

EDEN



Fitted and furnished office suites

Suite 1B 5134 sq ft / 477 sq m
New Bailey, Salford, M3 5EN



ECF

Suite 1B 5,134 sq ft fully fitted and furnished workspace for growing businesses in the award-winning Eden building.

[Move-in Ready Workspace](#)



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Fitted and furnished suite at Eden

Move-in Ready Workspace

[WELCOME](#)



[FLOORPLAN](#)



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Move-in Ready Workspace

Everything you need from day one

The most sustainable office building in Manchester; Eden is a building in balance with everything you and your team need to work well.

New for 2026, Eden's fitted and furnished office space provides a move-in ready solution complete with 50 fixed work stations.



Eden reception

What's included?



SKA Gold rated sustainable fitout



Includes soft furnishings, biophilia and wall art



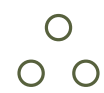
50 fixed work stations



Power and data infrastructure ready to go



High quality specifications throughout



Collaboration and focused workspaces

Sustainability and wellness at its heart

The space has been crafted to mirror Eden's sustainable and environmentally-conscious design features and principles. Natural materials have been used throughout, biophilia reoccurs to provide a close connection to nature and the living wall, and the colour palette provides a calming environment to aid with focus and creativity.













Welcome to
EDEN

Welcome area at Eden

Move-in Ready Workspace

Interior designed suites

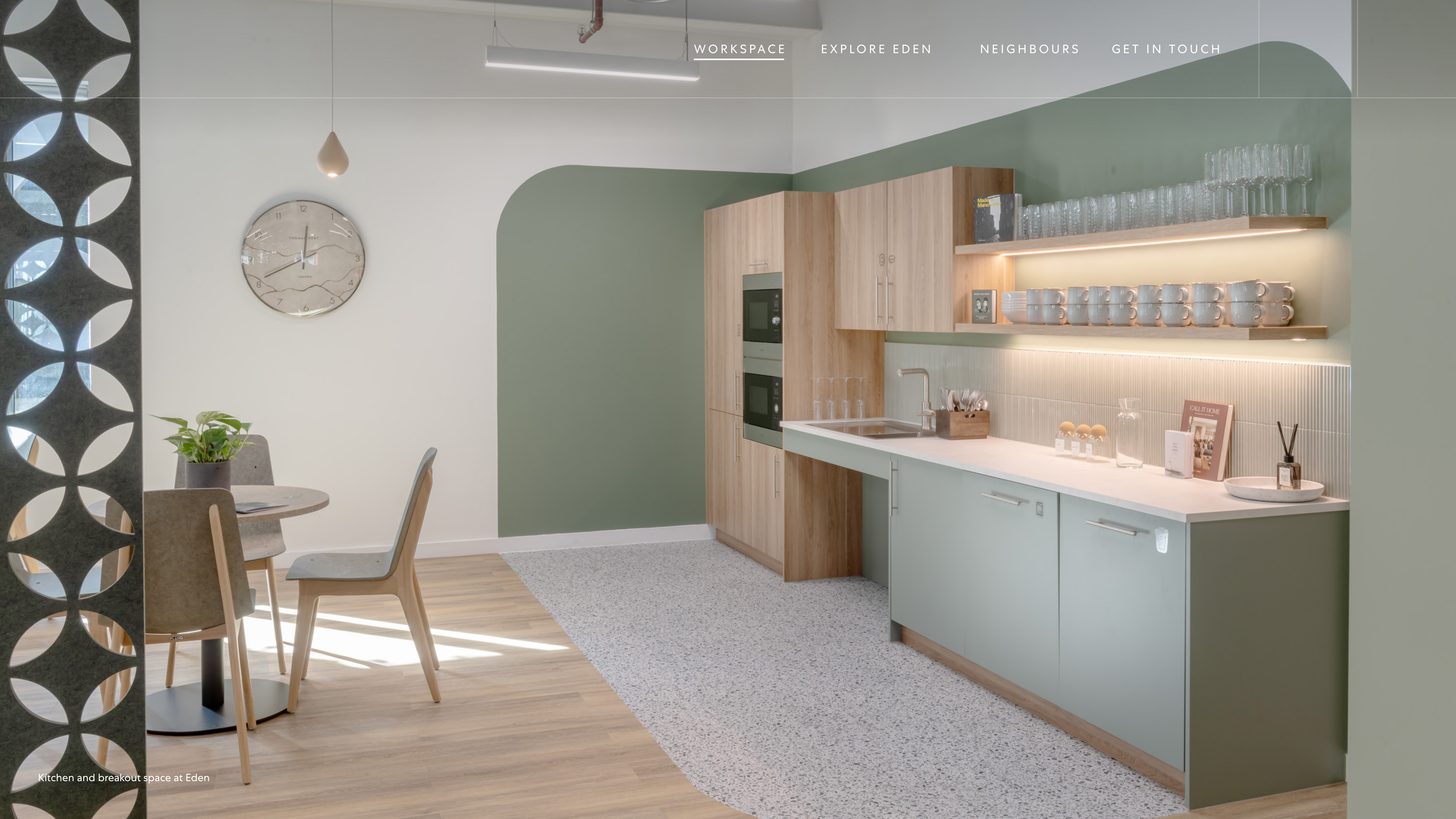
KEY AREAS/FEATURES

-  LOBBY
-  MEET & GREET AREA
-  SOFT-SEATED NOOK
-  OPEN-PLAN & COLLABORATION
-  TOUCHDOWN AREAS
-  FOCUS PODS
-  MEETING BOOTH
-  KITCHEN/SOCIAL SPACE
-  6 PERSON MEETING ROOM
-  10 PERSON BOARD ROOM

