

GRADE A
OFFICE SPACE
1,892 - 27,813 SQ FT

ONE
NEW BAILEY





WELCOME TO ONE 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

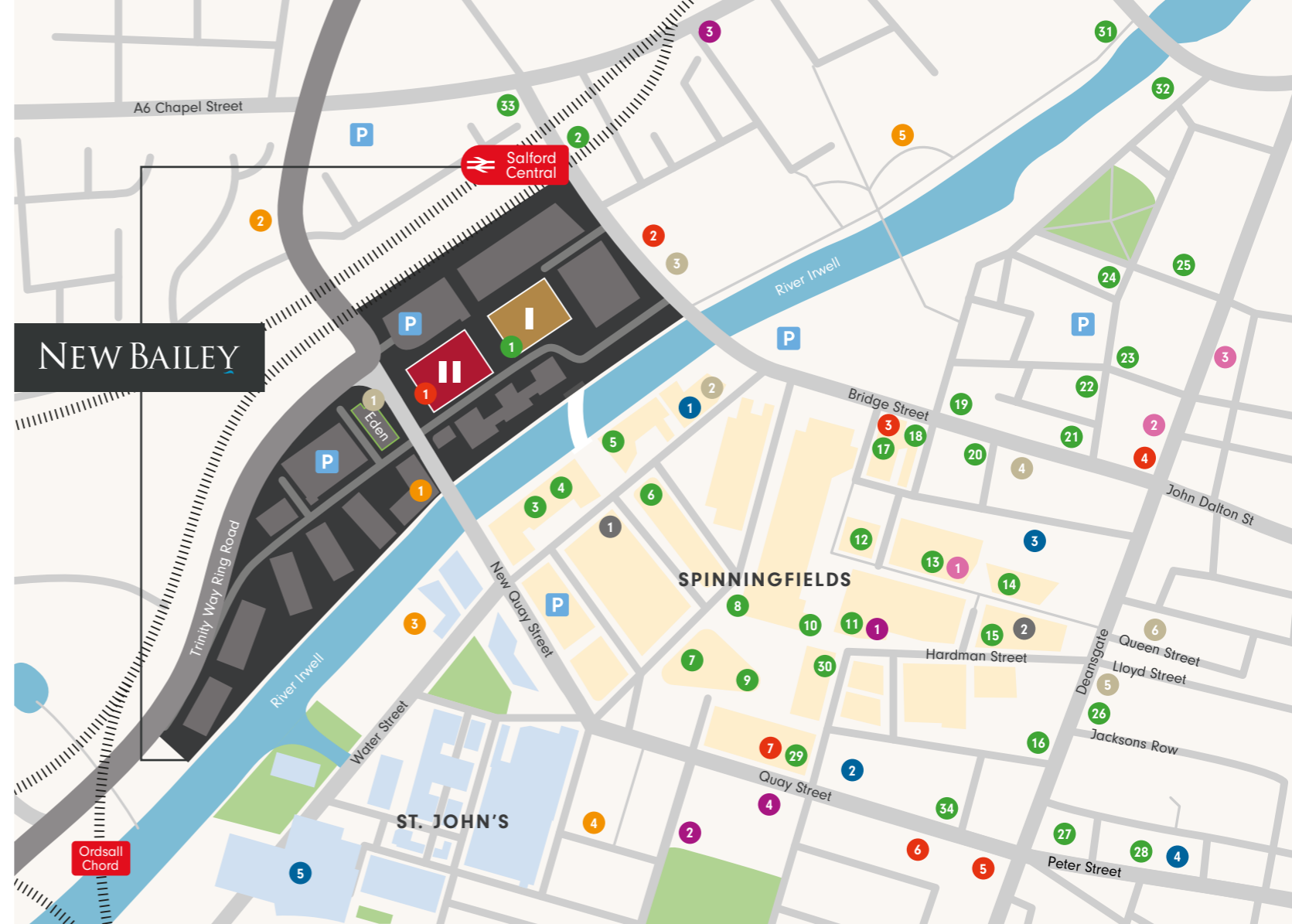
- 1 Sainsbury's
- 2 Tesco Express
- 3 Co-op
- 4 Sainsbury's
- 5 Sainsbury's
- 6 Tesco Express
- 7 M&S Food Hall

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



ONE NEW BAILEY

CONNECTIVITY

Commuting to One 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, One 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 One 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 One New Bailey Square.



