



2NEWBAILEYSQ



INTRODUCING TWO NEW BAILEY SQUARE	04
A VIEW FROM ABOVE	06
THE COMMERCIAL DISTRICT	08
YOUR NEW NEIGHBOURS	10
AFTER WORK PLAY	12
THE NEIGHBOURHOOD	14
CONNECTIVITY	16
THE CITY	18
THE DEVELOPMENT	20
PUBLIC REALM	22
RECEPTION	24
SPECIFICATION & SCHEDULE OF AREAS	26
ROOF GARDEN	28
BALCONIES	30
WIREDSCORE	31
CYCLE, SHOWER & CHANGING HUB	32
THE DETAIL MATTERS	34
SPACE PLANS	36
FLOOR PLATES	38
THE DEVELOPER	40
CONTACTS	42



INTRODUCING TWO NEW BAILEY SQUARE

Two New Bailey Square is a Grade A 187,251 sq ft BREEAM Excellent state-of-the-art office development occupying a highly prominent gateway position forming part of the New Bailey scheme, a thriving business and leisure destination.

**TWO NEW BAILEY SQUARE EXPRESSES
CONTEMPORARY DESIGN, SUSTAINABILITY
AND UNIQUE OUTDOOR FEATURES DESIGNED
WITH THE OCCUPIER IN MIND.**

Two New Bailey Square is the second Grade A office building of the New Bailey scheme, following on from the success of One New Bailey.

A VIEW FROM ABOVE



Welcome to Manchester; the rich, diverse, economic and cultural capital of the North, widely recognised throughout history as a hive of creativity and innovation.

The birthplace of the Industrial Revolution, discoverer of the miracle material graphene, founder of the Football League and exporter of world-renowned music and arts. Today the city expands whilst moving from strength to strength, securing its position as the financial hub of the North, whilst retaining character and charm.



GREATER MANCHESTER

THE UK'S LARGEST
COMMERCIAL FINANCE
CENTRE OUTSIDE LONDON

FTSE 100

80 FTSE 100 MEMBERS ARE
BASED IN MANCHESTER

MANCHESTER IS WIDELY REGARDED AS THE EDUCATIONAL, COMMERCIAL AND ADMINISTRATIVE CAPITAL OF THE NORTH.

The city has the largest student population in Europe with over 100,000 students across four universities.

The local economy is thriving with many blue chip organisations choosing Manchester as the location for global headquarters. More than 50 international banks and in excess of 600 international companies operate within the city.

With a population of 2.5 million, a workforce of 1.3 million, a GDP of £28 billion and up to 200 languages spoken, Manchester is fast becoming one of Europe's most influential cities.

New Bailey is adjacent to the heart of the city's business district with occupiers such as RBS, HSBC, Bank of New York and Barclays immediately opposite, along with many other major organisations.

1. The Lowry Hotel
2. HMRC
3. MoneyPlus Group
4. Futureworks, AO
5. HMRC
6. Civil Justice Centre
7. NCC, Global Radio, Shoosmiths
8. RBS
9. HSBC, Grant Thornton
10. Worldpay, Townergate Insurance, TLT Solicitors, i2 Offices
11. Squire Patton Boggs, PWC, Northedge Capital, WeWork, Weightmans LLP, Oliver James Associates, Allied London, Browne Jacobson LLP, PricewaterhouseCoopers LLP
12. Esure
13. Allied Irish, Tilney
14. Barclays, Investec, BDO, GMC, BNY Mellon, Pinsent Masons, DAC Beachcroft LLP
15. JMW Solicitors
16. Deloitte, DWF, Baker Tilly
17. MediaCom
18. Brewin Dolphin
19. Natwest, RBS
20. AIG
21. Manchester Town Hall
22. Freshfields Bruckhaus Deringer, WHIreland, Allegis Group, Dentsu Aegis, Shawbrook
23. HMRC



NEW BAILEY PROVIDED A GREAT LOCATION AND A QUALITY PRODUCT DELIVERED BY A SUPPORTIVE DEVELOPER.

BT

AFTER SEEING THE INITIAL PLANS & VISION FOR THE NEW BAILEY SCHEME, WE KNEW INSTANTLY WE WANTED TO BE PART OF THIS NEW COMMUNITY.

FOODWELL

NEW BAILEY GIVES US BOTH THE HIGH QUALITY AND ATTRACTIVE LOCATION WE WANT FOR OUR STAFF.

FRESHFIELDS

THE BUILDING WILL PROVIDE ITS STAFF, CLIENTS AND VISITORS WITH A COMFORTABLE AND CONTEMPORARY ENVIRONMENT FIT FOR A MODERN, SUSTAINABLE AND FLEXIBLE LEGAL PRACTICE.

