



D U C I E
H O U S E

A DEVELOPMENT BY



Town Centre Securities

WHY CHOOSE TOWN CENTRE SECURITIES?

- We are renowned for creating great buildings for great places.
- A long established Leeds, Manchester and London based property investor and car park operator with assets of over £400m.
- We have more than 50 years' experience working in the city with a reputation for quality and innovation that push boundaries to deliver landmark developments.
- A forward thinking organisation with strong growth due to asset management and design innovation.
- We design for the future and challenge ourselves to think differently about the expectations of the occupiers of our buildings.
- We put sustainability at the heart of our developments, investing from design to delivery.
- We offer exceptional levels of customer care, offering bespoke solutions to assist businesses partners across our portfolio thrive.

"It was clear that the partnership between TCS and Leeds City Council has led to an outstanding redevelopment of Merrion House that bears no resemblance to the tired 70's office block that many of us will remember"
Martin Farrington, Director of City Development , Leeds City Council.



CARVERS WAREHOUSE,
MANCHESTER



MERRION HOUSE, LEEDS



BDP, MANCHESTER

WHY MANCHESTER

DUCIE
HOUSE

Manchester Piccadilly

2.6m

Manchester
population

1.38m

International visitors to
Greater Manchester in 2016

£12bn

Annual expected
income generated
by SME's by 2020

AN EYE VIEW OF
MANCHESTER

99,000

Students across
4 universities

15.1%

Forecasted population
increase 2016-2036

£8.1bn

Economic impact
to Greater Manchester



DUCIE HOUSE A PREMIUM LOCATION

Location:

Positioned just off Great Ancoats Street, Ducie House has excellent links to Manchester's motorway network, and is just two minutes walk from Piccadilly Station, the city's busiest mainline and Metrolink station.



CAR

Ducie House has its own car park for permit holders.

Car parks with less than a 5 min walk:

CitiPark Tariff Street, M1 2FG

CitiPark 75 Dale Street, M1 2EG

CitiPark Port Street, M1 2EG



TRAIN

Piccadilly Station: less than 10 min walk.

Victoria Station: circa 18 minute walk.



BIKE

Bike storage is available for tenants.

