



Rossetti
PLACE

Work in Manchester's West End



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Rossetti



Rossetti Place is more than just a landmark building.

Rossetti Place will be, without exaggeration, one of Manchester's most visible buildings. It also represents a new generation of Manchester

development: the first truly mixed use building in the city, blending secluded living space in traditional brick with 53,000 sq ft of



business accommodation behind the stunning sweep of its glass Quay Street façade.

Rossetti Place also presents a

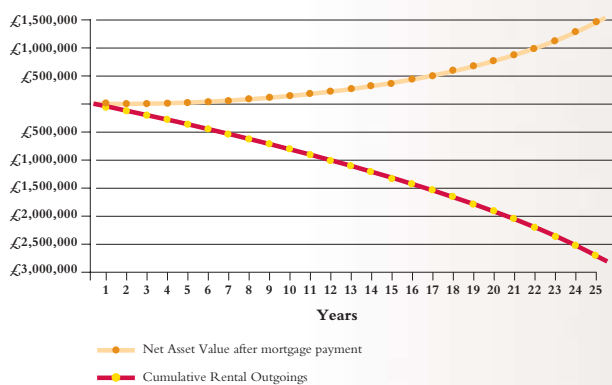
business opportunity as unique as its architecture.

This is the only place in the entire city where occupiers can own one or more complete floors of Grade A office space and enjoy the potential financial benefits that result. Under construction now, the offices will be available for occupation by the end of Summer 2003.

A financial case as attractive as the location

Until now, any business aspiring to Grade A premises in Manchester city centre has been obliged to lease, whether or not that arrangement suits its individual financial needs. For the first time, Rossetti Place allows occupiers to buy single or multiple 'strata' floors as required, funding an appreciating asset with a decreasing mortgage to underpin the balance sheet. Alternatively, partners and directors of small to medium sized enterprises can 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 (SSPS) can offer an effective shelter against both Income and Capital Gains tax. Owners have the flexibility to sub-let or share their floors and, looking ahead, the asset can be realised by sale & leaseback.

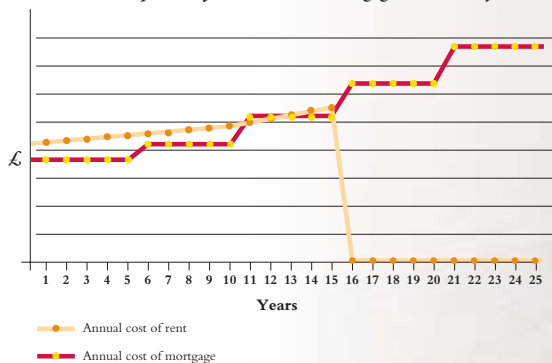
Indicative Business Purchase Model (outside pension scheme)
Comparison of Value/Outlay over 25 years



Assumptions:

- Model demonstrates the net growth in asset value compared with the 'dead money' rental alternative
- Purchase by business
- 4% annual growth in rental and capital values
- Purchase values are net of 15 year mortgage repayments at a fixed rate

Indicative Business Purchase Model (outside pension scheme)
Comparison of Annual Rent v Mortgage Cost over 25 years



Assumptions:

- 4% annual growth in rental and capital values
- Full tax relief on rental payments/interest only at 40%
- 15 year mortgage



- 8 Williams & Sons
- 7 E Siddal Partners
- 6 Ruskin & Co
- 5 Morris Partnership
- 4 Alexa Wilding
- 3 Madox Brown
- 2 Holman Hunt Ltd
- 1 Millais Associates





A commanding business presence in Manchester's vibrant West End

In this new millennium there is renewed and justly deserved emphasis on the primacy of cities. What was a place of work has re-invented itself as a place to make a home. Rossetti Place addresses the paradox of modern city life: singular in concept yet discrete in function and occupation. 200 people will live and 500 will work in a building that beautifully reflects the needs of Manchester's professional urban community. The commercial presence of Rossetti Place is focussed on Quay Street: a slender curved blade of glass and metal leading the eye gracefully downwards to a double height ground floor reception entrance. The stunning first impression continues within, revealing cutting-edge contemporary accommodation worthy of the most image-conscious and demanding occupiers. A detailed specification of this fully air conditioned Grade A office building is available upon request.

