



RETAIL AND LEISURE

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# NEW BAILEY



This is New Bailey. A vibrant riverside setting with a radical skyline of inspired architecture at the heart of a thriving hub where business and leisure collide.





# LOCATION

- Highly prominent in a vibrant riverside location
- South east facing
- Adjacent to a new 615 wide bay, multi-storey NCP car park
- Direct access from the inner ring road
- Salford Central Station is just 100 metres away
- High levels of footfall past the units

Freshfields, one of the top 5 law firms in the world are taking a pre-let of 80,000 sq ft in One New Bailey, it's first UK office outside of London.

This alone could result in upto 800 employees being present daily within the building. Once the remaining office space is let, this will increase the number significantly and ensure the building's status as a prime location.

New Bailey's location is adjacent to Spinningfields and will benefit from the office workers in the immediate vicinity and the established leisure circuit. This has brought a new night time focus to this area of the city.

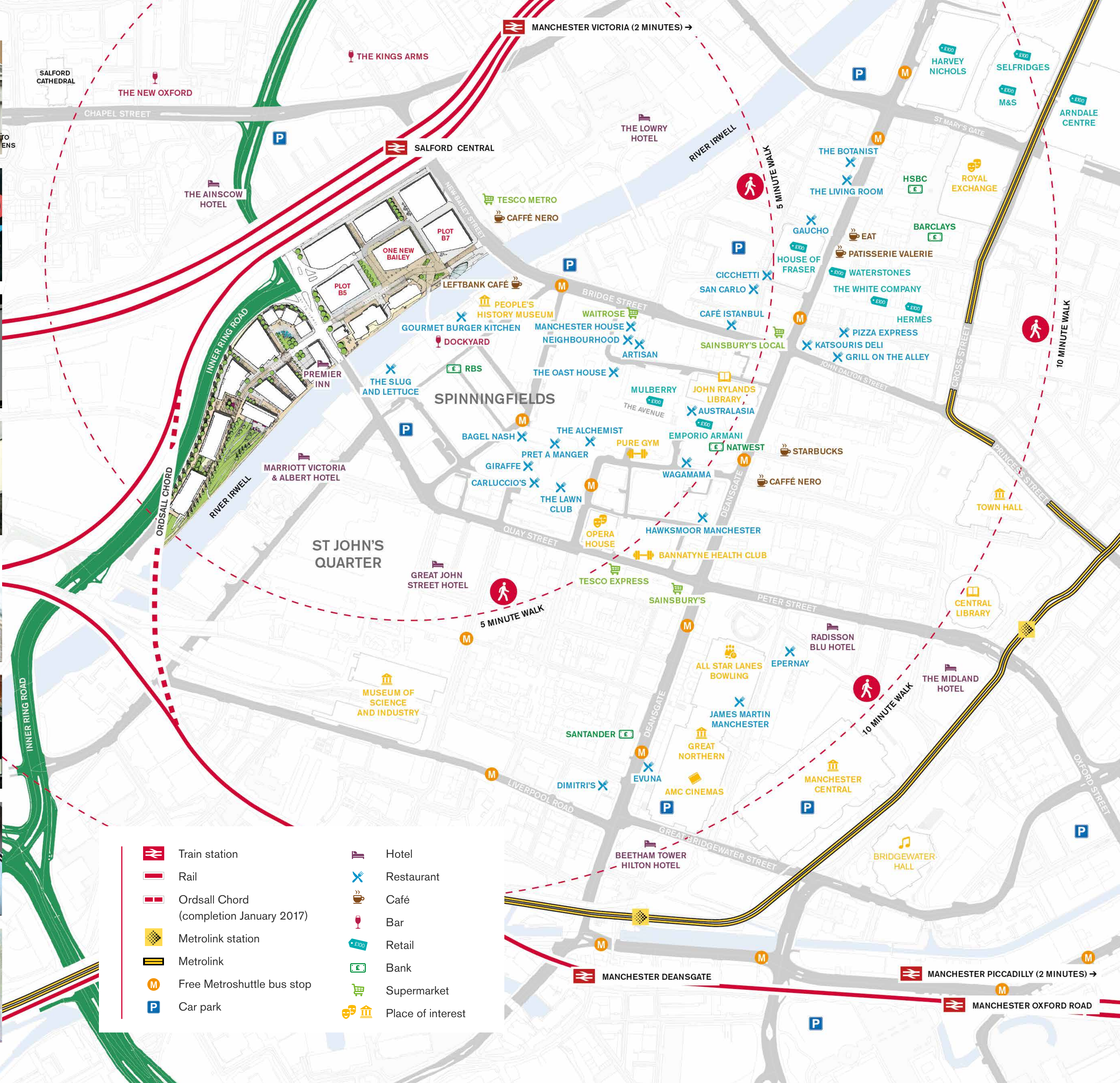
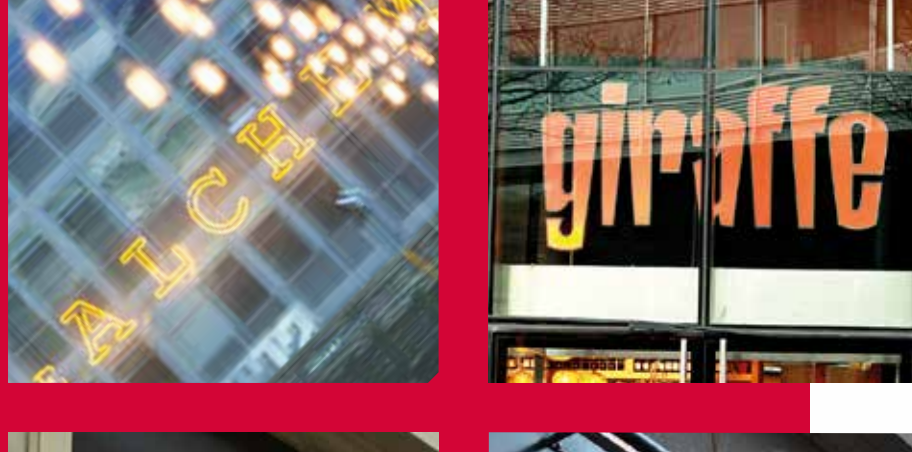


