

EDEN

From 4,500 – 70,000 sq ft workspace to let

ECF



A green oasis in the city
for the future of business.

Welcome



Explore Eden



Work at Eden



Meet the Developer



Floorplans & Availability



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Welcome to Eden



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Eden is Greater Manchester's
first net zero carbon in operation
workspace, with community wellbeing
at the forefront of its design.



NABERS RATING OF 5.5

Welcome

Hello Eden

Meeting Eden for the first time is an unforgettable experience. Whether approaching from New Bailey, Manchester City Centre or Chapel Street, Eden's lush green wall dominates the skyline, drawing stares from passers-by, literally stopping traffic.



Eden's outstanding feature is Europe's largest green wall, an incredible 350,000 individual plants and 32 different species wrap the building in a lush green carpet of foliage. But it isn't just a pretty face. These plants provide a 2000% biodiversity gain in the local area, clean the air and create a habitat for the birds and the bees.



The building is designed to achieve net zero carbon in operation, meaning a reduction on running costs of up to 60% compared to a Grade A office. We've targeted some of the most ambitious sustainability accreditations in the world. But don't just take our word for it, it's been held up as exemplar by organisations such as NABERS and the UK Green Building Council.

Welcome

A welcome experience

Eden has been built to help your business thrive. Designed with today's workforce in mind, there are spaces for both focus and collaboration, private spaces and shared spaces, places to get together and spaces to get away from it all.

Arrival Experience

Inside the arrival experience has been designed to live up to expectations. Our dedicated concierge is a welcoming face to greet you at the start of the day. Take the lift directly to your own workspace, or grab a flat white and a cinnamon bun at the on-site café, Spice & Grind.



Wellness

Wellness at work was a priority when designing Eden, and there are a whole host of on-site amenities to make working life better, including our therapy room, yoga studio and an open air terrace on the roof with amazing views.



Commute

Part of New Bailey's thriving business community, Eden's location is perfect for accessing the road network and public transport via Salford Central Station and Manchester's tram network. We're encouraging a healthy commute with storage for 156 bikes, showers, lockers and drying rooms. Getting to Eden is just as easy as it is to stay.

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Explore Eden

AMENITIES



TECHNOLOGY



SUSTAINABILITY



WELLNESS



The birds and the bees,
the nuts and bolts, the yin
and the yang. Eden is a building
in balance with everything you
and your team need to work well.



Amenities

Amenities at a glance

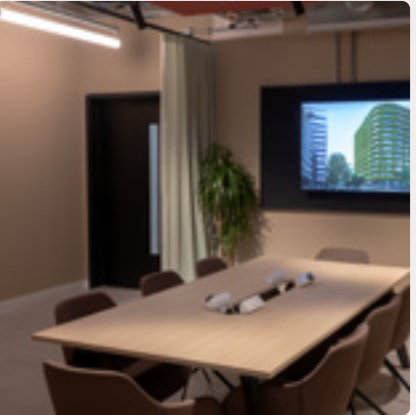
Welcome lounge



Dedicated concierge



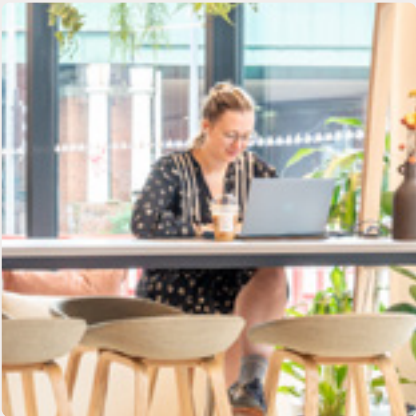
Presentation spaces



Meeting spaces



On-site café



Roof top terrace



Bike storage



Showers and lockers



Drying rooms



Yoga studio



Contemplation space



Treatment room



Amenities

A modern workplace

Eden has been crafted to meet the needs of the modern workforce, to make coming to work a joy for your team, and to ensure thriving at work is a piece of cake.



The needs of your team have changed immeasurably in the last few years, and the health and wellbeing of the workforce is a greater priority than ever before, with proven impacts on talent retention and productivity.

Hybrid working

Hybrid working has led to challenges in calculating space requirements, so having flexibility is a must. We provide the breakout spaces, bookable meeting rooms and shared presentation spaces you need.