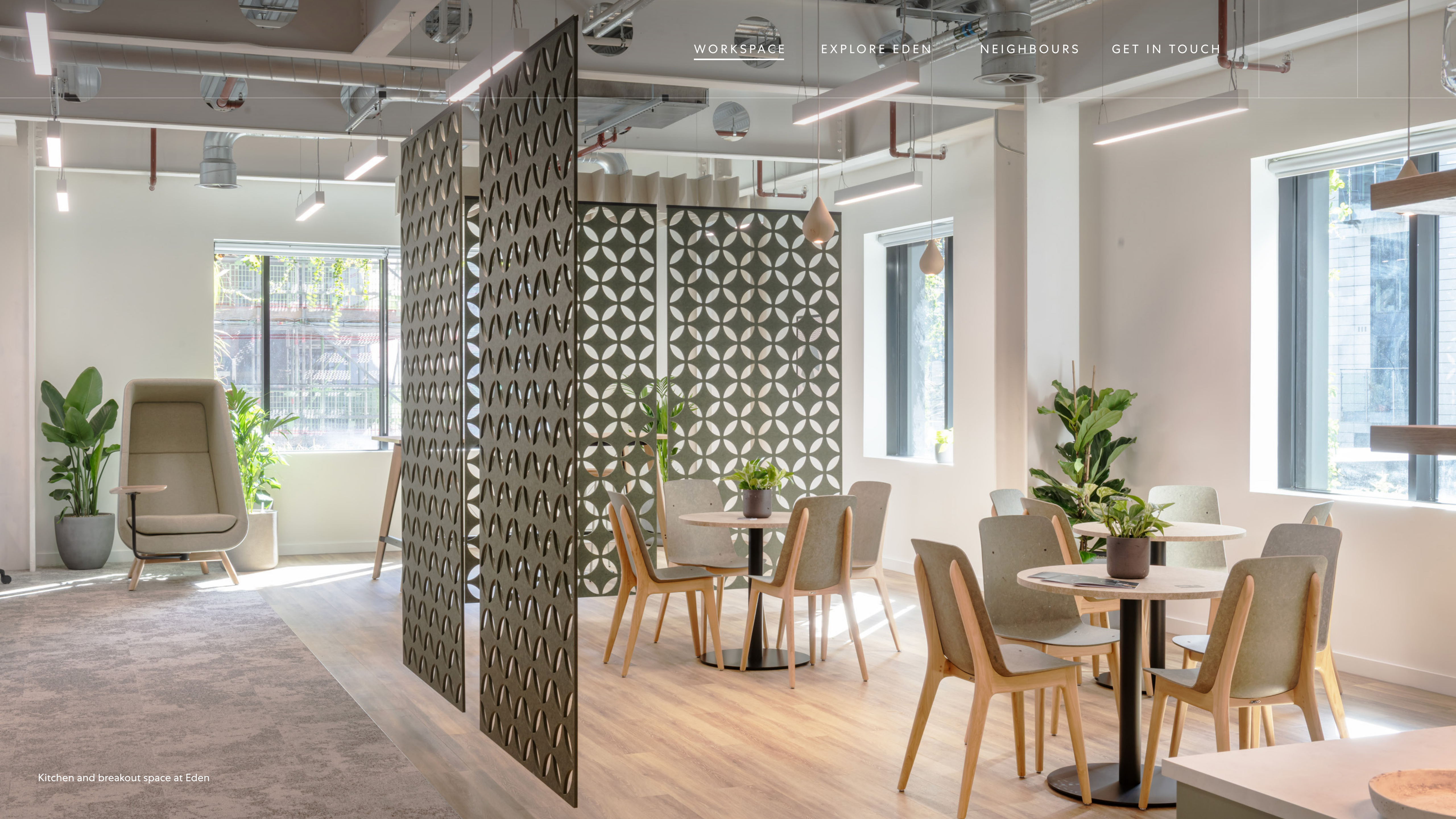
SUITE 1B 477 SQ M 5,134 SQ FT

DESKS 50





Kitchen and breakout space at Eden



Kitchen and breakout space at Eden

Move-in Ready Workspace

Why choose a fitted and furnished office?

Choosing a furnished office space helps remove the stresses and strains that come with moving premises. Our new workspace at Eden sets you up to hit the ground running from day one.

- 1 TURNKEY WORKSPACE
- 2 NO UPFRONT CAPITAL COSTS
- 3 ZERO SET-UP TIME AND INSTANT OCCUPANCY
- 4 DELIVERED TO CAT B SPECIFICATION
- 5 REDUCED HASSLE AND ADMIN
- 6 PROFESSIONAL ENVIRONMENT AND AMENITIES



Open plan collaboration and Kitchen space at Eden



Touchdown space at Eden

“We know businesses want high-quality space without the complexity that often comes with it. This fitted and furnished offer makes it quicker and easier to take space in a brand-new, Grade A building and to do so in one of the most sustainable offices in Manchester.”

Laura Percy, Development Director, Muse





Explore Eden

ICONIC



AMENITIES



BUILDING SPECIFICATION



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Workspaces available
eden
From 4,500 sq ft - 70,000 sq ft

More details
visit eden.com

EDEN

An iconic home for forward-thinking businesses

As one of the UK's most sustainable offices buildings, Eden has become a landmark – not just in Greater Manchester – but across the whole region and beyond.

Roof Terrace, Eden



Spice & Grind, Eden

Located in New Bailey's thriving business district just a short walk from Manchester city centre, the whole building has been designed with the modern workforce in mind.

An award-winning and trail-blazing workplace, it's the natural home for forward-thinking businesses seeking a healthy, connected and environmentally conscious way of working.

EDEN

Amenities to promote health and wellbeing

Designed to WELL Standard, all occupiers at Eden benefit from a wealth of amenities and design-features which promote physical, mental and social health, making it a unique and unforgettable space for businesses and their employees to call home.

A curated programme of activities in both Eden and across New Bailey – including yoga classes, networking events and seasonal activities – helps foster a strong sense of community among occupiers and the wider neighbourhood.

Welcome lounge



Showers, lockers and drying rooms.



