



LOMAX  
MANCHESTER

A DESIGN-DRIVEN BOUTIQUE  
DEVELOPMENT OF 41 APARTMENTS

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LOMAX  
MANCHESTER

Exceptional, Modern Living.

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## The Development

LOMAX is a design-driven boutique development in the heart of Manchester's Northern Quarter, with 41 apartments that are both spacious and fashionable.

A rooftop patio tops 28 two-bedroom and 13 one-bedroom apartments on an eight-floor building. The living spaces are illuminated by large windows and the apartments are located in a desirable neighbourhood of Manchester that is near a variety of convenient amenities.





## The Location

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Piccadilly Railway Station is six minutes away on foot from LOMAX, while the Arndale Centre, which features over 200 appealing stores and restaurants, is fifteen minutes away on foot.

Market Street, Exchange Square, and the Royal Exchange are three cultural hotspots that are easily accessible from the Northern Quarter and Ancoats and are sure to pique your curiosity.

The Northern Quarter and Ancoats are the city's most desirable neighbourhoods.

Other cultural hotspots in Manchester include the Manchester Art Gallery, which is located directly in the middle of the city and features a wide variety of art exhibitions. The primary gallery facilities were constructed in 1823 for a literary club and currently, the collection is spread across three connected buildings.

The Manchester Museum is another place of interest that is well worth a trip; it is home to displays pertaining to natural history, anthropology, and archaeology. It is the largest university museum in the United Kingdom and serves not only as a major attraction for tourists but also as a resource for academic study and instruction. It is estimated that approximately 360,000 people visit it each year.





## The City

According to the Sunday Times, Piccadilly Manchester is “one of the nicest places to live”. The most well-known attractions in the city are within a short distance of the homes in this neighbourhood, making it convenient to reach them on foot.

Many of the city’s residents make their home there, as it serves as the core of the metropolitan area and is where they spend the majority of their time. If you are the type of person who enjoys being in the centre of things, then this is one of the best neighbourhoods in Manchester for you to settle down in. Chinatown, Piccadilly Gardens, Afflecks Palace, the Warehouse Project, a myriad of superb restaurants, numerous fascinating museums, and a wealth of fantastic shopping options are nothing but a short walk away. This includes the majority of the city’s most recognised areas of interest.

In addition, Manchester is a fantastic city to enjoy nightlife. As could be anticipated, the neighbourhood is home to a great deal of venues offering dining, drinking, and dancing opportunities. Families with young children and young professionals from a wide range of backgrounds feel at home in Manchester. It has been ranked as the UK’s No.1 City for Living in the Global Liveability Index for eleven years.

The trend of increasing housing prices in Manchester is anticipated to continue for some time. According to a report from JLL Residential Forecast 2022-2026, the city will see a further 25.8% growth in house prices over the next five-year period. Manchester’s property market has grown 85% in the last decade.

In addition, the revitalisation of the area that will occur as a direct result of the construction of HS2, will be a driving force behind property investment in this particular area. It is expected that the attractiveness of the high-speed transit connection will be felt throughout the rest of the city as well, which will add even further to the enhanced desirability of acquiring real estate in Manchester.

Investing in the Piccadilly neighbourhood, which has been referred to as having “one of the largest development opportunities in the UK,” may ultimately result in the creation of as many as 40,000 new jobs, 13,000 new dwellings, and 820,000 square meters of new commercial development.





The Lowry

CENTRAL  
RETAIL DISTRICT

NORTHERN  
QUARTER

ANCOATS

**Etihad Stadium**  
15 minutes by car →

NEW ISLINGTON

Supermarket



Piccadilly  
Gardens

Manchester  
Art Gallery

SPINNINGFIELDS

DEANSgate

A43

⇌ Manchester  
Piccadilly

Palace  
Theatre

B6469

Princess St

Sackville St

Fairfield St

Mayfield Park

Great Ancoats St

A635

Fairfield St

A635

A635

A6

A635

⇌ Manchester  
Oxford Road ⇌

**Old Trafford**  
15 minutes by car ←



Deansgate



Having experienced an incredible 112% growth between 2010 - 2020, the trend of increasing housing prices in Manchester is anticipated to continue for some time.

JLL reported in 2022 that demand significantly outstrips supply within the city and coupled with one of the fastest growing economies in the UK, between 2023 and 2027, sales prices are tipped to increase by 19.3%.

