

M A N C H E S T E R

VIADUX

G R E A T B R I D G E W A T E R S T .

VIADUX

MANCHESTER'S INDUSTRIOUS PAST



VIADUX GREAT BRIDGEWATER ST.

DECADENT MODERN CITY LIVING

Set amongst the imposing Victorian lattice girder bridges of the Castlefield Viaducts, the moment you step inside the impressive entrance to this brand-new and exclusive residential development, you'll sense you're entering somewhere special.

The elegant forty-storey tower, designed by internationally renowned Simpson Haugh Architects, will feature exceptionally high quality one and two-bedroom apartments, complemented by luxury residential facilities. A residents' swimming pool, workspaces, private cinema room, bar, gym, karaoke room and more will sit alongside breathtaking views across the city centre skyline.

Rising proudly above Castlefield Locks and strategically connected to Manchester Central, the iconic city landmark, Viadux brings an exciting and extraordinary opportunity to those wanting to live in the very heart of this vibrant city. The building itself will also be home to a carefully curated selection of coffee shops, bars and restaurants, each offering something unique to Viadux residents.

VIADUX

UNPARALLELED LUXURY STANDS TALL ABOVE THE ARCHES

Viadux will ingeniously and effortlessly combine Manchester's industrious past with decadent, modern living in the heart of the city – its remarkable design cleverly entwined in the city's heritage.

Brand new designated pathways and carefully managed public spaces will bridge the gap between the Viadux residences and other major districts of the city centre; the historical Civic Quarter, the bustling high-end retail thoroughfare of Deansgate, the lively Deansgate Locks, and the expanding Oxford Road Corridor, where science, ever-expanding technology and world-class research and development have found their home.





VIADUX WORKSPACE
A PLACE TO COLLABORATE,
MEET, THINK AND DO

VIADUX

WELCOME TO VIADUX

This exciting new development promises to revitalise and reconnect Great Bridgewater Street with its surroundings. Viadux is a tale of two towers in the heart of the city; Viadux¹, the residential tower and Viadux², the commercial office tower, both perfectly positioned to energise this part of the city.

The Viadux vision promises to transform the area with public spaces, seamlessly creating smooth access for passengers coming into Deansgate-Castlefield, and introducing landscaping, stairs and a bold spacious new frontage to welcome residents and visitors.

With an irresistible selection of food markets and eateries, as well as bars, leisure and high-end retailers reserved for this inviting space, it will become a magnet for city-dwellers, shoppers and food-lovers, as well as tourists and business travellers.