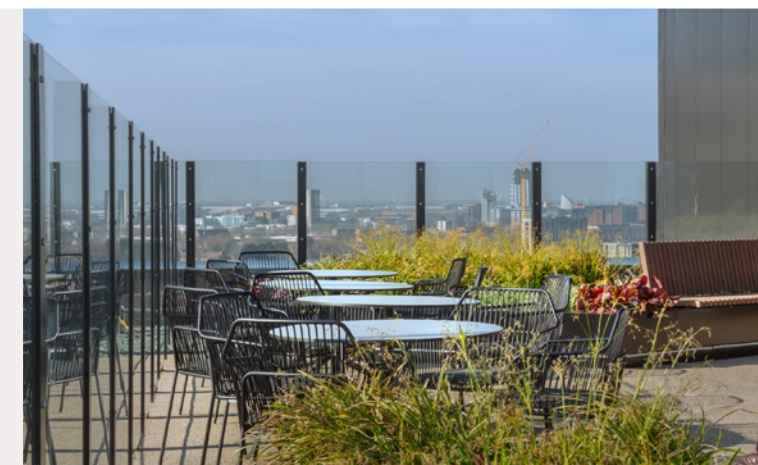
On-site café



Yoga studio



Rooftop terrace



156 space bike storage



Treatment room



Contemplation space



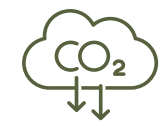


EDEN

Built for the future

Meticulously crafted to be as sustainable and environmentally friendly as possible, Eden has been developed with the latest technology for optimal efficiency.

Being net zero carbon in operation, Eden offers up to a 60% reduction in operational costs compared to a standard Grade A office.



Net zero carbon in operation



Fossil-fuel free



BREEAM Outstanding



Rainwater harvesting



EPC A rating (the most efficient grade)