Collaboration

Our days in the office are often used as an opportunity to collaborate, so plenty of places to work together with colleagues, both formally and informally are a must.



Carbon footprint

And finally, we understand your needs as a business to demonstrate your commitment to the environment and reducing your carbon footprint, that's all built in as standard at Eden.



Technology

Technology at a glance

Employee smartphone touchless access



Bespoke visitor invitation system



Concierge services



Smart lift optimisation



On-demand energy consumption to reduce carbon footprint



Tenant engagement app



Air quality sensors



Desk and meeting room booking



Waste and recycling data monitoring



Technology

Connectivity

In the world of hybrid working, well connected teams are more important than ever before. Eden has been delivered with best-in-class connectivity and infrastructure, with a Wired Certified Platinum rating.

Our back up generator means you won't be left without power in an emergency, and all common spaces have shared, high-speed internet, so you can keep connected wherever you choose to work.

- Two universal communication chambers enable 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.



Sustainability

Sustainability at a glance

Net zero carbon
in operation



Europe's largest
green wall



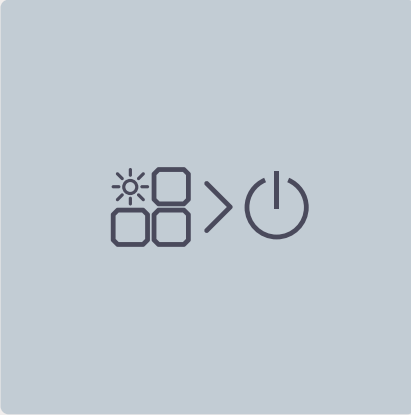
Low embodied
& whole life carbon



All-electric,
fossil fuel-free



Photovoltaic panels



Rainwater harvesting