EVERSHEDS
SUTHERLAND

YOUR NEW NEIGHBOURS



EVERSHEDS
SUTHERLAND



MUSE



Sainsbury's

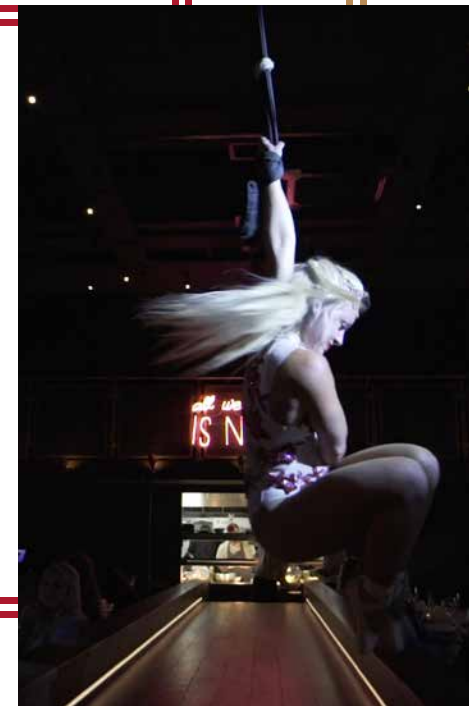


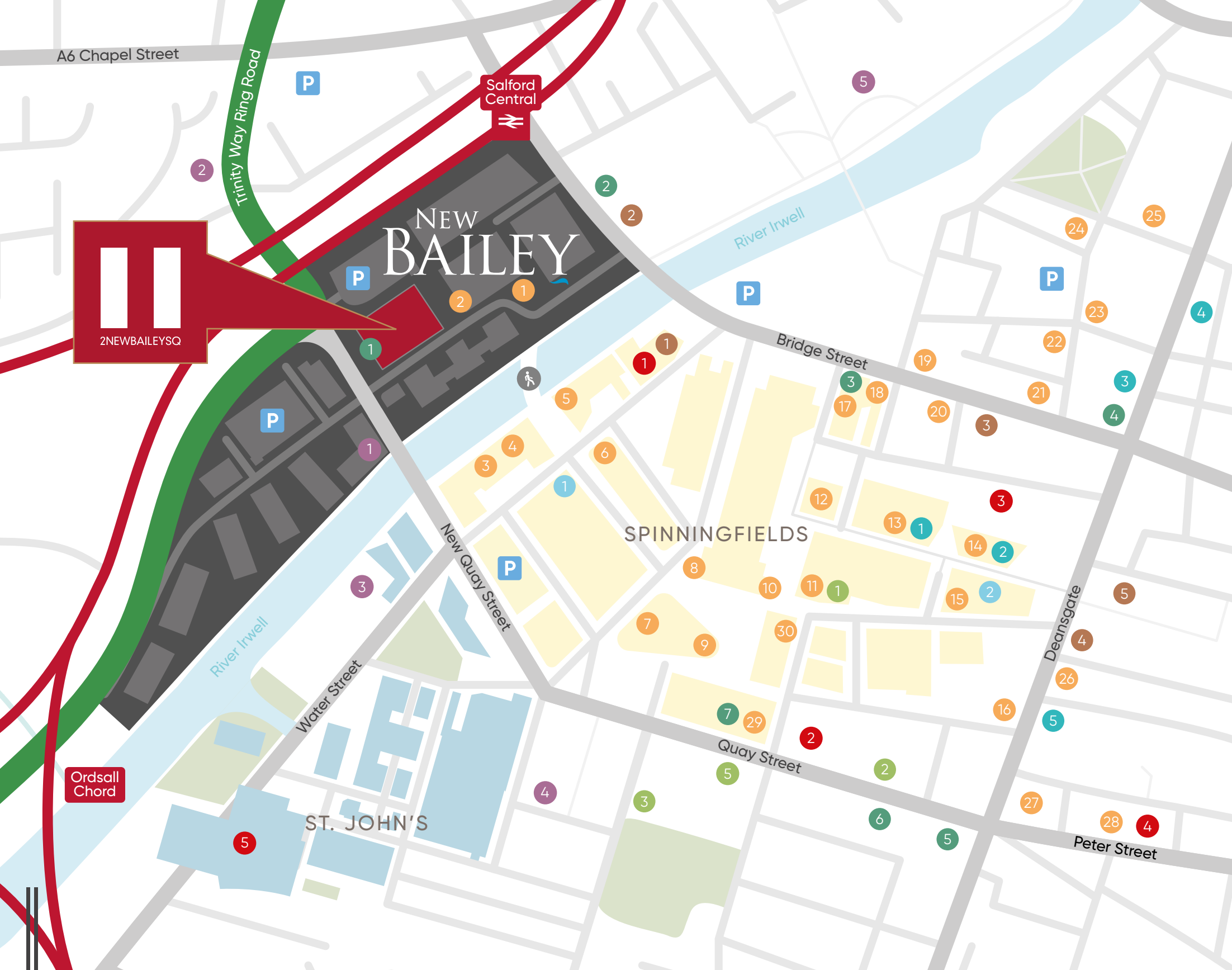
WHIreland





AFTER WORK PLAY





A RANGE OF AMENITIES CLOSE BY FROM TOP RESTAURANTS, BARS AND HOTELS TO ENTERTAINMENT, LEISURE AND HIGH-END RETAIL. NEW BAILEY HAS EVERYTHING OF NECESSITY AND MORE, ALL WITHIN A SHORT WALK.

A THRIVING NEIGHBOURHOOD

- Restaurant/Bar

1. Menagerie

2. Firefly

3. Slug and Lettuce

4. Scene

5. The Dockyard

6. The Refinery

7. Tattu

8. Bagel Nash

9. Bill's

10. Pret A Manger

11. The Alchemist

12. The Oast House

13. Fazenda

14. Australasia

15. Wagamama

16. Hawksmoor

17. Dishoom

18. Masons Restaurant Bar

19. Crazy Pedro's

20. Honest Burgers

21. Café Istanbul

22. San Carlo

23. Cicchetti

24. Revolution

25. Gaucho

26. Gusto

27. Revolución de Cuba
- Hotel

1. Premier Inn New Bailey

2. The Ainscow Hotel

3. Marriott Victoria & Albert Hotel

4. Great John Street Hotel

5. The Lowry Hotel
- Retail

1. Mulberry

2. Emporio Armani

3. Forsyth Music Shop

4. Waterstones

5. Evans Cycles
- Tourist Attraction

1. People's History Museum

2. Manchester Opera House

3. The John Rylands Library

4. Albert Hall

5. Factory venue
- Café

1. The Left Bank Café Bar

2. Caffè Nero

3. Grindsmith

4. Caffè Nero

5. Starbucks
- Leisure & Wellbeing

1. PureGym

2. Bannatyne Health Club

3. Barry's Bootcamp

4. F45 Salford Central

5. Everyman Cinema
- Convenience Store

1. Sainsbury's

2. Tesco Express

3. Co-op

4. Sainsbury's

5. Sainsbury's

6. Tesco Express

7. M&S Food Hall
- Bank

1. RBS

2. Natwest





NEW BAILEY IS PERFECTLY CONNECTED, IMMEDIATELY ADJACENT TO SALFORD CENTRAL TRAIN STATION AND WITHIN A SHORT WALK OF THE CITY CENTRE'S METROLINK AND FREE BUS CONNECTIONS. FURTHERMORE, THE SCHEME IS NEXT TO TRINITY WAY WHICH OFFERS FAST AND DIRECT CONNECTIVITY TO THE WIDER ROAD NETWORK.

GET CONNECTED



The Ordsall Chord
The Ordsall Chord provides direct links from Salford Central Station to Manchester Piccadilly and Manchester Airport.

Salford Central Train Station
Recent improvements include re-opening three disused platforms and enhancing two existing platforms.



Metrolink
Metrolink services are provided, with the closest being St Peter's Square and Deansgate-Castlefield, which are approximately 10 minutes walk from Two New Bailey Square.

Free Bus Stop
Two services run within 5 minutes walk of Two New Bailey Square, with stops on Byron Street and Quay Street connecting to Manchester Piccadilly Station. Both services run Monday–Sunday every 10 minutes.



THE CULTURAL CAPITAL OF THE NORTH – A HIVE OF CREATIVITY AND INNOVATION.

Discover its eclectic music scene, wide variety of museums, art galleries and lose yourself in its history. It is a city of sport boasting world-class football, cricket and cycling arenas.

THE CITY



ITS NEIGHBOURHOODS ARE THRIVING, WITH NEW CAFÉS, BARS AND RESTAURANTS MAKING IT AN EXCITING PLACE TO LIVE AND WORK.

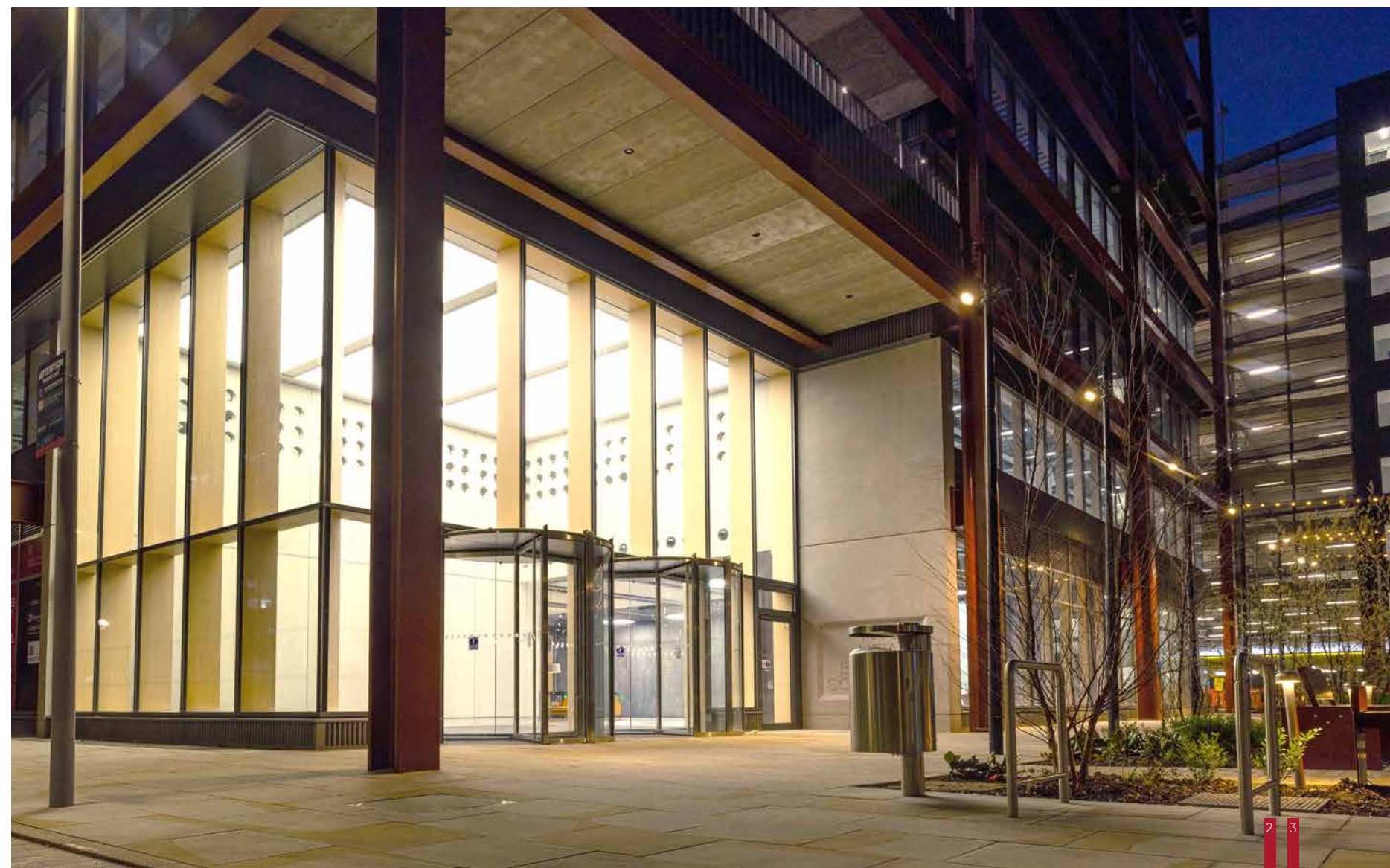




1. Four New Bailey - BT
2. Three New Bailey - HMRC
3. One New Bailey
4. Two New Bailey Square
5. NCP Car Park - Salford New Bailey
6. Eden
7. Riverside House
8. Premier Inn Hotel
9. NCP Car Park - Salford Stanley Street
10. The Slate Yard
11. Novella

NEW STUNNING PUBLIC SQUARE

A NEW STUNNING PUBLIC
SQUARE PROVIDES AN
IMPRESSIVE APPROACH AND
ENTRANCE TO THE BUILDING.



