

ONE

NEW BAILEY
MANCHESTER

FULLY FITTED AND
FURNISHED GRADE A OFFICE
SPACE 3,490 SQ FT TO
32,426 SQ FT





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ONE NEW BAILEY

✦ This is One New Bailey. A 125,000 sq ft state of the art office development funded and owned by Legal & General. Occupying a prominent position in the heart of the city's business district, immediately adjacent to Spinningfields. With large, regular and efficient floorplates of over 17,000 sq ft, currently home to Freshfield Bruckhaus Deringer, Dentsu Aegis Network, Shawbrook Bank and others. One New Bailey has also attracted popular restaurants FoodWell and Menagerie on the ground floor units.







Schedule of areas

Floor	Net internal area (sq m)	Net internal area (sq ft)	Availability
Ground floor suite A*	463.3	4,987	Let to FoodWell
Ground floor suite B*	501.9	5,402	Let to Ménagerie
Floor 1 D	270.6	2,913	Let to WHIreland
Floor 1 C	175.8	1,892	Let to Circle Recruitment
Floor 1 B	773.6	8,327	Let to Allegis
Floor 1 A	324.2	3,490	Available to let
Floor 2	1,600.1	17,223	Let to Dentsu Aegis Network
Floor 3 C	294.96	3,175	Let to Benchmark International
Floor 3 B	488.11	5,254	Let to Shawbrook Bank
Floor 3 A	785.03	8,450	Available to let
Floor 4	1,605.5	17,281	Available to let
Floor 5	1,605.5	17,281	Let to Freshfields Bruckhaus Deringer
Floor 6	1,605.5	17,281	Let to Freshfields Bruckhaus Deringer
Floor 7	1,130.6	12,170	Let to Freshfields Bruckhaus Deringer
Total	11,653.86 sq m	125,126 sq ft	

SPECIFICATION

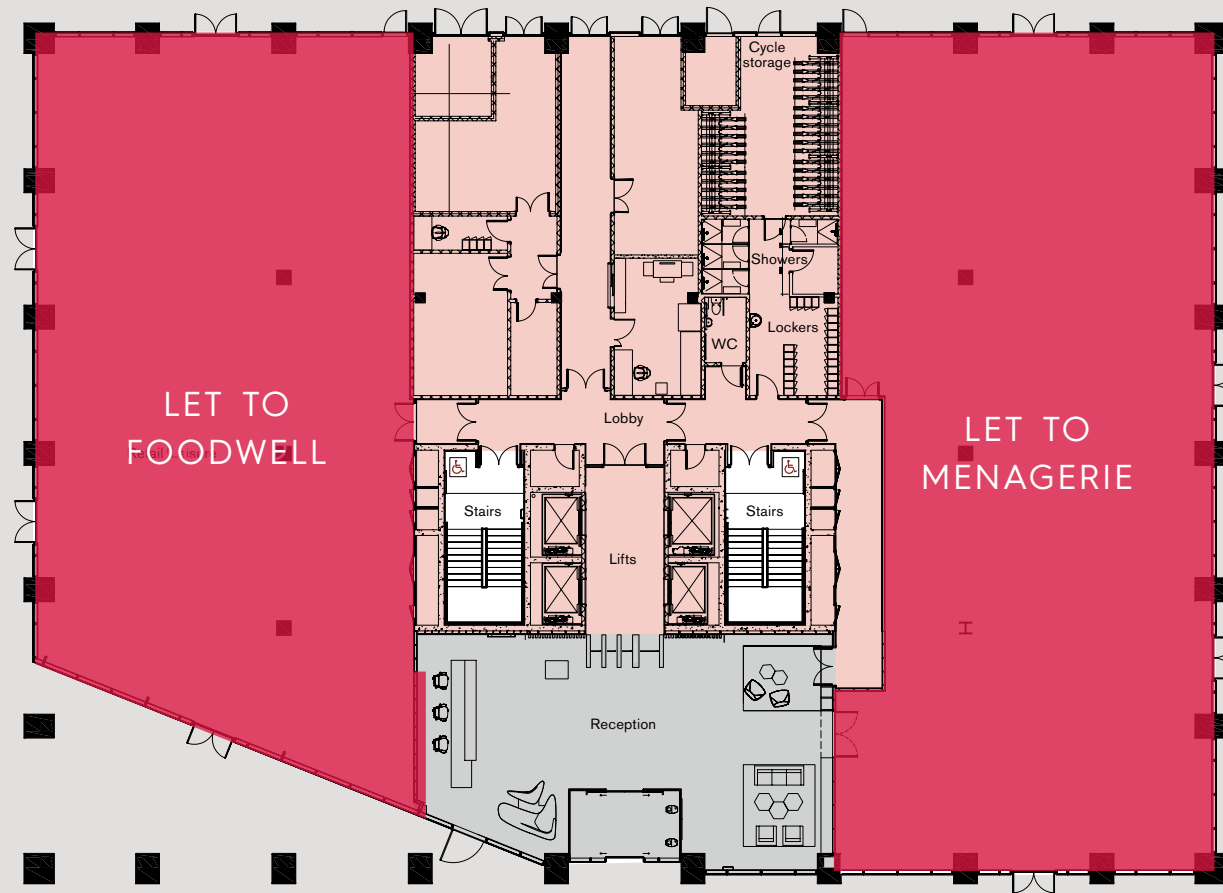
One New Bailey was designed for ultimate flexibility with 4 separate accesses from the central core.

