



NEW
BAILEY





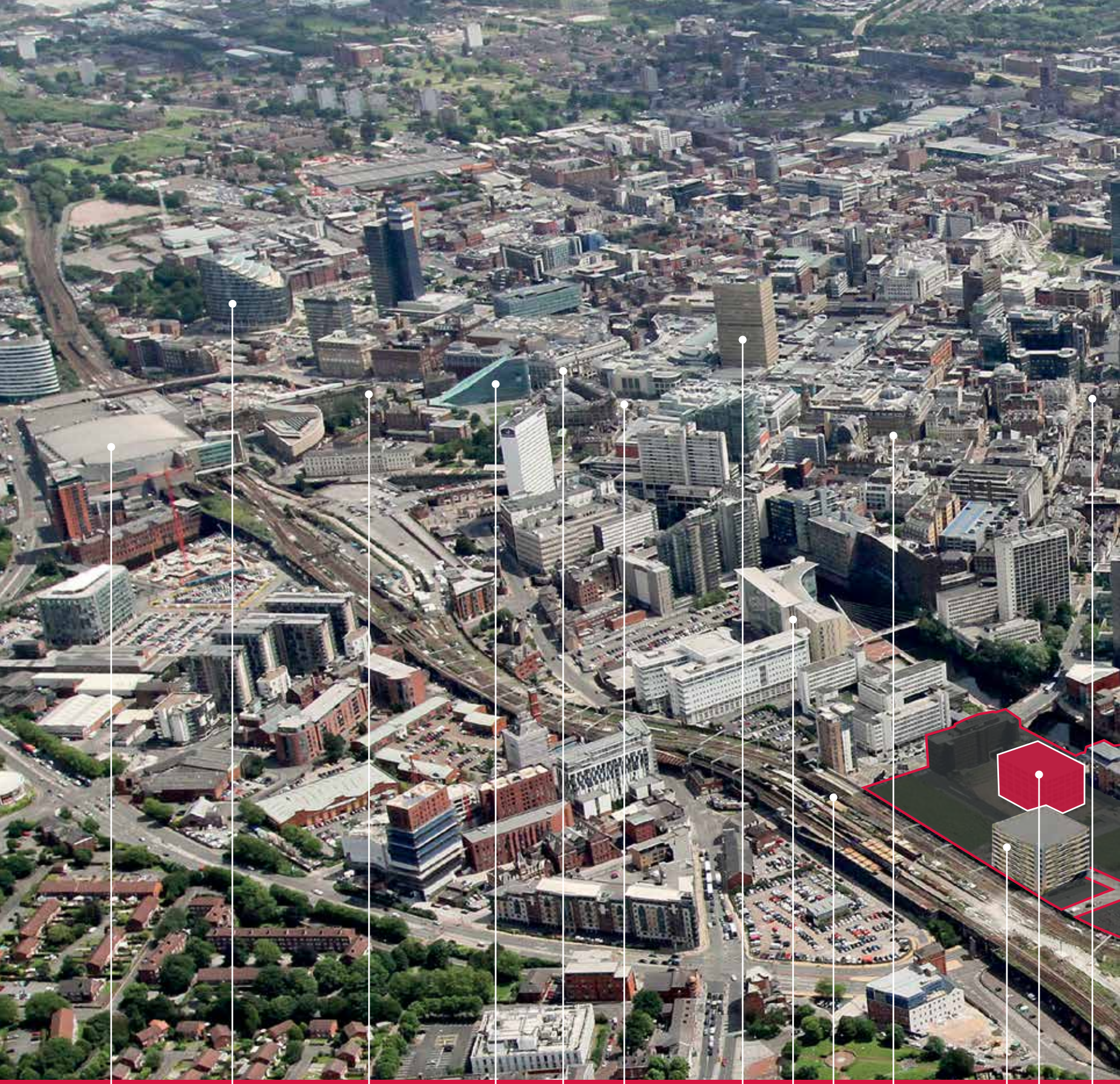
NEW BAILEY



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.



View of One New Bailey from the riverside.