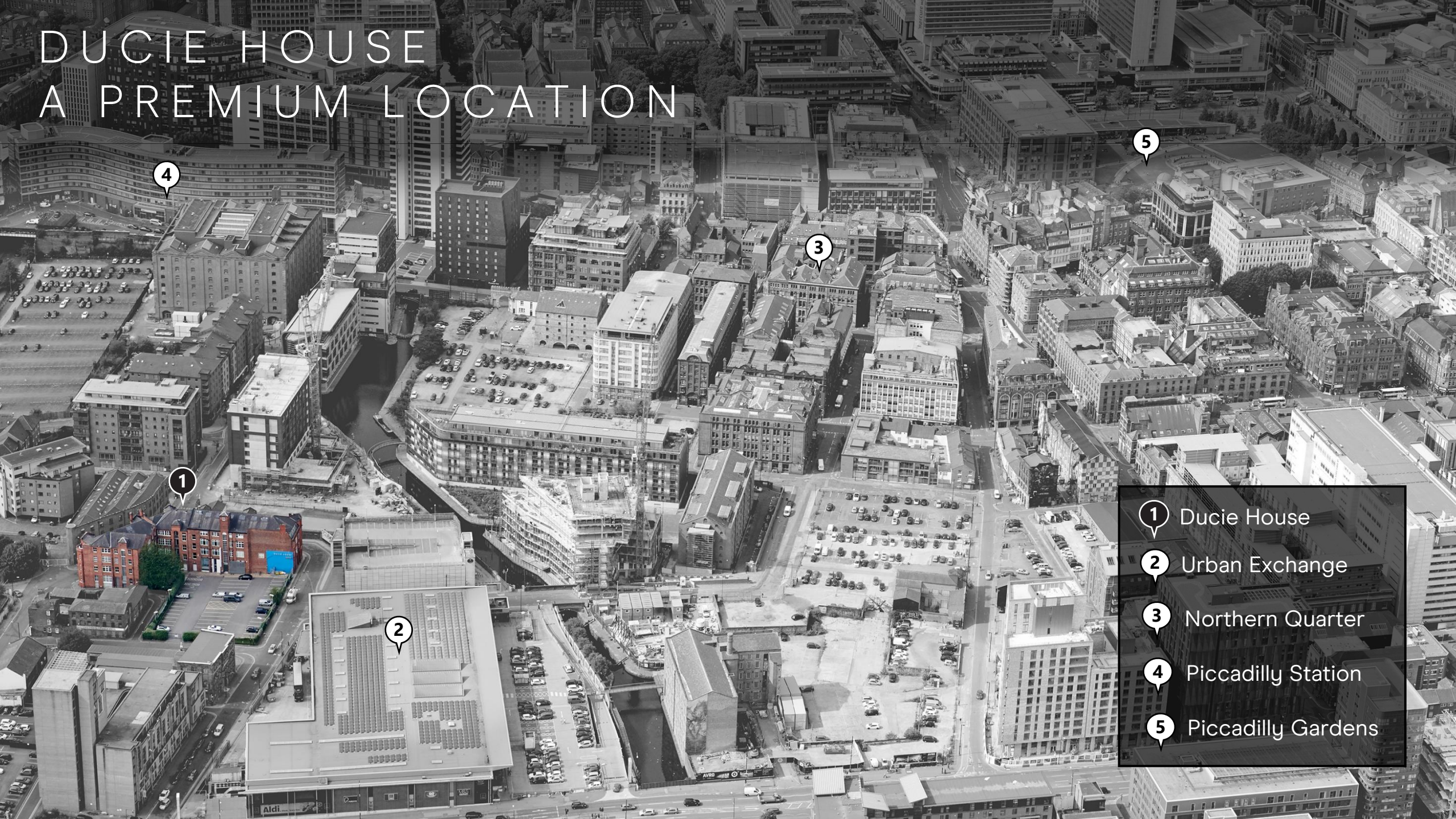


BUS

Most local bus routes can be accessed from Great Ancoats Street, a 1 min walk.



