



TRANS MISSION HOUSE

By **O'Connor Bowden**

Transmission House
Tib Street, Manchester M1 1SG

Welcome

Welcome to Transmission House, formerly known as SYNC NQ. Transmission House is a brand-new residential development based in the heart of Manchester and as the Managing Director of O'Connor Bowden, I will be assuming the role of Project Director and will be responsible for the initial marketing and letting of our client's new investment properties.

At O'Connor Bowden, we have been working on this new apartment scheme, since its initial conception back in 2014 when we were appointed by the Development Company, Factory Estates, as their Sales & Marketing Consultants. We have been involved at every stage and have assisted the Architects with the design requirements; set the asking prices; projected rental incomes and developed an affordable service charge for our investor clients.

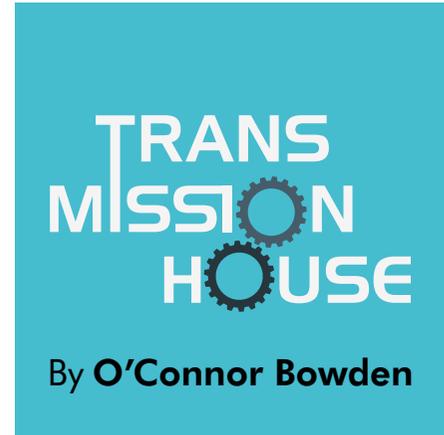
In December 2015; through our own investment services division and a small number of appointed, trusted partner agents; we finally launched the apartments "For Sale" on exclusive off-market terms.

With the building nearing completion, we are now preparing the next phase of our Marketing Strategy:

- **Ensuring apartments are advertised for rent from February 2019**
- **Reserving and Referencing Professional and Corporate Tenants in readiness for occupancy**
- **Arranging handover of your property from the Developer and full snagging service**
- **Arranging the order and installation of our clients chosen furniture packs**
- **Setting up your Service Charge accounts**

As always, we strive to deliver a first class service to you and I welcome the opportunity to discuss your requirements in more detail. Feel free to get in touch anytime on **07702 649623** or email: **alison.oconnor@oconnorbowden.co.uk**.

Best regards
Alison O'Connor



Alison O'Connor
Managing Director, O'Connor Bowden



ABOUT Transmission House



Transmission House Tib Street, Manchester, M1 1SG

Summary

Transmission House is a brand new off-plan, high quality residential Development with ground floor retail units and comprising 183 apartments over 8 storeys with a central courtyard and 3 rooftop gardens.

It is extremely rare that individual investors are afforded the opportunity to purchase an off-plan apartment in Central Manchester's M1 post district – “slap bang” in the middle of the UK's hottest rental market. Located in the heart of the City Centre and when we say “heart of the City” we mean at the centre of it all! Just a few seconds walk to Market Street and King Street, this is prime location between Manchester's main shopping district and the edge of Manchester's trendiest neighbourhood. The Northern Quarter is the most vibrant and cultural area in the City and rental demand will be exceptionally high.

O'Connor Bowden have been working on this development at every stage since its conception; influencing design and ensuring that the apartments are suitable for exacting demands and high standards of the City Centre rental market.

Particular attention has been given to the end user by designing an apartment layout that meets the needs and demand of tenants sharing accommodation, which is by far the largest tenancy profile in the City Centre.

Beyond the role as sales management consultant, O'Connor Bowden is committed to providing an ongoing long-term asset management service to all investors purchasing at Transmission House. Through our professional lettings and tenant management services, buyers can be assured and confident that O'Connor Bowden can let and manage their investment and provide ongoing management support throughout ownership.





Located in the vibrant Northern Quarter, only minutes away from the main retail and shopping districts of the City

Transmission House Manchester

A statement building will be built to become a recognisable landmark within the Northern Quarter, alongside iconic buildings such as Affleck's Palace and the Arndale Shopping Centre.

The apartment interiors will be white and bright with spacious rooms, many with fabulous views across the City skyline. White gloss fitted kitchens with high end touches and integrated appliances combine to provide contemporary and practical living accommodation.

Each bedroom is a double sized bedroom with an ensuite bathroom and modern bathroom suites, fixtures and fittings to complete the amazing "chic" looking City Apartment.

3 roof top gardens. Development situated on the corner of Tibb Street and Church Street.



A development comprises of 183 apartments over 8 storeys with communal facilities and a rooftop garden.

The Development will offer a high standard of services including; concierge reception; rooftop communal garden and onsite management office.