Air source heat pumps



Wired Score Platinum



BREEAM Outstanding
& EPC A



NABERS 5.5



Recycled materials



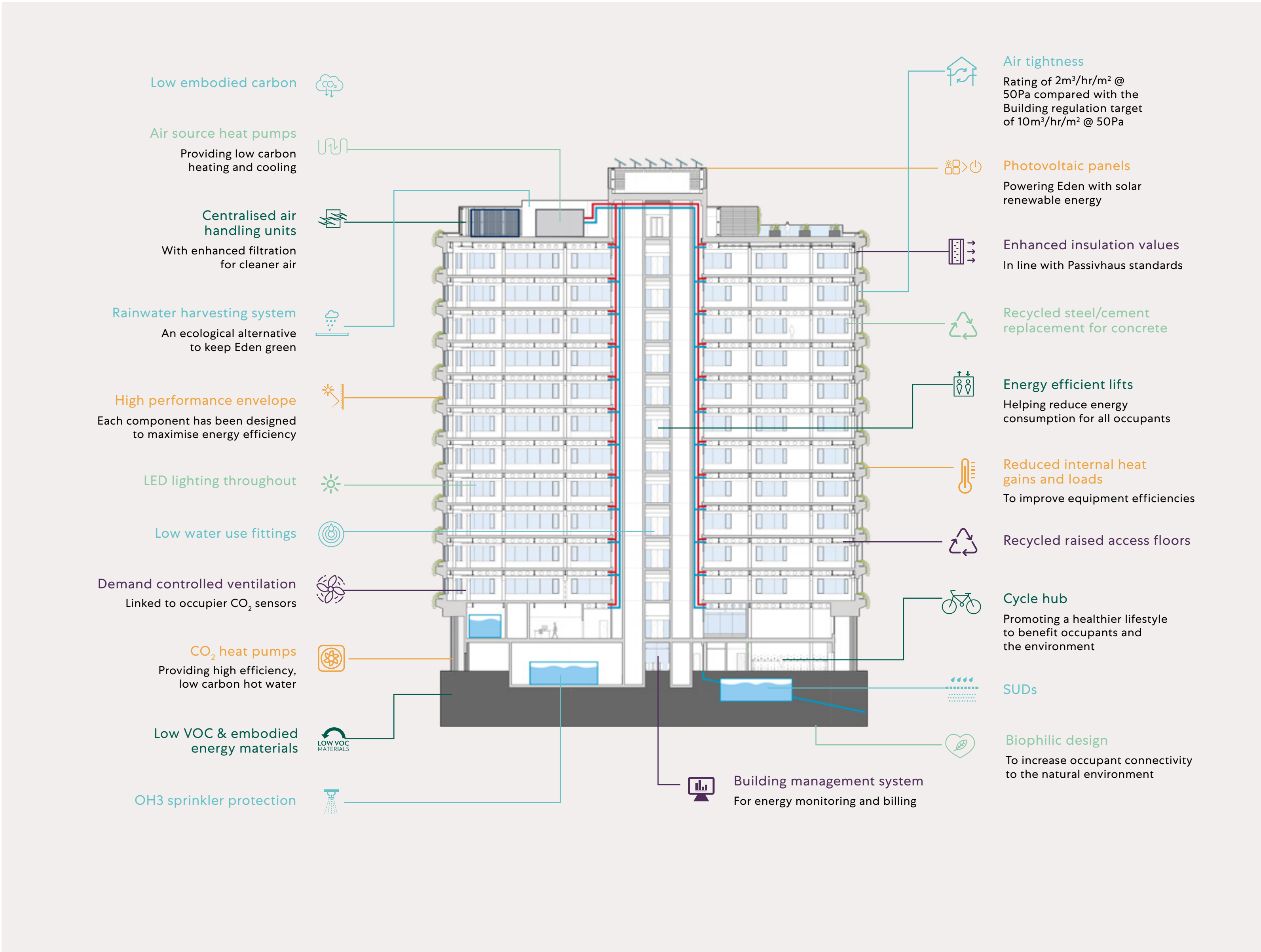
Active transport
facilities



Sustainability

Sustainability features

Sustainability is in Eden’s DNA. From materiality to technology, from transport to turning the lights on, every aspect of the building has been carefully designed to achieve Net Zero Carbon in operation, and a reduction in running costs of up to 60% when compared to an equivalent Grade A office space.



“It’s incredibly forward-thinking;
Eden is blazing the trail for all the
other buildings and players in
the market to follow.”

CARLOS FLORES, DIRECTOR, NABERS



EDEN, BUILDING OF THE YEAR 2024, UNLOCK NET ZERO AWARDS

Sustainability

Why net zero carbon?

UK Buildings represent 40% of the UK's carbon emissions.



Source:
The Royal Academy of Engineering

Over 300 local authorities have declared a climate emergency.



Source:
Local Government Association

Over 1,700 companies have committed to sustainability targets and it's increasing everyday.



Source:
Corp Climate Collective

Almost 40% of millennials are choosing a job because of the companies' sustainability policy.



Source:
Swytch

Manchester is set to become a zero carbon city by 2038.

12 years ahead of the UK 2050 target.



Source:
Local Government Association

“Companies that don’t adapt to the climate crisis will go bankrupt without question”

Mark Carney, former Govenor of the Bank of England.