A wide-angle photograph of a modern office entrance. On the left, a lounge area features a mix of grey and orange tufted sofas and armchairs arranged around a low coffee table on a red rug. The walls are made of dark, textured panels. In the center, a long, dark reception desk with a ribbed front stands against a wall of frosted glass with vertical lines. Two computer monitors are on the desk. The ceiling is high with exposed ductwork and several large, round, white pendant lights. The floor is light-colored with two parallel gold-colored lines running across it.

IMPRESSIVE ENTRANCE RECEPTION

A SPACIOUS ENTRANCE RECEPTION EXUDING
A CONTEMPORARY AND EXCITING BUSINESS
LOUNGE WITH IMPRESSIVE QUALITY FINISHES.



SPECIFICATION

- Grade A BREEAM "Excellent" (2014) specification
- Large open floor plates up to 18,379 sq ft
- Floor designed to subdivide up to two
- VRF heating and cooling designed to density of 1:6 sq m
- Floor to ceiling height:
 - 3.6m (with exposed services)
 - 2.85m (with ceiling)
- 150mm full access raised floors
- Private outdoor terraces for each floor
- Generous reception with integral café
- Scope for multiple entrances
- Basement with 50 car parking spaces available
- Generous ground level cycle facilities and showers, with 102 bicycle spaces

CONNECTIVITY

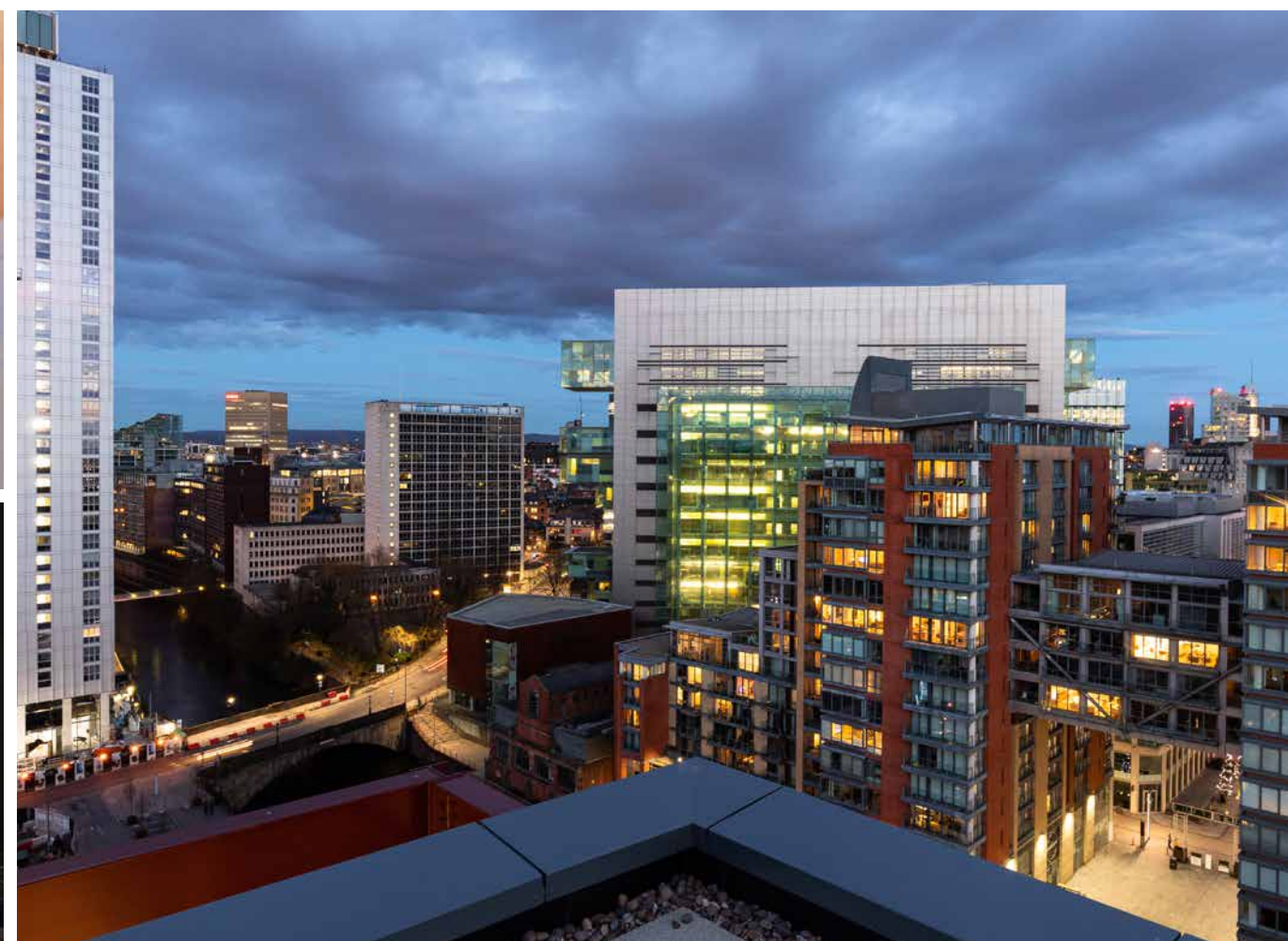
- Fibre ready with a diverse comms strategy and dedicated fibre comms room
- A WiredScore Certified Platinum Rating
- Includes a full 24/7 backup generator installed as part of CAT A works
- MEP systems designed to 1 per 6m²