VIADUX
A TALE OF TWO TOWERS RISING
UP IN THE HEART OF THE CITY

VIADUX

BUILDING ALONGSIDE THE PROUD HISTORY OF MANCHESTER

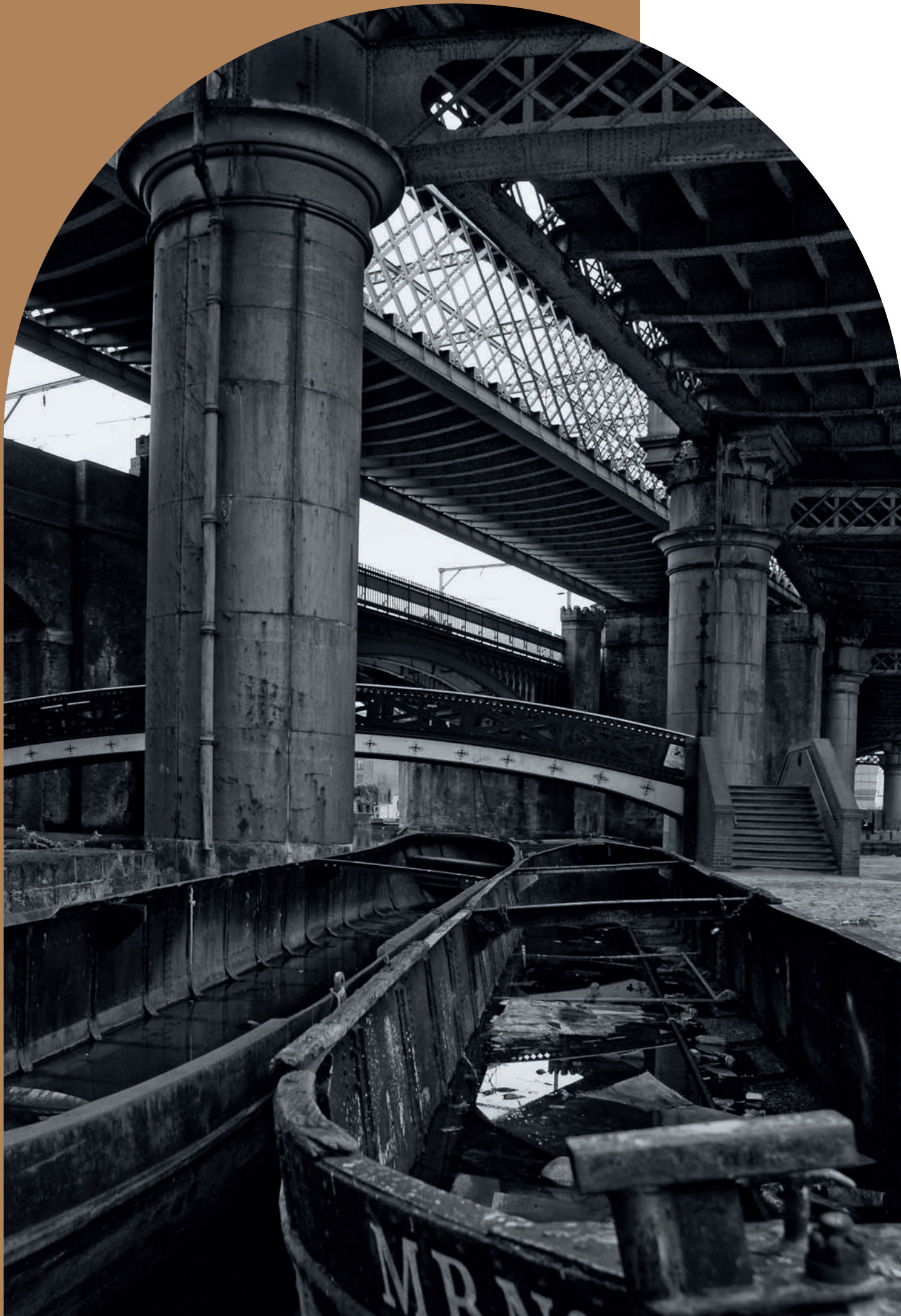
Rising out to 40 floors, Viadux is a unique union of industrial heritage and a modern vision, a meeting of character and charismatic luxury.

Already regarded as a bold development, the entire project's high ambitions only add to the prestige of what is guaranteed to be an exceptional and highly sought-after address.

Viadux will be built on the Castlefield Viaduct, which was constructed in 1846, during a time of rapid industrialisation. The foundations have been designed to sit inside the historic Grade II viaduct.

Both the site itself and the local area have their origins in the development of the railways and the Industrial Revolution. Standing next to the Viadux site is The Manchester Central Railway Station with its unmistakable arched roof, completed in 1879, and now a world-class convention and exhibition complex.

While paying homage to the site's and Deansgate's historic and industrial roots, Viadux is also playing its part in regenerating and revolutionising this remarkable central area of Manchester.



VIADUX

BREATHTAKING LUXURY BENEATH BRICKWORK CANOPIES

Through the Grade II Listed arches, a new active frontage will be created, transforming the site and breathing new life into the historic viaduct.

Casting your gaze past the attentive concierge in the residents' lobby, you'll be greeted by a magnificent floor to ceiling aquarium creating a wall of water and vibrant colour beneath the arches.