THE FOLLOWING PAGE SHOWS A MAP OF AMENITIES SITUATED AROUND NEW BAILEY

ONCE THE ORDSALL CHORD RAIL LINK IS COMPLETED IN DECEMBER 2017, THIS WILL BE THE MAIN COMMUTER STATION FOR THIS AREA OF THE CITY CENTRE WITH POTENTIAL FOR OVER 2 MILLION PASSENGERS A YEAR







- |  |  |  |                   |
|--|--|--|-------------------|
|  | Train station                              |  | Hotel             |
|  | Rail                                       |  | Restaurant        |
|  | Ordsall Chord<br>(completion January 2017) |  | Café              |
|  | Metrolink station                          |  | Bar               |
|  | Metrolink                                  |  | Retail            |
|  | Free Metroshuttle bus stop                 |  | Bank              |
|  | Car park                                   |  | Supermarket       |
|  |  |  | Place of interest |





## SPECIFICATION

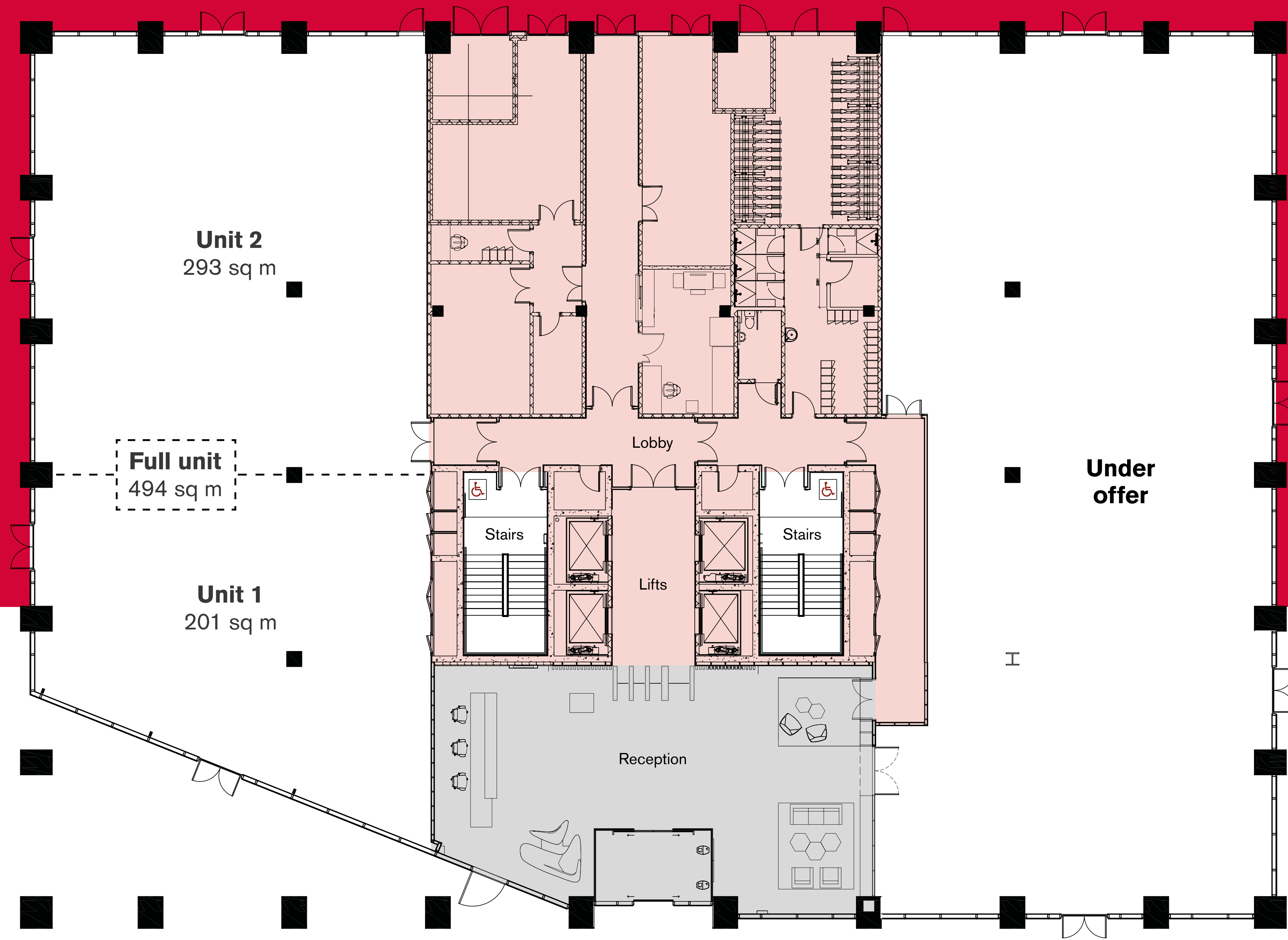
- Gas, electricity and mains water capped off connections.
- Riser/ ventilation access to roof level, access via riser doors in the servicing corridor.
- Frontage – Full height glazing (Natural) Anodised doors. All doors installed.
- Walls – Plasterboard (Fire rated as required).
- Ceilings – Concrete soffit. Tenants will be responsible for insulating / lining the soffits for sound attenuation as required.





