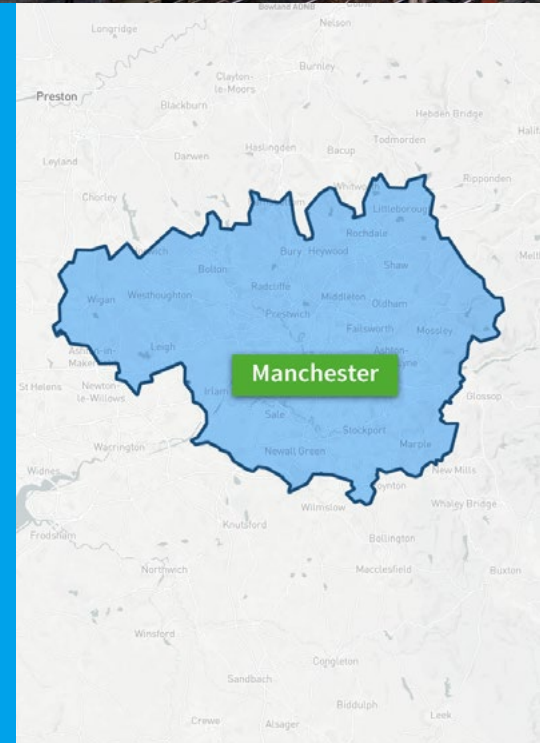




MANCHESTER

Manchester is the UK's capital of the North: a modern, vibrant city with a hugely diverse population and culture.



Named as the best UK city to live in

MANCHESTER

OVERVIEW

The city transformed from a powerhouse of the industrial revolution through its cotton industry in the 18th and 19th centuries to be one of the UK's main digital hubs in the 21st.

Thanks to intensive regeneration, investment and development over the last decade, Manchester has become the second-largest economy in the UK and been ranked as the best city to live in the UK.

10.1%

rental yields in 2018

↑ 6.2%

price growth in 2018

↑ 149%

population growth
between 2002 and 2015

Home to the biggest
purpose-built media
location in Europe



Second largest city
region economy in
the UK



Highest job
growth in the UK



MANCHESTER

ECONOMY

Greater Manchester represents the second largest city region economy in the country, with a Gross Value Added (GVA) of £62.8 billion.

The city has been growing faster than any other in the UK: between 2002 and 2015 the population increased by 149% and jobs by 84%. Key to this growth has been the tourism sector and the significant regeneration and development projects that have led to countless companies relocating from elsewhere in the UK.

As the third most visited city in the UK by overseas tourists, Manchester's tourism sector is worth £7.9bn and supports over 94,000 jobs.

Meanwhile, "Northshoring" – where companies move or open an office in North England to avoid the high costs of London and the south – is becoming an increasingly common practice, with the likes of AstraZeneca, Siemens, Barclays, BBC, Google, Kellogg's and RBS establishing a presence in Manchester in recent years.

£62.8bn

Gross Value Added (GVA)

↑ 84%

Increase in jobs

£7.9bn

Tourism sector

MANCHESTER

EDUCATION

One hundred thousand students attend Great Manchester's four universities, attracted by the city's unique combination of world-class education, excellent graduate job opportunities and low living costs. Campuses are based around Oxford Road in the south of the city, making this one of the key investment areas.





MANCHESTER

CULTURE

Manchester is renowned for its musical and sporting prowess. Take That and Oasis both hail from the city, as do the likes of M People and The Hollies.

Football is a massive part of Manchester city life thanks to Premiership powerhouses Manchester City and Manchester United. Art and history lover? Whether you're looking for exciting contemporary art galleries, specialist museums or collections of world-renowned artists, the city has something for everyone. Highlights include the Museum of Science and Industry, Imperial

War Museum North, Whitworth Art Gallery, The Lowry, HOME and the Manchester Art Gallery. In the The Economist's Global Liveability Index 2019, Manchester was named as the best UK city to live in. The index ranks 140 global cities on factors including political and social stability, crime rates, education and access to healthcare.

MANCHESTER

REGENERATION AND **DEVELOPMENT**

The media and creative industries play a vital part of this thoroughly modern metropolis. The city has become the second largest creative hub in Europe, thanks to £3.5bn of investment in recent years.

The hub includes MediaCityUK in Salford, a 200-acre site home to the likes of the BBC, ITV, Ericsson and Salford University. In fact, it's the biggest purpose-built media location in Europe, with over eighty creative and digital companies. The £800m NOMA scheme is one of the largest development projects in North West England and aims to transform 20 acres of Manchester City Centre, creating

4 million square foot of office, retail, residential and leisure spaces. The first phase – One Angel Square, the new headquarters of the Co-operative Group – opened in 2013. In January 2020, Amazon opened its Manchester headquarters in the Hanover building. The entire scheme is set to be completed by 2029.

MediaCityUK is home to likes of the BBC, ITV, Ericsson and Salford University



MANCHESTER

CONNECTIONS

Manchester is easily accessible by road. The main motorways include the M66, M60, M56, M61, M62 and M67, providing access from all areas of the UK.

The city has two major railway stations, Victoria and Piccadilly, serving routes across the UK. The hotly anticipated high-speed train service – HS2 – will cut journey times between London and Manchester to just 68 minutes. Manchester Airport is the third largest in the UK, offering flights all around the world.





Bridgewater Wharf

MANCHESTER

PROPERTY

Despite its unique blend of culture, media, education and liveability, Manchester's house prices are surprisingly low.

While the national average house price in the UK is now around £280K, prices in Manchester and Salford stay well under that at just over £190K. As a result, both investors and prospective homeowners can achieve real 'bang for their buck' in the city.

£280K

average house price in the UK

prices in Manchester

£190K

GET IN TOUCH

Whether you are looking for immediate returns, consistently high yields or strong capital growth, we have the right opportunity for you. Our wide-ranging portfolio includes buy to lets, commercial investments and secured loan notes.

By focusing on building long-term relationships, we can offer developers a high volume of repeat business. Consequently, we can secure properties at up to 20% below market value, exclusively for Alesco clients.

We have a strong track record of delivering for our diverse global client base, which ranges from new and seasoned private investors to funds and institutions looking to diversify their portfolios.

Speak to our a member of our expert team today to see how you could build your portfolio with Alesco.

Call us on +44 (0)203 819 7366

Email us on info@alescoproperty.com

Visit us at our London office

Office 5.1.1 | The Leather Market |
London | SE1 3ER

Or at our Manchester office

Office 2.19 | 125 Deansgate |
Manchester | M3 2BY



ALESCO

www.alescoproperty.com