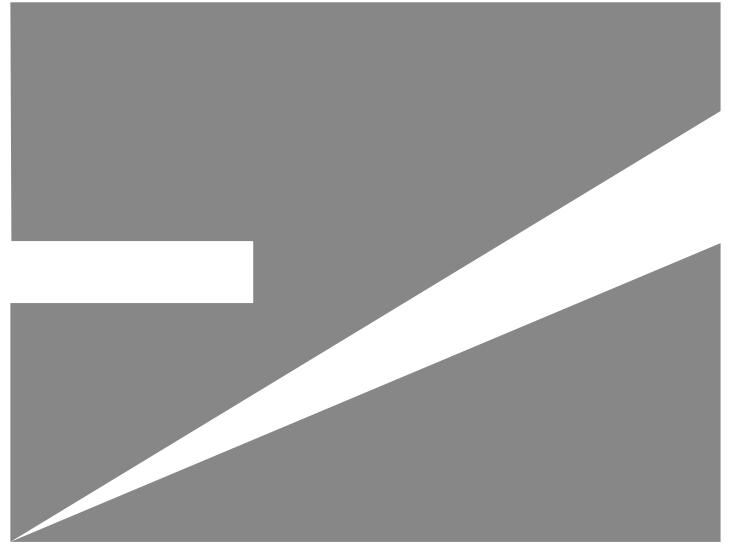




ST PETER'S HOUSE

OXFORD ROAD
MANCHESTER
M13 9GH

OUTSTANDING REPOSITIONING
OR REDEVELOPMENT OPPORTUNITY

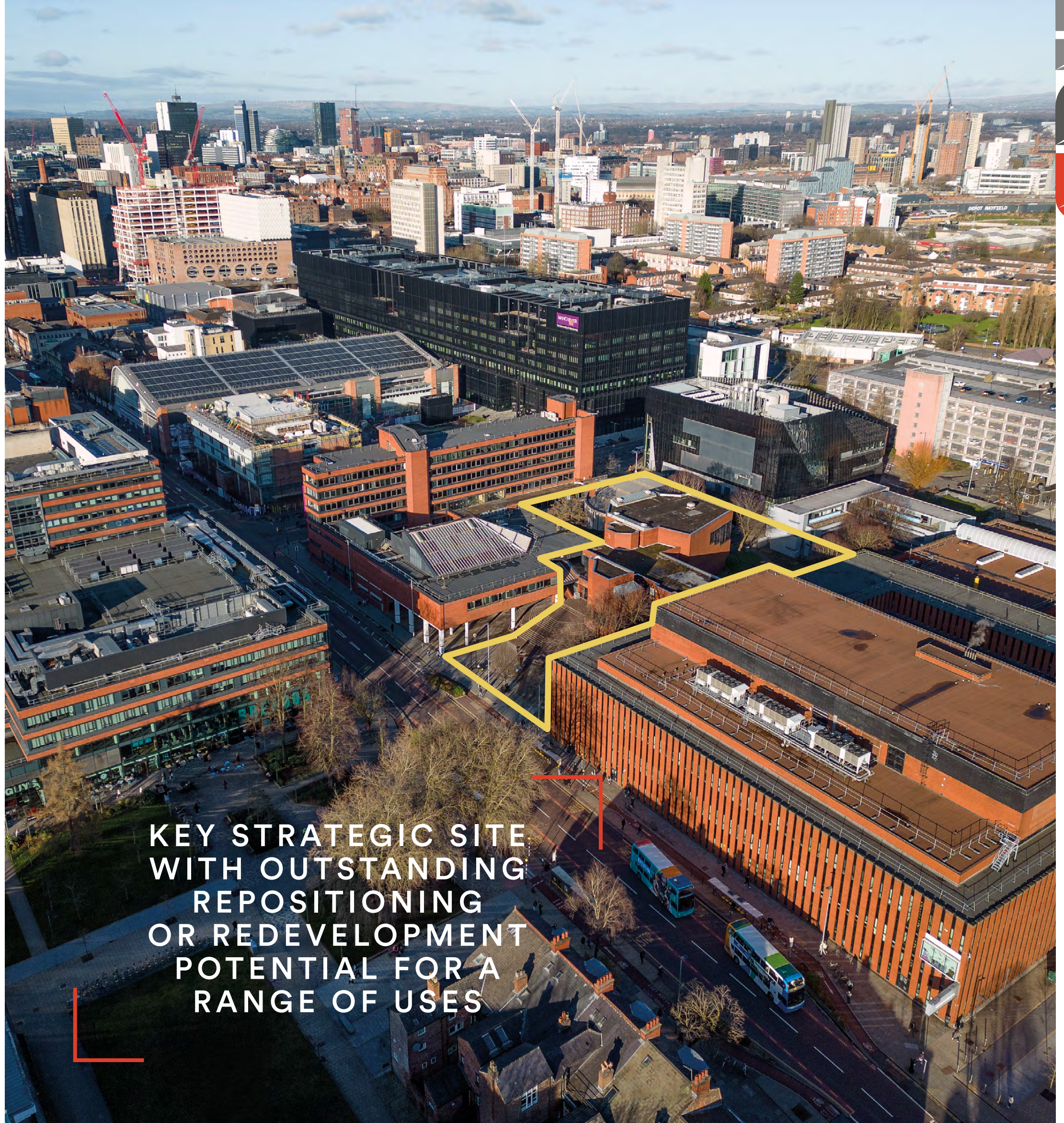


- Manchester is considered the UK's second city and is the economic and cultural capital of the north of England.
- A key strategic site in the heart of the Manchester University District.
- Available with vacant possession, providing the opportunity for redevelopment.
- St Peter's House comprises a 21,049 sq ft NIA office and former religious premises, arranged over ground and 2 upper floors with a car park providing 18 car parking spaces.
- Site Area of 0.811 acres (0.328 ha).
- The building is prominently situated between two Manchester University education facilities, and other properties in the immediate vicinity include residential, retail, leisure, and education use.
- There are numerous opportunities to add value and drive both income and capital value via;
 - **Redevelopment**
The prime location combined with the current low site cover and cross sector demand would support a student living or science adjacent redevelopment.
 - **Repositioning**
An opportunity to undertake a full refurbishment program to bring the accommodation up to current specification.

PROPOSAL

Offers are invited in excess of **£6,000,000 (Six Million Pounds)** subject to contract and exclusive of VAT.

KEY STRATEGIC SITE
WITH OUTSTANDING
REPOSITIONING
OR REDEVELOPMENT