It's a fitting and spectacular sight that illuminates the lounge and reflects the unashamed and exclusive luxury that stands above this inviting space.





VIADUX SWIMMING POOL
HERITAGE MASONRY REFLECTING THE
ELEGANCE AND PLEASURES BENEATH

VIADUX

VAUNTED LUXURY IN VAULTED SPACES

The luxurious hotel-grade amenities only found in major international cities like New York, London and Hong Kong are still being planned, guaranteeing to add to the exclusivity and personalised experience Viadux will offer to each of its residents.

The modern development has a range of amenities perfect for luxury city centre living. The communal garden provides residents with outdoor space to relax, entertain and take in the impressive city views.





VIADUX GYM
AN IN-HOUSE GYM
PERFECT FOR WORK OUTS



EXCLUSIVE LIFESTYLE SERVICES AND AMENITIES

A fully equipped gym is also an integral part of Viadux, making it convenient for residents to stay active with personal training, yoga and group exercise studios and outdoor spaces. The Viadux exclusive in-house cinema with state-of-the-art surround sound will offer an immersive experience in an iconic and stylish setting.

The all-singing, all-dancing karaoke room provides residents with the opportunity to release their inner-diva, while the 24-hour concierge service promises to give Viadux an distinctive boutique feel, while offering an exceptional and attentive level of service.

