



WEST GATE

ST JOHN'S WATERSIDE

KEY FACTS

Location:

Water Street, Manchester City Centre, M3

Development:

A collection of deluxe 1, 2 and 3-bedroom apartments and penthouses, complemented by four levels of outstanding on-site amenities and set in a prime waterside location.

Just a 1-minute walk from St John's Culture & Enterprise Quarter.

Architect:

SimpsonHaugh

Interior Architect:

Lister & Lister

Landscape Architect:

TPM Landscape

Tenure:

Leasehold (990 years from 1st January 2029)

Parking:

Right to park available to purchase for £30,000 with select 2-bedroom apartments and all 3-bedroom apartments.*

Estimated Completion:

Q3 / Q4 2029

Warranty:

Buildzone 10 year home warranty** and 2 year developer warranty

* Please speak to a Sales Consultant for more information. Charging Points can be installed in some car parking spaces. A quote to install a charger in a bay can be provided upon request.

**Buildzone or alternative 10 year warranty. Buildzone 10 year home warranty commences on build completion of the apartment.



WEST GATE

ST JOHN'S WATERSIDE

West Gate rises at a rare intersection – where the curve of the Irwell meets the cultural momentum of St John's Culture & Enterprise Quarter. Rising 39 storeys, it comprises a collection of contemporary deluxe apartments, enhanced by exceptional private amenities and sweeping views across the city skyline.

This is a place shaped by industry and artistry, by river and city, calm and vibrancy. Offering 5-star luxury living, the design works in harmony with Manchester's energy to create a setting defined by comfort, connection and contemporary living.

To live here is to experience the city at its most dynamic – where heritage, creativity, and modern life flow seamlessly together.



KEY FACTS

Service Charge

£3.52 per sq ft*

Our amenity spaces are not available for hire and are exclusively for the use of West Gate residents. There are no additional charges or fees beyond the service charge to access these areas.

Buildings Insurance

£0.80 per sq ft*

Ground Rents

Peppercorn - £0.00

Car Park Service Charge

£100 per space, per annum*

Terms of Payment

Reservation Fee of £3,000 is payable and is non-refundable. 20% deposit is payable on exchange of contracts. The balance of 80% - minus the reservation fee is payable on completion.

Vendors Solicitors

Salehs Solicitors:

Alan Berry

Didsbury House

748 - 754 Wilmslow Rd

Manchester

M20 2DW

Email: ab@salehs.co.uk

Tel: 0161 434 9991

Type of Construction:

Concrete frame with unitised glazed cladding.

Building Height

39 storeys - ground floor + 38 levels

Pet Licence

£300 per annum

*Assessment December 2025, price may vary based on utility, material and labour costs at the time of completion. All projected costs accurate at time of printing, speak to a sales consultant for more information.

St John's Culture & Enterprise Quarter

Empowering the city's creative and digital future.



Just a 1-minute walk from West Gate

St John's is Manchester's £1 billion innovation district - a city-centre destination where creative, tech, and media industries converge. Designed for innovators, it blends sophisticated living, inspiring workspaces, and vibrant cultural experiences, shaping the city's creative and digital future.

Expansive Regeneration

2 million sq ft

of mixed-use development space across the entirety of St John's.*

Home to leading

Global Brands

including Booking.com, WPP, Cloud Imperium Games and Venturi.*

New Jobs Created

10,100+

projected across Enterprise City, Campfield & broader St John's*

Total Workspace Delivered

560,000+ sq ft

of workspace within Enterprise City - tailored for tech, digital and creative industries*

At the heart of Manchester's most exciting new neighbourhood, St John's brings together the city's best food, drink, culture, and community. From Courts Club and Lina Stores to the prestigious private members' club, Soho House, it's a place made for connection. Anchored by Aviva Studios and shaped by Manchester Studios' creative legacy, it's a neighbourhood where dining, culture, and creativity meet.

*Source: https://www.manchester.gov.uk/info/500002/council_policies_and_strategies/8296/future_manchester_an_economy_built_on_people_place_and_prosperity/

Aviva Studios

Anchoring the district, Aviva Studios is a £240m landmark cultural hub, home to the Manchester International Festival and attracts talent from across the globe.



Campfield & Campfield Studios: A new social, tech, media & creative campus

Breathing new life into heritage buildings with over 130,000 sq ft of re-imagined work, social, event and creative space in the former Campfield Market Halls.



Soho House

November 2025 marked the arrival of Soho House's first Northern private members' club for the arts, media and entertainment, set across five re-imagined floors of the historic Granada Studios.



© Soho House

SPINNINGFIELDS:

Central Business District

Spinningfields is Manchester's central business district, home to leading financial and professional firms and a major driver of the city's growth.

