



TWO

NEW BAILEY

GRADE A
OFFICE SPACE
8,852 – 26,904 SQ FT
WITH PRIVATE
OUTDOOR TERRACES

WELCOME TO TWO NEW BAILEY

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WELCOME TO SALFORD;
A VIBRANT NORTHERN CITY OF CULTURE, COMMERCE AND CREATIVITY, WHERE A PROUD INDUSTRIAL PAST POWERS A FUTURE BUILT ON INNOVATION.



LOCAL AMENITIES

RESTAURANT/BAR

- 1 Shiruku
- 2 Tangerine
- 3 Slug and Lettuce
- 4 Scene
- 5 The Dockyard
- 6 The Refinery
- 7 Tattu
- 8 Bagel Nash
- 9 Louis
- 10 Pret A Manger
- 11 The Alchemist
- 12 The Oast House
- 13 Fazenda
- 14 Australasia
- 15 Wagamama
- 16 Hawksmoor
- 17 Dishoom
- 18 Masons
- 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
- 28 Albert's Schloss
- 29 20 Stories
- 30 The Ivy Spinningfields
- 31 eastZeast Riverside
- 32 Climat
- 33 Crabbish
- 34 Pins

HOTELS

- 1 Premier Inn New Bailey
- 2 The Ainscow Hotel
- 3 Marriott Victoria & Albert
- 4 Great John Street Hotel
- 5 The Lowry Hotel

CAFÉ

- 1 Spice & Grind Eden
- 2 The Left Bank Café Bar
- 3 Caffè Nero
- 4 Grindsmith
- 5 Caffè Nero
- 6 Starbucks

LEISURE & WELLBEING

- 1 PureGym
- 2 Barry's Bootcamp
- 3 F45 Salford Central
- 4 Everyman Cinema

CONVENIENCE

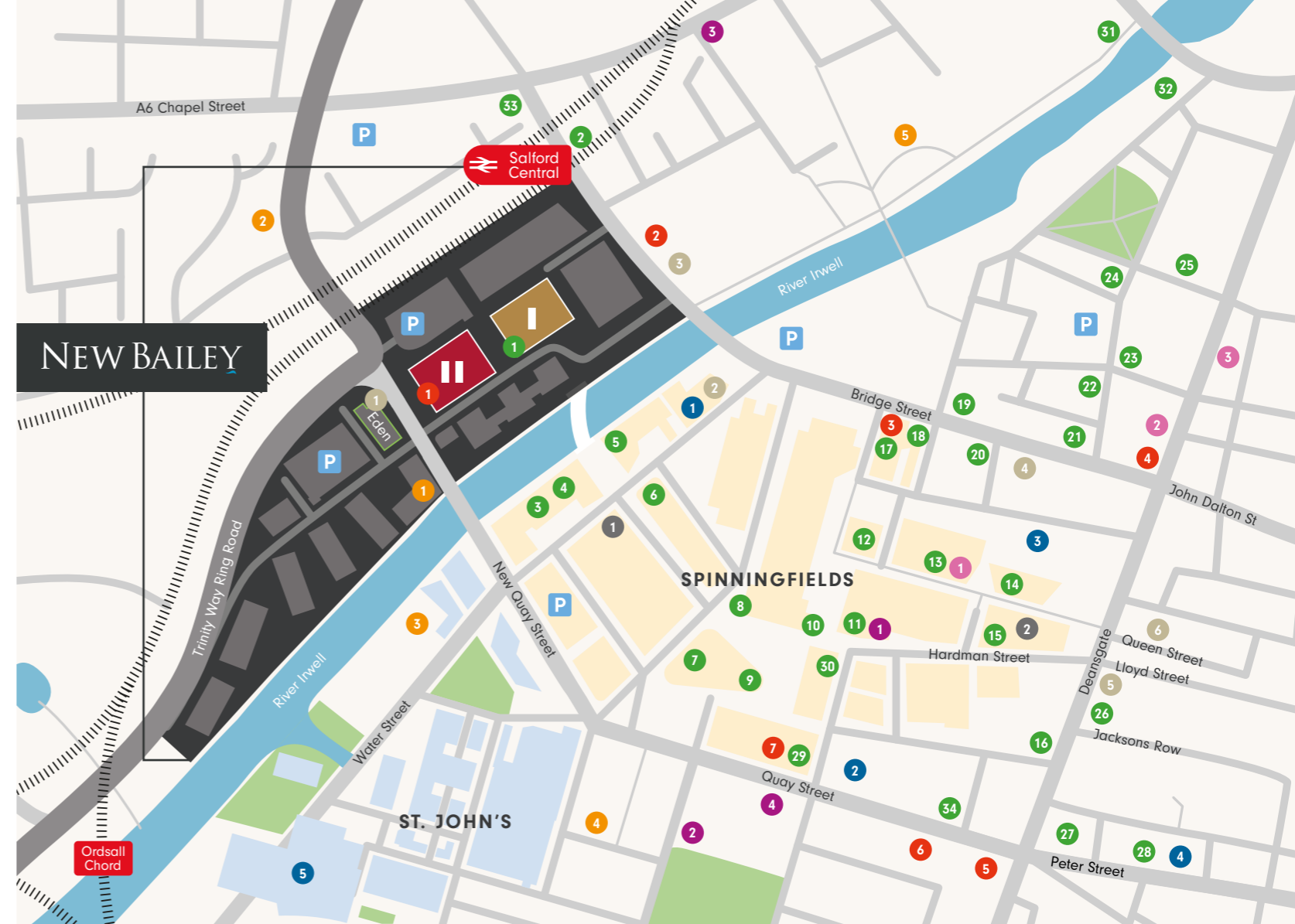
- 1 Sainsbury's
- 2 Tesco Express
- 3 Co-op
- 4 Sainsbury's
- 5 Sainsbury's
- 6 Tesco Express
- 7 M&S Food Hall