About Transmission House

The scheme has been designed to appeal to the rapidly growing rental market as well as offering units attractive to owner-occupiers; the exceptional rental demand and strong re-sale market. There is a choice of studios, one, two and three bedroom apartments as well as 5 spectacular 3 bedroom penthouses with private garden areas.

Local property prices are predicted to rise by 19.3% (Savills) during the construction phase of the project giving investors the opportunity to purchase at today's prices with potential for significant capital growth before completion.

Apart from the shortage of potential development projects in the M1 postal district, most city centre developments are being pre-purchased by Institutional/Private Equity PRS funds providing little or no opportunity for the individual UK buy to let investor to purchase investment property in super-prime locations in this buoyant market.

The Northern Quarter is home to a significant number of small – medium sized business and independent operators and a growing digital, media and technology based sector, as well as creative and cultural industries.

The Northern Quarter has seen the number of digital firms located there increase by 70% over 3 years with Manchester recently being crowned the UK's "capital of start-ups" with over 2000 firms created in the City in the last since March 2015.



Debenhams Department Store with Transmission House in the background, seconds walk from main shopping district, Market Street.

External view along Church Street from the Arndale Shopping Centre



Transmission House is situated in the heart of this vibrant creative hub. Often compared to London and New York's Soho districts, the Northern Quarter was historically the centre of Manchester's cotton industry, with many cotton mills and warehouses located in the area. These days the Northern Quarter is Manchester's creative district. The area is home to a variety of independent shops, restaurants and art galleries offering art from local and international artists.

Often described as a village within the city, the neighbourhood is one of the most vibrant and is considered by many to be the most hip neighbourhood in the city centre, resulting in it being one of the city's most popular residential markets.

The Government announced in early 2015 that the Northern Quarter would be designated a "Tech Hub", given the popularity of the area for digital and IT start-up companies. This has firmly established the Northern Quarter as one of the favourite locations in Europe for digital and IT companies to locate to, driving a strong demand for high quality apartments in the neighbourhood to house the growing population of talented young professionals moving to Manchester to work within a digital or creative business..

Apartment Design Concept

O'Connor Bowden have worked with Factory Estates on a number of projects over the past years, including the nearby Oxid House development. The team are proud to have produced yet another superbly designed apartment scheme which suits the demands of the city centre market.

Given the shift in the UK market place for rental properties, IDP architects have been working on designing living spaces that are suitable for exacting demands of the modern city centre rental market.

Many of the apartments currently constructed in city centres across the UK comes from a previous understanding of what purchasers wanted when buying an apartment to live. This included having a "master bedroom" and smaller secondary bedroom, which is completely at odds with the modern rental market demands.

A long standing frustration with many city centre residents is the lack of equally sized internal accommodation especially for tenants sharing, the mainstay of the private rental market. The two bedroom apartment designs at Transmission House provide the solution.

The two bedroom apartments are designed for sharers. Each have equal sized double bedrooms, each with their own en-suite bathroom; a perfect design solution for tenants sharing accommodation. No longer will tenants have to compromise or squabble over a large master bedroom & small en-suite versus a small second bedroom & a large disconnected bathroom. Furthermore the design is combined with the careful selection of contemporary fixtures and fittings that are both appealing to tenants and hard-wearing to ensure low maintenance costs over the long term.

To set the development apart from its rivals and not just attract, but retain quality tenants, a range of communal features have been included:

- Internal shared courtyard area for tenants
- 3 Roof top gardens
- Secure bike store
- Large welcoming reception area with 24/7 Concierge
- On-site O'Connor Bowden Management suite

All of these features set the development apart as one of the best developments in the city, in the best location.



One bedroomed apartment



Two bedroomed apartment

Specification

Kitchen

- Contemporary high-gloss white units
- Quartz worktop and upstands
- Integrated Zanussi oven and electric hob
- Integrated fridge/freezer and slim line dishwasher
- Integrated washer dryer

Bathrooms

- Full porcelain tiling to bathrooms and en-suites
- Contemporary white Duravit sanitary ware
- Grohe chrome taps and fittings
- Heated chrome towel rail

Technology

- Mains smoke detectors
- Low voltage LED lighting throughout
- Secure video door entry system

Additional Features

- 24 Hour concierge / security
- Contemporary styled reception area
- Full height windows to every room
- Juliette balconies to living spaces
- Roof top amenity gardens



General notes on specification: The material palettes reflect the contemporary design the building with modern detailing and elegant finishes.