In addition to this, Manchester is predicted to see a rise of 21.6% in its rental values as an increasing number of young professionals flock to the city to both work and reside.

2.75M THE POPULATION OF THE CITY

3<sup>RD</sup> BEST CITY IN THE WORLD

ACCORDING TO TIME OUT MAGAZINE (SEPTEMBER 2021)

Ranked behind San Francisco and Amsterdam. 26,000 people voted, judging a city for its nightlife, restaurants, cultural highlights, sense of community, environmental initiatives and general friendliness.

25% OF THE POPULATION IS BETWEEN 20 - 29 YEARS OLD

100,000+ BIGGEST STUDENT POPULATION OUTSIDE LONDON

100,000+ students are at the city's five main universities. 51% of its Graduates remain in the city.

THE WORKING AGE POPULATION IS JUST UNDER 1.8 MILLION

4.4% RENT INCREASE

in the North West over the last year, with a further 21.6% projected increase by 2025 (JLL Residential Forecast 2022).

BEST UK CITY TO LIVE

Consistently for 8 years between 2011 - 2019 according to the Global Liveability Survey.

£62.8 BILLION (GVA)

Manchester represents the largest UK city regional economy outside London.

34 THE AVERAGE AGE OF A FIRST - TIME BUYER OUTSIDE LONDON  
So there is a continued, high demand for rental property.

112% INCREASE

The average price of a home in Manchester increased by 112% between 2010 - 2020.

6.8% INCREASE

Property values in Manchester are increasing by 6.8% year-on-year, over three times more than London.

57% GROWTH

Manchester's property prices are expected to grow by 57% by 2028, more than any other UK city.

UK'S TOP DIGITAL TECH CITY 2020

Manchester has over 10,000 digital and tech businesses, from start-ups and SMEs to global brands including Google, Microsoft, IBM and Cisco - as well as numerous homegrown unicorns that IPO above \$1 billion.







## Apartment Types

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This apartment development will be made available as a result of the foresight of a local developer and will provide the city centre with the much-needed accommodation it requires.

The concept of the brick warehouse is given a contemporary makeover in the design of this building. The scheme was developed with consideration to the industrial past of the surrounding neighbourhood.

Every single living unit has its own kitchen, dining area, and living room, all of which are entirely separate from one another. The bedrooms and bathrooms are both beautifully decorated and provided with sophisticated fittings. Furthermore, both the bedrooms and bathrooms are spacious and inviting, which will unquestionably give you the feeling of being at home.

















EN SUITE

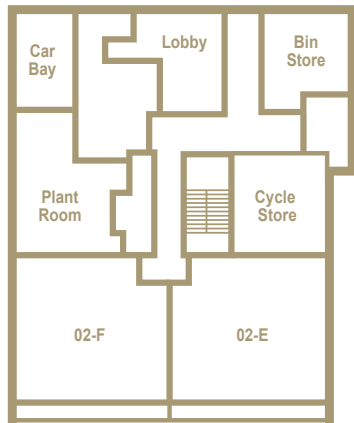


BATHROOM

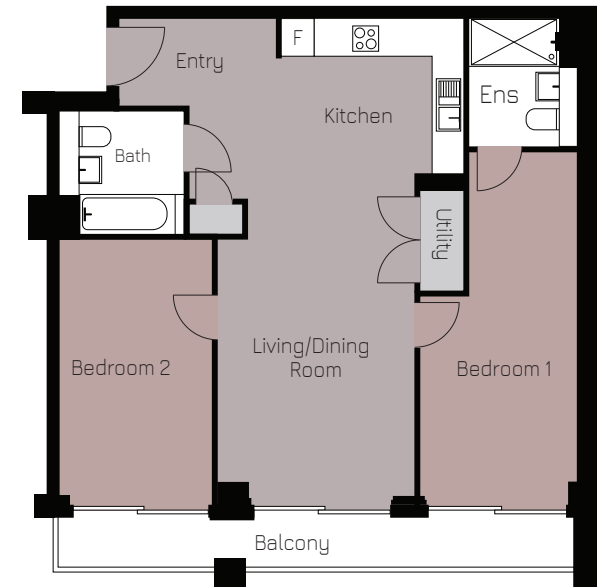


## Ground Floor

Measurements are approximate, not to scale.