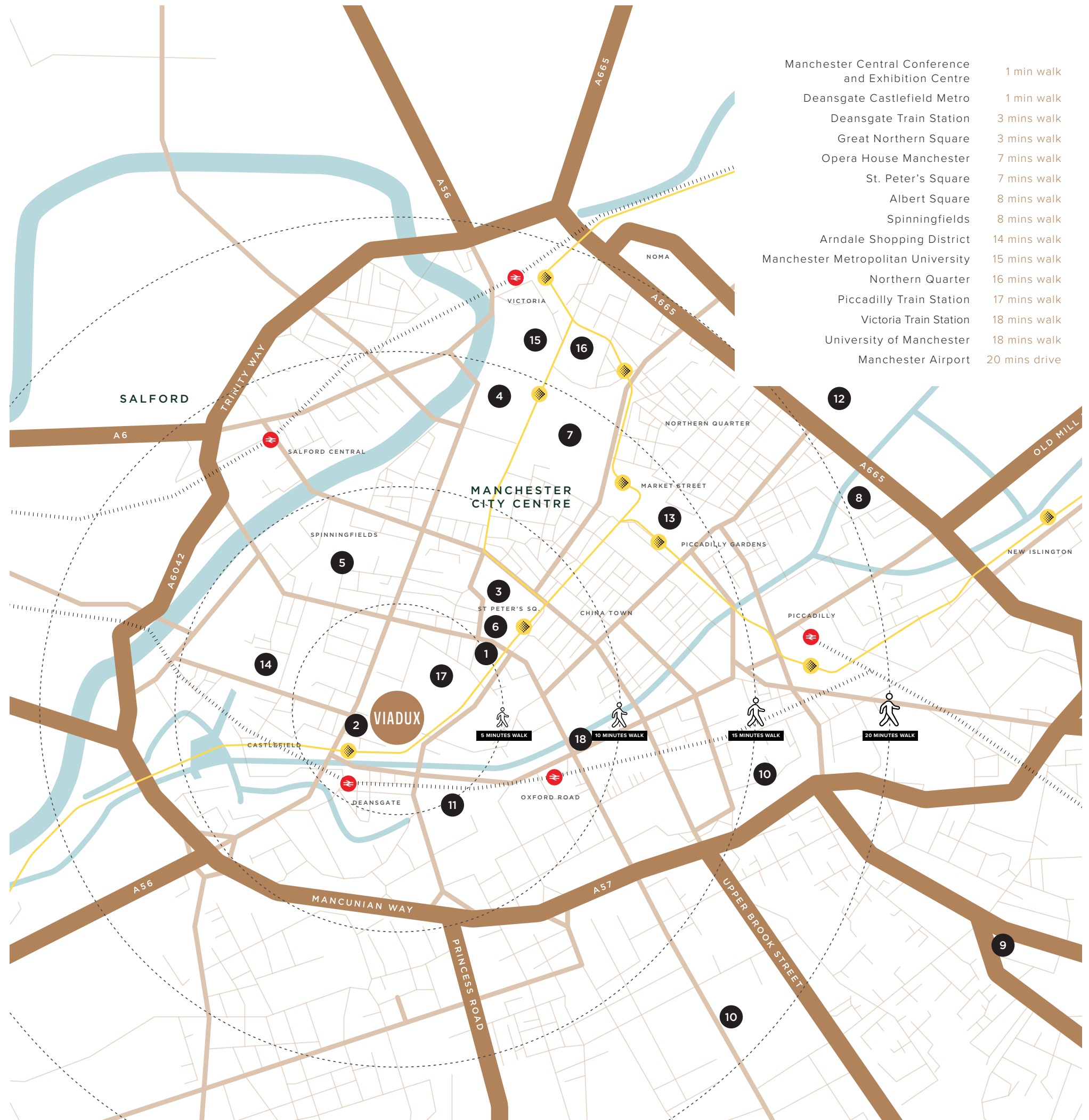
VIADUX

AT THE CENTRE OF EVERYWHERE

With climate change now a pressing priority, how we go about our daily travel has never been more important. One of the real beauties of Manchester is you can get practically anywhere within a 15-minute walk. Or with the Deansgate Castlefield Metrolink stop just metres away, you have the ease and convenience of the entire tram network serving the city and beyond.

Should you be planning to go further afield, Deansgate rail station, with its links to the country's train network, connects you quickly and easily to other major UK cities and towns.

- | | | | |
|---------------------------|---|------------------------------|----|
| Midland Hotel | 1 | University of Manchester | 10 |
| Beetham Tower | 2 | Home | 11 |
| Manchester Town Hall | 3 | Hallé St Peter's | 12 |
| Harvey Nichols | 4 | Piccadilly Gardens | 13 |
| Spinningfields | 5 | Museum of Science & Industry | 14 |
| Central Library | 6 | National Football Museum | 15 |
| Manchester Arndale Centre | 7 | Printworks | 16 |
| Urban Exchange | 8 | Manchester Central | 17 |
| O2 Apollo | 9 | Palace Theatre | 18 |



VIADUX

THE CITY OF MANCHESTER

Manchester is a thriving city with an abundance of international restaurants, bustling squares, classical concerts, live gigs and community events. It's a place to wander, appreciate and explore. A metropolis connected by waterways, a place of world-class sports and famous stadiums, of galleries and culture, festivals and concerts; a cosmopolitan community of students and workers, families and friends – a place to enjoy, a place to call your own.

The city itself features regularly on UK and global surveys of best cities to live for work life balance. And Viadux is perfectly placed for you to take advantage of this city that bristles with live business events, a thriving economy and an enviable global recognition as a prosperous and dynamic commercial hub. Generation after generation, Manchester has defined and then redefined itself as a bold and forward-thinking metropolis.

The Civic Quarter nearby is becoming the new business district of Manchester with some of the country's largest employers establishing their headquarters. Spinningfields, widely regarded as the financial district of the North, is home to some of Manchester's finest restaurants, including Australasia, 20 Stories and The Ivy.



ALWAYS AHEAD OF THE CURVE

Ever since the industrial revolution, Manchester has played a pivotal role in driving and shaping the UK's economy. Today, it's the country's second largest economy outside London, with an enviable position as a pioneering and enterprising hub.