SCHEDULE OF AREAS

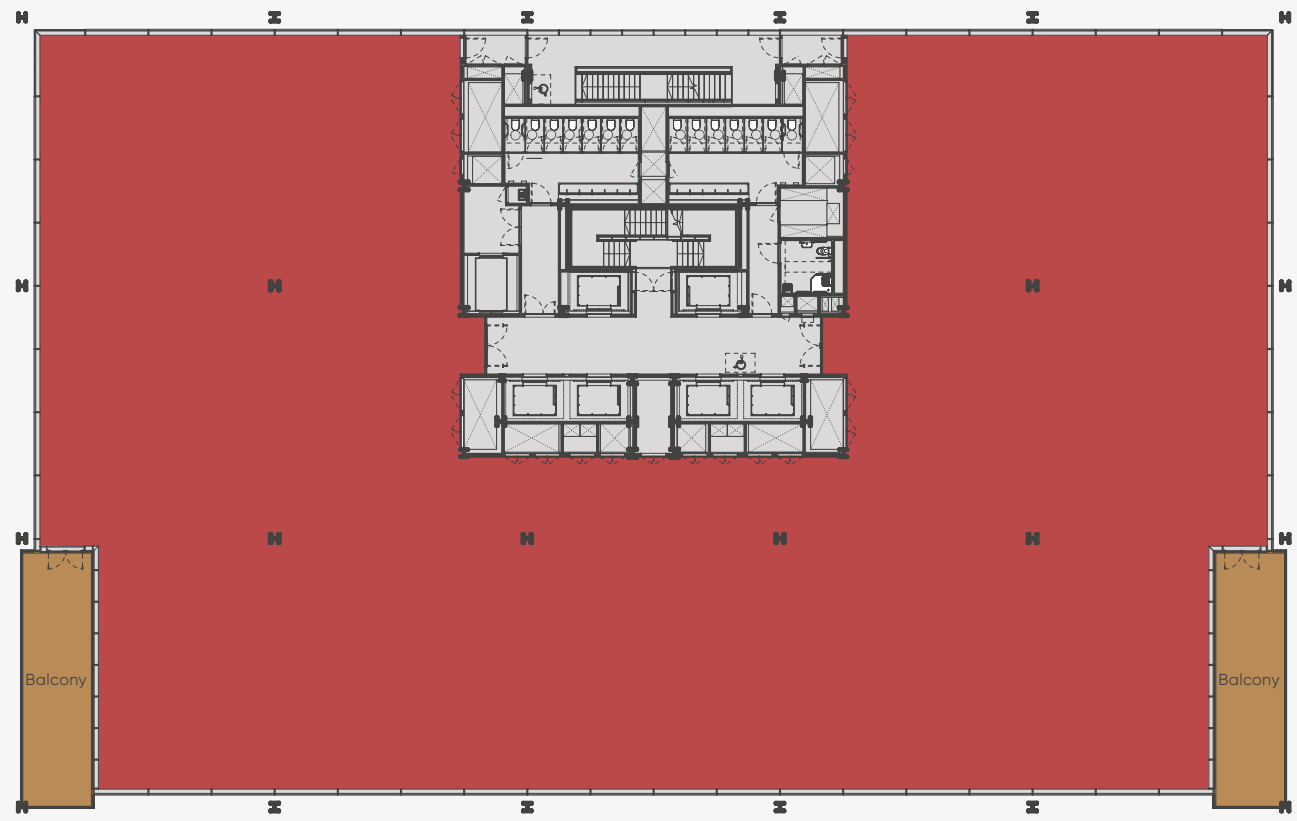
FLOOR	Net internal area sq m	Net internal area sq ft	Availability
Ground Floor Reception	264	2,842	
Ground Floor*	600	6,458	LET TO SAINSBURY'S
Floor 1	1,537	16,544	LET TO CLYDE & CO
Floor 2	1,666	17,933	LET TO CLYDE & CO
Floor 3	1,666	17,933	LET TO CLYDE & CO
Floor 4	1,666	17,933	LET TO CLYDE & CO
Floor 5	1,666	17,933	AVAILABLE TO LET
Floor 6a	833	8,989	AVAILABLE TO LET
Floor 6b	833	8,989	LET TO MATILLION
Floor 7	1,666	17,933	LET TO MATILLION
Floor 8a	842	9,063	LET TO CELLNEX UK PLC
Floor 8b	824	8,870	LET TO EVERSLEDs SUTHERLAND
Floor 9	1,666	17,933	LET TO EVERSLEDs SUTHERLAND
Floor 10	1,666	17,933	LET TO EVERSLEDs SUTHERLAND
TOTAL	17,396	187,251	

*Capable for use as office/retail/leisure

PANORAMIC ROOF GARDEN

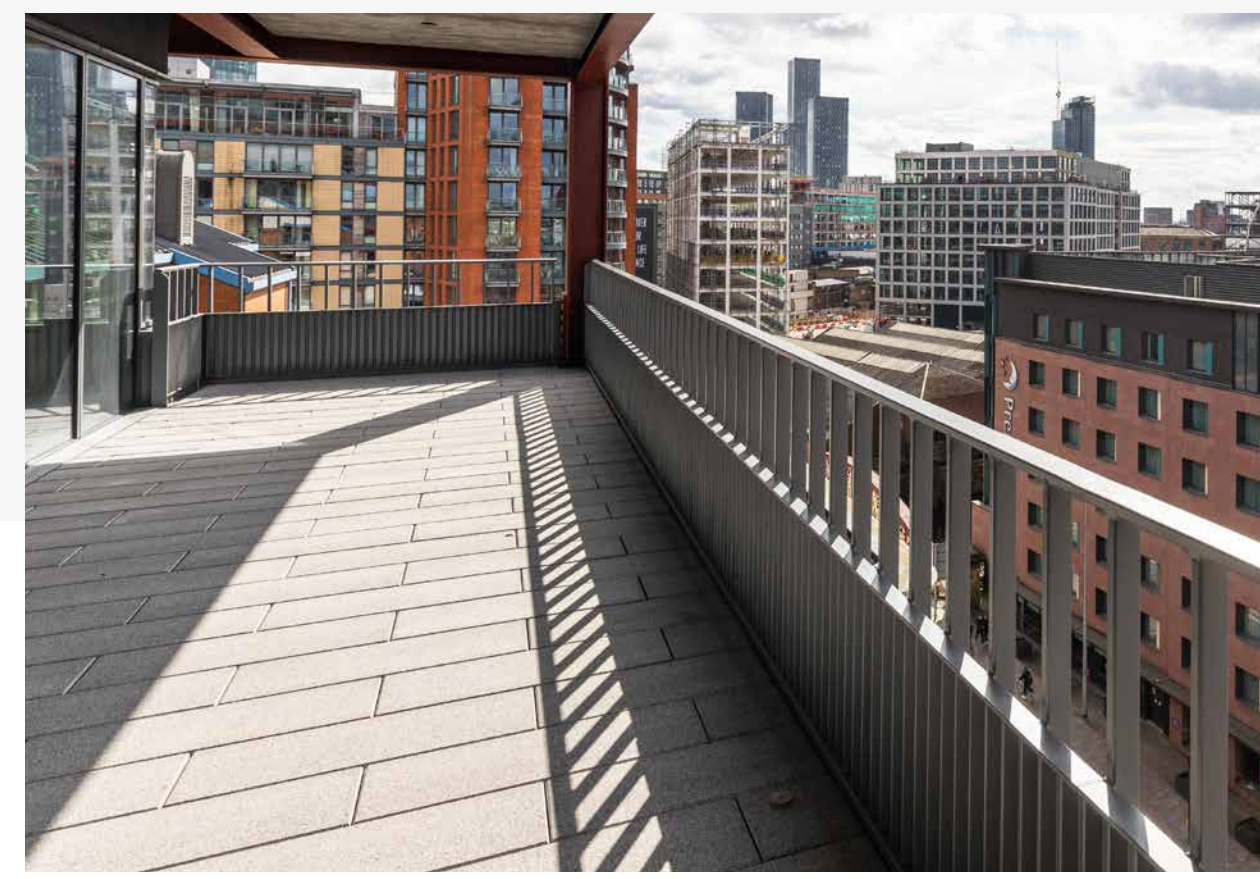


A DRAMATIC COMMUNAL ROOF GARDEN WITH PANORAMIC CITY VIEWS. CREATED FOR CLIENT EVENTS, FUNCTIONS OR OCCUPIERS INFORMAL USE.