DUCIE HOUSE A PREMIUM LOCATION



4

5

3

1

2

1 Ducie House

2 Urban Exchange

3 Northern Quarter

4 Piccadilly Station

5 Piccadilly Gardens

PICCADILLY BASIN NOW



DUCIE
HOUSE

PICCADILLY BASIN THE FUTURE

1 Residential Tower A
Estimated 225 apartments

2 Residential Tower B
Estimated 173 apartments

3 Residential Tower D
Estimated 82 apartments

5 Eider House
128 residential unit

6 Commercial Block
177,000 sq ft of mixed use space
Multi-Storey Car Park
524 space car park

7 Ducie House



D U C I E H O U S E

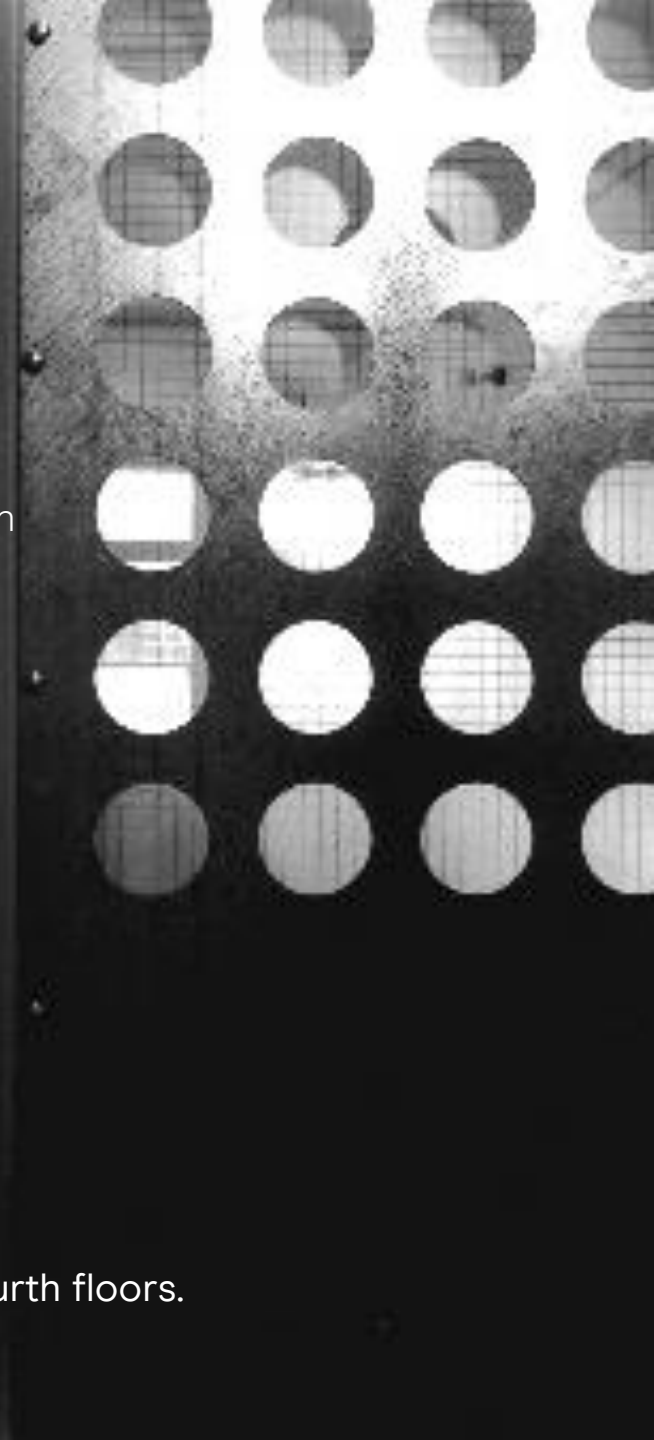
WHY DUCIE HOUSE

Ducie House is a brick built former petticoat factory situated on the fringe of Manchester's Northern Quarter. It offers highly flexible work solutions for companies' needs - large and small, short-term and long-term.

In the past 20 years, Ducie House has been home to a range of exciting and iconic Manchester names including 808 State and Simply Red, as well as ANS, UK Fast, Ask Developments and Ear to the Ground. These days it's now an established city centre location packed with a diverse range of businesses including digital marketing agencies, architects, therapists, accountants, fashion houses and many more.

Abundant with Mancunian character, it retains lots of its stunning original features, including exposed red brick, stunning wooden beams and solid cast iron supports as well as more recent additions including mezzanine floors, spiral staircases and an impressive reception area.

- An established city centre address.
- 64 work spaces.
- Striking reception area with 24hr secure access.
- Large secure private parking area.
- Self-contained duplex accommodation available on the ground floor and on the third/fourth floors.