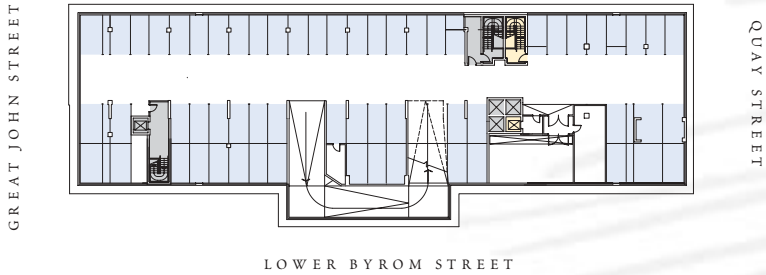


GARTSIDE STREET



Basement Parking

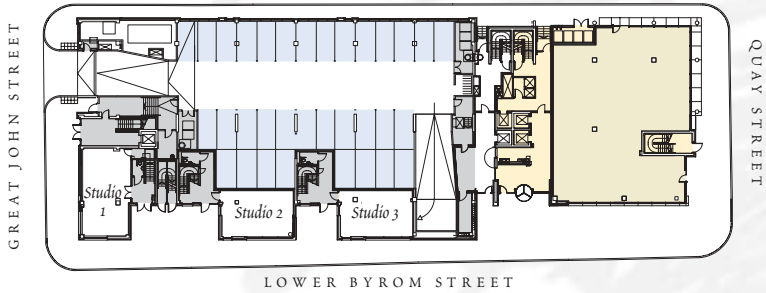
ATHERTON STREET



LOWER BYROM STREET

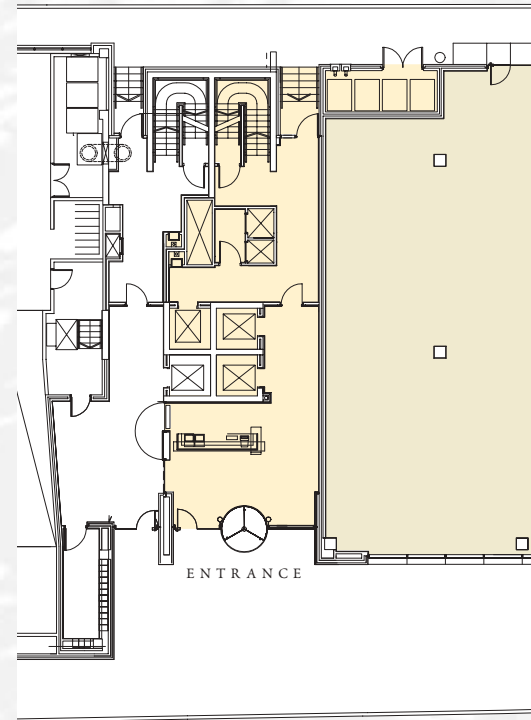
Ground Floor Parking

ATHERTON STREET



LOWER BYROM STREET

34 car parking spaces will be allocated to the main offices