- 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
- Fitted with high quality furniture
- Extensive break out areas
- Fitted with a number of meeting rooms of various sizes
- Private booths for calls/ small meetings/ quiet working

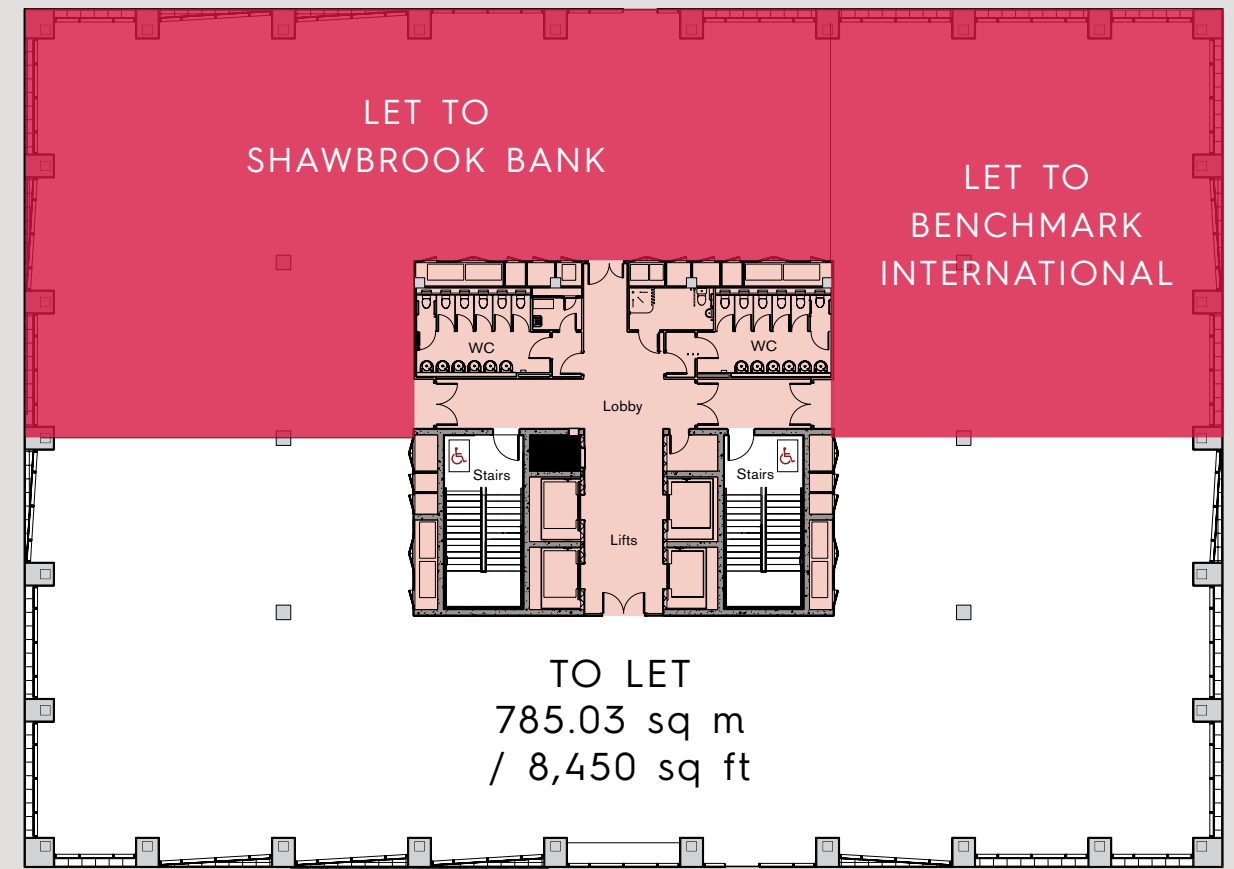








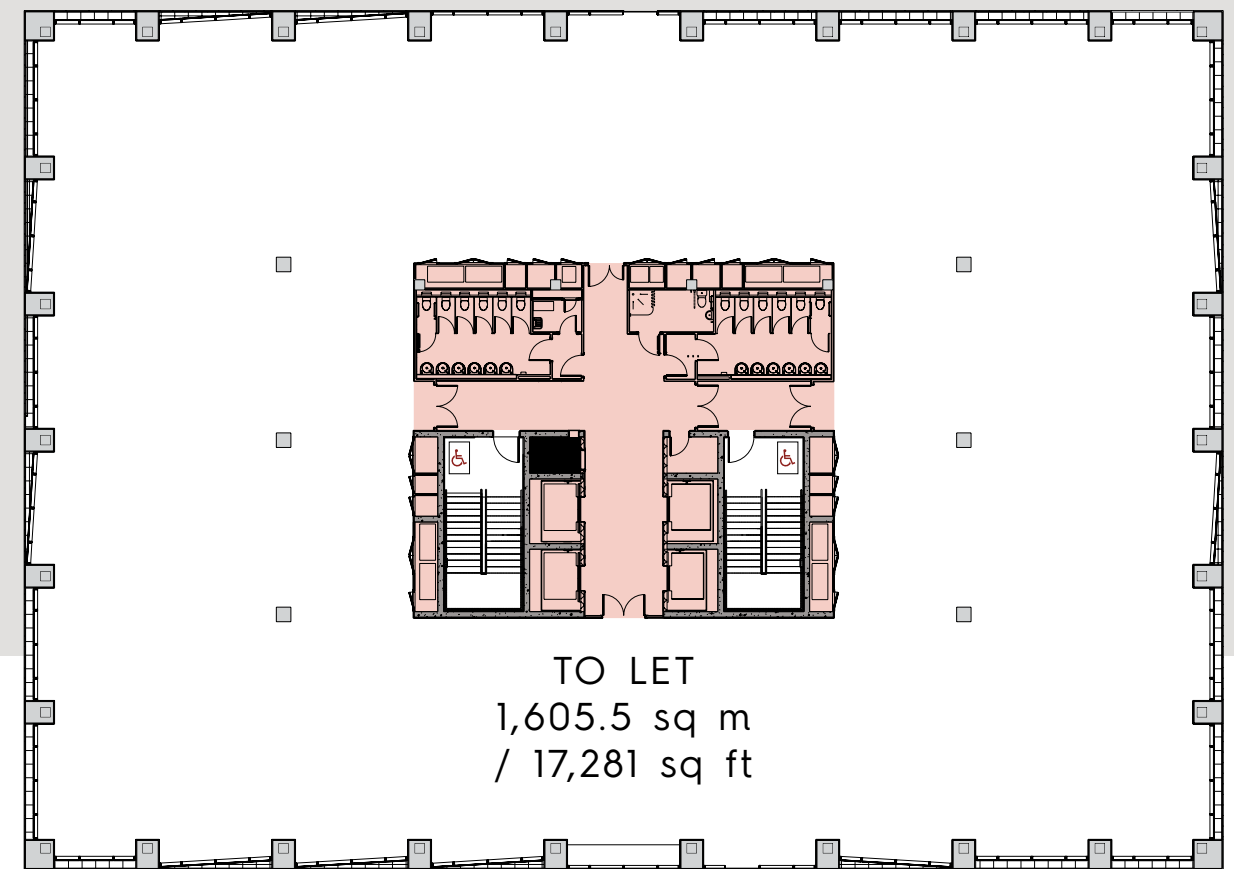
Ground floor



Third floor

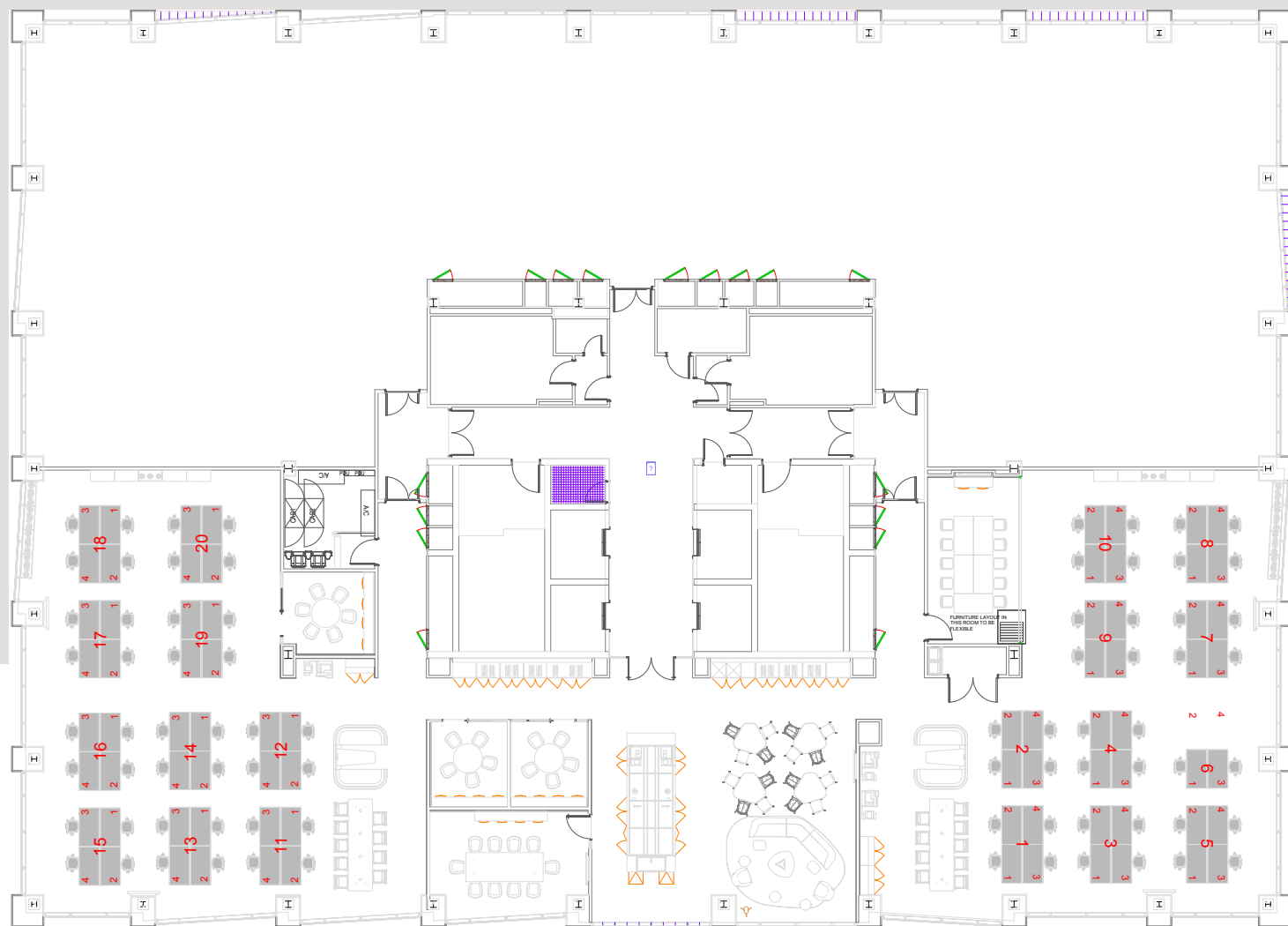


First floor

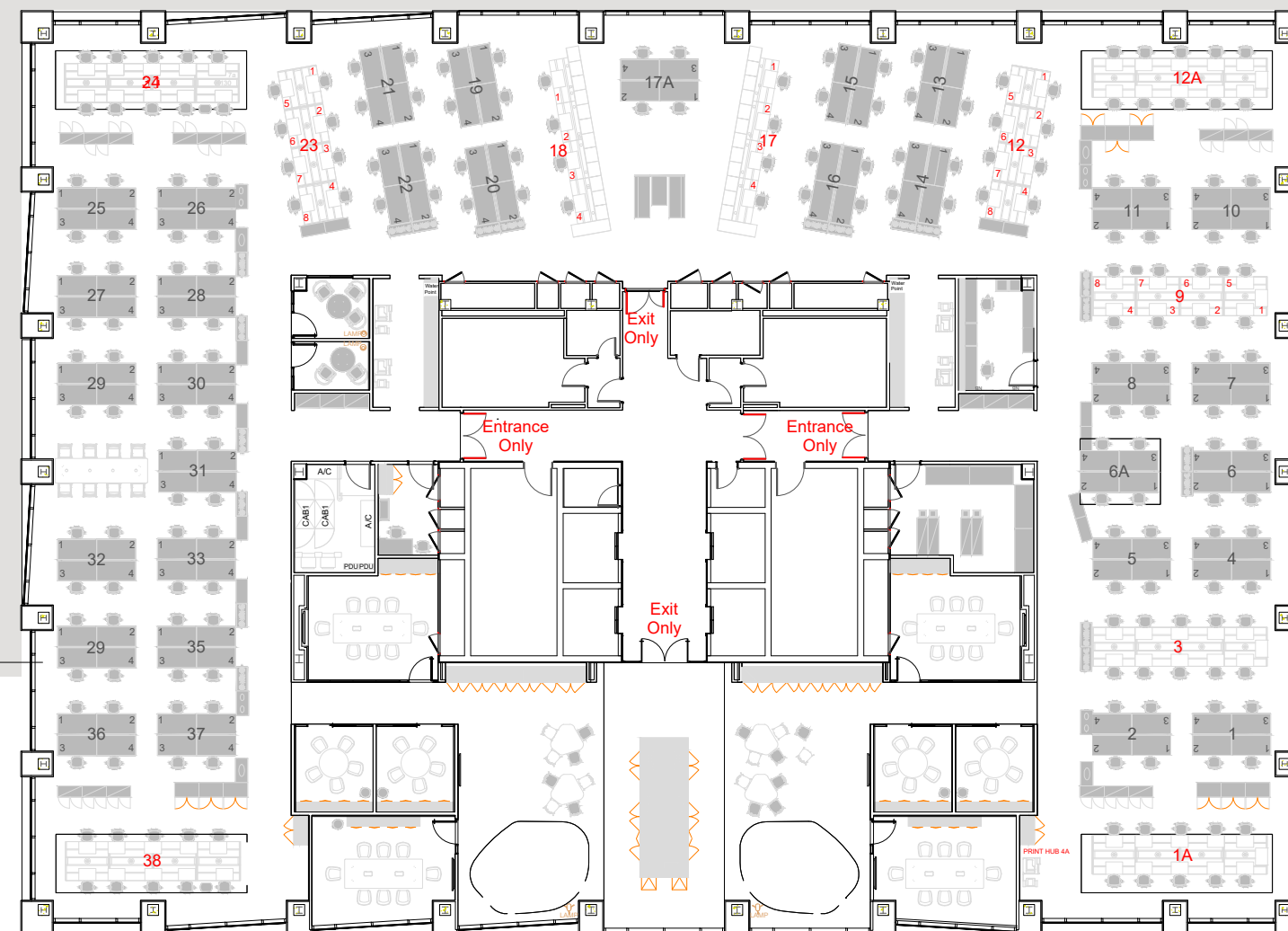