Manchester Arena

NOMA

Manchester Victoria Station

National Football Museum

The Printworks

Exchange Square

Manchester Arndale

The Lowry Hotel

Salford Central Station

St Ann's Square

New Bailey multi-storey car park

King Street

ONE
NEW BAILEY



Rail Quays

Spinningfields

Manchester Town Hall

Premier Inn New Bailey

Manchester Piccadilly Station

Central Library

St Peter's Square

Hello House

Manchester Central

Bridgewater Hall

Manchester Oxford Road Station

Beetham Tower

First Street

Manchester Deansgate Station

NEW BAILEY



Welcome to Manchester; the 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, securing its position as the financial hub of the North, whilst retaining character and charm.



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

Glasgow
216 miles (348 km)

Edinburgh
218 miles (351 km)

New York – 8 hours

Central Europe – 1-2 hours

Dubai – 7 hours

Singapore – 14 hours

Liverpool
34 miles (55 km)

Cardiff
188 miles (303 km)



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.

The city is home to the fourth busiest railway station in the UK with over 23 million annual passengers using Manchester Piccadilly.

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



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

Glasgow – 3 hours 16

Edinburgh – 3 hours 18

Leeds – 50 minutes

Liverpool – 50 minutes

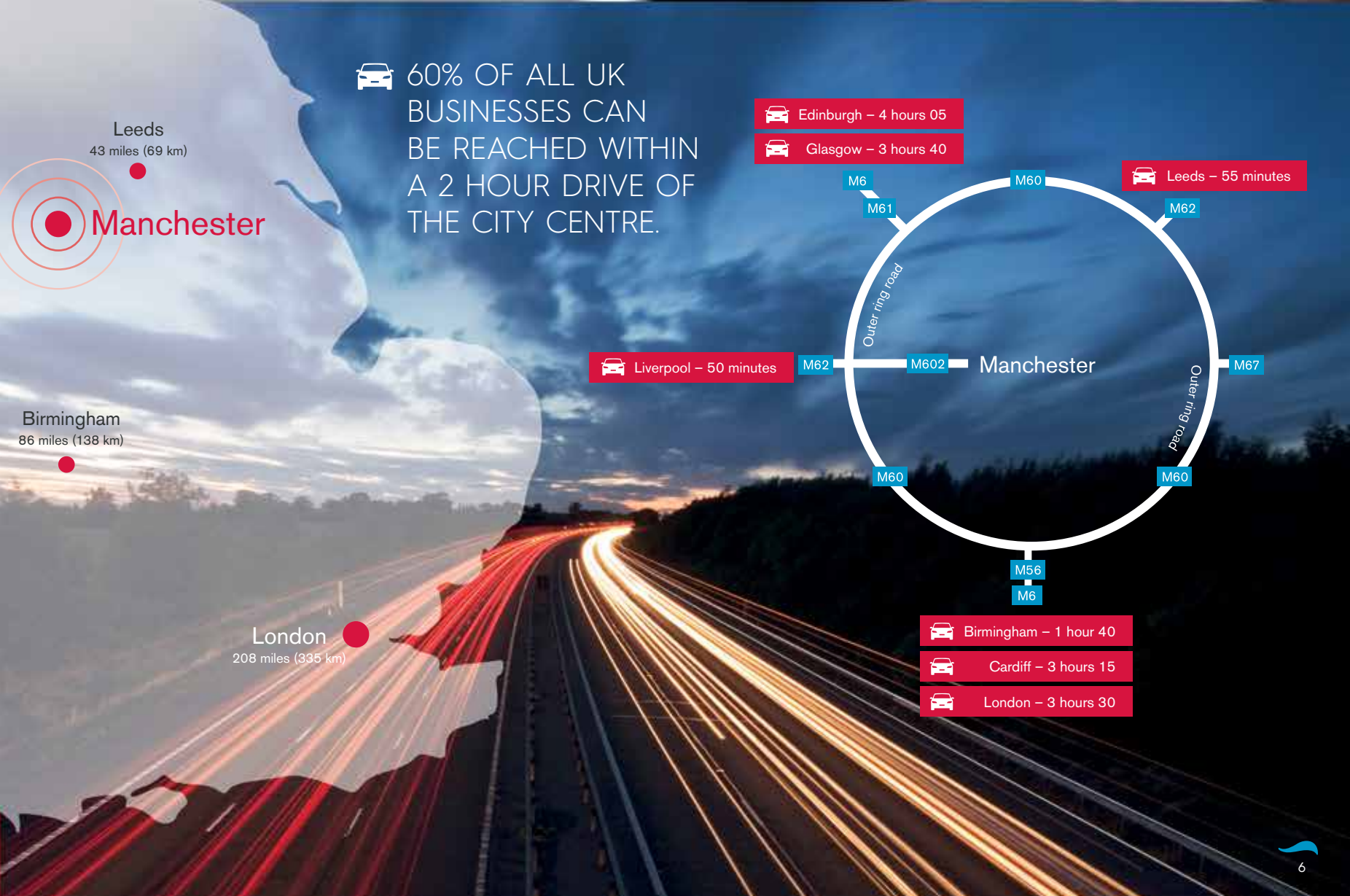
Manchester

Birmingham – 1 hour 30

Cardiff – 3 hours 07

London – 2 hours 08

Paris – 5 hours 20



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

Leeds
43 miles (69 km)

Manchester

Birmingham
86 miles (138 km)

London
208 miles (335 km)