Communal Areas Gallery

O'Connor Bowden

Transmission House

LIFT ->

RECEPTION

TIB STREET APARTMENTS

Entrance lobby and Concierge Reception on corner of Tib Street and Church Street

Roof top garden

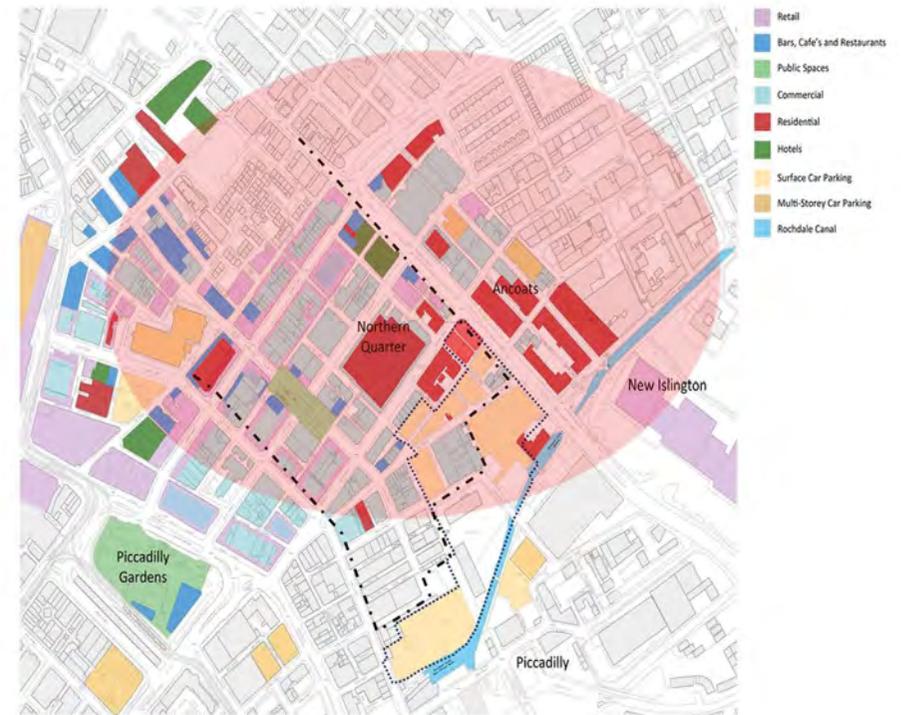


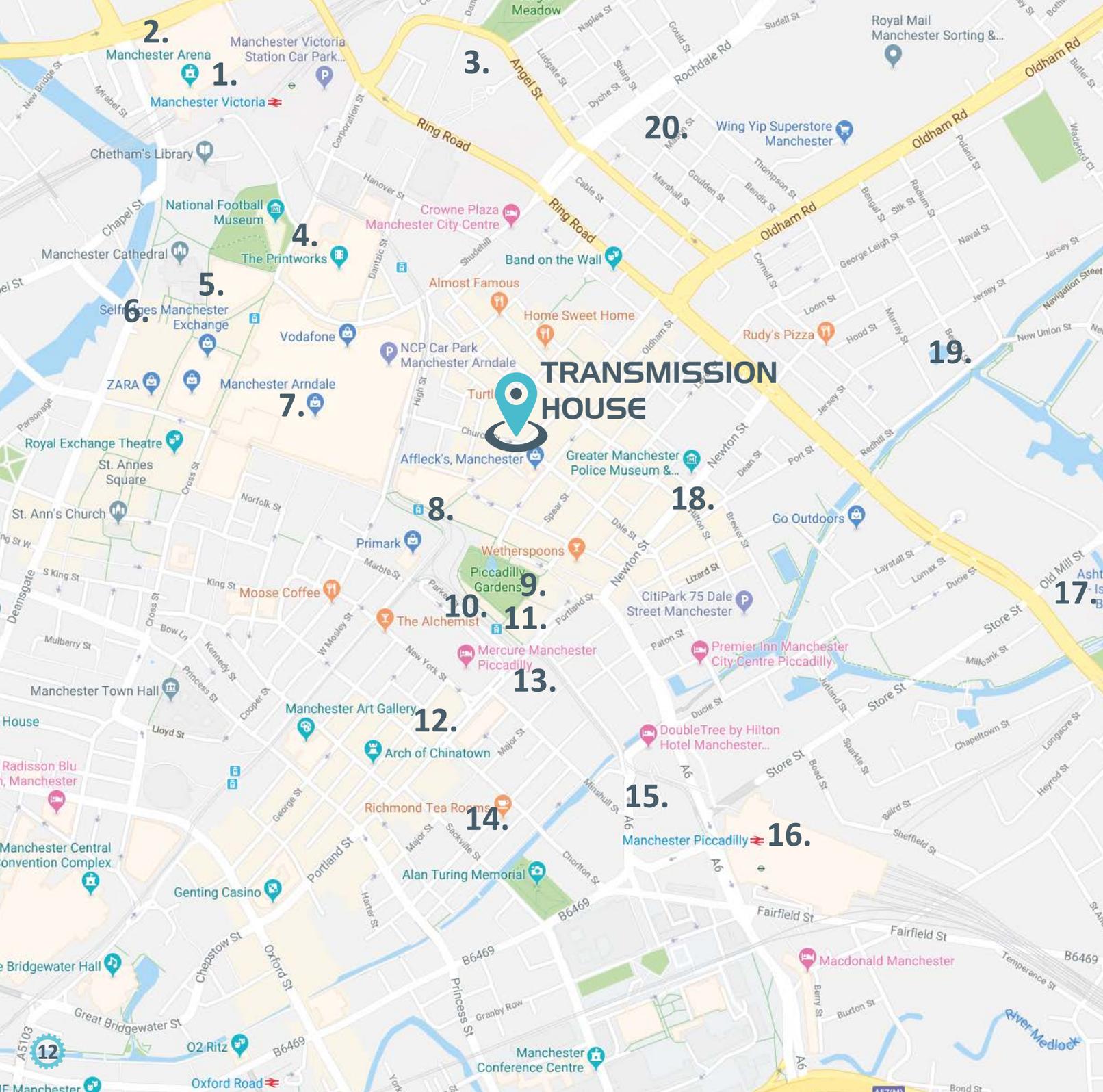
Transmission House, Manchester, M1

3 rooftop gardens with extensive 360 degree views of the City. The gardens provides a place for everyone to sit, relax and socialise on the fixed seating and artificial lawns.

Localisation Map

The Localisation Map demonstrates the situation of the site within the Northern Quarter, the high density of the area and the use of neighbouring property. Particular points of interest; is the close proximity to Piccadilly Railway Station, the Arndale Shopping Centre and Piccadilly Gardens, which is also the edge of the Business District. Additionally, the Northern Quarter is adjacent to the Ancoats Village and New Islington neighbourhoods, large scale urban regeneration areas supported by Manchester City Council and Middle-Eastern Investment consortium who collectively have signed a £1bn, 15 year investment deal for housing and regeneration.





1. Railway Station – Victoria
2. Manchester Arena
3. Co-Operative Bank Head Office & Noma
4. Printworks Bars and Restaurants complex
5. Selfridges Department Store
6. Harvey Nichols and M&S Department Stores
7. The Arndale Shopping Centre
8. Metro Link Tram Stop – Market Street
9. Piccadilly Gardens
10. Metro Link Tram Stop – Piccadilly
11. Bus Station – Piccadilly
12. China Town
13. Coach & Bus Station – Chorlton Street
14. Gay Village area
15. Business District
16. Railway Station – Piccadilly