POTENTIAL FOR A
RANGE OF USES





MANCHESTER FACTS



Manchester is the UK's Second City and the main driver of the UK Government's Northern Powerhouse initiative



The Manchester economy is expected to see an annual average growth of 2.5% between 2024 and 2026, the third fastest in the UK behind Reading (2.7%) and London (2.6%)



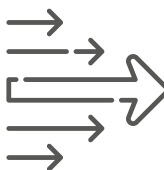
The Science, R&D, Cultural, Creative and Digital industries in Manchester are expected to grow by over 30% by 2027



The City is recognised as the economic and cultural capital of the North of England



Major employers investing in the city include Roku, HMRC, GCHQ, BT, Amazon and Cloud Imperium



Manchester was named the 'UK's leading city for attracting FDI outside London' by EY's 2023 UK Attractiveness Survey



Greater Manchester has one of the largest student populations in Europe, and one of the highest graduate retention rates in the UK



Over 80 of the FTSE 100 have a presence in Manchester, which is home to the UK headquarters of major corporates including Kellogg's, Talk Talk, The Cooperative Group, JD Sports, Adidas, Boohoo and THG



Manchester has the largest millennial population of the UK regional cities, with over 500,000 residents aged between 20-34





CONNECTIVITY TO THE CITY



Manchester Airport, located 20 minutes from the city centre, is the UK's third largest, offering flights to over 200 destinations – more than any other airport in the UK.