Just a short walk from West Gate, it also offers some of Manchester's best dining and leisure, with renowned restaurants such as The Ivy, 20 Stories, Tattu, Sexy Fish and Louis — creating a vibrant, day-to-night destination that blends business, culture, and lifestyle.

£1.5 billion

total investment value*

Over 4.5 million sq ft

of premium mixed-use commercial and leisure space*

Contributes over

£1 billion

annually to Manchester's economy through business activity and spending*

Home to

30+

financial & professional services firms,

making it the UK's financial core outside London*

20,000

employees across sectors such as finance, legal, professional services, and tech*

Spinningfields hosts over 165 commercial organisations, including multiple **FTSE 100** and global firms, driving high-value employment. Natwest, RBS, BNY Mellon, Worldpay, PWC, Money Supermarket, NCC, DWF, Shoosmiths and Global Media & Entertainment Group to name a few.*



*Source: <https://www.spinningfields.co.uk>

MANCHESTER –

The Leader of the Northern Powerhouse



2.8 MILLION POPULATION IN GREATER MANCHESTER

Growing faster than the national standard.
Source: CityCo, Manchester 2025



£78 BILLION

UK's 2nd largest regional city economy at £78 billion.
Source: MIDAS



DRIVING PROFESSIONAL EXCELLENCE

Over 280,000 employed in banking, finance, insurance, accounting and legal.*



TECH HUB

Home to over 10,000 tech companies, generating a £5billion digital turnover.**



MANCHESTER AIRPORT

The UK's largest airport outside of London, with over 190 direct flight destinations.***



WORLD-CLASS EDUCATION INSTITUTIONS

Home to one of Europe's largest student populations with 116,000 students per annum across 5 universities.

• **41,000 international students**

• **51% student retention rate**

Source: MIDAS



SPORTING POWER

Home to Manchester United & Manchester City football clubs.



A LEADING GLOBAL TOURIST DESTINATION

Tourism in Greater Manchester now generates £8.7 billion annually, with Manchester alone accounting for £4.65 billion and supporting 45,600 jobs.

Source: Deloitte, 2025



CO-OP LIVE

The UK's largest indoor arena has been selected as the home of the BRIT Awards for 2026 and 2027.

* <https://cutt.ly/InvestManc>

** Source: CBRE, UK Tech Cities Report, March 2022, <https://www.cbre.com>

***Source: <https://www.manchesterairport.co.uk/destinations-and-guides/>

Investment Overview

Purchasing at West Gate, St John's Waterside represents a strong investment:

- **5%-6% projected yields***
- **Off-plan opportunity**
- **Estimated completion: Q3 / Q4 2029**
- **Secure Underground Parking****
Right to park available to purchase for £30,000 with select 2-bedroom apartments and all 3-bedroom apartments.

Amenities

FOUR LEVELS OF UNRIVALLED PRIVATE AMENITIES

An eclectic, meticulously curated suite of amenities dedicated to elevating residents' health, wellbeing, and everyday convenience.

PRIME WATERSIDE LOCATION

The neighbourhood offers over 90 metres of direct river frontage establishing a defining link to the water.

HIGH-QUALITY GREEN SPACE

Set within 1.65 acres of new public green space, St John's Waterside provides residents and visitors with valuable open space and pathways along the Irwell.

ST JOHN'S CULTURE & ENTERPRISE QUARTER

Located just a 1-minute walk away from Manchester's creative, tech and leisure quarter.

The Renaker Difference

- Premium specification and contemporary finishes throughout
- Dedicated in-house build and design team
- Manchester's leading developer renowned for high-quality and punctual delivery
- All apartments at West Gate are predicted an energy B rating.

* Based on local agent rental predictions.

** Please speak to a Sales Consultant for more information. Charging Points can be installed in some car parking spaces. A quote to install a charger in a bay can be provided upon request.

There are a number of compelling reasons why the Manchester property market represents a sound investment:

5-YEAR HOUSE PRICE FORECAST TO 2030

+27.6%

The North West is projected to lead with **+27.6%** growth over the next five years.

Outpacing London at **+13.6%** and ahead of the UK average at **+22.2%**.

Source: Savills Research, November 2025

MANCHESTER ANNUAL RENTAL GROWTH

+17.6%

Rental growth in the UK is expected to rise by **+17.6%** by 2029, ahead of London at **+14.2%**.

Source: Savills Economics, 2024

STRONG ECONOMIC GROWTH

+2.5%

Annual average GVA growth **2.5%** between 2024 and 2026
(National growth rate is 2.1%)

Source: Savills Economics, 2024





24-Hour Concierge



St John's Terrace



The Wellness Terrace



The Listening Lounge



Suite 39



The Screen



The Luna Terrace



The Works



Form Studio



MARKETING SUITE

8 GREAT JACKSON STREET, MANCHESTER, M15 4PA



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