17. Metro Link Tram Stop – New Islington
18. Bus Station – Stevenson Square
19. Ancoats Village & Regeneration Area
20. Skyline Central – PRS Scheme managed by O'Connor Bowden

Lettings & Management Services for Transmission House

Who are we?

Apart from partnering developers to deliver successful residential investment projects, such as Transmission House, O'Connor Bowden is a highly successful, privately owned Group of residential property companies providing comprehensive client services for:

- **Lettings**
- **Tenancy & Property Management**
- **Buildings & Facilities Management**
- **PRS Fund Management**
- **Sales & Estate Agency**
- **Valuation & Appraisals**
- **Investment Property & Development Consultancy**

Established in 2003, we were one of the first “City Centre Specialist Agents” and now regarded to be one of the largest independent, privately owned property agents specialising in City Living, operating from our ground floor offices right in the heart of the Northern Quarter.

Our businesses are run by a highly-experienced team of directors, who are always available to our clients. We guarantee a “hands-on, can do” approach.

The Directors are also experienced Investors and Landlords. We are best placed to offer all of our clients; a competitive service, an ongoing asset management service, effective lettings and full management control of their property with complete transparency.



Lettings & Management Services for Transmission House

Our office will also provide a number of residential frontline services including: Property Management, Lettings, Sale, Corporate Lets, Full Handover from the Developer, Snagging Service and Concierge Management for Transmission House.