It carries approximately 29 million passengers annually, with plans to expand capacity over the next 15 years. The Airport is currently partway through a 10-year refurbishment programme at a cost of £1.5 Billion, with the most recent phase including an extension and refurbishment of Terminal 2.

Direct services to the Airport are available from both the St Peter's Square Metrolink hub, which is within a 15-minute walk of the building, and Oxford Road train station, which is a 10-minute walk from the building.



There are now 5 mainline railway stations surrounding the city centre, providing excellent connectivity to the regional and national UK rail network, with 3 trains an hour to London.

Manchester's main train station at Piccadilly is a 15-minute walk from the building, whilst the City's second busiest station at Oxford Road, is a 10-minute walk away.



The Metrolink is one of the most successful light rail systems in the UK and now has 7 lines providing access around the city centre and out to the nearby conurbations. The system now provides circa 40 million passenger journeys per year, across its 93 stations.

The nearest station to the property is St Peter's Square which is within a 15-minute walk of the building. This station is one of only 3 that provides direct access to all conurbations.



Manchester is well served by one of the largest motorway networks in the UK. This has helped establish itself as the largest travel-to-work conurbation outside of London.

The M60 arterial motorway provides direct connections to the M62, M56, M61, M67 motorways, enabling convenient national motorway access to all areas of the conurbation.



Oxford road has a frequent flow of a number of different bus routes. Stop C directly fronts St Peter's House providing a new bus every three minutes and connecting people to Manchester city centre and beyond.

THE REGION
BENEFITS FROM A
WORLD CLASS,
MULTI-MODAL
INTEGRATED
TRANSPORT
INFRASTRUCTURE
THAT PROVIDES
FAST AND
AFFORDABLE
CONNECTIVITY
THROUGHOUT
GREATER
MANCHESTER
AND BEYOND



LOCATION & AMENITIES





ST PETER'S HOUSE



The University of Manchester

ST PETER'S HOUSE
OXFORD ROAD MANCHESTER M13 9GH



DESCRIPTION

St Peter’s House comprises a former religious and office premises, configured over a ground floor and two upper floors. There is a car park on the ground floor which offers 18 car parking spaces. The building extends to 21,049 sq ft NIA.