STREET LEVEL

AQUADUCT ST

LAYSTALL ST



PEAK STREET

DUCIE STREET

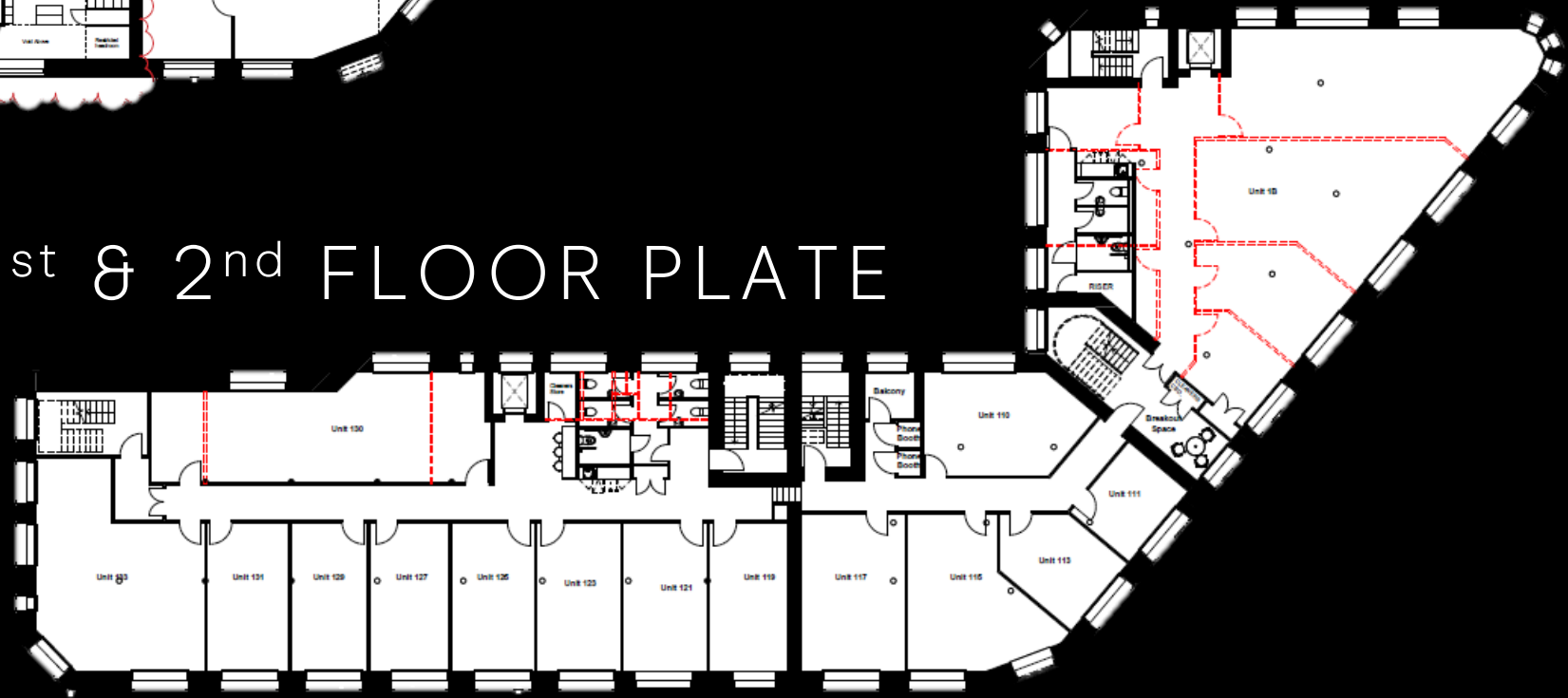
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BASEMENT



1st & 2nd FLOOR PLATE



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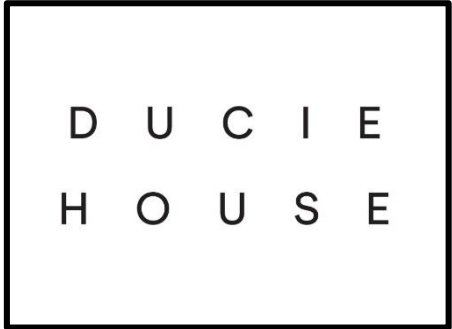
WE DO THINGS DIFFERENTLY YOUR SPACE, YOUR WAY



- Exposed Brickwork
- Original timber features
- Functional materials
- Nature
- Simple
- Bespoke elements



- Authentic
- Modern
- Functional
- Inspiring



WE DO THINGS DIFFERENTLY YOUR SPACE, YOUR WAY