To help provide a first class living experience, encouraging recommendations and longer tenancies, our management services will integrate with our concierge services providing residents with a number of paid for enhancements, including the offer of off-site parking, domestic cleaning services, food deliveries, dry cleaning management and leisure services inductions including personal training offer.



Preferential Fees

Due to the high-numbers of our existing clients purchasing at Transmission, we are able to offer favourable Lettings and Management fees for ALL Investors

Let Fee:	was £550.00	NOW ONLY £350.00 plus VAT
Management Fee:	was 10%	NOW ONLY 9% plus VAT
Management with Rental Guarantee (optional)	was 14%	NOW ONLY 12% plus VAT



Leighton McMylor
Operations Director

Leighton has specific responsibilities for the management of the Sales, Lettings, Property Management and Client Services teams located across Manchester City Centre. He has extensive experience dealing with landlord and tenancy related matters. Healways available to discuss your tenancy and property requirements.

Leighton can be contacted on **0161 833 3840** or **07931 313807** or leighton.mcmylor@oconnorbowden.co.uk



Why O'Connor Bowden?

- Live Rental Marketing from 1st February 2019 Tenants lined up for completion
- Localised & Seasonal Market Experience and knowledge
- Proven Track Record: 1400+ properties under management in Manchester City Centre
- Professional Third Party Referencing
- RENT GUARANTEE included within management fees*
- ONLY professional and Corporate Lets
- National Portal Advertising including Rightmove & Zoopla
- Service charge payments arranged
- 24/7 in-house emergency support
- Comprehensive knowledge of the Development
- Onsite Lettings & Property Management Office
- Our business was set up by Landlords for Landlords!

*12% Management. (Rental Guarantee).



Furnishing your Investment

So we can secure the very best quality tenants for you and achieve the highest possible rents, we have secured tailor-made Furniture Packs for you to choose from:

- Graphite Gloss
- White Diamond
- Sueno Valour

All Furniture Packs are designed for style and quality. Furniture items will be fully detailed on your property written and photographic inventories with manufacturer and life-cycle information. All prices include VAT, delivery, installation and waste disposal



DELIVERED



ASSEMBLED



INSTALLED



GRAPHITE GLOSS

1 BEDROOM PACKAGE

1x Two- Seat Sofa
1x Armchair
1x Coffee Table
1x TV Unit
1x Dining Table
2x Dining Chairs
1x Bedframe
1x Mattress
2x Bedside
1x Chest
1x Wardrobe
2x Artwork

£1,750 +VAT

2 BEDROOM PACKAGE

2x Two- Seat Sofa
1x Coffee Table
1x TV Unit
1x Dining Table
4x Dining Chairs
2x Bedframe
2x Mattress
4x Bedside
2x Chest
2x Wardrobe
3x Artwork

£2,850 +VAT



WHITE DIAMOND



1 BEDROOM PACKAGE

- 1x Two- Seat Sofa
- 1x Armchair
- 1x Coffee Table
- 1x TV Unit
- 1x Dining Table
- 2x Dining Chairs
- 1x Bedframe
- 1x Mattress
- 2x Bedside
- 1x Chest
- 1x Wardrobe
- 2x Artwork

£1,850 +VAT

2 BEDROOM PACKAGE

- 2x Two- Seat Sofa
- 1x Coffee Table
- 1x TV Unit
- 1x Dining Table
- 4x Dining Chairs
- 2x Bedframe
- 2x Mattress
- 4x Bedside
- 2x Chest
- 2x Wardrobe
- 3x Artwork

£2,950 +VAT

SUENO VALOUR



1 BEDROOM PACKAGE

- 1x Two- Seat Sofa
- 1x Armchair
- 1x Coffee Table
- 1x TV Unit
- 1x Dining Table
- 2x Dining Chairs
- 1x Bedframe
- 1x Mattress
- 2x Bedside
- 1x Chest
- 1x Wardrobe
- 2x Artwork

£2,150 +VAT

2 BEDROOM PACKAGE

- 2x Two- Seat Sofa
- 1x Coffee Table
- 1x TV Unit
- 1x Dining Table
- 4x Dining Chairs
- 2x Bedframe
- 2x Mattress
- 4x Bedside
- 2x Chest
- 2x Wardrobe
- 3x Artwork

£3,250 +VAT

About O'Connor Bowden Rebloom:

O'Connor Bowden Rebloom is a proven working partnership between O'Connor Bowden and Rebloom Management, combining tenancy and building management skills to create a seamless comprehensive service. Our Building Management services specialise in the provision of communal property management services for residential apartment blocks, where we can often make a difference by combining building management services with PRS residential tenancy and property management services.