Salford Central Train Station

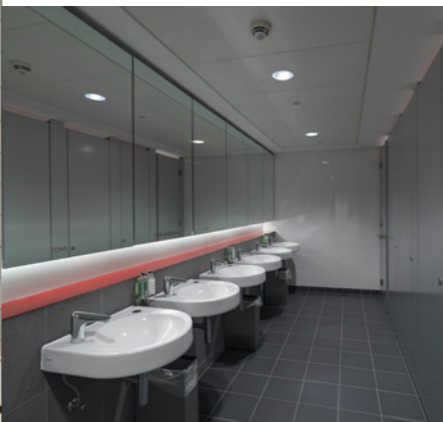
Recent improvements include the re-opening of three disused platforms and enhancing two existing platforms.

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)
Part first floor	175.7	1,892
Second floor	1,605.4	17,281
Part third floor	802.6	8,640
TOTAL	2,583.7	27,813

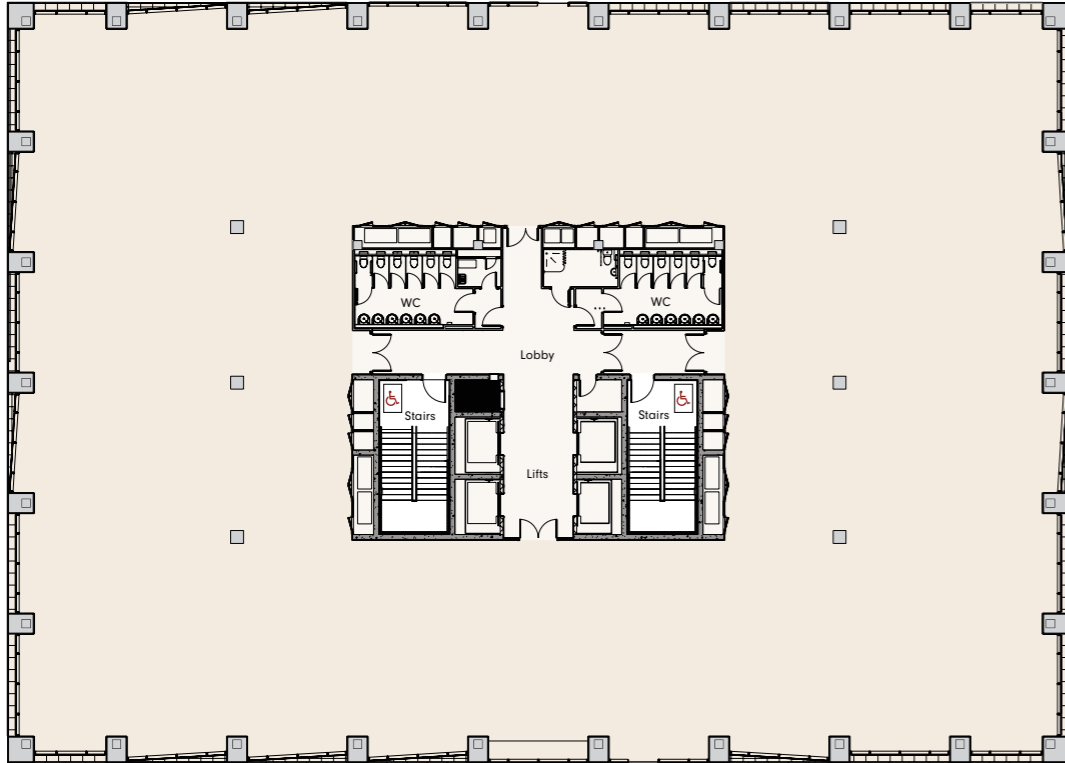
ONE NEW BAILEY WAS DESIGNED FOR ULTIMATE FLEXIBILITY WITH 4 SEPARATE ACCESS POINTS FROM THE CENTRAL CORE



