, the Middle East, Asia and Africa, our experienced Sales and Aftersales teams are dedicated to offering a clear and transparent service at every stage of the process. Our in-house team can handle all elements of the sale, including exchange, mortgages, completion and property management, and you can be sure Alliance Investments will never be far away.





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INVESTMENTS

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