Our revolutionary approach allows us to provide a "One-Stop-Shop" to residential developments, enabling us to manage residential tenancies, the communal building and manage and monitor ancillary services such as car parks and access control permissions, all under one roof and with the same highly experienced in-house team.

The principle objective is to help investors by ensuring leaseholders and residents have affordable ownership and seamless trouble-free living experiences. All Building Services are professionally managed with transparency to help: rents and values are maximised; voids are minimised; occupant recommendations are received; service charges remain real.

Management Plan for Transmission House:

O'Connor Bowden Rebloom manages several developments throughout, Manchester, Liverpool, Lancashire and Cheshire. We pride ourselves on defining the standards for communal living by creating a pleasant, healthy and safe environment to reside. The company launched a Communal Building Rating standard two years ago with over 200 factors being considered for assessment.



The Building Management Plan for Transmission House will include a number of functions and responsibilities including:

- 24/7 Concierge
- On-site Lettings & Management Office
- Leisure Services including off-site Gym Membership
- Health & Safety
- Fire Risk Assessment
- External Condition
- Internal Services: cleaning, maintenance, repairs.
- Building services including; off-site car park management, security & access control allocation and management, refuse collection, cycle store.
- Long term repair and maintenance funds.
- Financial management and accounting will be managed by O'Connor Bowden Rebloom, including service charge collection.
- Lease and occupancy enforcement will be managed by O'Connor Bowden Rebloom.

Leaseholders Portal:

As with all of our developments, a PORTAL will be set up allowing Leasehold to upload a variety of useful documents, policies and procedures relating to the development.



ABOUT Manchester

Welcome to Manchester, the Northern Powerhouse

Outside the popular streets of the Northern Quarter is the rest of Manchester. Transmission House is in a highly accessible location. Within a couple of minutes you can walk to Arndale Shopping Centre and Piccadilly Gardens, which represents the edge of the business district. Beyond the Arndale Centre are department stores, Selfridges and Harvey Nicols next to the numerous high end boutiques of St Anne's Square and King Street.

The Development is situated adjacent to the inner City ring road, comprising Great Ancoats Street, The Mancunian Way and Trinity Way. The inner road generally marks the boundary to the core City Centre zone and connects to all arterial routes leading to and from the M60 orbital motorway to the North, South, East and West.

Manchester's main railway stations, Piccadilly and Victoria are within an easy walking distance. The City Centre public bus terminals are very close in neighbouring, Stevenson Square and Shudehill bus station, Piccadilly Gardens and at Chorlton Street Coach Station. Nearby Metrolink Tram Stations include; the Piccadilly Altrincham line at Piccadilly Gardens, the Bury Line at Market Street and the Ashton line at New Islington.



"Manchester is a shoppers dream!!"





Manchester, the second City of the UK and the centre of the economic “Northern Powerhouse”, is a thriving cosmopolitan City built upon an industrious legacy.

Manchester is a city with many impressive statistics to its name. It was the world’s first industrialised city, home to the first public liability and birthplace of the world’s first computer. It has the world’s oldest railway station and the oldest professional football league. It is also where scientists first split the atom and has been home to more than 25 Noble Prize winners.

The UK’s government’s focus on the Northern Powerhouse has helped position Manchester as the North’s economic epicentre. The city has emerged as a natural choice for investment outside of London. Manchester’s prominence dates back to its status as the birthplace of the Industrial Revolution in the early 19th century. Then, many factors came together to propel Manchester to become the pre-eminent city of its time. Here in the early 21st century, there are many parallels that can be made in the city’s transition during the industrial revolution to the world’s leading industrial metropolis and now to a leading 21st century economy.



Manchester is one of the UK’s biggest urban conurbations outside London, rich in heritage and being home to the second largest China Town in the UK.



A joint venture with Beijing Construction Engineering Group, an £800m investment to transform the airport and surrounding area for rapid expansion of business, aviation, science and biotechnology industries. This is the biggest single investment from China in to the UK.

The c.20 acre mixed-use, City Centre regeneration project, which has become the northern headquarters for many leading banks, accountancy and law firms.

MCC and Sheik Mansours ADUG's £1bn, 10 year agreement to build 6000 homes in the City's fringe areas.