APARTMENT TYPE 02-F  
820 SQ.FT



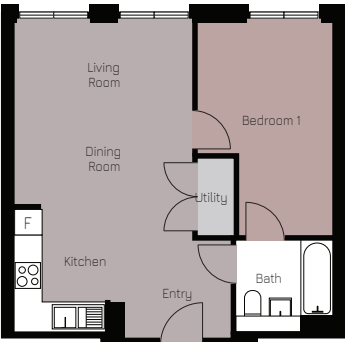
APARTMENT TYPE 02-E  
834 SQ.FT



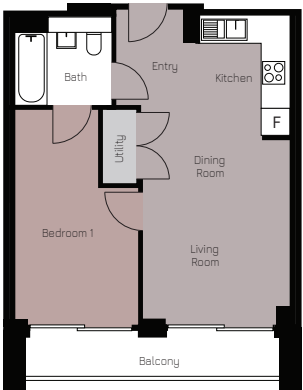


# First to Sixth Floor

Measurements are approximate, not to scale.



APARTMENT TYPE 01-A  
531 SQ.FT



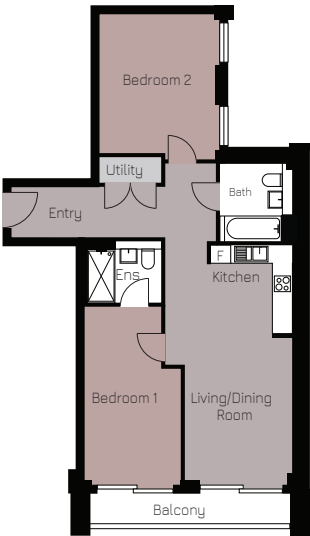
APARTMENT TYPE 01-B  
472 SQ.FT



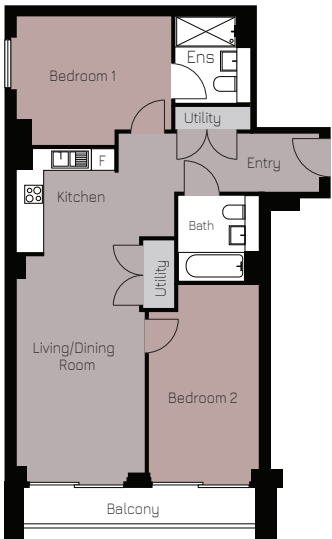
APARTMENT TYPE 02-A  
744 SQ.FT



APARTMENT TYPE 02-B  
775 SQ.FT



APARTMENT TYPE 02-C  
784 SQ.FT



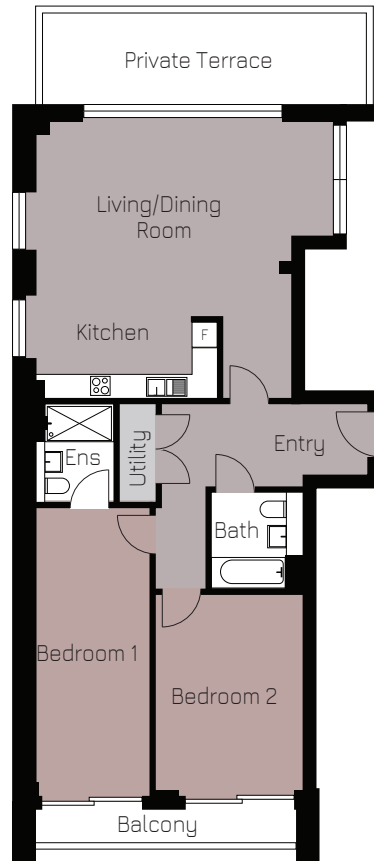
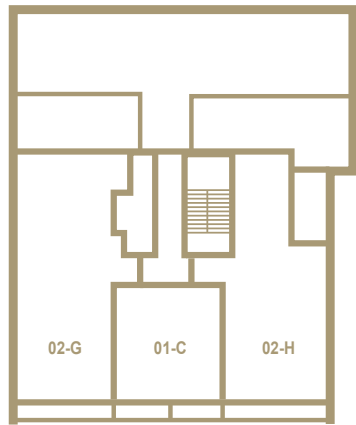
APARTMENT TYPE 02-D  
764 SQ.FT