Edinburgh – 4 hours 05

Glasgow – 3 hours 40

Leeds – 55 minutes

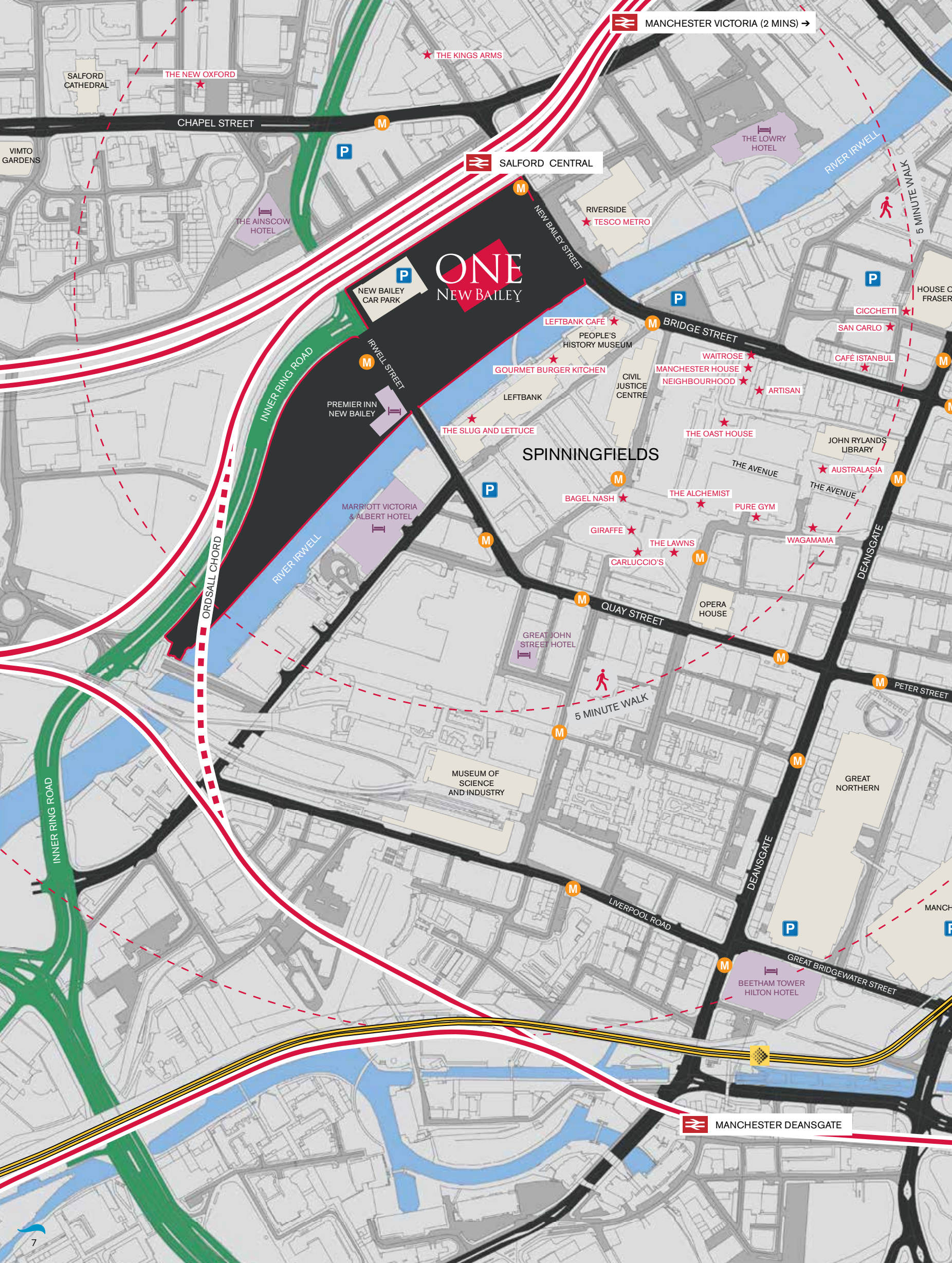
Liverpool – 50 minutes

Manchester

Birmingham – 1 hour 40

Cardiff – 3 hours 15

London – 3 hours 30



MANCHESTER VICTORIA (2 MINS) →

SALFORD CENTRAL

ONE
NEW BAILEY

SPINNINGFIELDS

MANCHESTER DEANSGATE

SALFORD CATHEDRAL

THE NEW OXFORD

★ THE KINGS ARMS

VIMTO GARDENS

THE AINSCOW HOTEL

THE LOWRY HOTEL

RIVERSIDE
★ TESCO METRO

NEW BAILEY CAR PARK

INNER RING ROAD

PREMIER INN NEW BAILEY

MARRIOTT VICTORIA & ALBERT HOTEL

RIVER IRWELL

THE SLUG AND LETTUCE

LEFTBANK CAFE ★

GOURMET BURGER KITCHEN ★

LEFTBANK

WAITROSE ★
MANCHESTER HOUSE NEIGHBOURHOOD ★

PEOPLE'S HISTORY MUSEUM

CIVIL JUSTICE CENTRE

ARTISAN ★

THE OAST HOUSE

JOHN RYLANDS LIBRARY

★ AUSTRALASIA

THE AVENUE

THE AVENUE

THE ALCHEMIST ★

PURE GYM ★

WAGAMAMA

GIRAFFE ★

CARLUCCIO'S ★

THE LAWNS ★

OPERA HOUSE

GREAT JOHN STREET HOTEL

MUSEUM OF SCIENCE AND INDUSTRY

5 MINUTE WALK

GREAT NORTHERN

DEANSGATE

LIVERPOOL ROAD