Fourth floor

FLOORS 5-7 LET TO
FRESHFIELDS BRUCKHAUS DERINGER



3rd Floor



4th Floor



- Manchester Victoria Station
- Manchester Arndale
- Piccadilly Gardens
- St. Anne's Square
- Manchester Piccadilly Station
- The Lowry Hotel
- Salford Central Station
- Manchester Town Hall
- Three New Bailey - HMRC
- Four New Bailey - BT
- St Peter's Square
- Central Library
- New Bailey multi-storey car park
- Two New Bailey Square
- The Ainscow Hotel
- Spinningfields
- Manchester Oxford Road Station
- Riverside House
- Manchester Central
- Premier Inn New Bailey
- Bridgewater Hall
- Multi-storey car park
- The Slate Yard
- Beetham Tower
- St John's
- Manchester Deansgate Station
- Novella
- Castlefield
- The Factory
- Ordsall Chord

Key: ■ - Train station ■ - Metrolink station

NEW
BAILEY

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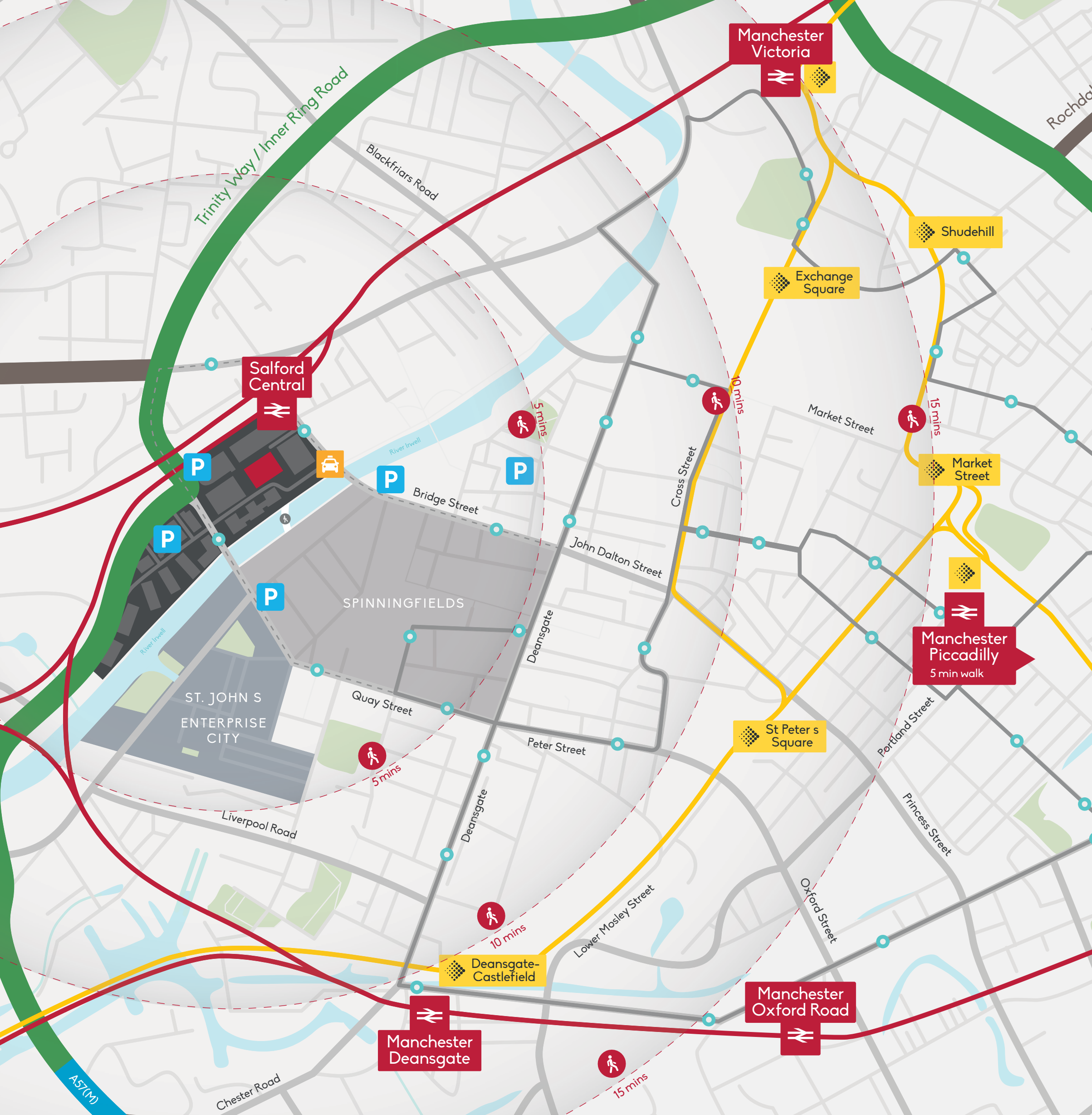
Welcome to Manchester; the culturally rich, diverse, economic and cultural capital of the North, widely recognised throughout history as a hive of creativity and innovation. The birthplace of the Industrial Revolution, founder of the Football League and exporter of world-renowned music and arts. Today, the city moves from strength to strength by securing its position as the financial hub of the North, whilst retaining character and charm.