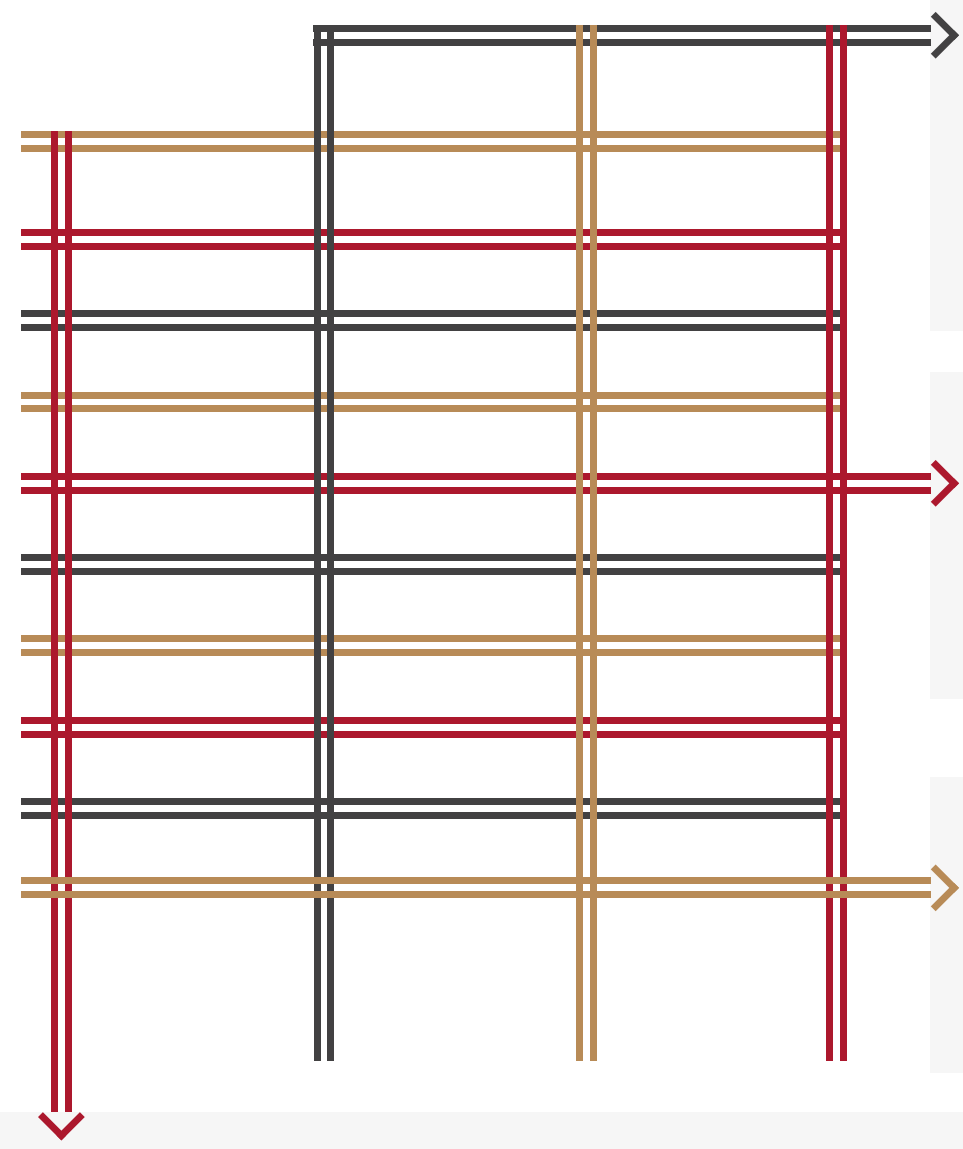


TYPICAL FLOOR

TWO BALCONIES ON EACH FLOOR FOR EXTERNAL MEETINGS OR INFORMAL USE. STAFF AND CLIENTS WILL ENJOY MARVELLOUS VIEWS ACROSS THE CITY.



BEST IN CLASS CONNECTIVITY AND INFRASTRUCTURE WITH A WIRED CERTIFIED PLATINUM RATING.



WIRELESS NETWORK INFRASTRUCTURE

- Rooftop space to install communication equipment included.
- Free WiFi in common areas included.

CONNECTIVITY

- Standard wayleave agreement to help streamline future installations.

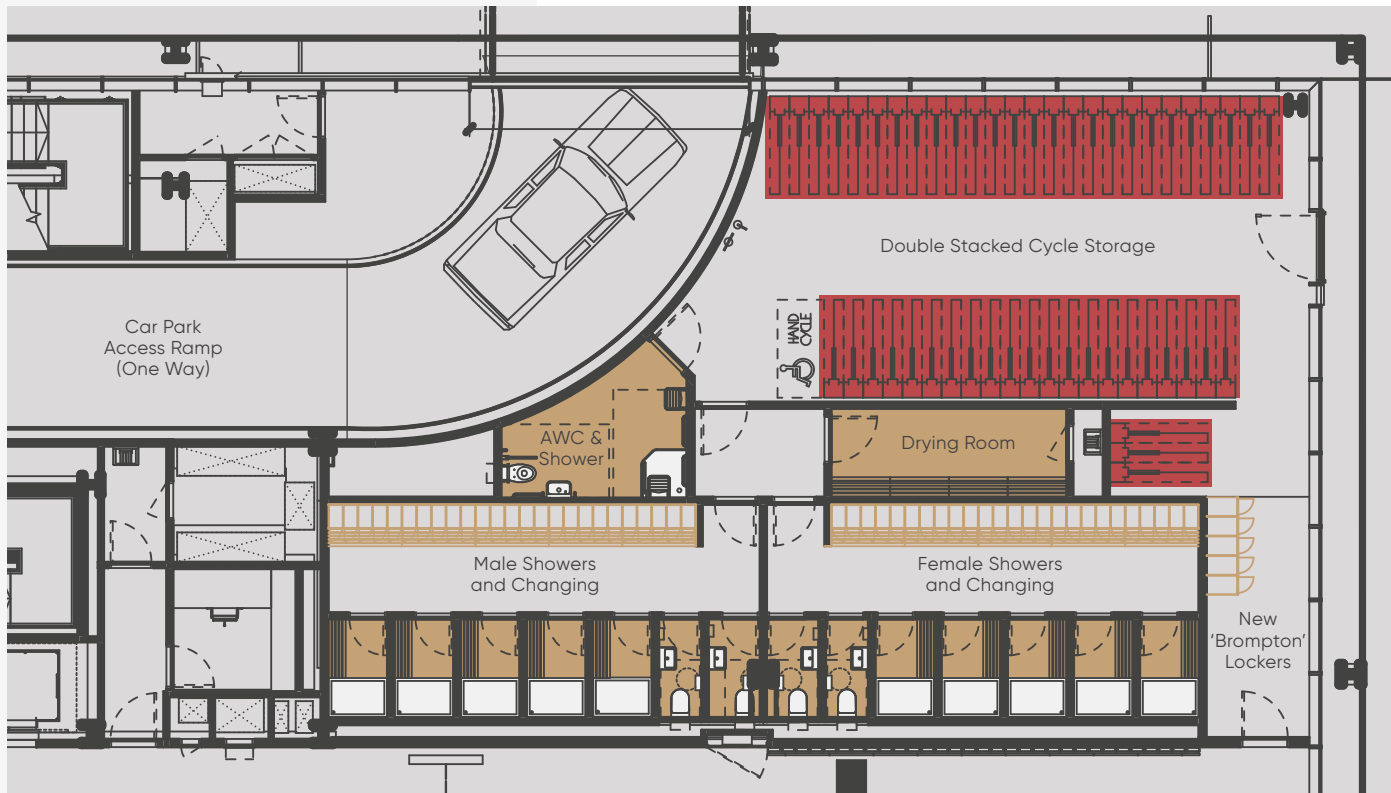
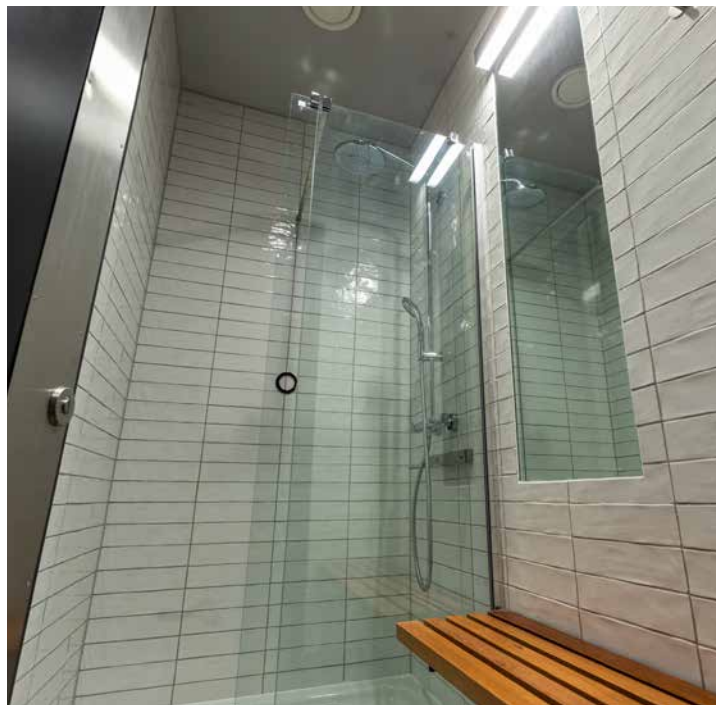
POWER

- Back-up generator specified to supply emergency power.