BEETHAM TOWER HILTON HOTEL

GREAT BRIDGEWATER STREET

INNER RING ROAD

ORDSALL CHORD

5 MINUTE WALK

HOUSE OF FRASER

CICCHETTI ★

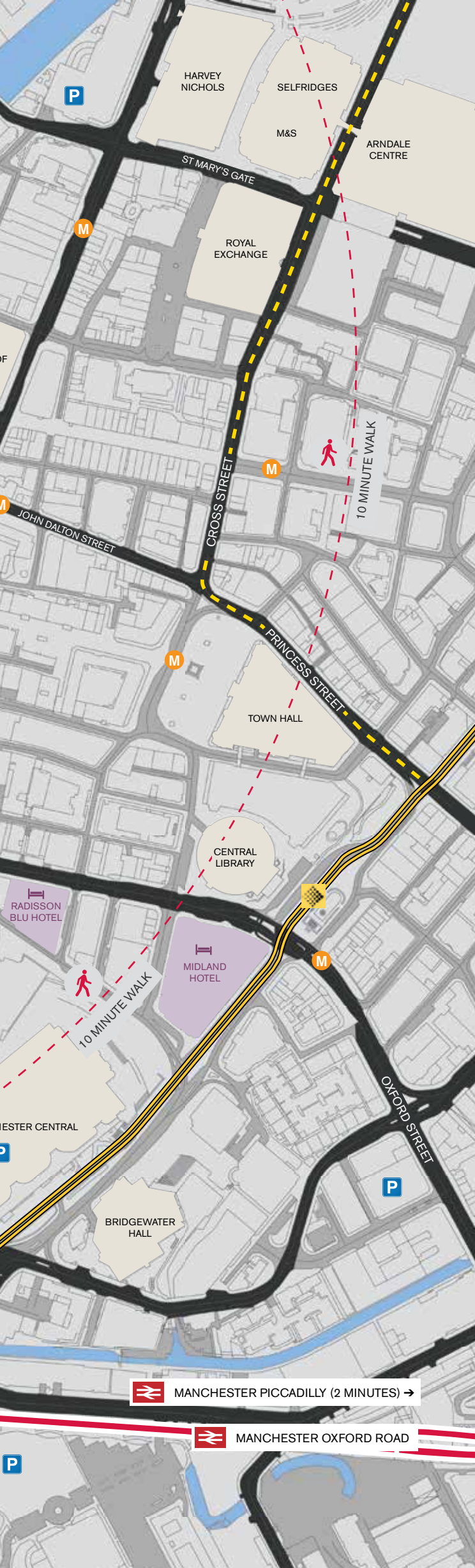
SAN CARLO ★

CAFE ISTANBUL ★

DEANSGATE

PETER STREET

MANCHESTER



CONNECTED

Commuting to One New Bailey couldn't be easier. The recently expanded Metrolink tram network now serves 7 of Greater Manchester's 10 boroughs and is just an 8 minute walk or a short free Metroshuttle bus ride from the development.

One New Bailey is also adjacent to Salford Central Station. Access for commuters is to be further improved by the Metrolink Second City Crossing as well as the completion of the Ordsall Chord rail link, connecting Manchester's Piccadilly and Victoria train stations.

With the city's inner ring road opposite the site, One New Bailey is also highly accessible via road.



Train station



Rail



Ordsall Chord
(completion January 2017)



Metrolink station



Metrolink



Metrolink Second City Crossing



Free Metroshuttle bus stop