RETAIL

- 1 Mulberry
- 2 Forsyth Music
- 3 Waterstones

TOURIST ATTRACTION

- 1 People's History Museum
- 2 The Opera House
- 3 John Rylands Library
- 4 Albert Hall
- 5 Factory venue



TWO NEW BAILEY

CONNECTIVITY

Commuting to Two New Bailey couldn't be easier. Located immediately adjacent to Salford Central Station and within a short walk of the city centre's Metrolink and free bus connections, makes it a perfect destination for commuters.

With the city's inner ring road opposite the scheme, Two New Bailey is also highly accessible via road, offering fast and direct connectivity to the wider road network.



At New Bailey, there are NCP multi-storey car parks offering 1,248 car parking spaces everyday.

There are also cycling facilities within the building including 60 bicycle locker spaces.



Free Bus Stop

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



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.



Salford Central Train Station

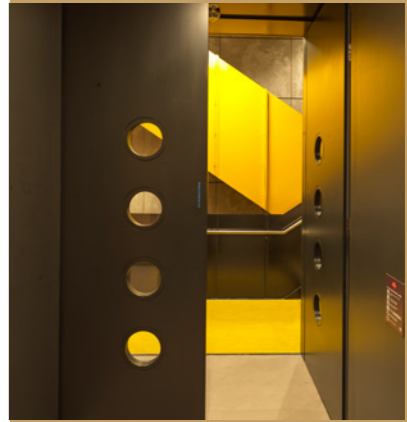
Recent improvements include the re-opening of three disused platforms and enhancing two existing platforms.

The Ordsall Chord

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

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.

