THE DEVELOPMENT

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

NEW
BAILEY





CONNECTED

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 is 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.

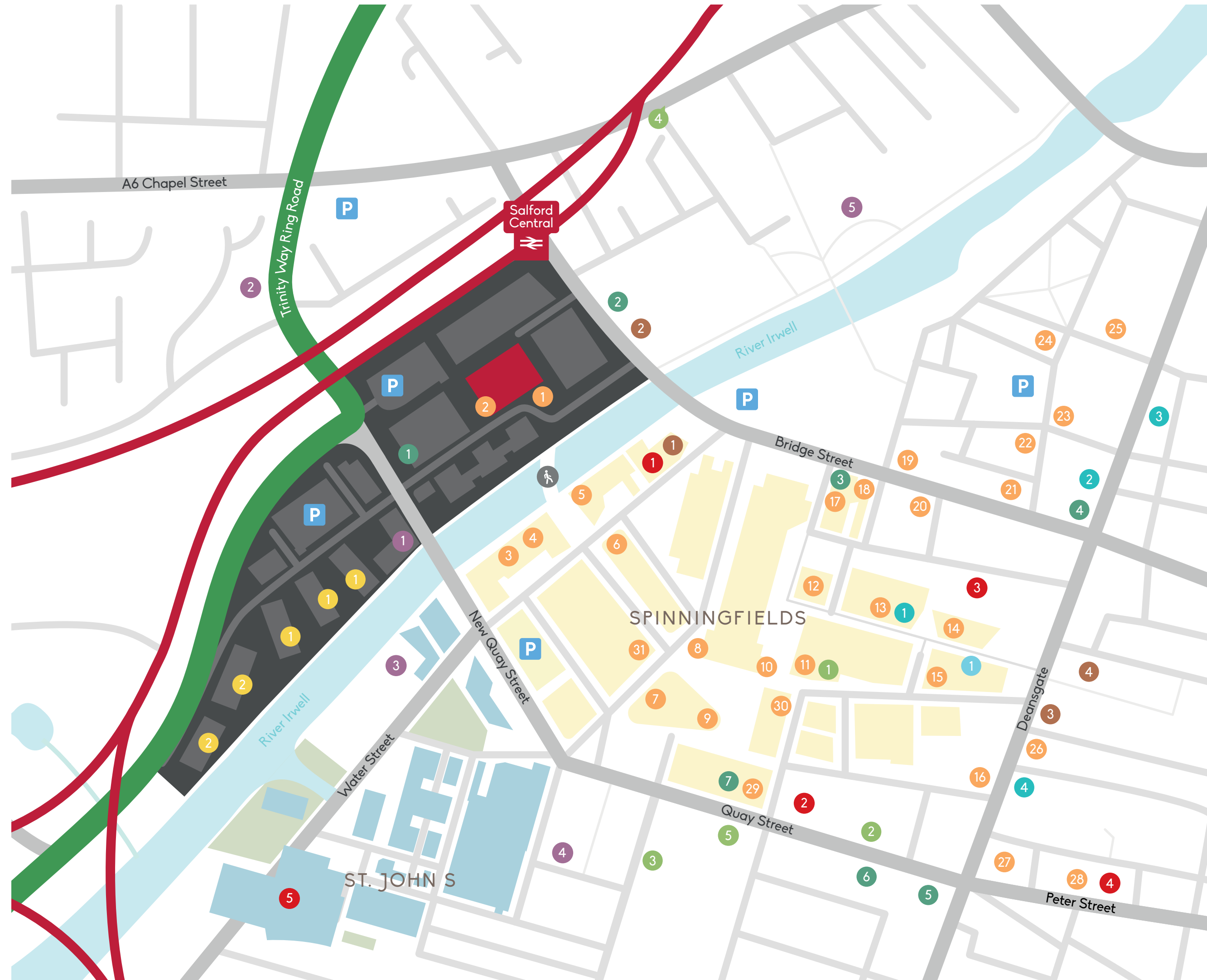
Salford Central Train Station

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

A THRIVING LOCATION

A range of amenities close by, from top restaurants, bars and hotels to entertainment, leisure and high-end retail. One New Bailey has everything of necessity and more, all within a short walk.

- Restaurant/Bar
 1. Menagerie
 2. FoodWell
 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
 28. Albert's Schloss
 29. 20 Stories
 30. The Ivy Spinningfields
 31. Itsu
- 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. Forsyth Music Shop
 3. Waterstones
 4. Evans Cycles
- Tourist Attraction
 1. People's History Museum
 2. Manchester Opera House
 3. The John Rylands Library
 4. Albert Hall
 5. Factory venue (completion 2022)
- Café
 1. The Left Bank Café Bar
 2. Caffè Nero
 3. Caffè Nero
 4. 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 New Bailey
 2. Tesco Express
 3. Co-op
 4. Sainsbury's Deansgate
 5. Sainsbury's Quay Street
 6. Tesco Express
 7. M&S Food Hall
- Bank
 1. NatWest
- Residential
 1. Slate Yard - New Bailey
 2. Novella - New Bailey





LIFESTYLE

Manchester has long been recognised for its vibrant, exuberant culture, making this thriving city such an exciting place to live and work.