Ground Floor

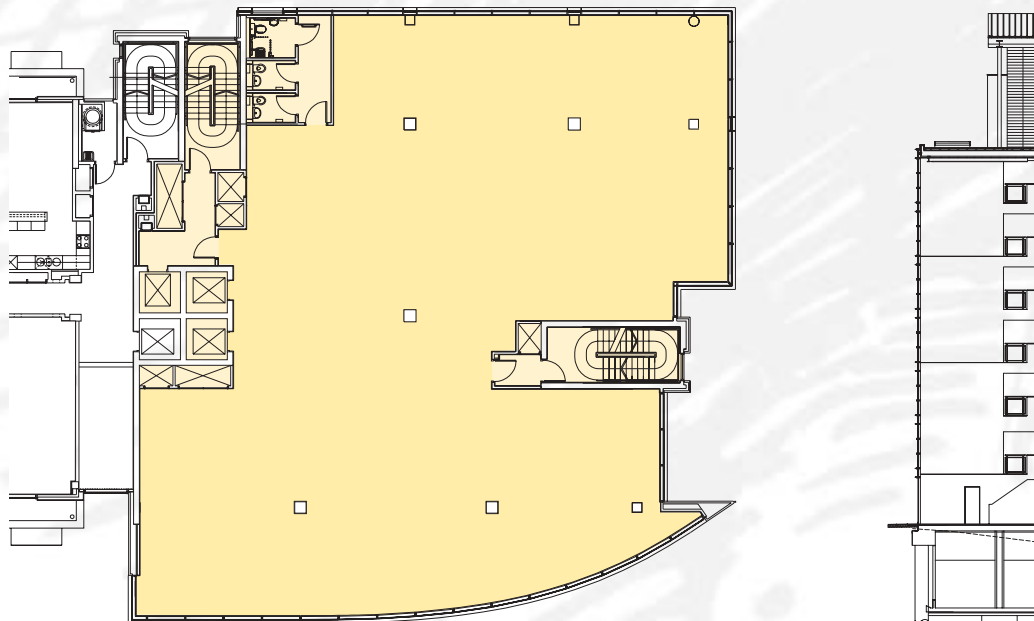
(Office/Retail/Leisure Use)

main office ac

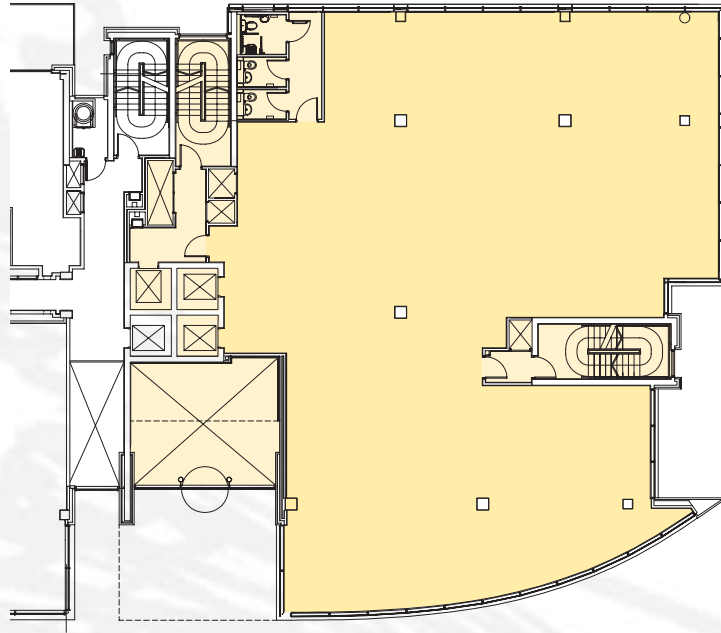
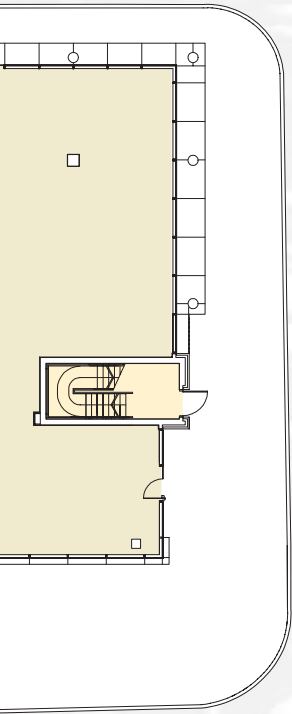
Main Office Accommodation

Ground Floor	315.9 sq m	3,401.2 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 Nett Internal	4,343.1 sq m	46,748 sq ft