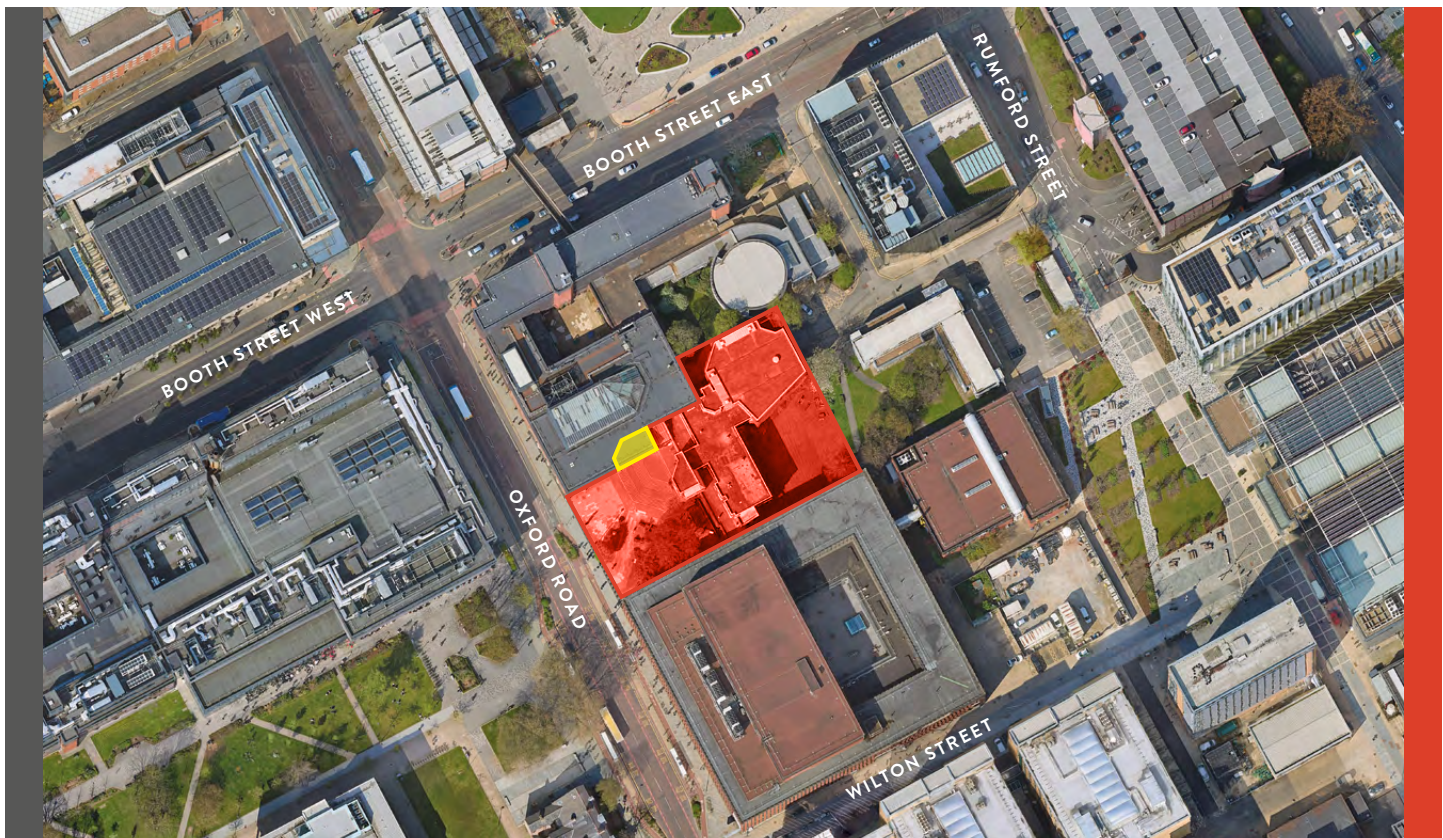
The building has two main access points, one by foot coming from Oxford Road and the other a rear entrance by vehicle from Clifford Street.

The building occupies a prominent position fronting Oxford Road, on a low-density site of c.0.81 acres, and would suit a range of uses in both its existing configuration, or as a repositioning or redevelopment opportunity.

ACCOMMODATION SCHEDULE

FLOOR	AREA SQ M	AREA SQ FT
Ground floor	526	5,669
First floor	1,008	10,849
Second floor	421	4,531
Total	1,955	21,049





TITLE

The property is held on three titles, as follows;

- 1 Freehold (Title Number; GM471768)
- 2 Freehold (Title Number; GM489265)
- 3 A small element is held Long Leasehold (Title Number; GM504383) from 13 April 1989 a term of 999 years, at a peppercorn rent. (shaded yellow).

Manchester University has a current right of way across the second floor of St Peter's House from Crawford House to Kilburn Building.

A copy of the Freehold and Long Leasehold can be found in the data room.