From fine dining restaurants to designer fashion retailers, Manchester has it all. Museums, art galleries and theatres are in abundance; the city has the highest number of theatre seats per head outside London.

Manchester attracts some of the biggest names in music and entertainment. It is home to the Manchester Arena, Europe's busiest indoor arena, plus many more first class concert venues. Manchester is also very much a city of sport, boasting world class football, cricket, rugby and cycling arenas.

Photography of FoodWell and Ménagérie located on the ground floor at One New Bailey

THE COMMERCIAL CAPITAL OF THE NORTH

Manchester is widely regarded as the educational, commercial and administrative capital of the North.

With a population of 2.7 million, Manchester is fast becoming one of Europe's most influential cities.

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



- | | | |
|------------------------------------|--------------------------------|--|
| 1. The Lowry Hotel | James Associates, Allied | 22. One New Bailey - Freshfields |
| 2. Three New Bailey - HMRC | London, Browne Jacobson LLP, | Bruckhaus Deringer, WHIreland, |
| 3. MoneyPlus Group | PricewaterhouseCoopers LLP | Allegis Group, Dentsu Aegis, |
| 4. Futureworks, AO | 12. Esure | Shawbrook Bank, Circle |
| 5. HMRC | 13. Allied Irish, Tilney | Recruitment |
| 6. Civil Justice Centre | 14. Barclays, Investec, BDO, | 23. HMRC |
| 7. NCC, Global Radio, Shoosmiths | BNY Mellon, Pinsent Masons, | 24. Two New Bailey Square - Eversheds |
| 8. NatWest Group | DAC Beachcroft LLP | Sutherlands, BLM LLP |
| 9. HSBC, Grant Thornton | 15. JMW Solicitors | 25. Riverside House, New Bailey - |
| 10. Worldpay, Towergate Insurance, | 16. DWF, RSM | Leonard Curtis, Muse Developments |
| TLT Solicitors, Landmark Offices, | 17. Deloitte, DWF, Baker Tilly | 26. Booking.com |
| GMC | 18. Brewin Dolphin | 27. BBC, ITV, Netflix, EndemolShineUK, |
| 11. Squire Patton Boggs, | 19. NatWest, RBS | Working Title, CBBC, Channel 4, |
| Northedge Capital, WeWork, | 20. AIG | Sky, The Farm |
| Weightmans LLP, Oliver | 21. Manchester Town Hall | 28. WPP, Mediacom, Kinetic, |
| | | Wavemaker |