Car park



Hotel



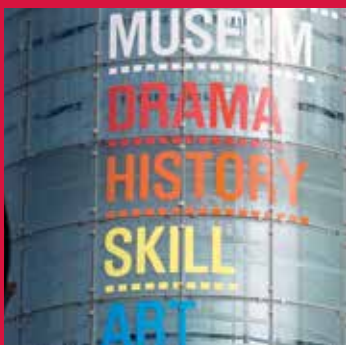
Amenity



MANCHESTER PICCADILLY (2 MINUTES) →



MANCHESTER OXFORD ROAD



THE ALLO



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.



THE COMMERCIAL CAPITAL OF THE NORTH

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

The city has the largest student population in Europe with over 100,000 students across four universities.

The local economy is thriving with many blue chip organisations choosing Manchester as the location for global headquarters. More than 50 international banks and in excess of 600 international companies operate within the city.

With a population of 2.5 million, a workforce of 1.3 million, a GDP of £28 billion and up to 200 languages spoken, Manchester is fast becoming one of Europe's most influential cities.

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



80 MEMBERS OF THE
FTSE 100 ARE BASED IN
MANCHESTER.

GREATER MANCHESTER
IS THE UK'S LARGEST
COMMERCIAL FINANCE
CENTRE OUTSIDE LONDON.