Photovoltaic panels



Europe's largest living wall



Air source heat pumps



Recycled materials



NABERS 5.5

Tech-enabled building



WIRED CERTIFIED PLATINUM



BUILDING MANAGEMENT SYSTEM



SMARTPHONE TOUCHLESS ACCESS



TENANT APP



AIR QUALITY SENSORS



SMART LIFT OPTIMISATION



ON DEMAND ENERGY CONSUMPTION



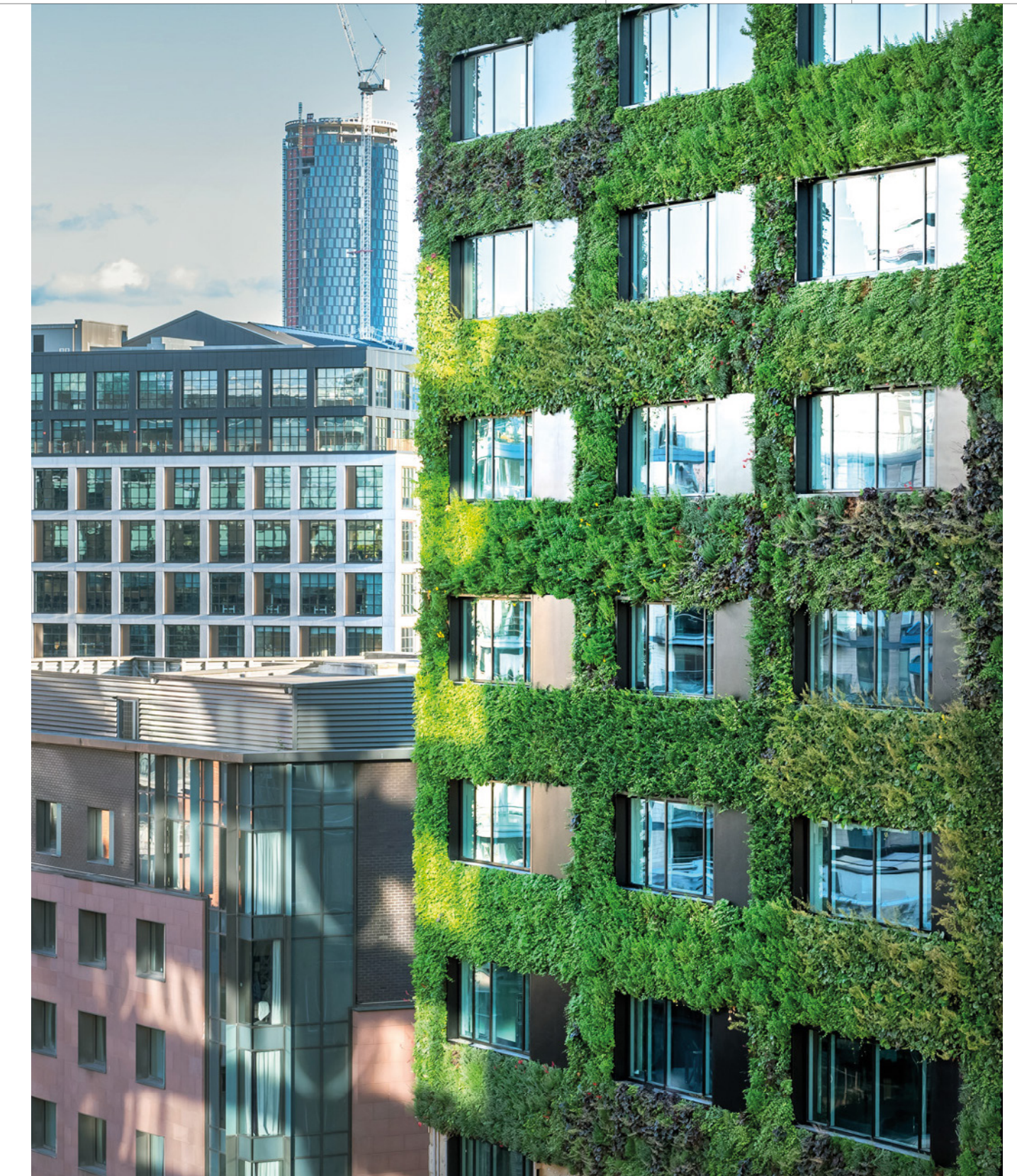
WASTE AND RECYCLING MONITORING



BACK-UP GENERATOR



VISITOR INVITATION SYSTEM





TLT's space as delivered by Interaction

EDEN

What our occupants say

“Feedback from colleagues has been beyond positive, with many people sharing they are proud to be part of such a forward-thinking, environmentally friendly development.

Eden’s facilities and features have been designed around the needs and requirements of people, and colleagues have applauded how small things such as cycle stores, showers and changing rooms have boosted wellbeing by allowing people to consider active travel to the office rather than driving.”