SPECIFICATION

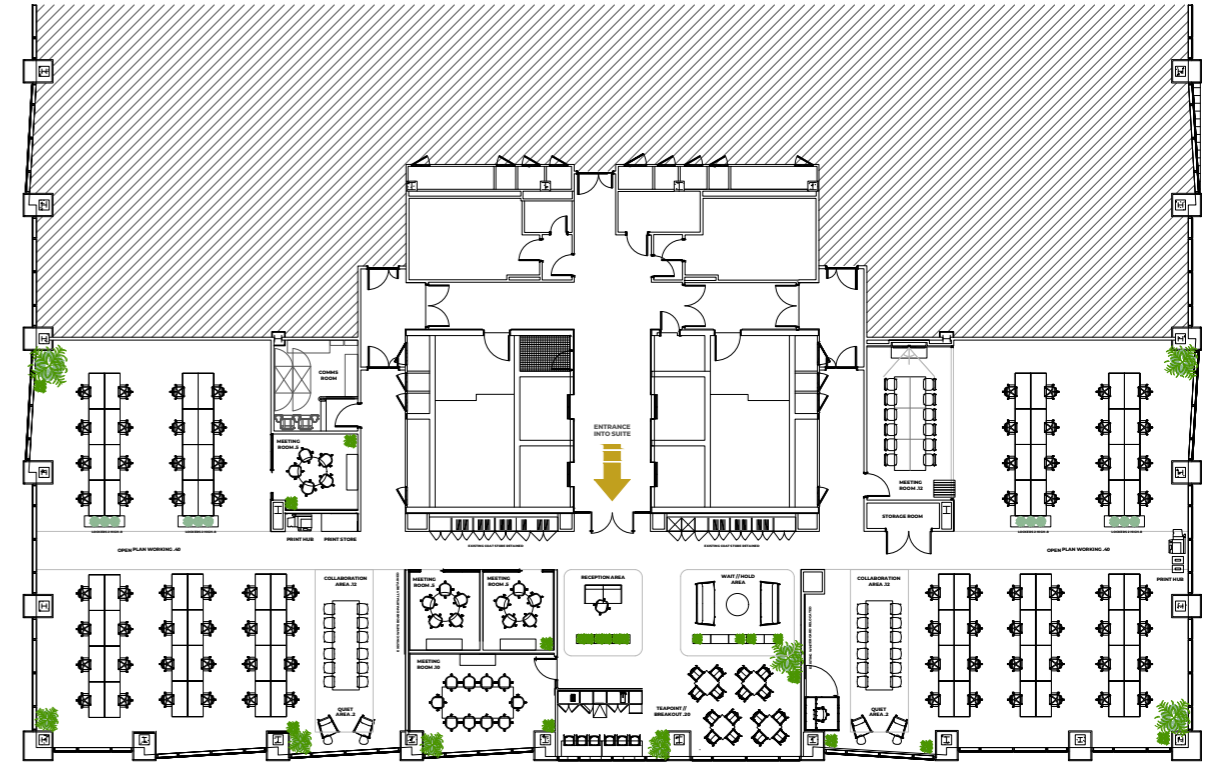
-  Grade A BREEAM 'Excellent' (2018) Specification
-  2.8m floor to ceiling height
-  150mm raised access floors
-  3 x 17 person and 1 x 21 person passenger lifts
-  Energy Performance Certificate Rating of 'B'
-  VRF heating and cooling system designed to density of 1:10m2 (potential to 1:8m2)
-  High quality internal fixtures and fittings
-  Intelligent lighting control system of PIR's /daylight occupancy sensors
-  Cycle storage for 60 bicycles, lockers and shower facilities
-  Up to 60 spaces reserved in adjacent 615 space New Bailey multi-storey car park