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

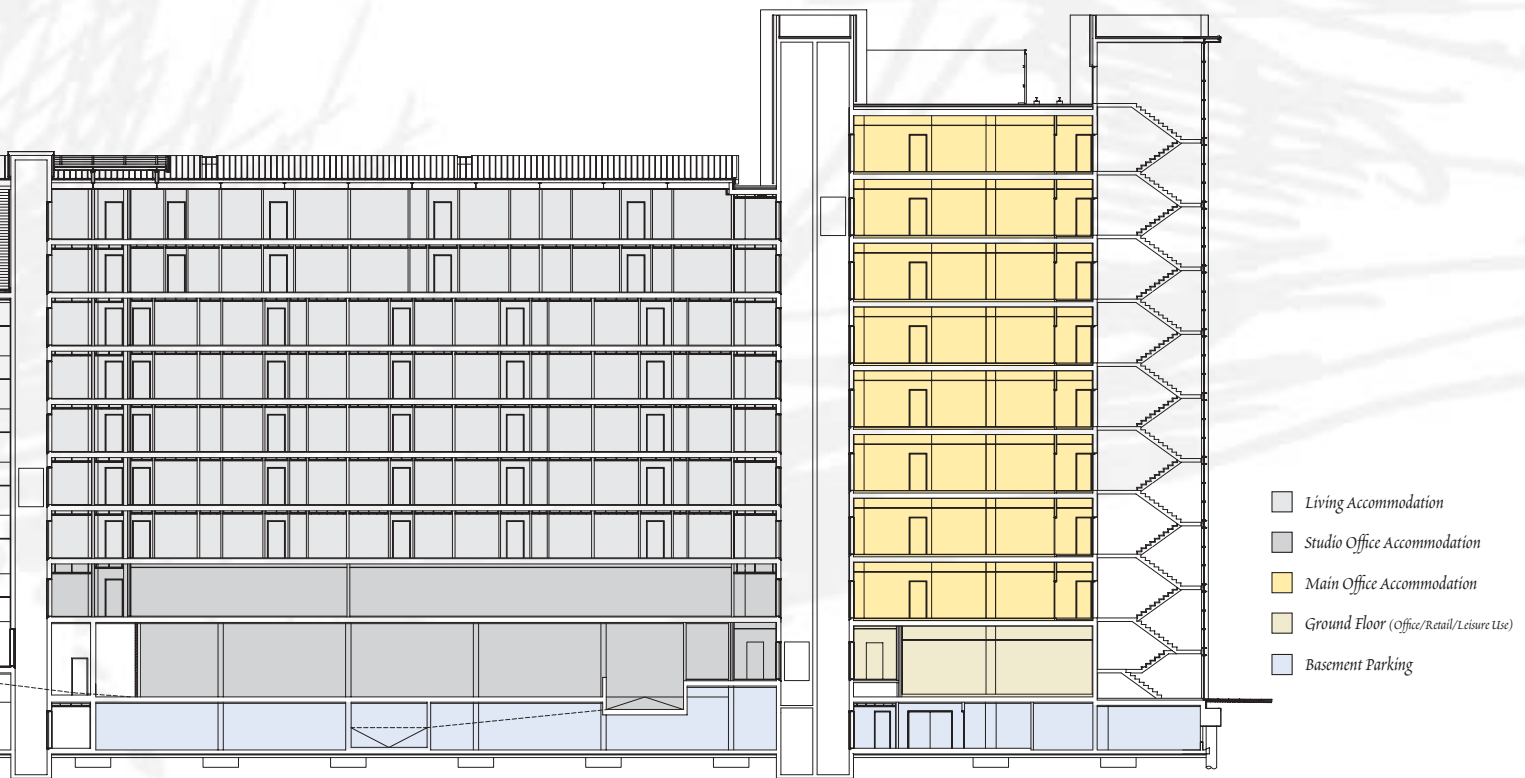


Second to Eighth Floors

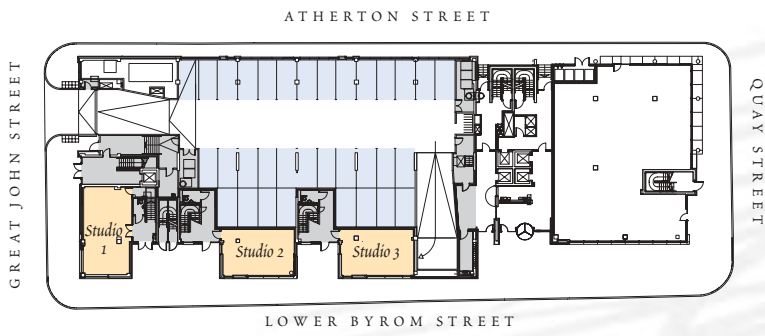


First Floor

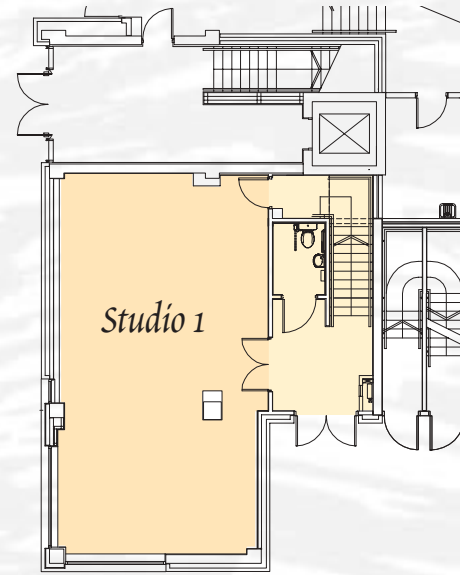
commodation



Ground Floor Parking



6 car parking spaces will be allocated to the studio offices