James Chadwick, partner and head of location, TLT

“We are committed to sustainable growth as a firm and in how we advise our economic engine clients. With its innovative design and sustainability credentials, Eden is the perfect address to support BDO’s future success in the region.”



Neighbours

The neighbourhood

CONVENIENCE

- 1 SAINSBURY'S NEW BAILEY
- 2 TESCO EXPRESS
- 3/53 CO-OP FOOD
- 4 M&S FOOD HALL
- 5 ASDA EXPRESS

CAFE

- 6 92 DEGREES
- 7 FACTORY MCR
- 8 STARBUCKS
- 9 FEDERAL CAFE
- 10 Y2 CAFE BAR
- 11 PROCAFFEINATED
- 12 BOLD STREET COFFEE
- 13 SPICE AND GRIND AT EDEN
- 14 INNER WEST

RESTAURANT

- 15 THE IVY SPINNINGFIELDS
- 16 THE RIVER
- 17 CARAVAN
- 18 BILL'S SPINNINGFIELDS
- 19 GAUCHO
- 20 PORTA TAPAS
- 21 THE BLUES KITCHEN
- 22 VERO MODERNO
- 23 SIDE STREET
- 24 SHIRUKU
- 25 THE BIG MANCHESTER BAKE
- 26 DISHOOM
- 27 INNER WEST
- 28 JOULE MCR
- 29 HAWKSMOOR
- 30 THE OAST HOUSE
- 31 EXHIBITION
- 32 FENIX