Situated next to Spinningfields, New Bailey is an exciting new extension to Manchester's Central Business District, comprising 2.2 million sq ft of new Grade A office and leisure space. The first phase completed.

A 20 acre mixed-use city centre regeneration scheme led by two UK institutional investors; Co-op and Hermes.

A 200 acre business hub for media, digital and creative industrials. The new home of the BBC.

GREATER MANCHESTER'S MAJOR SECTORS

Financial & Professional Services **16.6%**

Manufacturing & Engineering **16.1%**

Health **13.0%**

Retail **10.3%**

Education **8.5%**

Creative & Digital **7.7%**

£800m MAG

£1.5bn Spinningfields

£1.5bn Manchester Life

£600m New Bailey

£800m Noma

£650m Media City

Further private and public sector investment across the City from both domestic and international investors is testament to the City's economic vitality and its status as a world class business and investment location. Manchester has the largest UK office market outside of London and has seen TWICE the investment of nearest regional rivals Liverpool and Leeds. The ten local authorities of Greater Manchester - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan represent the largest functional economic area outside London, with a population of 2.7 million and gross value added (GVA) of £56 billion.

Manchester Housing Market

- NO.1 location in the UK for rental returns (HSBC 2015)
- Named as the BEST PLACE TO LIVE in the UK - (Global Liveability Survey 2015)
- The City presents investors with an unique opportunity to capitalise on what is already known as the UK's best location for buy-to-let returns
- Manchester ranked first in Europe for costs of doing business (KPMG)
- Savills predict house prices in Manchester to grow by 19.3% by 2018
- 98% OCCUPANCY RATES recorded in Manchester
- NO.1 location in the UK for rental returns (HSBC 2015)



10,000 NEW HOMES per year required
the next 5 years (Rightmove)

26.85% of housing stock is rented (HSBC) and set
to **RISE BY 19%** over the next 5 years (Rightmove)

105,000 students
across 4 well-established universities

**Manchester is the UK's leading buy to let
investment market and fastest growing City.**

Prime Rental Market

A structural shift in the UK Property market away from the tradition of buying over renting has now resulted in owner occupied property falling to its lowest ever percentage of the total UK property market.

The young professionals of “Generation Rent” are happy to spend an average 15 years of their life in rental property. It is predicted by 2032 that more than half of UK homes will be rentals. Across Greater Manchester, the largest age band growth identified in 2011 Census was in the 20-24 age band, which increased by 41,400 (25%). The 25-29 age band also witnessed a significant increase of just fewer than 30,000. This sector of the population creates demand for new lifestyle choices that offer access to City Centre employment and amenities, transport networks in well-managed accommodation built for that purpose.

- Manchester has a younger age profile than is found nationally. This is most notable in Manchester where more than 50% of the population is under 30.
- Manchester is only again leading the way in innovation being the centre of the UK’s rental revolution. There has been more investment in to the Private Rental Sector (“PRS”) in Manchester from institutional and professional investors than any other City.
- With the City’s thriving economy and bustling universities, Manchester attracts.

Population of Greater Manchester has grown by 18,000 over the last 12 months alone.

Manchester is home to the UK’s highest concentration of 20-34 years olds (CBRE)