Source:
The Guardian

Sustainability

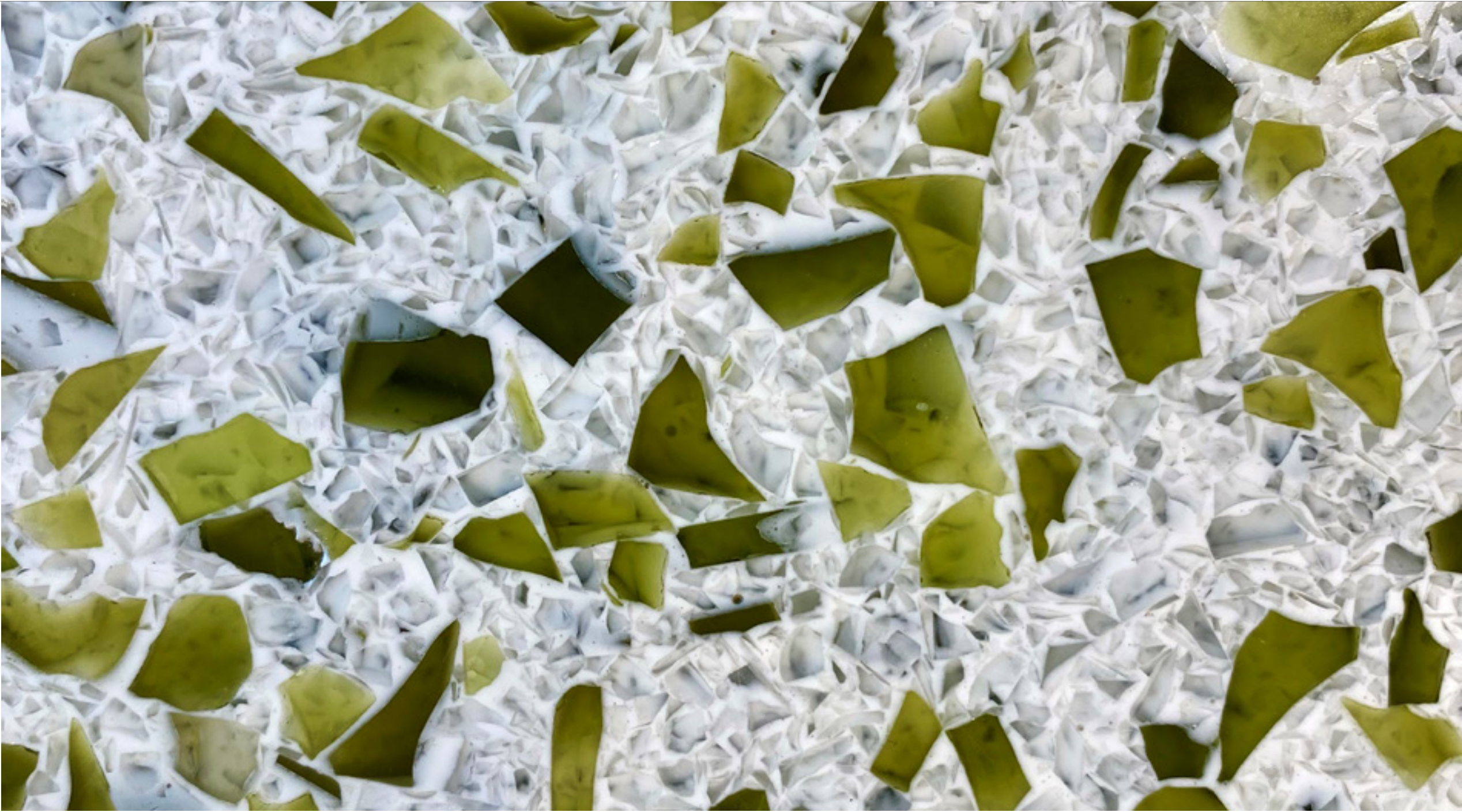
Attention to detail

Not everything about achieving Net Zero has to be high tech and hard work, some of the small details can make a difference too.



We sourced reclaimed gym floors from the University of Lancaster for the hard wood flooring in the lounge area, they saved on waste and look great too.

Reclaimed flooring



Recycled glass bottles

The countertop in our on-site café, Spice & Grind, is made from recycled glass bottles, green in every sense of the word.



Recycled fabrics

Upholstery in the lounge is made from recycled fabrics, giving materials destined for landfill and second life.

The windows are carefully designed and positioned to make best use of sunlight and daylight while reducing solar gain.

Optimal glazing to reduce solar gain



Wellness

Wellness at a glance

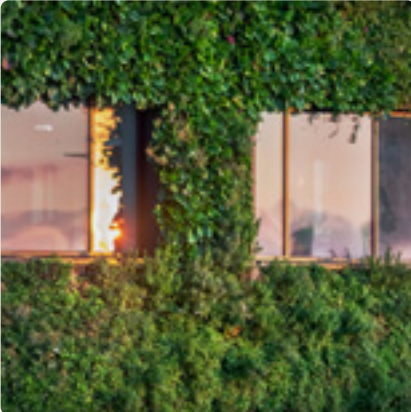
Designed to WELL Building Standard principles



Enhanced fresh air rates



Plentiful natural light



On-site yoga studio



Treatment room



On-site café



Lounge area and break out spaces



Panoramic roof-top terrace



Contemplation space



Active travel facilities



Wellness

Our wellness principles

Eden has been designed to WELL Building Standard and supports workforce well-being through the following three core principles:

- 

PHYSICAL HEALTH
- 

MENTAL HEALTH
- 

SOCIAL HEALTH



Physical health

We encourage active travel and have built storage for 156 bikes, showers and a drying room, so cycling to work or having a lunch time run can easily be integrated into the working day.



Mental health

Our on-site yoga suite and the quiet contemplation space on the mezzanine provide space to unwind; or get some perspective on the roof terrace while enjoying panoramic views across Manchester.