1. The Lowry Hotel
2. HMRC
3. MoneyPlus Group
4. Futureworks
5. HMRC
6. Civil Justice Centre
7. RBS, Williams & Glyn
8. HSBC, Grant Thornton
9. Worldpay, Towergate Insurance, TLT Solicitors, i2 Offices
10. Gazprom Energy, Irwin Mitchell
11. Esure
12. Allied Irish
13. Barclays, Investec, BDO, GMC, Baker Tilly, BNY Mellon, M&S, Pinsent Masons, DAC Beachcroft
14. JMW Solicitors
15. Deloitte, DWF
16. MediaCom
17. Nabarro, Outsourcery, Brewin Dolphin
18. Natwest, RBS
19. AIG
20. Manchester Town Hall



THE DEVELOPMENT

Programme

1. One New Bailey
(Completion May 2016)
2. New Bailey multi-storey car park
(Opened in December 2014)
3. Premier Inn New Bailey
(Opened in November 2014)
4. Future development
5. Future development
6. Future development
7. Future development





5

1

7

3

ONE NEW BAILEY



One New Bailey is 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. With large, regular and efficient floorplates of over 17,000 sq ft, One New Bailey will be developed to the latest BREEAM 'Excellent' (2011) Specification.







SPECIFICATION

- Grade A BREEAM 'Excellent' (2011) Specification
- Floor designed to split easily into four
- 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 48 bicycles and shower facilities
- Up to 60 spaces reserved in adjacent 615 space New Bailey multi-storey car park

Schedule of areas

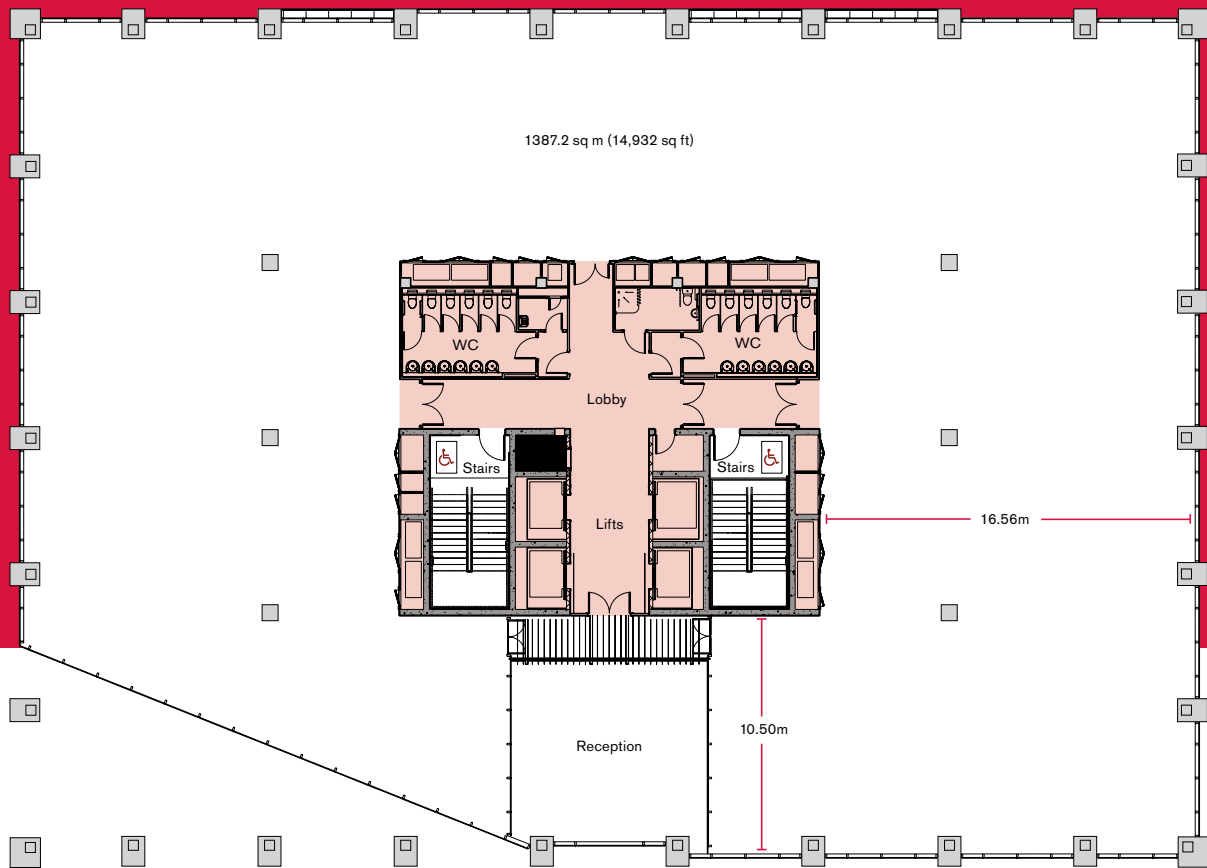
Floor	Net internal area (sq m)	Net internal area (sq ft)
Ground floor*	1,062.8	11,440
Floor 1	1,387.2	14,932
Floor 2	1,591.9	17,135
Floor 3	1,597.0	17,190
Floor 4	1,597.0	17,190
Floor 5	1,597.0	17,190
Floor 6	1,597.0	17,190
Floor 7	1,123.0	12,088
Total	11,552.9 sq m	124,355 sq ft