INFRASTRUCTURE

- Two universal communication chambers enabling faster installation of cabling.
- Telecommunication ducts entering the building specified to ensure future tenants' needs.
- Two diverse intakes implemented to enable diverse routes for service provider cabling.
- Dedicated, secure and climate controlled space for service provider cabling.
- Risers specified with appropriate containment to ensure sufficient capacity.
- Two communication risers support diversity and protect against potential disruption.

WITH INCREASING CYCLING
COMMUTER FIGURES IN LINE
WITH SUSTAINABLE LIVING,
GREEN STAFF THINKING
AND OCCUPIER AGENDAS,
ALLOCATING A LARGE CYCLE
HUB HAS BEEN DESIGNED AS AN
IMPORTANT FEATURE.



GROUND FLOOR

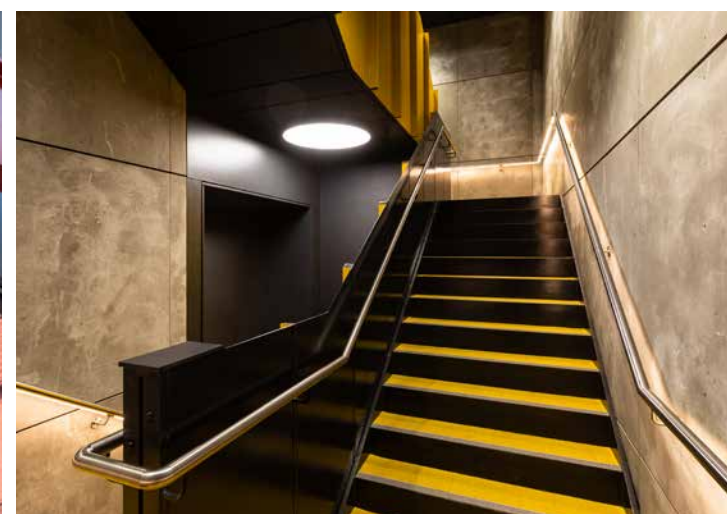
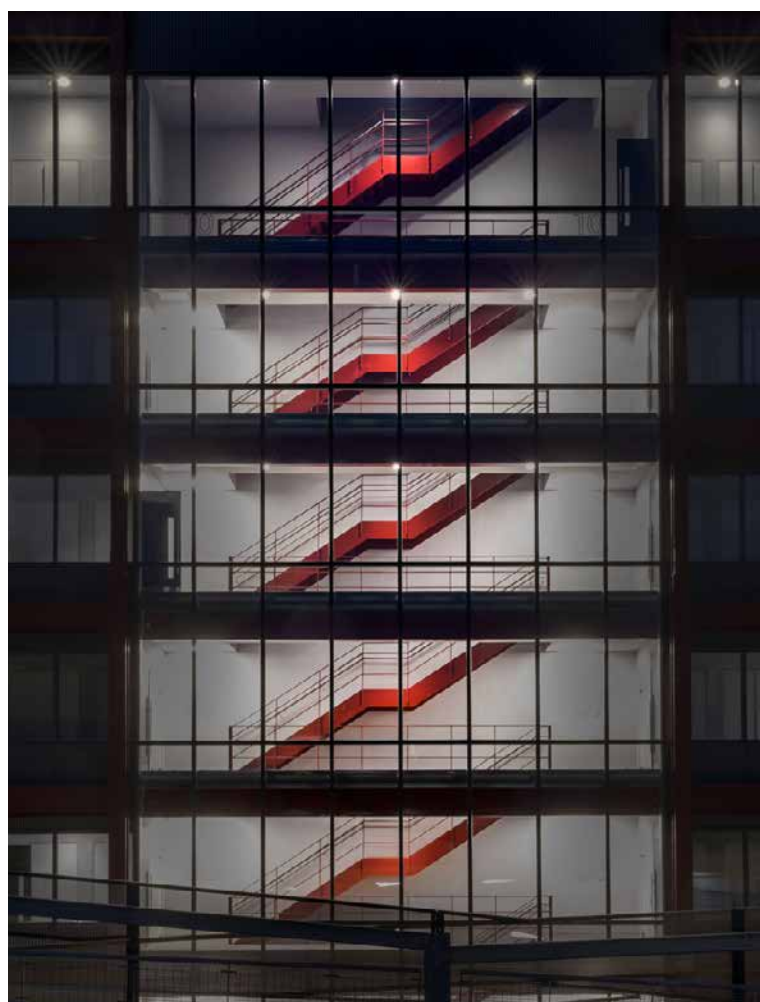
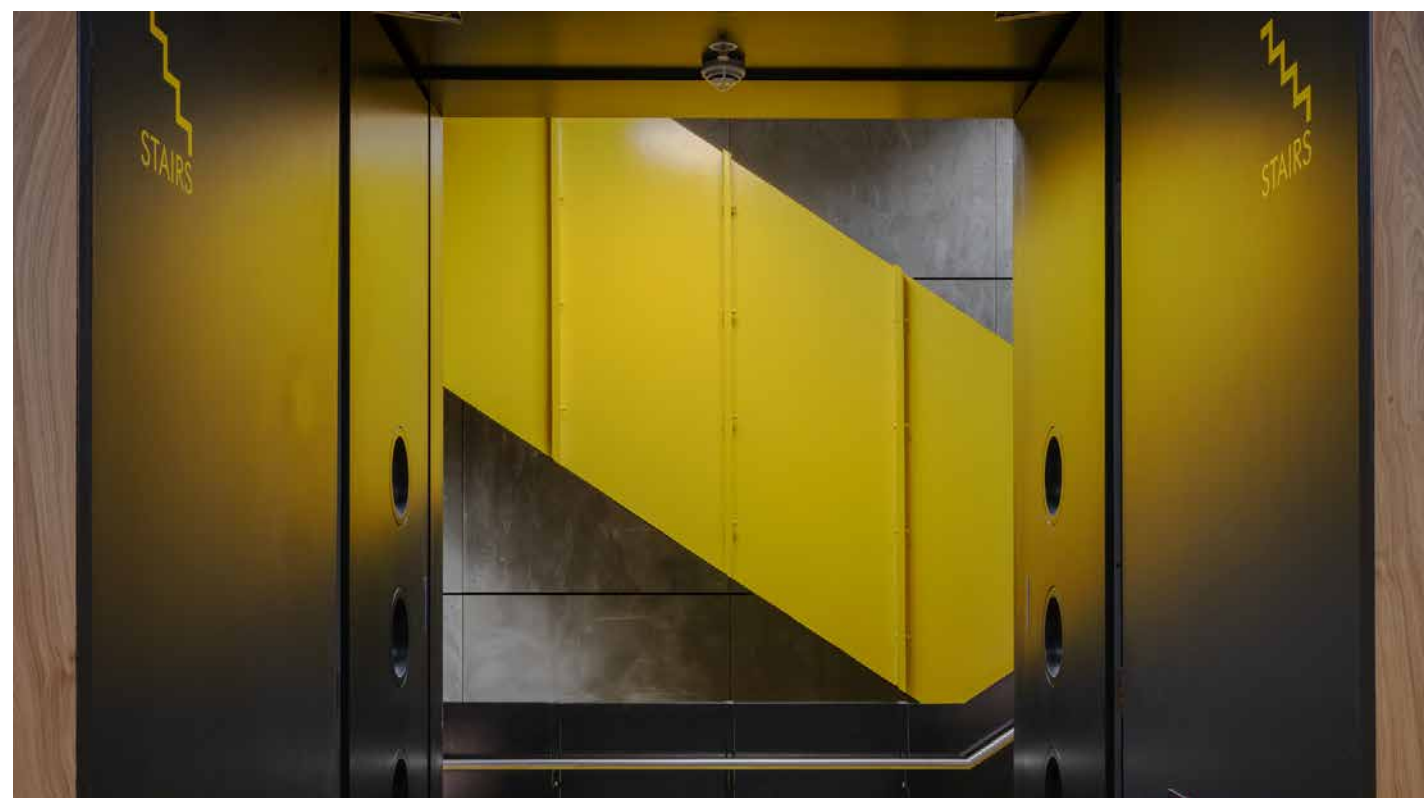
Cycle facilities:

- Storage for 102 cycles using double stacking racks
- Handcycle space
- 'Brompton' lockers
- Floor mounted cycle repair station
- Drying room