# UNIT SIZES TO SUIT YOUR BUSINESS

Grade A BREEAM Excellent (2013) Specification  
Floor space designed to split easily into two  
2.8m floor to ceiling height







# CONTACT



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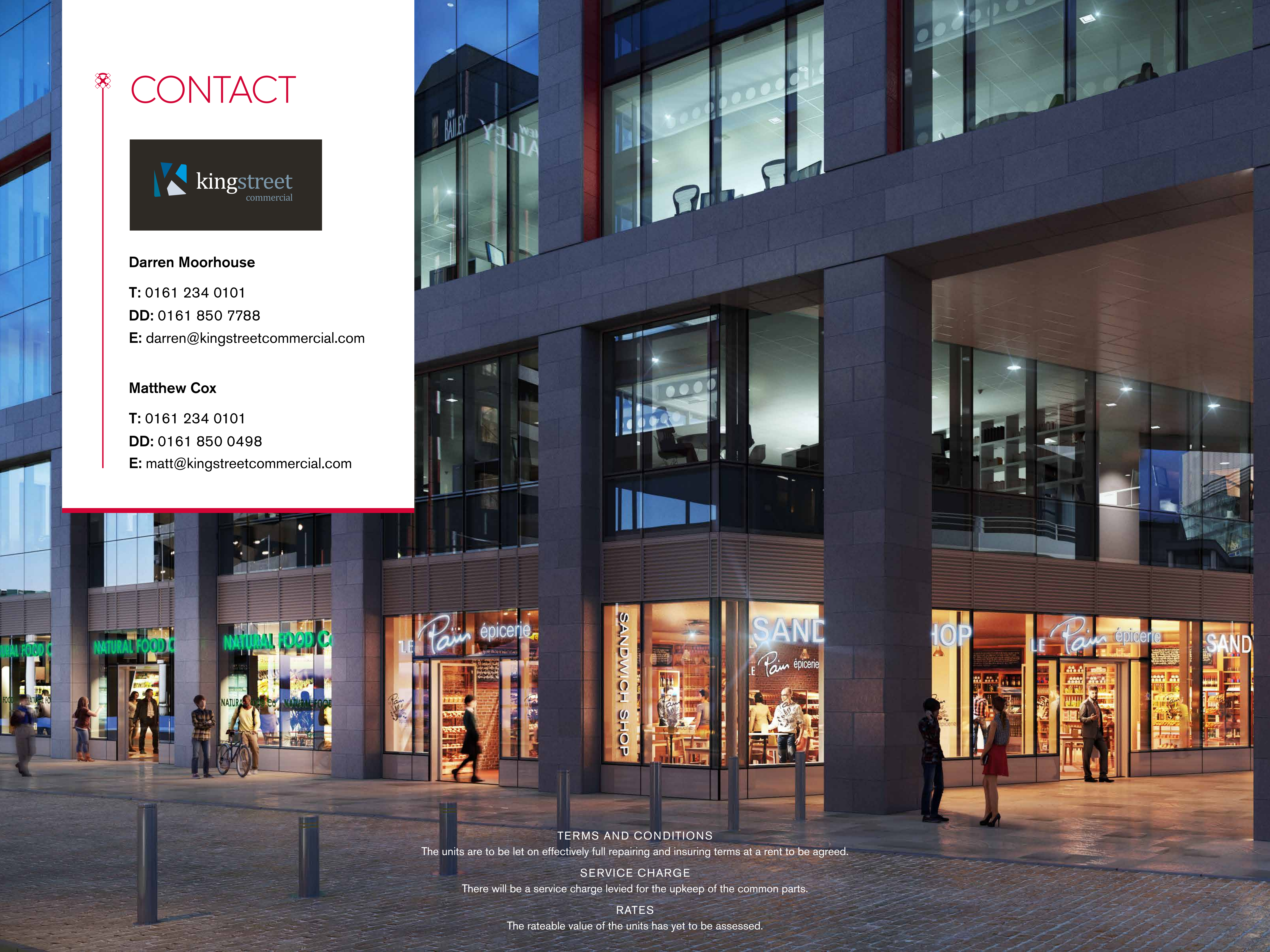
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### TERMS AND CONDITIONS

The units are to be let on effectively full repairing and insuring terms at a rent to be agreed.

### SERVICE CHARGE

There will be a service charge levied for the upkeep of the common parts.

### RATES

The rateable value of the units has yet to be assessed.





NEW-BAILEY.COM

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