*Capable for use as offices/retail/leisure



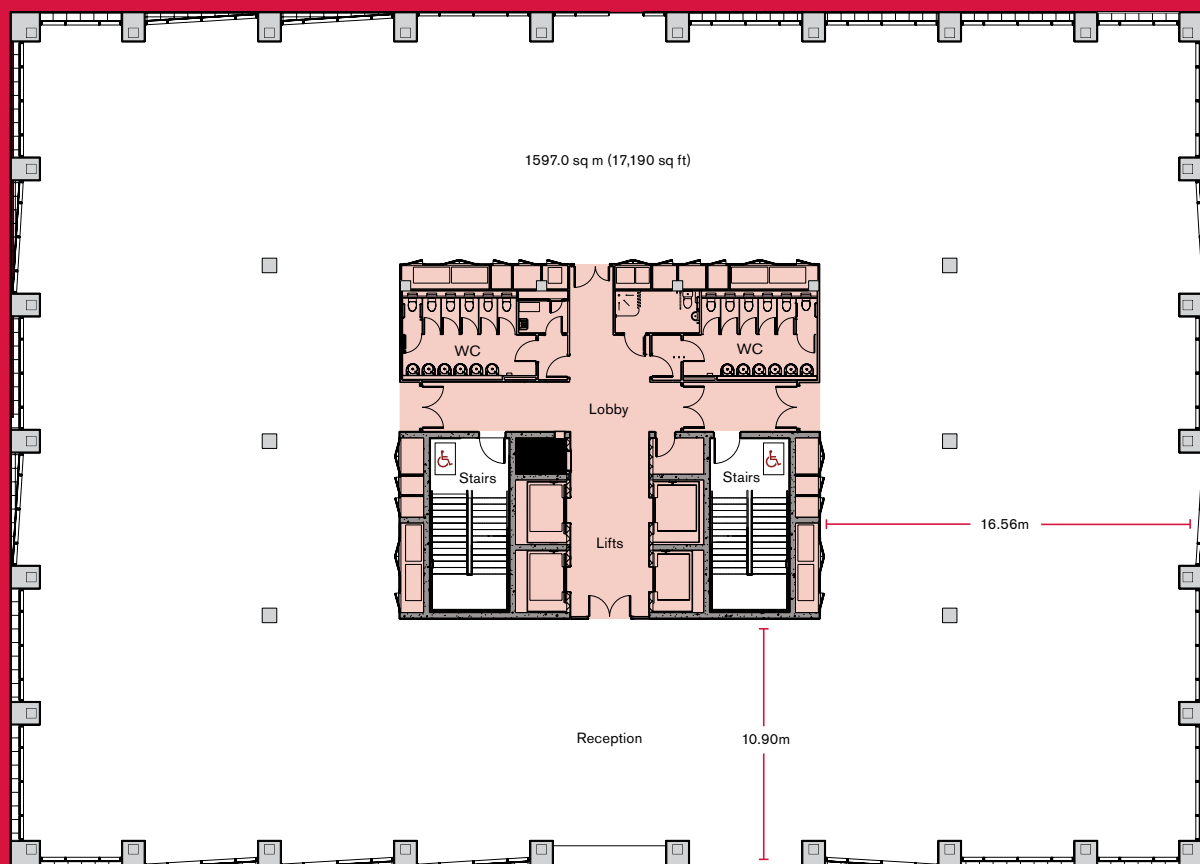