Social health

There are plenty of places to get away from your desk and get together with friends or colleagues. The lounge has comfortable seating areas to unwind, and Spice & Grind serve up tea and coffee, great lunches and sweet treats.



Wellness

A breath of fresh air

Fresh, clean air remakes us more comfortable, results in higher cognitive functioning, increases our ability to reason, retain information, and maintain focus. All very important for maximising productivity and having a great day at work.

Research has shown that productivity improvements of between 8-11% can be attributed to better air quality.

For these reasons, Eden has enhanced fresh air rates (2 litres per second/m2 more than industry best standards) and introduced CO2 sensors to provide occupants with optimal air quality hroughout and reduce energy consumption.

Eden has also utilised enhanced filtration in the air handling units, and infrastructure in the Building Management System to allow occupiers to install continuous Indoor Environmental Quality (IEQ) monitoring.



ENHANCED FRESH AIR RATES
(2 litres per second/m2 more than industry best standards)



“Our values are very much reflected in Eden’s ground-breaking approach, leading the way for future workplaces that are both better for our people and the planet.”



GRAEME ORCHISON, PARTNER AT TLT, OCCUPIERS OF EDEN

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Working at Eden

THE LOCATION



GETTING HERE



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The Location Manchester

Manchester is the educational, commercial and administrative capital of the North. A growing number of international and national businesses across a wide range of sectors are choosing to make Manchester home.

The Location

Access to talent

With 7.2 million people living within a one-hour travel time of Manchester city centre, companies operating here have access to a local talent pool encompassing neighbouring cities such as Leeds and Liverpool.



As well as having the largest travel-to-work catchment area of any regional UK city, more than 2.8 million people live within the city region and the working age population is just under 1.8 million. We also have the largest student population in Europe with over 100,000 students across four universities.

“New Bailey gives us both
the high quality and attractive
location we want for our staff.”

FRESHFIELDS

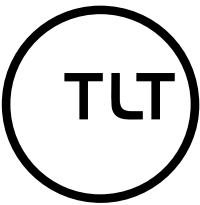
FRESHFIELDS, NEW BAILEY OCCUPIER

The Location

Discover New Bailey

Eden is part of New Bailey, a new community of world class workspaces uniting Manchester and Salford.

New Bailey has already attracted numerous blue-chip occupiers, alongside supermarkets, bars, cafes and green space. It provides almost 700,000 sq ft of office space. Occupiers include:



The Location

Neighbours of New Bailey

- BUSINESS DISTRICTS
- 1 DEANS_GATE SQUARE
 - 2 ALBERT SQUARE
 - 3 GREAT NORTHERN
 - 4 DEANS_GATE
 - 5 ST JOHNS
 - 6 AVIVA STUDIOS
 - 7 SPINNINGFIELDS
 - 8 NEW BAILEY
 - 9 SALFORD CENTRAL STATION
 - 10 CHAPEL STREET





TLT's space as delivered by Interaction

The Location

Meet the occupiers

One business which calls Greater Manchester's most sustainable office building home is law firm TLT, which relocated its Manchester operation to Eden in August 2024.

The move was inspired by the building's environmental credentials – which align with TLT's commitment to becoming a more sustainable business – and Eden's first-class people-oriented facilities.

Switching to Eden has had a huge impact on TLT's Manchester team with James Chadwick, partner and head of location for TLT in Manchester, commenting:

“Moving to Eden has been transformational for our Manchester team. The space is contributing to enhanced collaborative working, wellbeing and supporting our flexible approach to working. Eden also reflects our values and Salford’s track record in innovation and creativity, and is a ringing endorsement of our collective approach.”



JAMES CHADWICK, PARTNER AND HEAD OF LOCATION, TLT



TLT's space as delivered by Interaction

“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’ comments highlight how a positive working environment and the amenities which dovetail with it – can have a galvanising effect on a business, which was one of the key outcomes we hoped to achieve from Eden’s very inception.