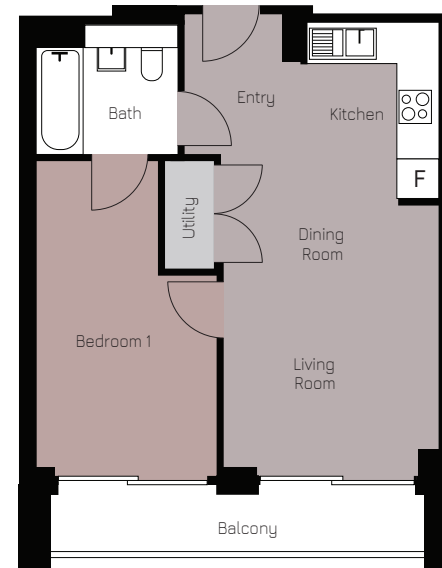


# Top Floor

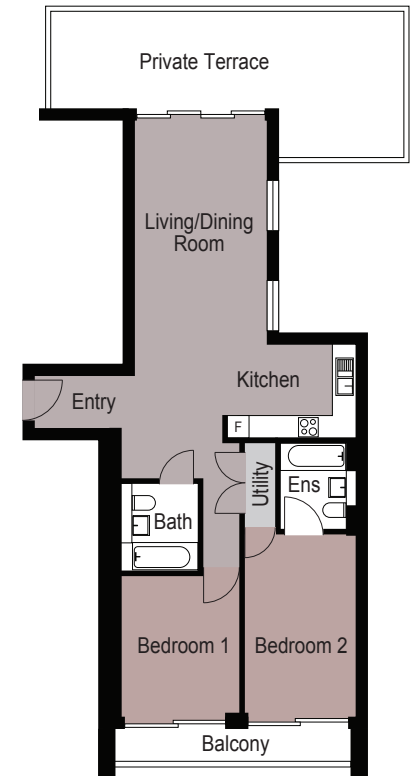
Measurements are approximate, not to scale.



PENTHOUSE TYPE 02-G  
989 SQ.FT



PENTHOUSE TYPE 01-C  
468 SQ.FT



PENTHOUSE TYPE 02-H  
832 SQ.FT





## Specifications

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### LIVING & KITCHEN

- Timber parquet style flooring
- Kitchen cupboards with LED underlighting
- Quartz worktops
- Fitted oven, electric hob, extractor hood, fully integrated dishwasher, and fridge/freezer.
- White ceramic effect sink
- Splashback tiles in herringbone pattern
- LED ceiling downlighters throughout
- Matte black switches with integrated USB ports. Matte black tap fitting and door handles.
- Smart electric radiators

### BEDROOMS

- Carpets
- Pendant lighting
- Matte black switches with integrated USB ports. Matte black door handles.
- Smart electric radiators

### BATHROOMS

- Luxurious tiled floors
- Wall tiles including full height to bath and shower areas
- Sanitary ware with under-sink storage
- Mirror
- LED ceiling downlighters throughout
- Matte black switches, heated towel radiator, shower/bath screen and tap fittings. Matte black sanitary fittings and door handles.

### DOORS & WINDOWS

- Colour-coated aluminium windows throughout
- High-performance double-glazed units
- Thermally broken and acoustically sealed frames
- Full-height sliding patio doors onto balconies
- Tilt/turn openable windows
- Timber painted doorsteps

### AV, TELEPHONE & DATA

- Sky points to lounge, BT connection points to lounge and bedroom plus TV aerial points to lounge.

### SECURITY

- Intercom system with camera door access

\*Final specifications subject to change.







## Purchase Guide

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To purchase a home in this enchanting neighbourhood in Piccadilly Manchester, you will need to execute the following four simple steps:

### RESERVE YOUR HOME

The process will commence once you have selected a plot that is the best fit for your requirements, filled out a reservation form and appointed a solicitor to represent your interests in the transaction.

### LEGAL FORMALITIES

We will provide you with an estimated completion date, and after the construction has concluded, we will send all of the appropriate legal certificates to your solicitor.

### HANDOVER

We shall be present during this period of transition to ensure that everything goes as smoothly as possible and to your satisfaction.

### AFTER CARE

The developers have a support team that is devoted to helping you and to smoothing out any first glitches. In addition, we provide a ten-year structural warranty on each and every home.







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[www.lomaxmanchester.com](http://www.lomaxmanchester.com)