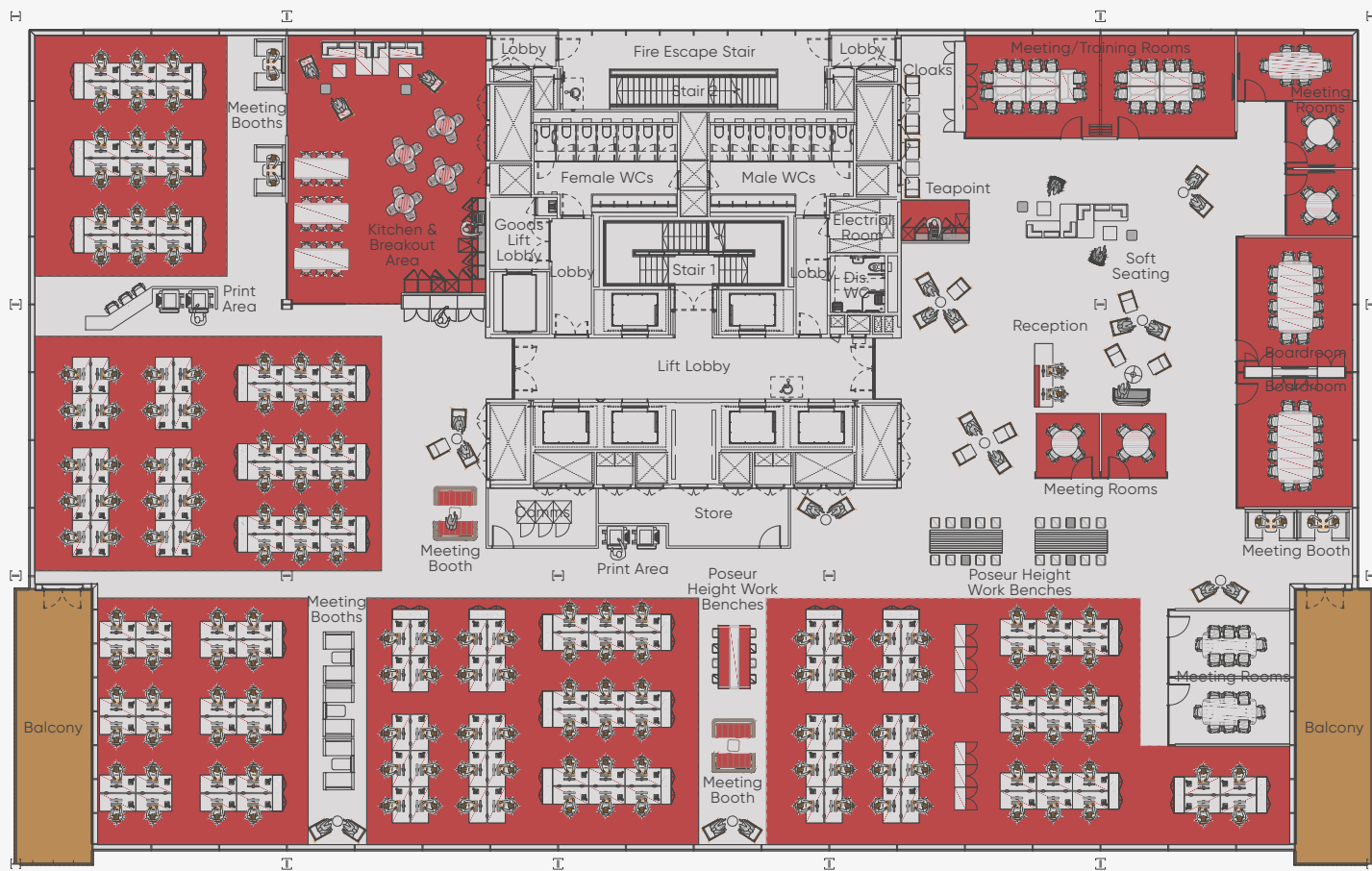
Changing and shower facilities:

- 10 shower cubicles
- Male and female changing facilities
- Accessible WC/ shower room





TWO NEW BAILEY SQUARE IS A BUILDING LIKE NO OTHER, WITH EXCEPTIONAL DETAIL AND HIGH QUALITY FINISHING THROUGHOUT.



