



Town  
Centre  
Securities



Proud to  
be making  
a difference in  
**Manchester**

[tcs-plc.co.uk](http://tcs-plc.co.uk)



Town Centre Securities PLC (TCS) is a leading UK property investment & car parking company with property assets of approximately £385 million.

With more than 50 years' experience, a commitment to sustainable development and a reputation for quality & innovation, TCS creates outstanding mixed-used developments close to transport hubs in Leeds, London, Manchester, Edinburgh and Glasgow. We are renowned for producing vibrant developments that exceed the expectations of stakeholders across leading UK cities.

TCS provide world-class residential, office and commercial accommodation and robust investment opportunities through a high quality portfolio that delivers an annual income of more than £26m.

An aerial photograph of Manchester, UK, showing a dense urban landscape. A red outline highlights a specific area in the city center, known as Piccadilly Basin. This area includes several modern buildings, a canal, and a large industrial-style building with a blue roof. The surrounding city is filled with a mix of older and newer architecture.

# Piccadilly Basin, Manchester

- This original ownership dates back to the 1970's and was acquired through the takeover of the Rochdale Canal Company. The land assembly continued until the 1980's, following which we have completed significant developments both commercial and residential.
- We have in place an approved Strategic Regeneration Framework with Manchester City Council which identifies 800 residential units, a 500 space multi-storey car park and 200,000 sq. ft. of canal-side commercial development.
- The agreement with Manchester City Council has allowed us to draw up a residential development programme for years to come which will enable us to establish a significant residential rental portfolio in this prime area of Manchester.
- Piccadilly Basin now amounts to 12.5 acres and comprises Urban Exchange, Carver's Warehouse and AVRO.
- Piccadilly Basin is also home to 3 CitiPark car parks: 75 Dale Street, 1 Port Street and 30 Tariff Street.

# Urban Exchange

In the heart of Manchester Piccadilly

- Urban Exchange is a 160,000 sq. ft. retail outlet occupying a prominent and convenient location on Great Ancoats Street in Manchester City Centre, which sits within the heart of Piccadilly Basin.
- Urban Exchange is a 5 minute walk from Piccadilly Station and on the edge of the Northern Quarter.
- Tenants include Marks and Spencer's Outlet, Go Outdoors, Aldi and PureGym.
- In excess of 200 car parking spaces are provided for Urban Exchange customers

Find out more at: [urbanexchange.co.uk](http://urbanexchange.co.uk)

 [UrbanExchangeManchester](https://www.facebook.com/UrbanExchangeManchester)  [Urban\\_Exchange](https://twitter.com/Urban_Exchange)



**Urban  
Exchange.**  
GREAT ANCOATS ST, MANCHESTER

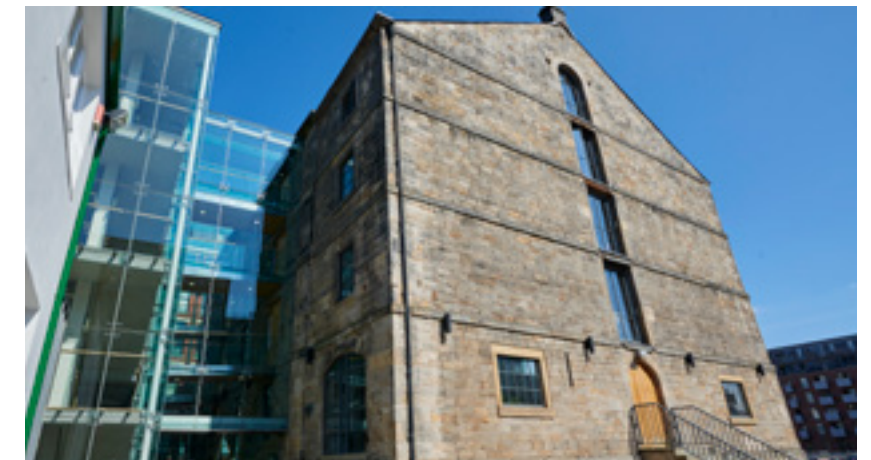


# Carvers Warehouse

**Manchester's oldest surviving warehouse**

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- Carvers Warehouse occupies a convenient location, adjacent to Piccadilly Basin and just a 5 minute walk from Piccadilly station.
- Built in 1806, Carver's Warehouse is Manchester City Centre's oldest surviving stone warehouse.
- In 2008, the building's renovation was completed offering superb offices of real character behind a contemporary extension.
- The building is currently home to office tenants Civic Engineers, The Harris Partnership, CTP Limited, Max Fordham, Renaissance, BWB and café/deli operator, North Star Piccadilly.
- The sensitively restored, listed building comprises six floors of office accommodation all set within a magnificent piece of Manchester's heritage.