Getting here

Connectivity

 Bus

Free Bus Service

Two services 2 minutes walk of Eden connecting to Manchester and Piccadilly Stations

 Walk

Salford Central

2 minutes

Deansgate – Castlefield

10 minutes

St Peter's Square

10 minutes

Manchester Victoria

12 minutes

Manchester Piccadilly

20 minutes

 Car

NCP Car Park Stanley St

1 minute

MediaCity

10 minutes

Manchester Airport

20 minutes

Liverpool

50 minutes

Leeds

1 hour 10 minutes

 Metrolink

MediaCity

10 minutes

Didsbury

25 minutes

Altrincham

25 minutes

Bury

30 minutes

Rochdale

60 minutes

 Train

Manchester Airport

30 minutes

Liverpool

1 hour

Leeds

1 hour 15 minutes

Birmingham

1 hour 45 minutes

London

2 hours 30 minutes

 Cycle

St. Peter's Square

5 minutes

Manchester Vic

6 minutes

Manchester Pic

8 minutes

Universities

10 minutes

MediaCity

15 minutes

Prestwich

15 minutes

Didsbury

28 minutes

Chorlton

20 minutes

Sale

31 minutes

Altrincham

46 minutes

Wimslow

60 minutes

Getting here

Map

CONVENIENCE

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

CAFE

- 5 92 DEGREES
- 6 FACTORY MCR
- 7 STARBUCKS
- 8 FEDERAL CAFE
- 9 Y2 CAFE BAR
- 10 PROCAFFEINATED
- 11 FOUNDATION COFFEE
- 12 BOLD STREET COFFEE

RESTAURANT

- 13 MENAGERIE
- 14 THE RIVER
- 15 CARAVAN
- 16 BILL'S SPINNINGFIELDS
- 17 GAUCHO
- 18 PORTA TAPAS

RETAIL

- 19 GREAT NORTHERN
- 20 WATERSTONES
- 21 MULBERRY
- 22 FLANNELS

LEISURE/WELL-BEING

- 23 PUREGYM
- 24 TRIB3 MANCHESTER
- 25 BARRY'S BOOTCAMP
- 26 EVERYMAN CINEMA
- 27 F45 SALFORD
- 28 ODEON CINEMA
- 29 REFORMER PILATES
- 30 M3 PERFORM

GREENSPACE

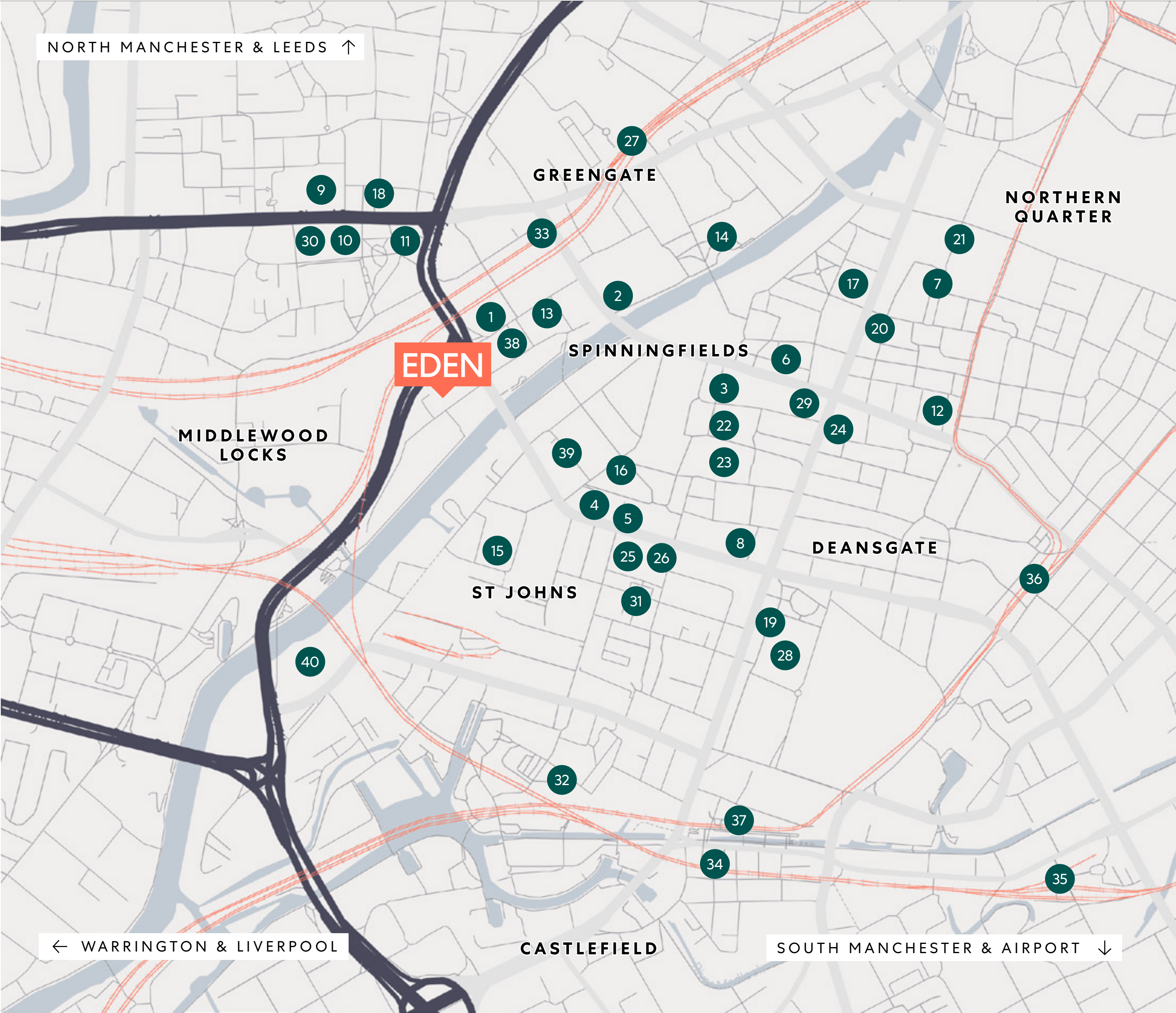
- 31 SAINT JOHN'S GARDENS
- 32 CASTLEFIELD NATIONAL TRUST