SECOND FLOOR 17,281 SQ FT



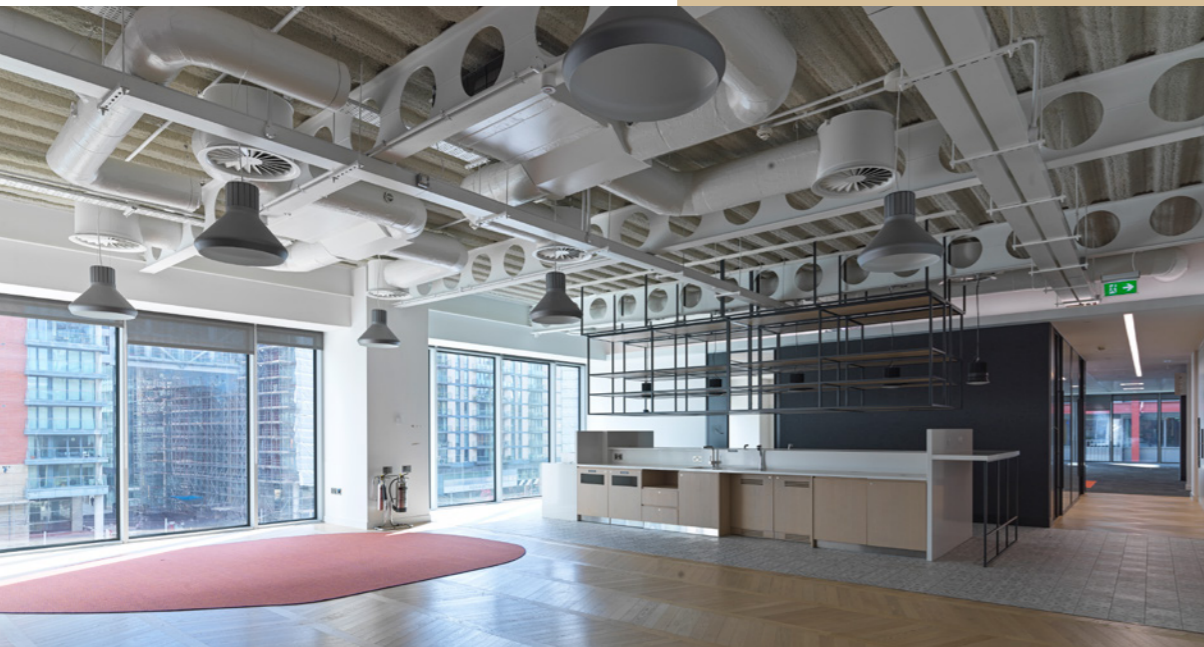
SUITES ARE AVAILABLE TO LET

PART THIRD FLOOR 8,640 SQ FT



INDICATIVE SPACE PLAN

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



Occupier wellbeing is now crucial for businesses, staff can benefit from changing facilities, bike storage and extensive breakout areas.



KEY ESG FEATURES



BREEAM
EXCELLENT



CYCLE STORAGE FOR
60 BICYCLES, LOCKERS
AND SHOWER FACILITIES



EV CHARGING POINTS
IN NEW BAILEY CAR PARK



HIGH PERFORMANCE FACADE
MINIMISING SOLAR GAINS



LED LIGHTING



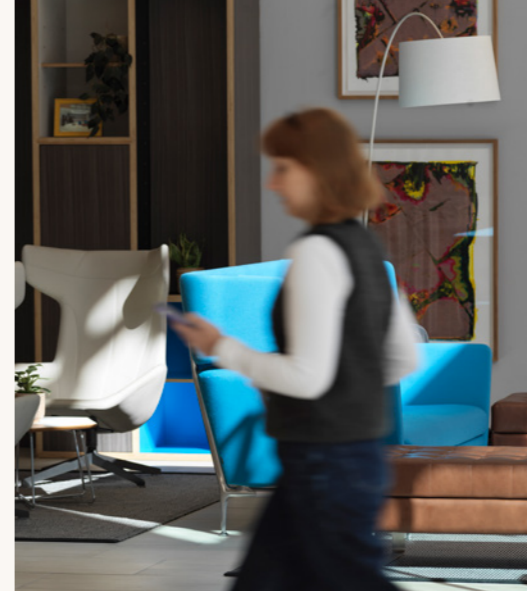
REDUCED WATER
USAGE APPLIANCES



SUSTAINABLE MATERIALS
USED THROUGHOUT

EPC

'B'



From the ground upwards One New Bailey really has it all. A new public square was created as part of the design.



ONE NEW BAILEY

ONE NEW BAILEY

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**CUSHMAN &
WAKEFIELD**

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