



E.W.
EXCELSIOR WORKS

Development Address: 2 Hulme Hall Road, Castlefield, Manchester, M15 4LY

Excelsior Works is a collection of 108 contemporary apartments set beside Manchester's historic Bridgewater Canal.

The building completed in 2020 to meet the growing demand for quality accommodation near Manchester's key employment hubs. With global brands such as Amazon and Deloitte expanding headquarters in the city nearby, the development offers the perfect lifestyle balance for young working professionals looking for comfort and convenience.

KEY INVESTMENT HIGHLIGHTS

COMPLETED
AND TENANTED

£210K
1 BED FROM

IMMEDIATE
INCOME

£274K
2 BED FROM

UP TO 5.5%
GROSS YIELD

2020
COMPLETED

75% LTV
MORTGAGES UP TO

10 YEAR
BUILD WARRANTY

MARKET FACTS

£67.8BN Economy

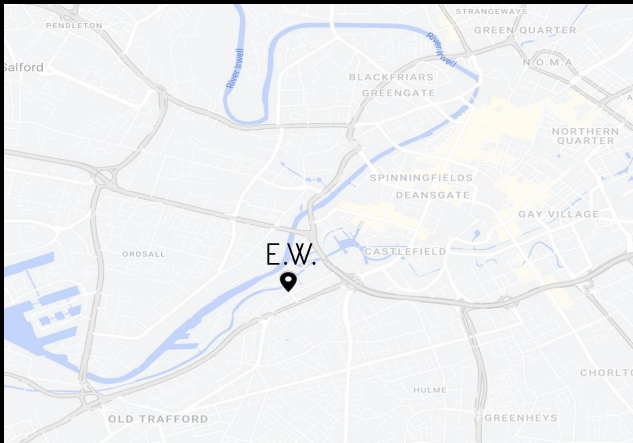
Population growth **70,000** by 2030

19.5% YoY Rental Price Growth
(Oct 2022)

Undersupply of **50,000** homes by 2026

23,845 Businesses

16.4% growth in Economy over
next 5 years



LOCATION

Sitting in a prime position at the edge of the Bridgewater canal in trendy Castlefield, Excelsior Works offers traffic-free access to both the city centre and MediaCityUK. Simply walk out of the impressive grand entrance foyer onto the canal towpath and turn right for the city centre and left for Salford Quays. Quick access to Metro Link and bus services, together with ample cycle storage and underground parking give you the choice of how you want to travel.



Concierge
Service



Roof Terrace
and Gardens



Bicycle
Storage



Flexible
Working Spaces



1Gbps Ultrafast
Fibre Optic



Parking
Available

TRANSPORT

		Cornbrook	Manchester Piccadilly	Deansgate	Northern Quarter	Old Trafford	University of Manchester	China Town	MediaCity UK
WALK		6min	32min	10min	36min	30min	30min	25min	35min
CYCLE			14min	4min	13min	13min	12min	10min	15min
TRAM			14min	10min	17min	12min	15min	14min	10min

PROFESSIONAL TEAM

Property Management **Beyond Property**

Investment Agent **LollyProp Investments**

Vendors Solicitor **Mills & Reeve**

Recommended Client Solicitor **Talbots Law**

Reservation Fee **£1,000**

LEGALS

Lease Length **999 years**

Service Charge **£2.50** per square foot per annum

Build Warranty Provider **NHBC**