TRANSPORT

- 33 SALFORD CENTRAL
- 34 DEANSGATE
- 35 OXFORD ROAD
- 36 ST PETER'S SQUARE METROLINK
- 37 DEANSGATE-CASTLEFIELD METROLINK

CAR PARKING

- 38 NCP SALFORD NEW BAILEY
- 39 NCP MANCHESTER SPINNINGFIELDS
- 40 WATER STREET CAR PARK



Meet the Developer

ECF



“Every aspect of Eden’s design and specification has been considered to make this the most healthy, green, environmentally friendly and sustainable office building we have ever delivered and in the market today. It has been used as one of the UK Green Building Council’s examples of a sustainable office building and we are very proud of what we’ve delivered.”

ECF

PHIL MARSDEN, EDEN PROJECT DIRECTOR, ECF

ECF

ECF is a placemaking partnership, working alongside the public sector to create successful communities where people thrive economically, socially and sustainably. We are a partnership of three of the most trusted names in the UK. Our supergroup approach means we can amplify our collective skills to create remarkable places.

To date we have delivered over 1M sq ft of workspace, and 2150 new homes.

A partnership between



Homes
England



MUSE



Track Record



Salford Central
Salford

LEARN MORE ↗



Manor Road Quarter
London

LEARN MORE ↗



Millbay
Plymouth

LEARN MORE ↗



Earlestown
St Helen's

LEARN MORE ↗

WELCOME

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EDEN FLOORPLANS



EXAMPLE LAYOUTS



SPLIT FLOOR PLANS



SCHEDULE OF AVAILABILITY