ACCOMMODATION

FLOOR	SQ M (NIA)	SQ FT (NIA)
Fifth floor	1,677.1	18,052
Part sixth floor	822.3	8,852
TOTAL	2,499.4	26,904



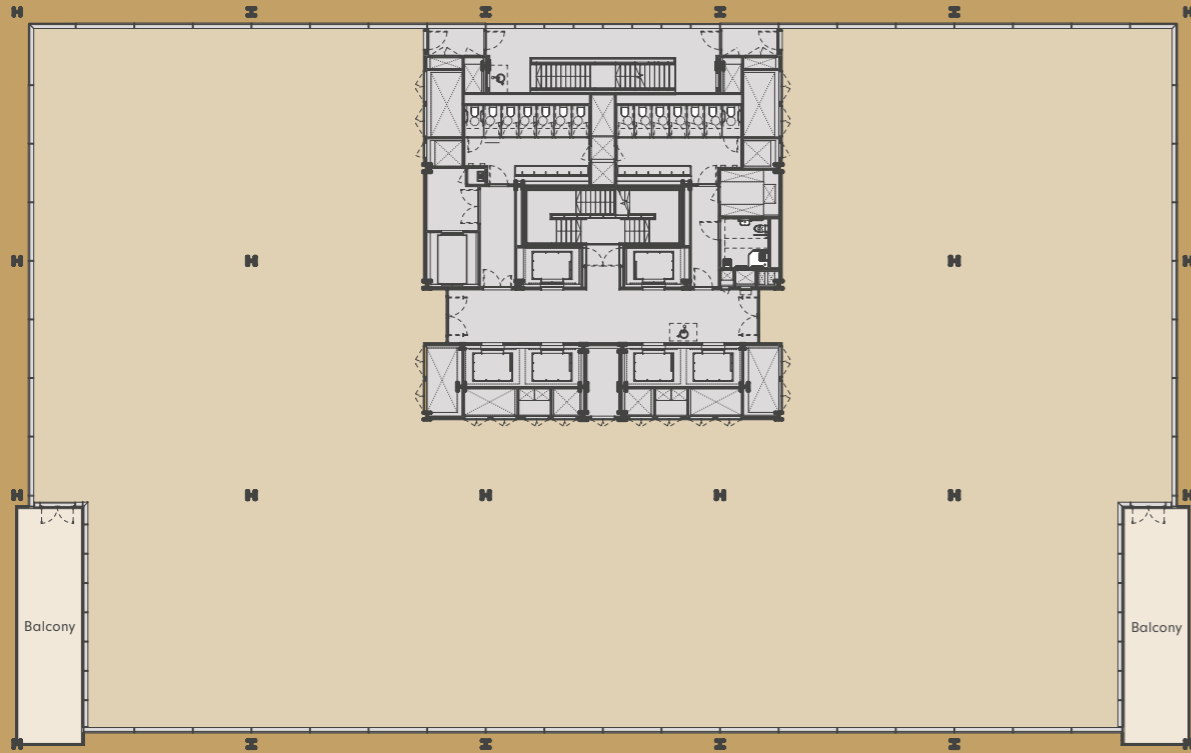
SPECIFICATION

-  Grade A BREEAM "Excellent" specification
-  Large open floor plates up to 18,052 sq ft
-  Floor designed to subdivide into two suites
-  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
-  Scope for multiple entrances
-  50 basement car parking spaces available
-  Generous ground level cycle facilities and showers, with 102 bicycle spaces
-  Communal roof terrace

