

FOUR NEW BAILEY

New Bailey St,
Salford M3 5JL



TO LET

Double frontage retail
unit in shell condition

Potential to add
in a mezzanine.

1,885 SQ.FT.





4 New Bailey is to be occupied by BT for their new Northern Headquarters.

4 New Bailey will house approximately 1,400 staff within a high specification sustainable building in a vibrant central location.

Located close to Salford Central train station with over half a million daily passengers.

AT THE HEART OF EVERYTHING

The New Bailey and adjacent Spinningfields, Enterprise City and St Johns districts provide a host of facilities and amenities for staff to enjoy. Whether its convenience stores, gyms, restaurants, coffee shops, hotels or sandwich shops there is a vast selection from independents to national and global brands.

The building benefits from great transport links via the train station, bus routes, driving and cycling.



5 Office Buildings within the estate totalling 760,000 sqft



5-minute walk from Spinningfields and Deansgate which includes a number of designer fashion retailers



2 NCP car parks within the estate providing 1,255 spaces



Adjacent to Salford Central Train Station



St Peter's Square Metrolink is an 8-minute walk from the estate



Free shuttle bus into both the city centre including both Victoria & Piccadilly Train Stations



FURTHER INFORMATION

LEASE TERMS

The unit is available on a new lease terms to be agreed.

RENT

Price upon application.

SERVICE CHARGE

A service charge is applicable equating to £1 per sq ft (waste disposal included).

RATEABLE VALUE

Enquiries to be made to the local authority.

EPC

Available upon request.

PLANNING

Class E consent is in place. Parties to make enquiries with the local authority.

CONTACT

For more information, please contact:



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Designed by:
Sixteen
Marketing
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NEW BAILEY STREET

STANLEY STREET

1,885 SQ FT

THE Big Bakes

CEILING HEIGHT 8M

3-PHASE ELECTRICITY

ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND	1,885	175