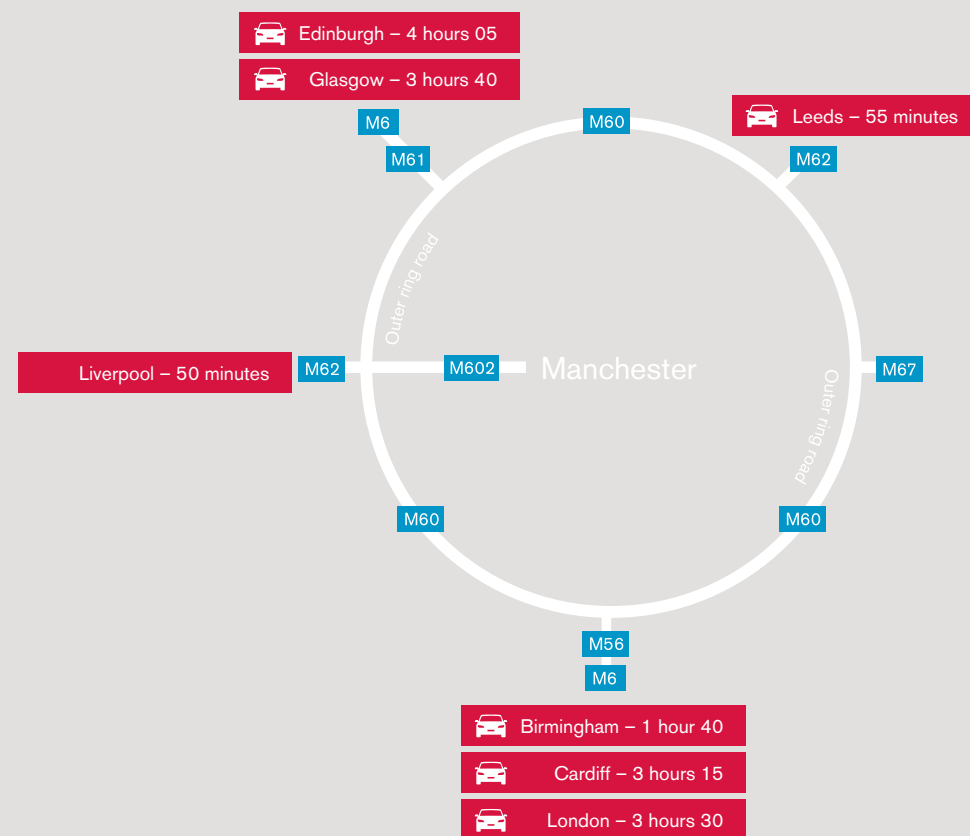



View from 7th floor One New Bailey



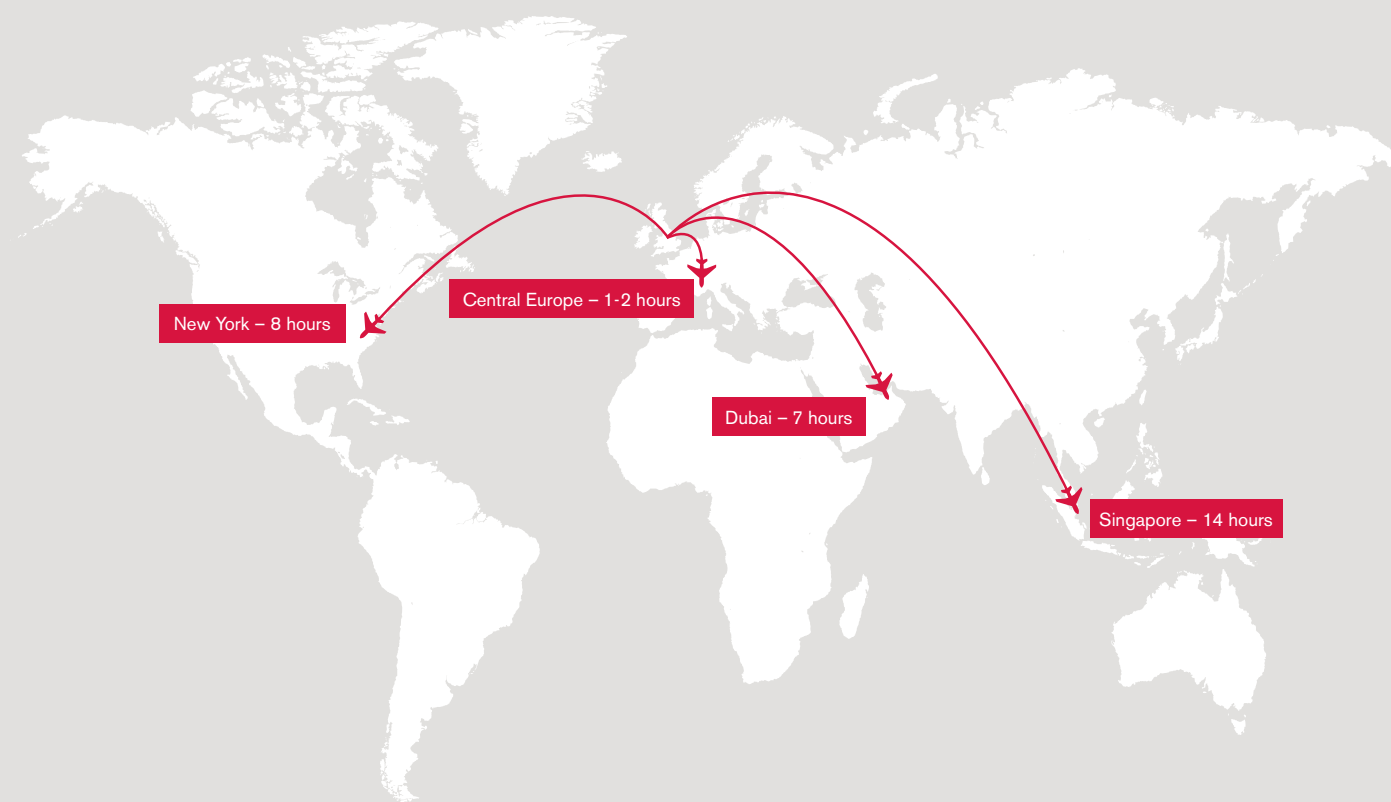


 60% OF ALL UK BUSINESSES CAN BE REACHED WITHIN A 2 HOUR DRIVE OF THE CITY CENTRE.



 A JOURNEY TIME OF JUST OVER 2 HOURS TO LONDON WITH TRAINS EVERY 20 MINUTES.

 MORE THAN 22 MILLION PASSENGERS PASS THROUGH MANCHESTER AIRPORT EVERY YEAR.



A GLOBAL CITY

Manchester is one of the best connected cities in the UK with extensive routes into the city by road, rail and air.

Manchester International Airport is the third busiest in the UK, providing direct flights to 220 destinations worldwide – more than any other UK airport.

THE DEVELOPER

The English Cities Fund was created by the government to identify and break through the barriers to institutional investment and pave the way for higher levels of private investment in the reshaping of our 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 three partners are:

Muse Developments, Legal & General and Homes England.



The funds portfolio 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 produce 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.



No.4 St Paul's, Liverpool



Central St. Giles, London



Doncaster Civic and Cultural Quarter



95 Queen Victoria Street, London



Merchant Gate, Wakefield



Talbot Gateway, Blackpool



 CONTACTS



**CUSHMAN &
WAKEFIELD**

0161 235 8998
cushmanwakefield.co.uk



JLL

0161 828 6440

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