



Rossetti Place takes its name from British-born artist and founder of the Pre-Raphaelite Movement, Dante Gabriel Rossetti, whose work is celebrated in the recently re-opened and wonderfully refurbished Manchester Art Gallery. Rossetti Place is the first building in the city that truly blends space for work with space for living, in the heart of Manchester's vibrant and sophisticated West End. 53,000 sq ft of office accommodation lies behind the stunning sweep of its Quay Street façade, a slender curved blade of glass and metal, leading the eye gracefully downwards to the double height reception entrance.



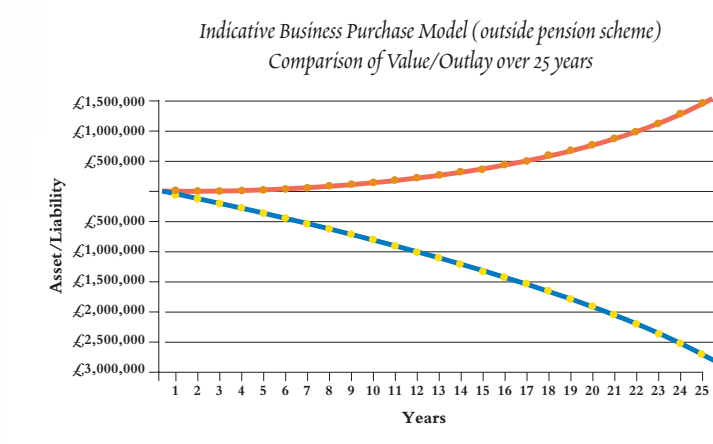
Rossetti Place however also presents a business opportunity as unique as its architecture. This is the only place in the entire city where occupiers can own one or more complete floors of fully air-conditioned Grade A office space and enjoy the significant financial benefits that can result.

Under construction now, the offices will be available for occupation by the end of Summer 2003.

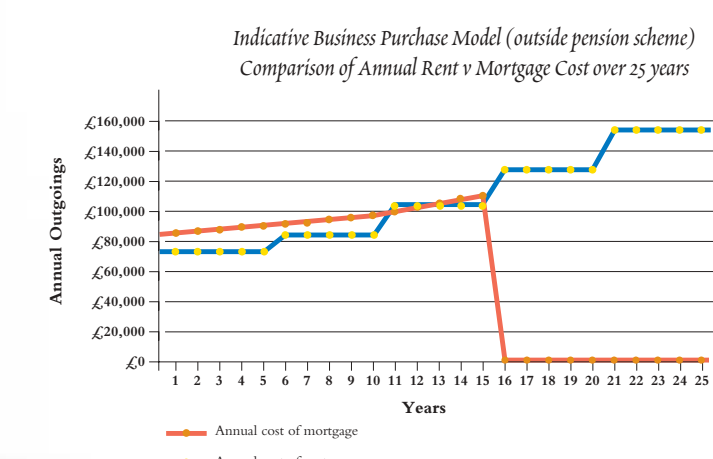
Until now, any business aspiring to Grade A premises in Manchester city centre has been obliged to lease. For the first time, Rossetti Place will allow occupiers to buy one or more floors – 'strata' as they are sometimes referred to – within the building, therefore allowing their businesses to invest into an appreciating property asset. Partners and Directors of small to medium sized enterprises will have the opportunity to acquire floors and lease the space back to the business, providing an income producing investment. Placing the property into a Self Invested Personal Pension (SIPP) or Small Self Administered Pension Scheme (SSAS) can offer an effective shelter against both Income and Capital Gains tax. Owners will also have the flexibility to sub-let or share their floors and, should it suit, the investment made can be realised by way of a sale and leaseback.

A financial case as attractive as the location

# Rossetti PLACE



- Assumptions:
- Model demonstrates the net growth in asset value compared with the total money rental alternative
  - Purchase by business
  - 4% annual growth in rental and capital values
  - Purchase value are net of 10 year mortgage repayments at a fixed rate



- Assumptions:
- 4% annual growth in rental and capital values
  - Full tax relief on rental payments/interest only at 4%
  - 10 year mortgage on purchase model

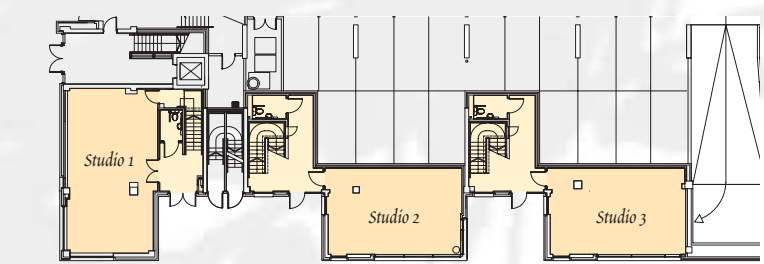


- Living Accommodation
- Studio Office Accommodation
- Main Office Accommodation
- Ground Floor (Office/Leisure/Concessions)
- Parking

#### Main Office Accommodation

Ground Floor	319.9 sq m	3,403.2 sq ft
First Floor	440.4 sq m	4,740.2 sq ft
Second Floor	512.4 sq m	5,515.4 sq ft
Third Floor	512.4 sq m	5,515.4 sq ft
Fourth Floor	512.4 sq m	5,515.4 sq ft
Fifth Floor	512.4 sq m	5,515.4 sq ft
Sixth Floor	512.4 sq m	5,515.4 sq ft
Seventh Floor	512.4 sq m	5,515.4 sq ft
Eighth Floor	512.4 sq m	5,515.4 sq ft
Total Net Internal	4,543.1 sq m	48,748 sq ft

NOTE: The net floor areas have been calculated from architect's drawings and are for guidance only. They will be verified upon practical completion.



#### Studio Office Accommodation

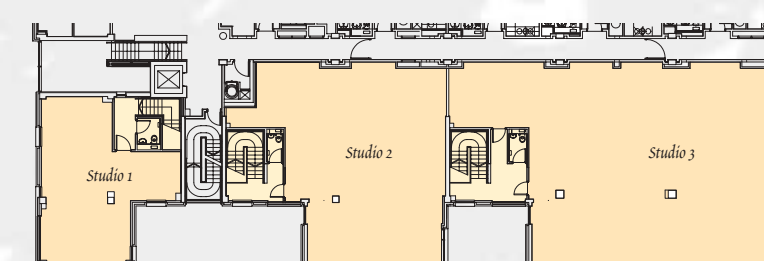
Studio One

Ground Floor	60.31 sq m	649.39 sq ft
First Floor	66.72 sq m	718.17 sq ft
Total	127.05 sq m	1,367.56 sq ft



Studio Two

Ground Floor	43.38 sq m	463.81 sq ft
First Floor	134.75 sq m	1,450.45 sq ft
Total	178.13 sq m	1,914.26 sq ft



Studio Three

Ground Floor	49.14 sq m	528.84 sq ft
First Floor	229.26 sq m	2,467.76 sq ft
Total	278.40 sq m	2,996.60 sq ft

NOTE: Areas are net internal. These have been calculated from architect's drawings and are for guidance only. They will be verified upon practical completion.



Developer  
**crosby ask**  
Joint Agents

Christopher Dee  
Commercial Property Advisers  
0161 831 7383

Lambert Smith Hampton  
an ATKINS company  
0161 228 6411

## Live & Work in Manchester's West End