studio office accommodation

Studio Office Accommodation

Studio One

Ground Floor	60.33 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

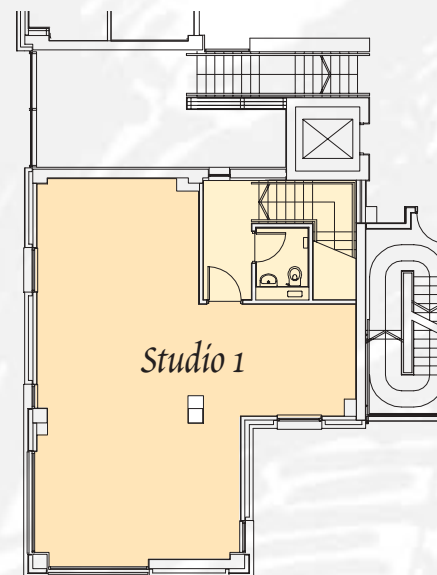
Studio Two

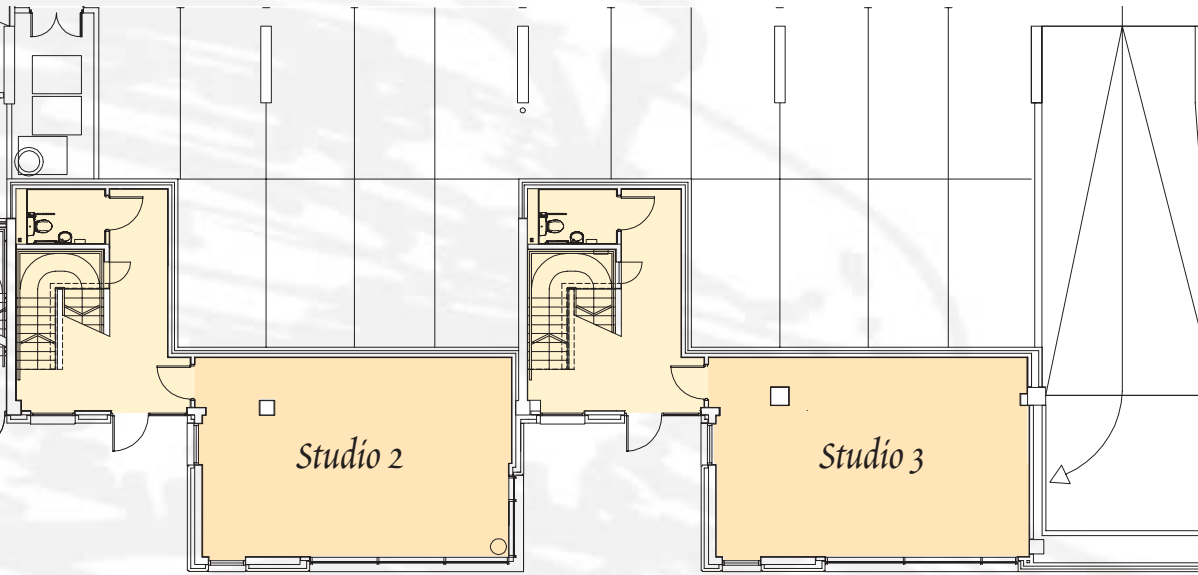
Ground Floor	43.36 sq m	520.61 sq ft
First Floor	134.75 sq m	1,450.45 sq ft
Total	178.11 sq m	1,971.06 sq ft