# Burlington House

**Manchester's most centrally located apartments**

- The 11 storey building comprises 91 outstanding homes from internationally acclaimed architects Simpson Haugh.
- This stunning property is located within the heart of Manchester's Piccadilly Basin.
- The project is aimed at reinforcing the Piccadilly Basin's links with the vibrant Northern Quarter adjacent.
- Requiring close consultation with English Heritage and the Canal and Rivers Trust, the project abuts the Grade II\* listed Jackson's Warehouse and completes the enclosure of the Piccadilly Marina

# Eider House

**128 luxury residential apartments**

- Eider House will comprise of a new 100,000 sq. ft. building comprising of 128 luxury residential units located on Ducie Street adjacent to the planned Dakota Deluxe Hotel.
- Eider House will consist of two linked eight-to-ten storey buildings and include a range of 1, 2 and 3 bedroom apartments, 2 duplex and nine townhouses. Located on Ducie Street, adjacent to the Dakota Deluxe Hotel that is currently under construction, Eider House forms part of the popular mixed-use development, Piccadilly Basin.

**Burlington House**



**Eider House**



# AVRO

## From historical mill to urban apartments

- Avro (formally Brownsfield Mill) occupies a prime location fronting Great Ancoats Street and the Rochdale Canal and links the retail and office elements of the Piccadilly Basin scheme.
- This is a strategic development site and plans have been submitted to convert this premises into approximately 34 apartments as par to the Piccadilly Basin master plan.
- The Grade Two listed mill, which stands at eight storeys high and will offer, post-full refurbishment, a range of 1, 2 and three bedroom lofts overlooking the Rochdale canal.
- The building's most famous occupier was A.V. Roe and Co., who went on to become one of the most important aircraft manufacturers in Britain. Beginning with the Triplane and Biplane, the pioneering company went on to build the Avro 504, the most prolific aircraft built during the First World War, culminating in a knighthood for Roe in 1929.

In joint venture with

# urbansplash





# Abingdon Market

## Historical building in Blackpool's Creative Quarter

- Abingdon Street Market is centrally located in Blackpool and comprises of over 70 retail units plus 2 floors of office space.
- Market traders include Crosbies Quality Butchers & Polish delicatessens, The BreadBasket Cheese Deli and Abingdon Street Café.
- The first and second floors are used as Abingdon Studios Art Gallery and work space as part of Blackpool's newly designated Creative Quarter.

Website: [abingdonstreetmarket.co.uk](http://abingdonstreetmarket.co.uk)

 [Abingdon.StreetMarket](https://www.facebook.com/Abingdon.StreetMarket)  [Abingdon\\_Market](https://twitter.com/Abingdon_Market)



# Rochdale Central Retail Park

**Vibrant retail park with on-site parking**

- Tenants include Halfords, Argos, Poundstretcher and Matalan.
- 350 parking spaces are provided for Central Retail Park customers
- The retail park is located on the southern edge of Rochdale town centre, adjacent to one of the principle thoroughfares for the town.
- The site benefits from both close proximity to the town centre and Rochdale Rail Station. In addition, the nearest tram stop is just a 2 minute walk away providing transport throughout Rochdale and into Manchester.
- TCS also own the adjoining proposed development site with a consent to add a further 75,000 sq. ft. of retail accommodation with drive through and leisure units.

**Website:** [centralretailpark.co.uk](http://centralretailpark.co.uk)

**f** [RochdaleCentralRetailPark](#) **t** [RochdaleRetail](#)



# Locations of Property Portfolio

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## Manchester City Region

Brownsfield Mill  
69-77 Dale Street  
75 Dale Street  
CitiPark: Dale Street  
Carver's Warehouse  
Belgravia Living Offices  
Abingdon Street Market, Blackpool  
CitiPark: Ducie Street  
Urban Exchange  
CitiPark: Port Street  
CitiPark: Tariff Street  
Rochdale Retail Park

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## Leeds City Region

CitiPark: Leeds Dock  
Thorntons Chambers, Leeds  
The Merrion Centre, Leeds  
CitiPark: Merrion Centre  
TCS Head Office, Town Centre House  
Wade House  
Merrion House  
Central Road  
Vicar Lane  
Buckley House  
Waterside Business Park  
CitiPark: Whitehall Road  
Whitehall Road  
West Park, Harrogate

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## Edinburgh

Princes Street  
Shandwick Place

## Glasgow City Region

Bath Street  
Buchanan Street  
Byres Road  
Nerston, East Kilbride  
King Street, Kilmarnock  
Tannochside Business Park, Uddingston  
Main Street, Milngavie  
Waitrose, Milngavie

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## Ilford

CitiPark: Clements Road

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## London

CitiPark: Bell Street  
9-13 Cheapside, Wood Green  
CitiPark: Clipstone Street  
6 Duke Street  
448-450 Holloway Road  
106a Kilburn High Road

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## Rickmansworth

CitiPark: Rickmansworth

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## Watford

CitiPark: Church  
CitiPark: Gade  
CitiPark: Sutton

For further details on Town Centre Securities and our extensive portfolio, please visit [tcs-plc.co.uk](https://tcs-plc.co.uk)

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