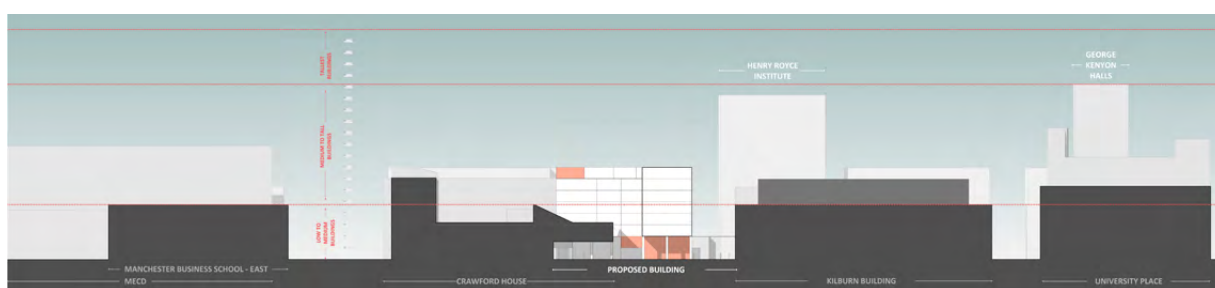
ALTERNATIVE USES



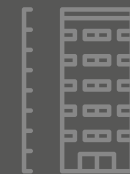
The property provides the opportunity for a number of alternative uses including purpose-built student accommodation, life sciences, offices or educational.

We understand that Manchester City Council Planning Department are supportive of science-based office uses or PBSA. They have indicated that the building massing would need to follow the scale of nearby buildings which are up to eight storeys.

Oxford Road Massing Elevation



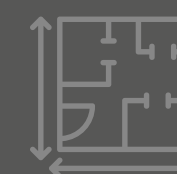
PBSA Massing Options



Height: 8 storeys



Bed Numbers: 218-233



The block is a single height mass with consistent floor plates throughout





1 | VITA – CIRCLE SQUARE
(1100 Rooms)
From £1,591 - £2,144 pcm



2 | RIVER STREET TOWER
(793 Rooms)
From £1,063 - £1,346 pcm



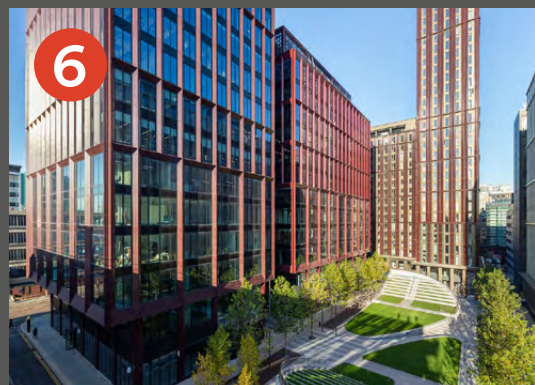
3 | UNITE STUDENTS -
ARTISAN HEIGHTS
(603 Rooms)
From £1,242 - £1,669 pcm