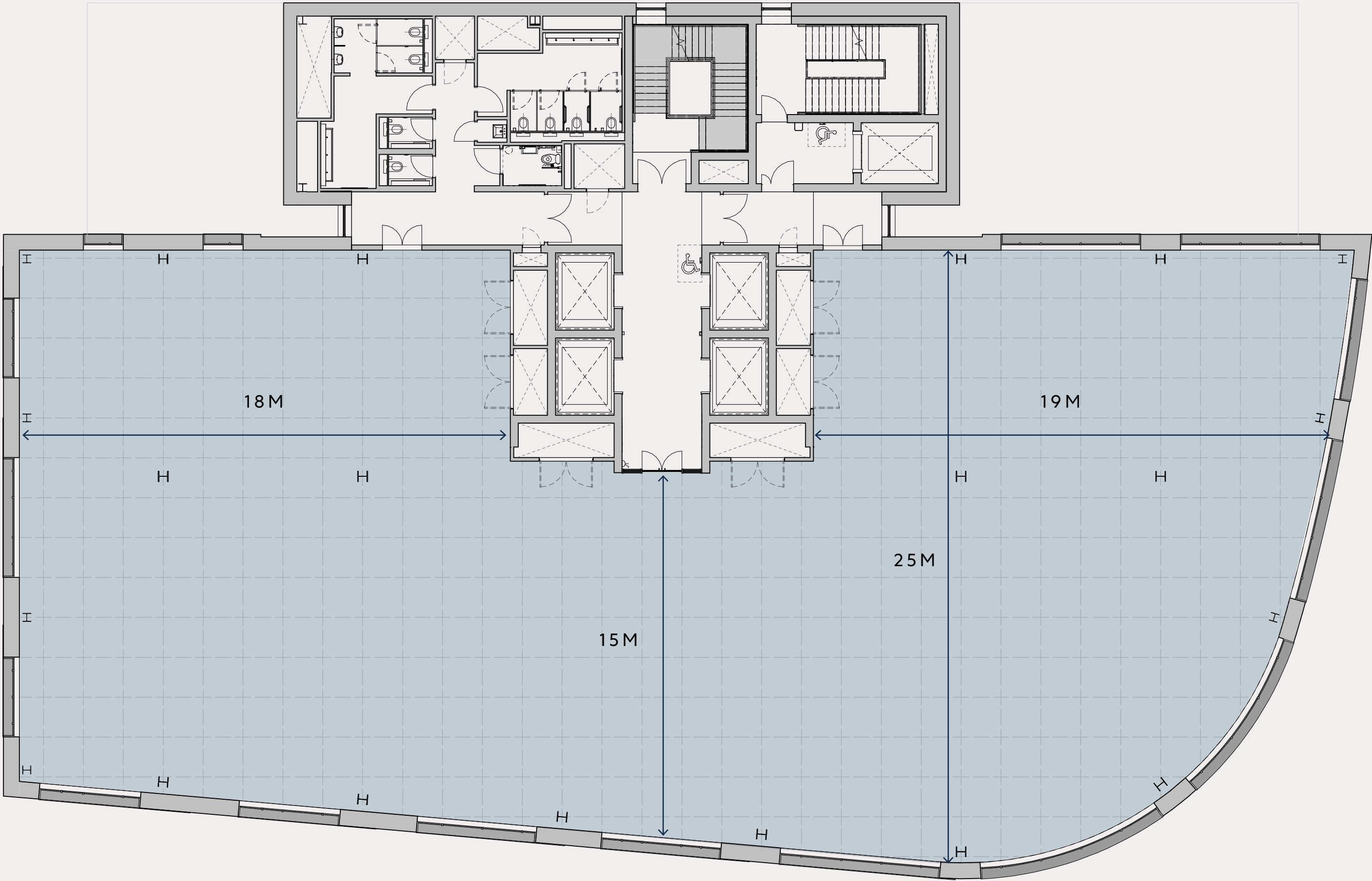
“With its innovative design and sustainability credentials, Eden is the perfect address to support BDO’s future success in the region.”



ED DWAN, PARTNER AND HEAD OF BDO, OCCUPIERS AT EDEN

Floorplans and availability

Floorplans



Floorplan measurements are rough estimates.

Floorplans and availability

Example

ENTRANCE



RECEPTION AREA



BREAKOUT KITCHEN



WORK STATIONS



WELL-BEING



FLEXIBLE MEETING SPACES



LOCKERS



Floorplans and availability

The floorplate is designed to subdivide easily into two suites from a single central core.

A



Floorplans and availability

Schedule of availability

FLOORS CAN BE SUBDIVIDED
502 / 430 SQM 5,403 / 4,628 SQFT

Measurements taken in accordance with the guidelines as described in the Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable Sixth edition (May 2015), published by the Royal Institution of Chartered Surveyors (RICS).

LEVEL	AREA (SQM)	AREA (SQ FT)
MEZZANINE – OFFICE	BDO LLP	
LEVEL 1	941	10,130
LEVEL 2	943	10,148
LEVEL 3	941	10,126
LEVEL 4	940	10,121
LEVEL 5	940	10,115
LEVEL 6	938	10,092
LEVEL 7	938	10,097
LEVEL 8	BDO LLP	
LEVEL 9	BDO LLP	
LEVEL 10	TLT LLP	
LEVEL 11	TLT LLP	
TOTAL OFFICE SPACE	6,581	70,829





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 new bailey

 Eden at New Bailey



A partnership between





in partnership with



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