

Manchester Piccadilly

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MANCHESTER
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Manchester as a growth catalyst

Manchester is already one of the UK's most successful and fastest-growing cities, increasingly acting as the economic heart of the North. The city contributes over £28 billion of GVA each year and has had an average growth of 3.4% per annum since 2000 – around double the national rate.



Aerial view of Manchester Piccadilly

This performance is underpinned by a diverse and resilient economy:

- The largest professional and business services sector outside London
- Europe's largest fintech cluster, valued at around £5 billion each year
- A globally recognised innovation ecosystem spanning AI, data science, health innovation and advanced materials.

Manchester is also one of the UK's strongest locations for foreign direct investment. The city consistently ranks as the UK's leading city outside London, and 80 FTSE 100 companies and 50 international banks are established here.

Talent is a core strength:

- A top 30 global student city
- 46% of graduates remain after completing their studies.

The city centre is the key growth engine for the city and city region: the extended city centre now supports 250,000 jobs and some 80,000 residents, while employment growth is running at over 4% per year.

Manchester Piccadilly: the next phase

Consequently, Manchester is already undergoing considerable expansion. Our next phase of growth is being shaped by the area around Manchester Piccadilly: a 150-hectare coherent growth area stretching:

- North and south of Piccadilly
- East through Mayfield, the Manchester Digital Campus, East Village Central and Ardwick
- West through Sister into the Oxford Road Corridor.

This is one of the largest and most strategically located city centre regeneration opportunities in the UK, positioned where national and regional rail, Metrolink and world-class innovation districts converge.

The immediate Manchester Piccadilly area could deliver:

- Up to 40,000 new jobs
- Around 13,000 new homes
- Close to one million square metres of high-quality commercial floor space.

In both scale and ambition, the opportunity is comparable to international exemplars such as King's Cross (London), Antwerpen Centraal, and Hudson Yards (New York).



Proposed Manchester Piccadilly underground NPR station and surrounding development



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Northern Powerhouse Rail and an underground Piccadilly Station to drive growth

A crucial part of the Government's National Growth Strategy, Northern Powerhouse Rail (NPR) will link Manchester Piccadilly to the wider Northern economy. Manchester will be at the heart of NPR, offering improved connections to Liverpool, Bradford, Leeds, Sheffield and York, as well as onward links to the north east, Hull and North Wales.

NPR's purpose is to transform currently separate city economies into a single Northern Growth Corridor by:

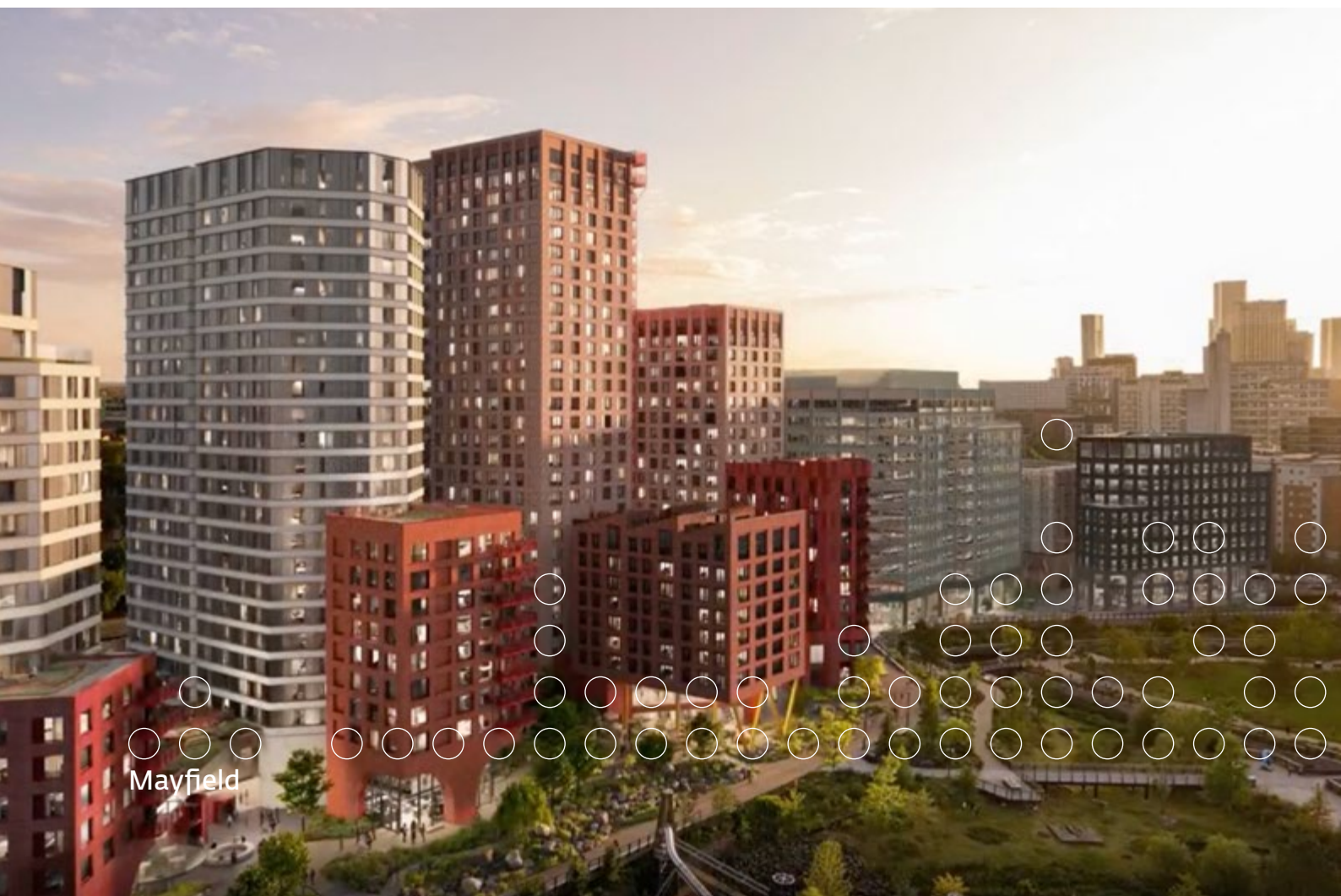
- Expanding labour markets
- Improving journey times and reliability
- Increasing passenger and freight capacity.

Piccadilly Station is at the heart of Manchester Piccadilly. An underground NPR through station is the critical facilitator to unlocking the area's true potential, enabling use of land for high-value development and providing the long-term capacity a global city requires.

Character areas

Manchester Piccadilly covers a clearly defined and continuous area of the city centre. It comprises a series of component places, each with its own character and development context, but their proximity to one another and functional relationships mean they increasingly operate as a single geography.

- **Piccadilly Central** – to the immediate north of the station, this will be the key commercially led district, crucial to driving jobs and growth across the Manchester Piccadilly area.
- **Sister** – a major employment-led, mixed-use regeneration area with a strong innovation and life-science focus.
- **Mayfield** – a key regeneration area delivering a commercially led, mixed-use development to the south of Piccadilly Station, set around a new public park.





Manchester Digital Campus park

- **Manchester Digital Campus** – a high-quality, sustainable office district targeted at the digital sector, with an attractive public realm at its centre.
- **Ardwick** – the opportunity to extend growth eastwards, offering significant potential, particularly for residential development, and providing a link to the established and emerging neighbourhoods of east Manchester.
- **Piccadilly Basin** – a high-quality, mixed-use neighbourhood with a strong identity that celebrates the site's history, mills and canal assets.
- **Portugal Street East** – a residential-led neighbourhood providing over 1,000 homes and linking Piccadilly to key regeneration opportunities in east Manchester.
- **East Village Central** – a new, vibrant, mixed-use neighbourhood that strengthens the regeneration of the eastern side of the city.
- **Oxford Road Station** – the opportunity to transform the area surrounding the station to create a new, well-connected and accessible destination, offering a mix of uses and a high-quality environment at the edge of the highly productive Oxford Road Corridor.



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