RETAIL





- 34 GREAT NORTHERN
- 35 WATERSTONES
- 36 HOUSE OF FRASER
- 38 FLANNELS

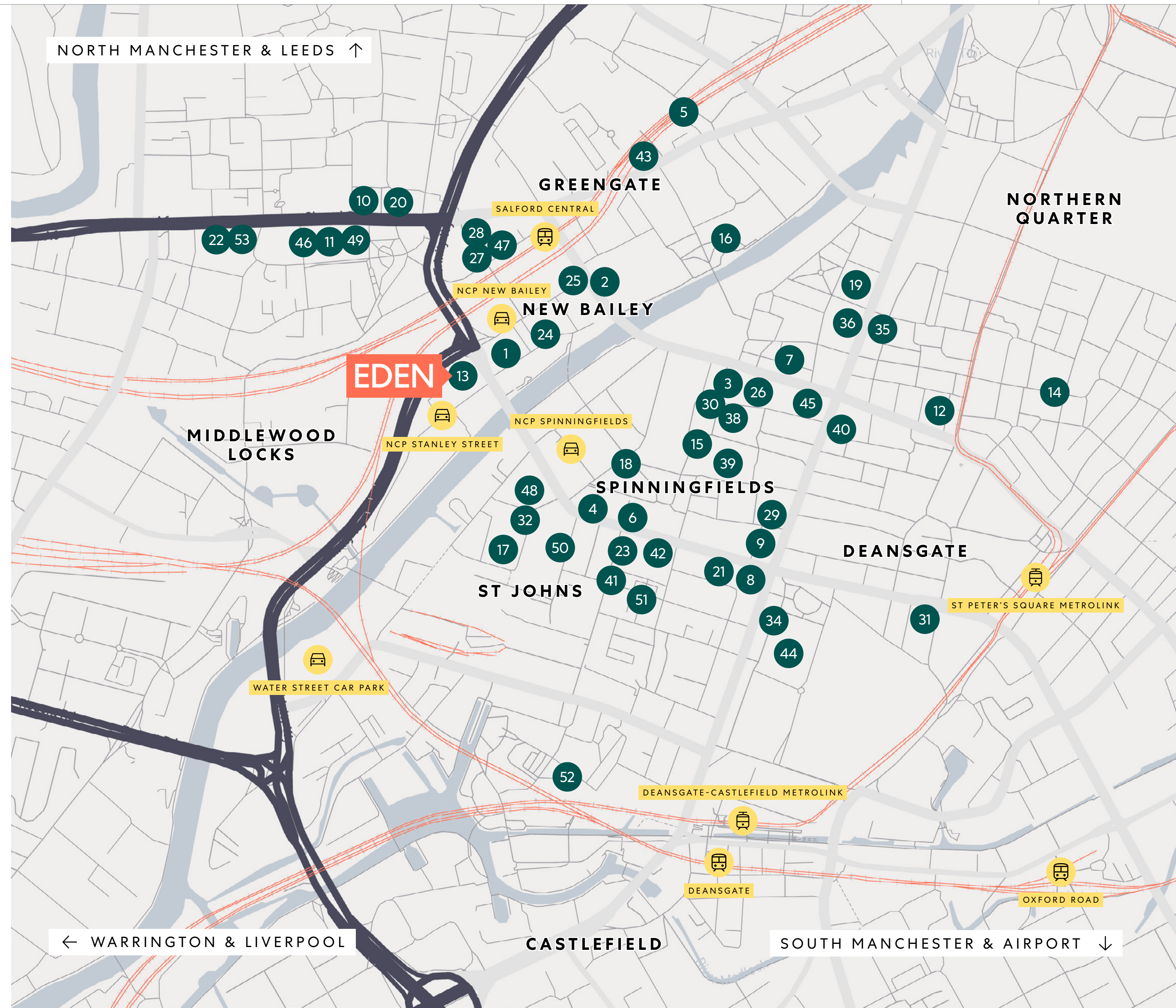
LEISURE/WELL-BEING

- 39 PUREGYM
- 40 TRIB3 MANCHESTER
- 41 BARRY'S BOOTCAMP
- 42 EVERYMAN CINEMA
- 43 F45 SALFORD
- 44 ODEON CINEMA
- 45 REFORMER PILATES
- 46 M3 PERFORM
- 47 RUSH 242 FITNESS
- 48 COURTS CLUB
- 49 RE:SCULPT STUDIOS
- 50 SOHO HOUSE MANCHESTER

GREENSPACE

- 51 SAINT JOHN'S GARDENS
- 52 CASTLEFIELD NATIONAL TRUST

-  14 MINUTES WALK TO ST PETER'S SQUARE METROLINK
-  14 MINUTES WALK TO DEANSGATE CASTLEFIELD METROLINK
-  5 MINUTES WALK TO SALFORD CENTRAL STATION
-  4 MINUTES WALK TO QUAY STREET FREE BUS STOP



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View from Eden



0161 828 6440

Chris Mulcahy
07967 500413
Chris.Mulcahy@jll.com

Richard Wharton
07970 938698
Richard.Wharton@jll.com



0161 237 1717

Andrew Cowell
07584 990 976
ACowell@obiproperty.co.uk

Claudia Barnes
07552 473 128
CBarnes@obiproperty.co.uk

 new bailey

 Eden at New Bailey



A partnership between




in partnership with



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