With its central location and excellent transport network, Manchester is the gateway to other major cities and the rest of the UK. It's also well connected on the global stage with the UK's largest airport just a 15-minute drive away, and flights to over 200 destinations worldwide.



**2.73
MILLION**

Population of the Greater Manchester area is estimated at 2.73 million.

**200
MILES**

Distance from Manchester to London: 200 miles. (322 kilometres)

**45
MINUTES**

45-minute direct train link from International airport.

**61
MILLION**

61 million travellers visit Manchester annually, contributing £75 billion to the local economy.

3RD

Manchester has the third largest airport in the UK; 60 airlines fly direct to over 200 destinations.

58%

Graduation retention rate: 58% and 20,000 new workers added to Manchester's economy each year.

#1

Manchester was voted best UK city to live in The Economist's 'Global Livability Index' for 2019.

98

There are 98 train stations serving the Greater Manchester area.



VIADUX¹
GREAT BRIDGEWATER ST

VIADUX²
ALBION ST

VIADUX
APARTMENTS WITH AN ENVIABLE
CITY CENTRE ADDRESS



VIADUX

FOR WORK AND PLAY, MANCHESTER LEADS THE WAY

As the world clamours to claim their spot at the heart of Manchester's skyscraper cluster, the exclusive and prime location of Viadux will be equalled only by the uncompromising luxury and exceptional specifications of its high-end residences.

Living right in the heart of the city centre means you'll also enjoy many of the unique events, Manchester hosts right on your doorstep. You'll also be just a stones' throw from an unrivalled choice of bars, venues and restaurants – many of which are proudly independent offering fine dining, unique events and the nightlife experiences that Manchester is renowned for.





VIADUX APARTMENTS
FLOOR TO CEILING VISTAS OFFERING
SPECTACULAR VIEWS ACROSS THE CITY

VIADUX

LUXURY SPECIFICATION

BATHROOM

Contemporary white sanitary ware
Chrome taps and fittings
Heated towel rail
Porcelain tiling and mirrored walls to bathrooms and en-suites
Tiled floor finishes

KITCHEN

Contemporary high gloss kitchen units
Feature lighting
Integrated appliances
Designer finishes and splashbacks

TECHNOLOGY

Low energy LED lighting throughout
Fire fighting sprinklers, automatic smoke vents and mains wired smoke detectors
Dual express elevators
Door entry systems
CCTV system for added security
Waste refuse system

GYMNASIUM

Fully equipped modern gymnasium
Yoga studio and fitness rooms

SWIMMING POOL & SPA

A large heated swimming pool
Sauna and Steam room
Changing area

CINEMA

State-of-the-art movie theatre with Dolby surround sound and tiered cinema seating