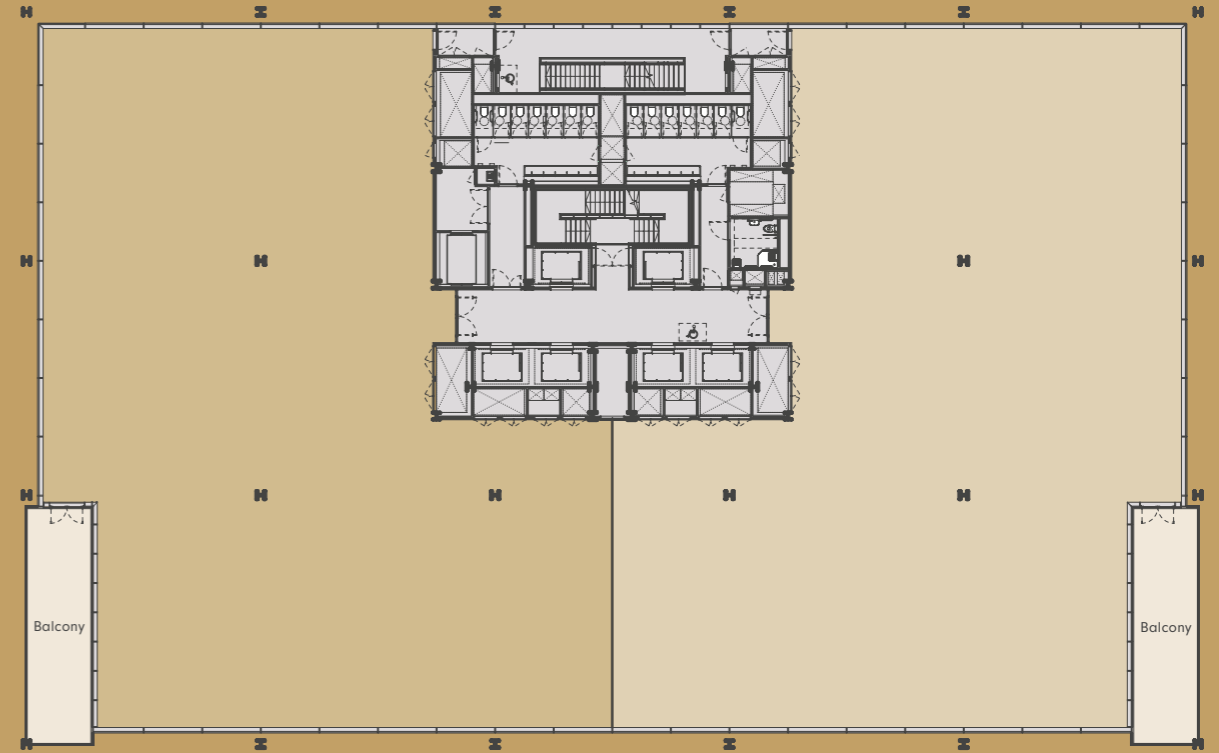


LARGE OPEN FLOOR PLATES UP TO 18,052 SQ FT
WITH FLEXIBILITY TO SUBDIVIDE

FIFTH FLOOR 18,052 SQ FT



PART SIXTH FLOOR 8,852 SQ FT



EACH FLOOR BENEFITS FROM TWO BALCONIES IDEAL FOR EXTERNAL MEETINGS OR INFORMAL USE - STAFF AND CLIENTS CAN ENJOY MARVELLOUS VIEWS ACROSS THE CITY.

SUSTAINABILITY,
EFFICIENCY AND
RENEWABLE SOURCES
RUN THROUGH EACH
AND EVERY CORNER OF
TWO NEW BAILEY



Occupier wellbeing is now crucial for businesses, staff can benefit from changing facilities, bike storage and numerous open air environments, including stunning panoramic views from the rooftop terrace.



KEY ESG FEATURES



BREEAM
EXCELLENT



POOL BIKES
& HIGH QUALITY
CYCLE STORAGE



EV CHARGING
POINTS



HIGH PERFORMANCE FACADE
MINIMISING SOLAR GAINS



LED LIGHTING



REDUCED WATER
USAGE APPLIANCES



SUSTAINABLE MATERIALS
USED THROUGHOUT

EPC

'A'



From the ground upwards Two New Bailey really has It all. A new public square was created as part of the design and our dramatic communal roof garden offers stunning panoramic city views for your staff to enjoy. Each floor also benefits from two large external terraces.



TWO NEW BAILEY

TWO

NEW BAILEY



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