4 | KAMPUS
(534 Apartments)
1 Bed £1,400 pcm
2 Bed £1,900 pcm
3 Bed £3,500 pcm



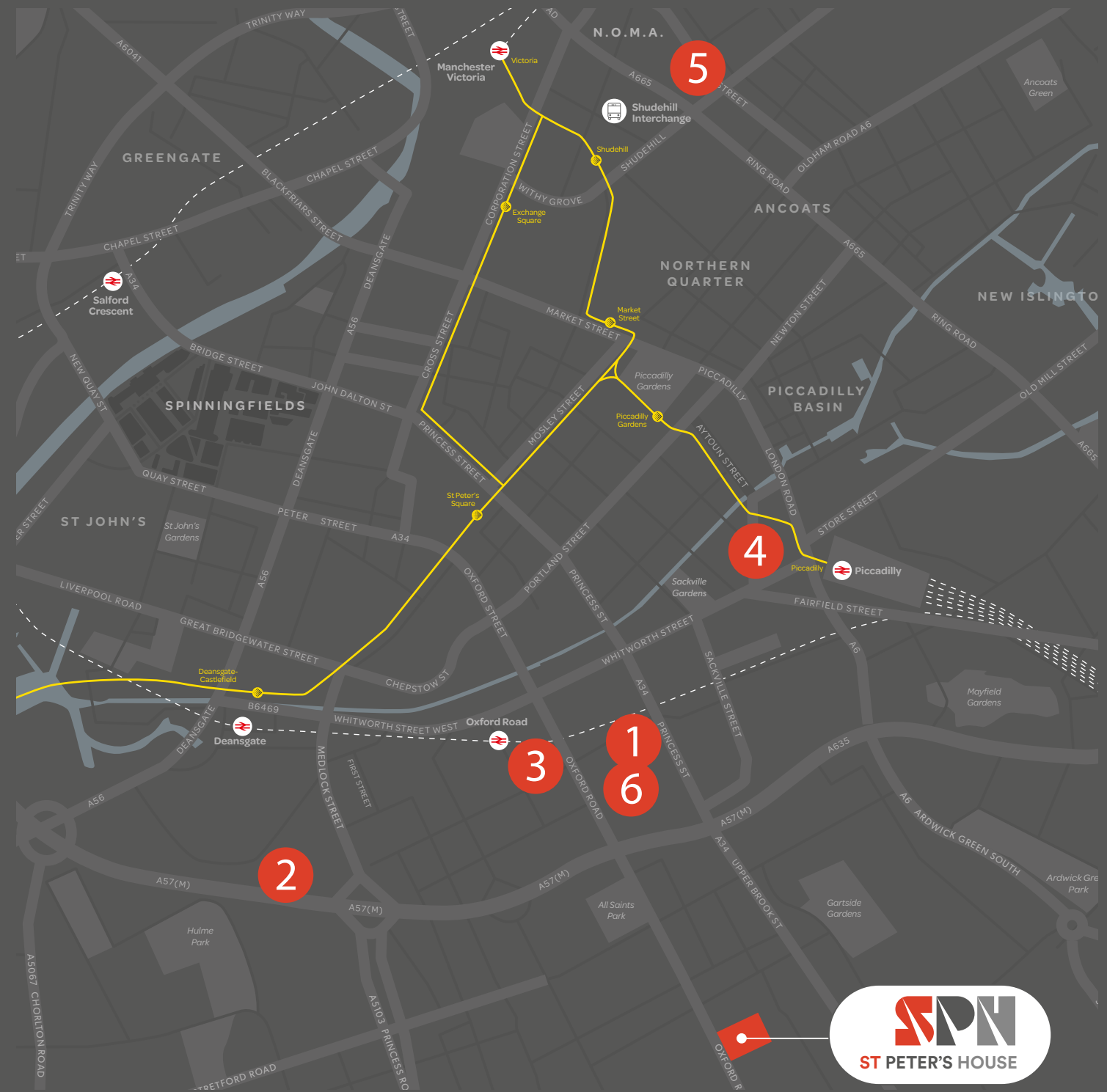
5 | ANGEL GARDENS
(466 Apartments)
1 Bed £1,500 - £1,600 pcm
2 Bed £1,800 - £1,900 pcm
3 Bed £2,300 - £2,500 pcm



6 | CIRCLE SQUARE
(683 Apartments)
1 Bed £1,400 pcm
2 Bed £1,750 pcm
3 Bed £2,650 pcm

RENTAL COMPARABLES

St Peter's House occupies a prime position in the heart of the Manchester University district. Fronting Oxford Road and surrounded by university buildings, it is central to all activity in the area.





FURTHER INFORMATION

DATA ROOM

Please contact a member of the JLL team for data room access.

PLANNING

Discussions have taken place with Manchester City Council who support the principle of redevelopment for existing or new related uses to the university corridor.

There is a Planning Overview Note available in the data room. It is requested that interested parties do not approach Manchester City Council directly and in the first instance speak with JLL as selling agent.

The feasibility study carried out by Stride Treglown Architects is contained within the data room.

EPC

Energy Performance Certificates are available in the data room.

PROPOSAL

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ALL ENQUIRIES

James Porteous

james.porteous@jll.com
+44 7976 741273

Emma Bowker

emma.bowker@jll.com
+44 7596 316671

George Whiteley

george.whiteley@jll.com
+44 7707 166569

Alex Bright

alex.bright@jll.com
+44 7902 106833

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