KARAOKE LOUNGE

Exclusive and dedicated private karaoke lounge

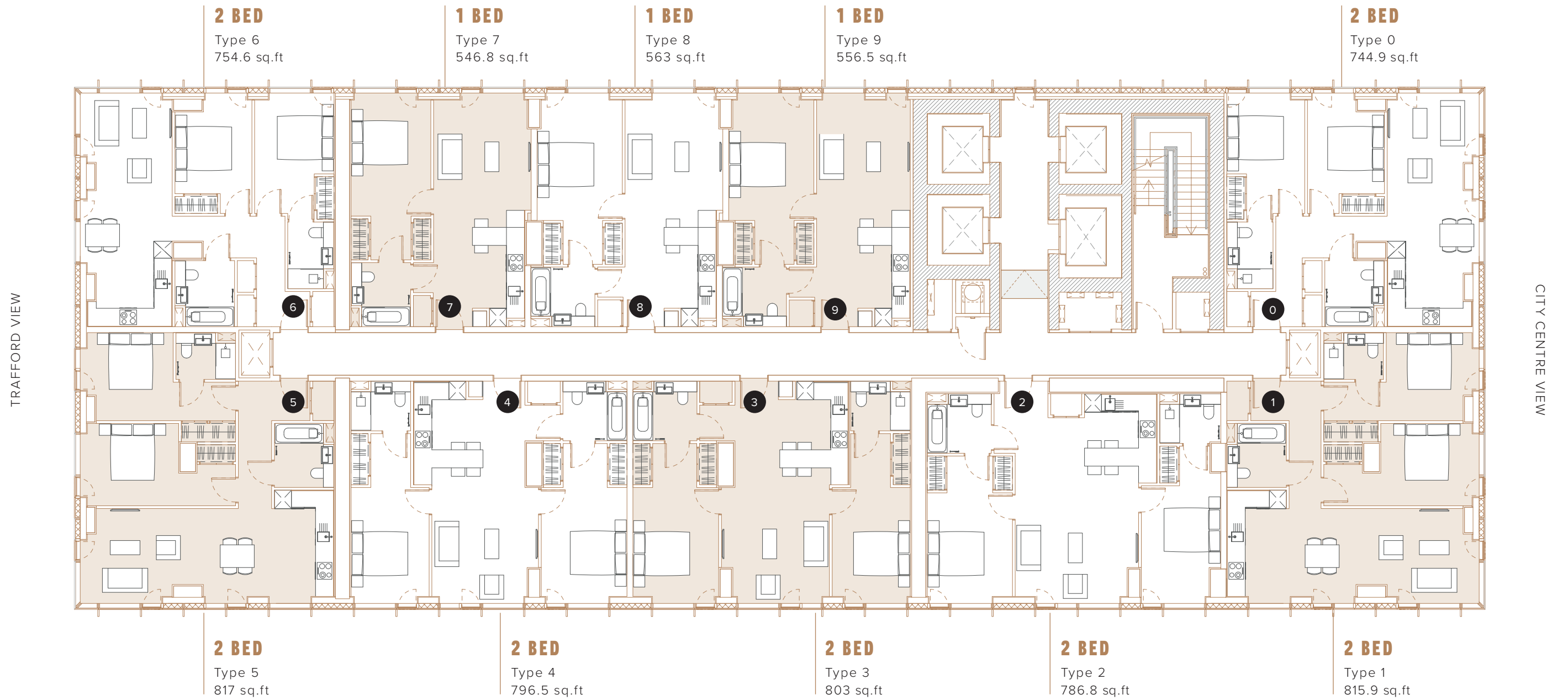




VIADUX BEDROOM
FLEXIBLE SPACES WITH QUALITY
FITTINGS AND AN EXCEPTIONAL FINISH

VIADUX FLOORPLAN

CASTLEFIELD VIEW

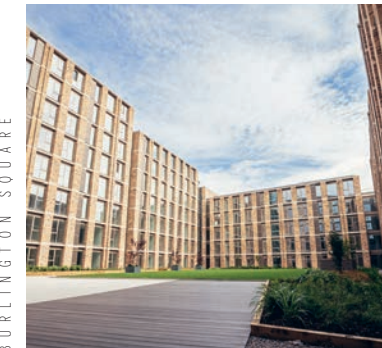
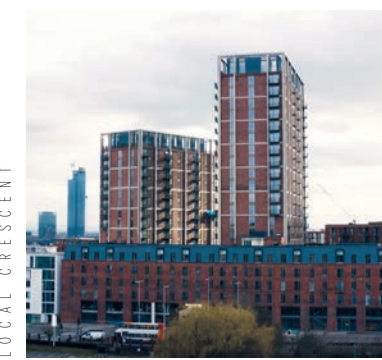


PICCADILLY VIEW

OPERA HOUSE VIEW

TRAFFORD VIEW

CITY CENTRE VIEW



SALBOY

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.

Salboy has more than 1,200 homes under construction with a further 2,000 in the design process, aiming to deliver exceptional city centre apartments with luxury amenities.

DOMIS

Domis Construction Limited complements Salboy 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.

viadux.uk

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