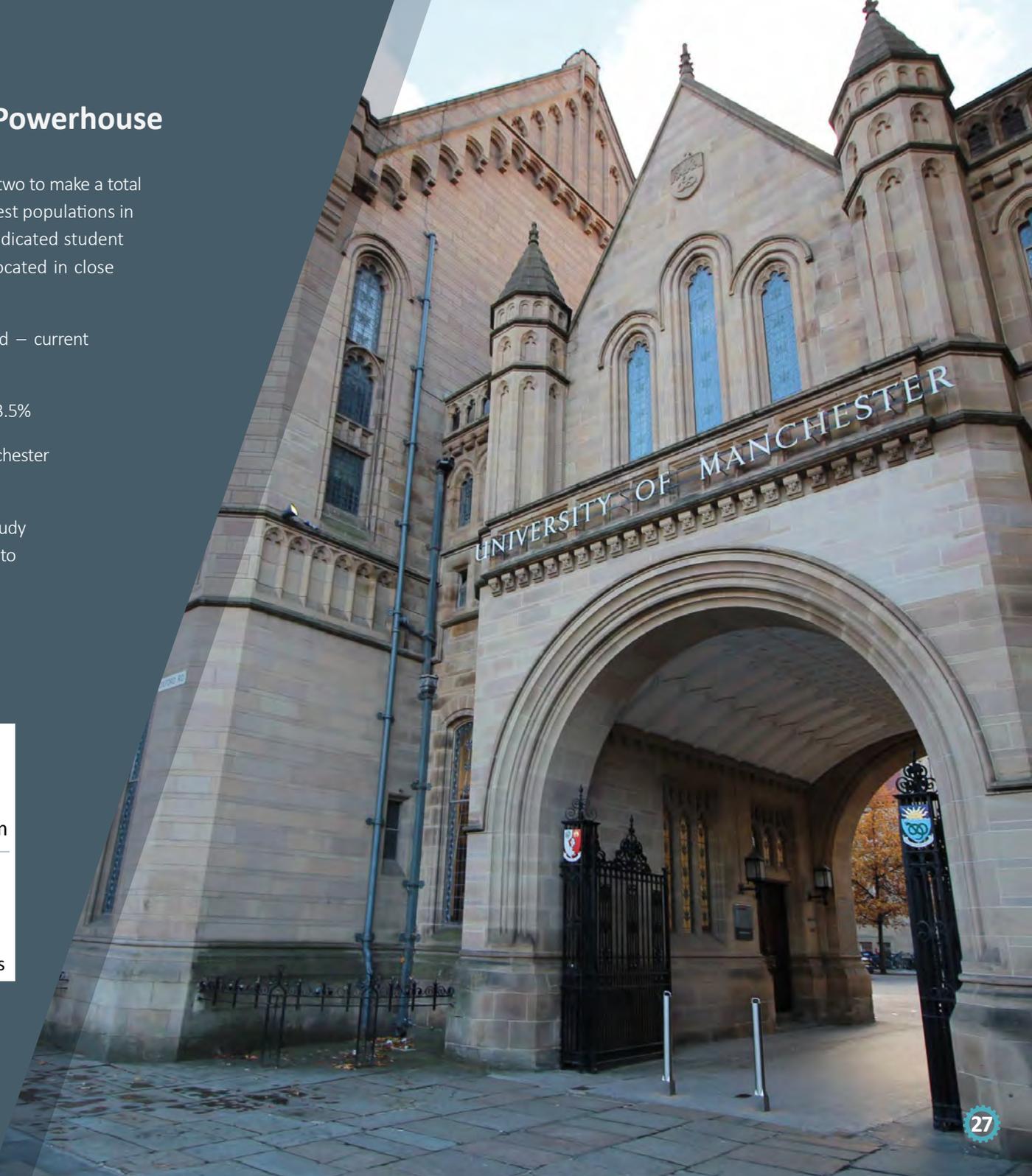
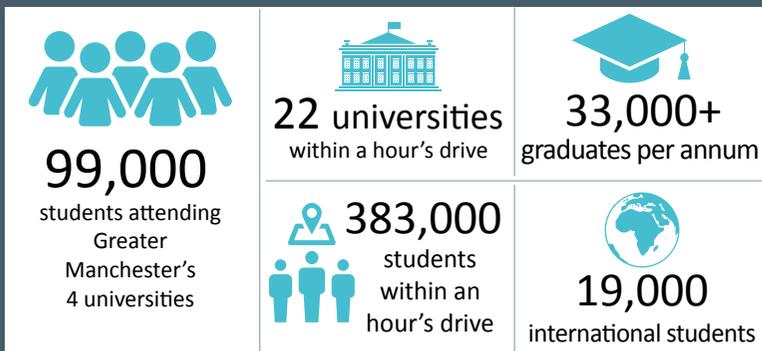
20% growth over the last 10 years and another 20% is forecast over the next 10 years (Manchester City Council)



Welcome to Manchester, the Northern Powerhouse

Manchester is home to two of the UK's five largest universities. A further two to make a total of four institutions that attract over 100,000 students – one of the largest populations in Europe. A massive 70,000 of these students do not have access to dedicated student beds, resulting in the highest rental growth potential in properties located in close proximity to the universities.

- 10,000 new homes needed to be built per year to meet demand – current supply is less than 5,000 per year
- Capital growth projection: 2016: 5.5% 2017: 5.5% 2018: 4.5 % 2019: 3.5%
- 98% Occupancy levels of current housing stock in Greater Manchester (source: DLC)
- The Government Department for Communities has produced a study suggesting that Greater Manchester requires a further 10,000 homes to be built per year for the next 10 years to meet supply
- Rental growth projection: 2016: 5% 2017: 4% 2018: 3 % 2019: 3%





CONTACT US

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