Studio Three

Ground Floor	49.14 sq m	528.94 sq ft
First Floor	229.26 sq m	2,467.76 sq ft
Total	278.40 sq m	2,996.70 sq ft

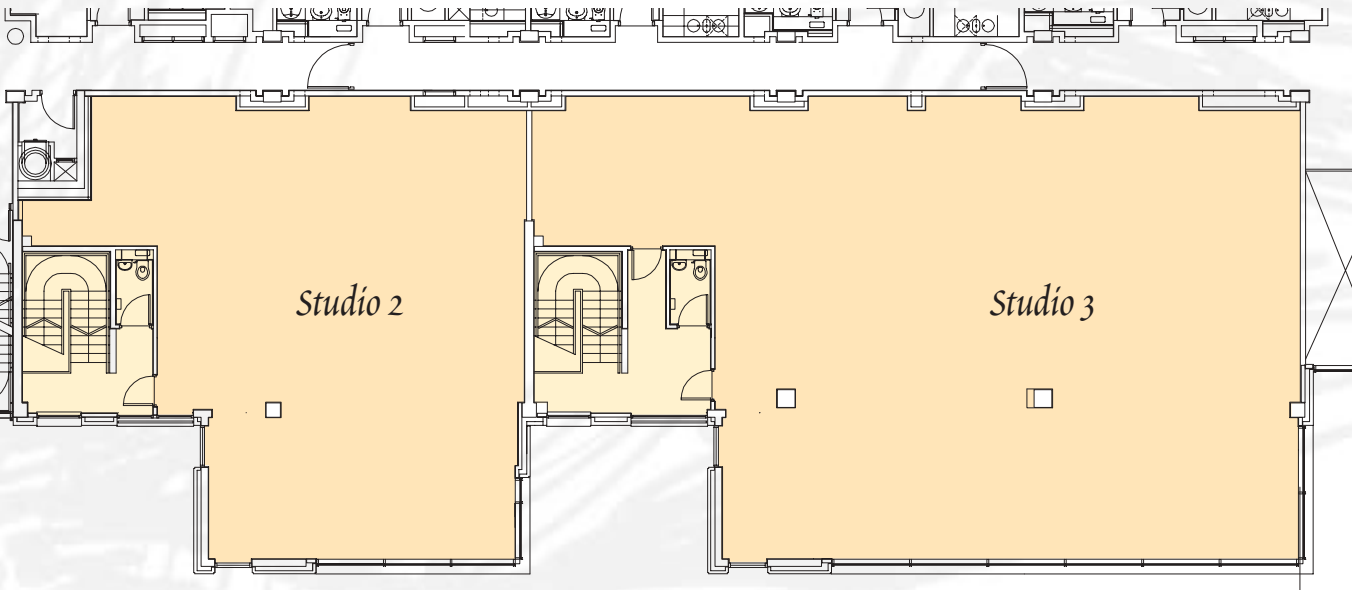
NOTE: Areas are nett internal. These have been calculated from architect's drawings and are for guidance only. They will be verified upon practical completion.





Ground Floor

Accommodation



First Floor



A development by

**crosby
ask**

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