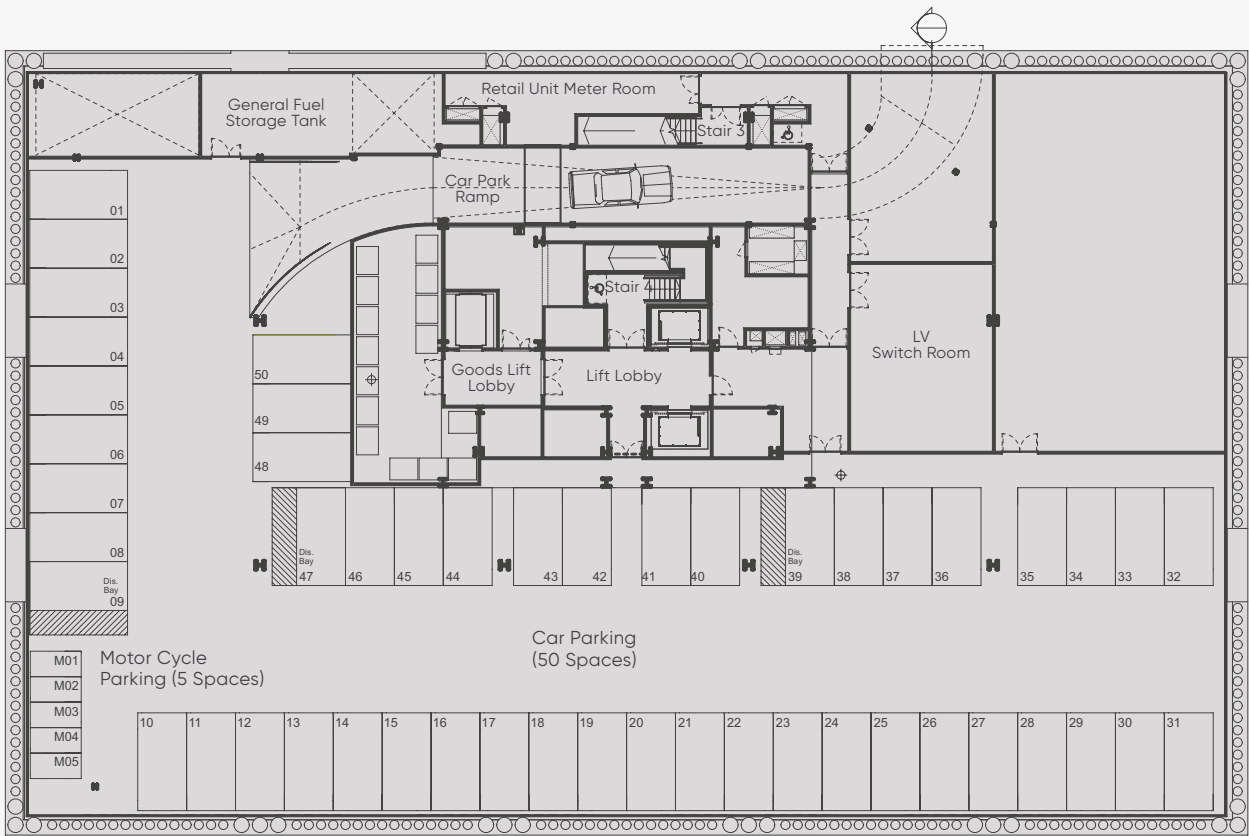
SPACE PLAN 1:10

1,666 sq m / 17,933 sq ft

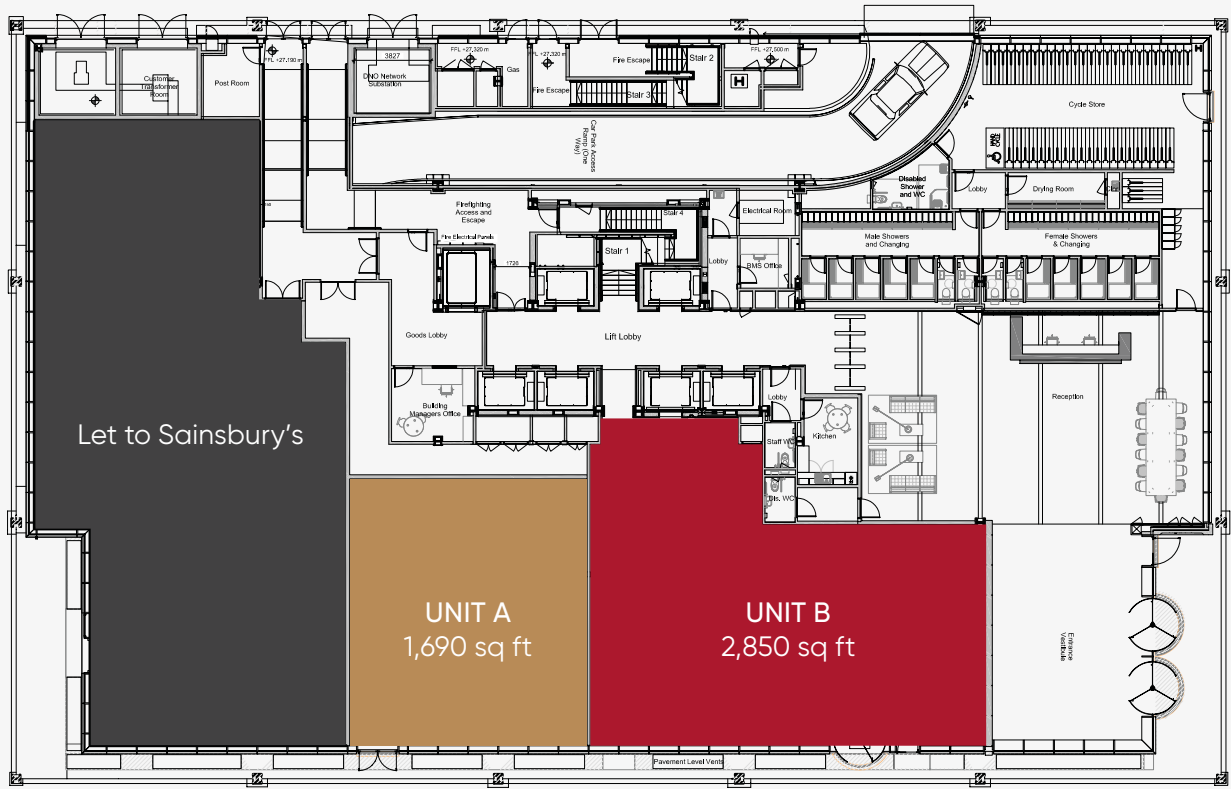
Spatial Evaluation

- 160 x Workstations
- 2 x Boardroom - 12 persons
- 2 x Training rooms - 12+ persons
- 7 x Meeting rooms (4/6/8)
- 1 x Reception & soft seating area
- 1 x Kitchen/breakout area
- 1 x Teapoint area
- 2 x Cloak points
- 3 x Touchdown workstations
- 9 x Booth seating
- 5 x 1-2-1 soft seating points
- 2 x Print zones
- 1 x Store
- 1 x Comms room

LARGE, EFFICIENT FLOOR PLATES



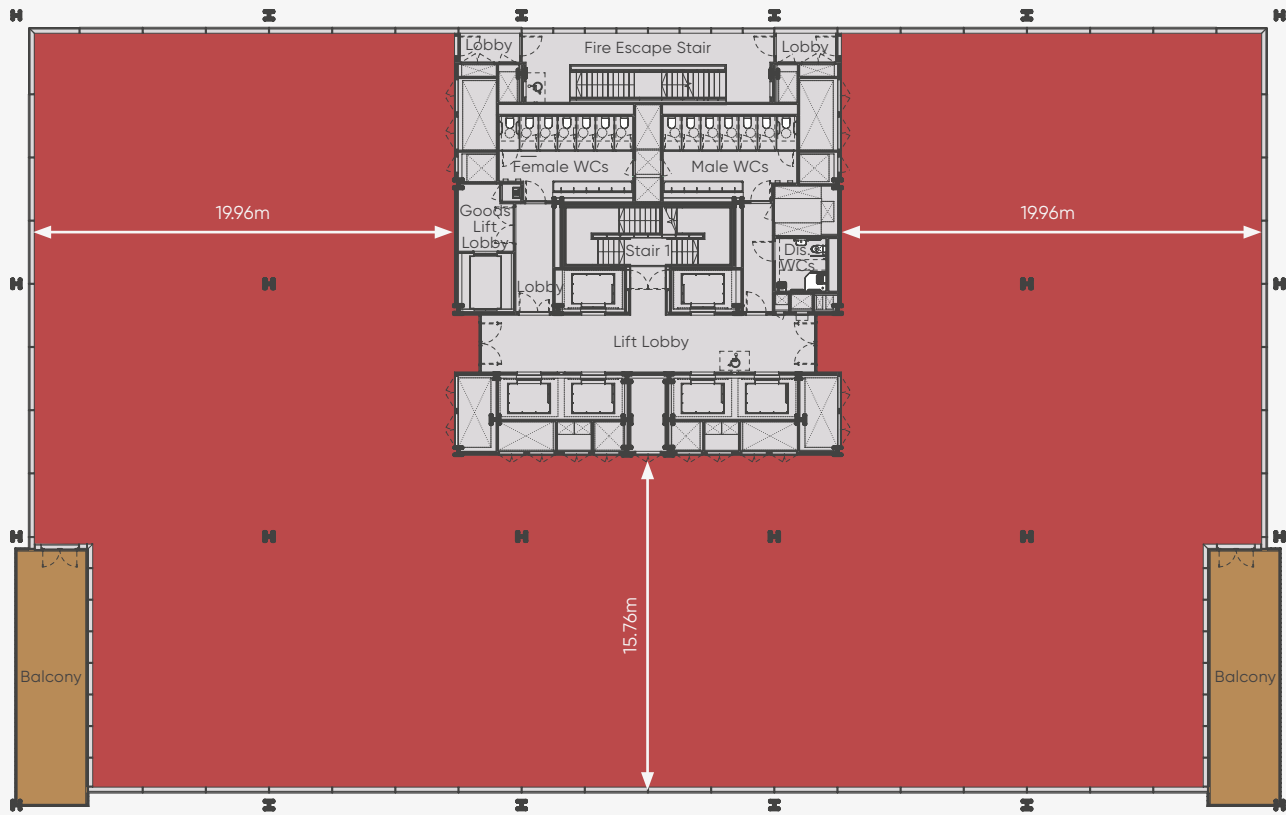
BASEMENT



GROUND FLOOR



6TH FLOOR



5TH FLOOR



The English Cities Fund was created by the UK Government to increase levels of private investment in UK towns and cities.

The fund has shown that high quality, mixed-use, area-based regeneration schemes provide viable, attractive and worthwhile opportunities for institutional investors in the medium to long-term, alongside lasting community benefits and environmental improvements.

THE FUND HAS BROUGHT FORWARD FIVE SCHEMES; IN LONDON, PLYMOUTH, WAKEFIELD, SALFORD AND LIVERPOOL – WITH AN ESTIMATED TOTAL COMPLETED DEVELOPMENT VALUE OF AROUND £2 BILLION.

Together these will comprise over 8.5 million sq ft of mixed-use floor space, including more than 4,000 new homes, and bring back into productive use almost 100 acres of brownfield land.

The three partners are: Muse Developments, Legal & General and Homes England.

Muse Developments is one of the country's leading names in mixed-use development and urban regeneration with more than 30 years' experience, having delivered over 16 million sq ft of commercial and residential property.



Three New Bailey - HMRC



Talbot Gateway,
Blackpool



95 Queen Victoria Street,
London



No.4 St Paul's Square,
Liverpool



Central Saint Giles,
London



Merchant Gate,
Wakefield



Civic and Cultural Quarter,
Doncaster



NEW-BAILEY.COM

DISCLAIMER

IMPORTANT NOTICE: Cushman & Wakefield and JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (ii) no person in the employment of the agents has an authority to make or give any representation or warranty in relation to this property, 2022.

Designed and produced by Cuckoo - 0161 660 8352 - cuckoodesign.com



2NEWBAILEYSQ