Ground floor

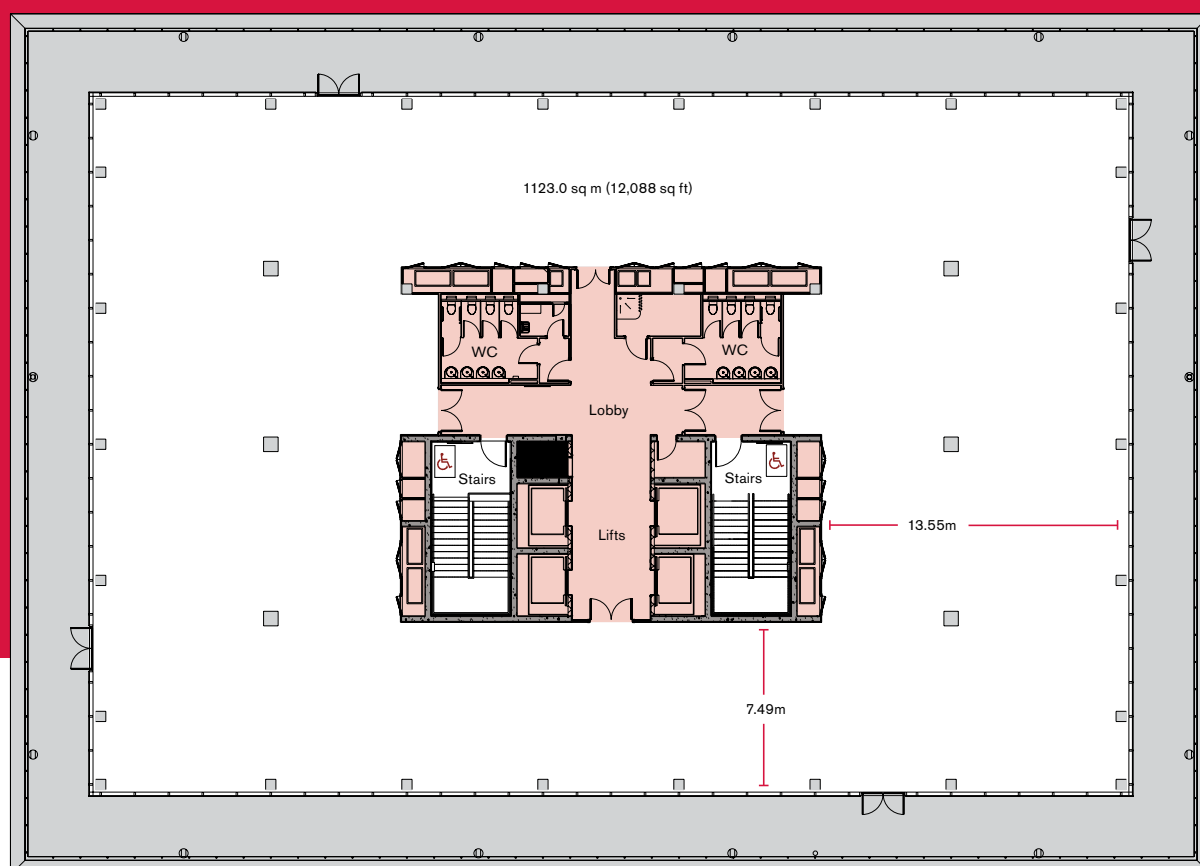


First floor

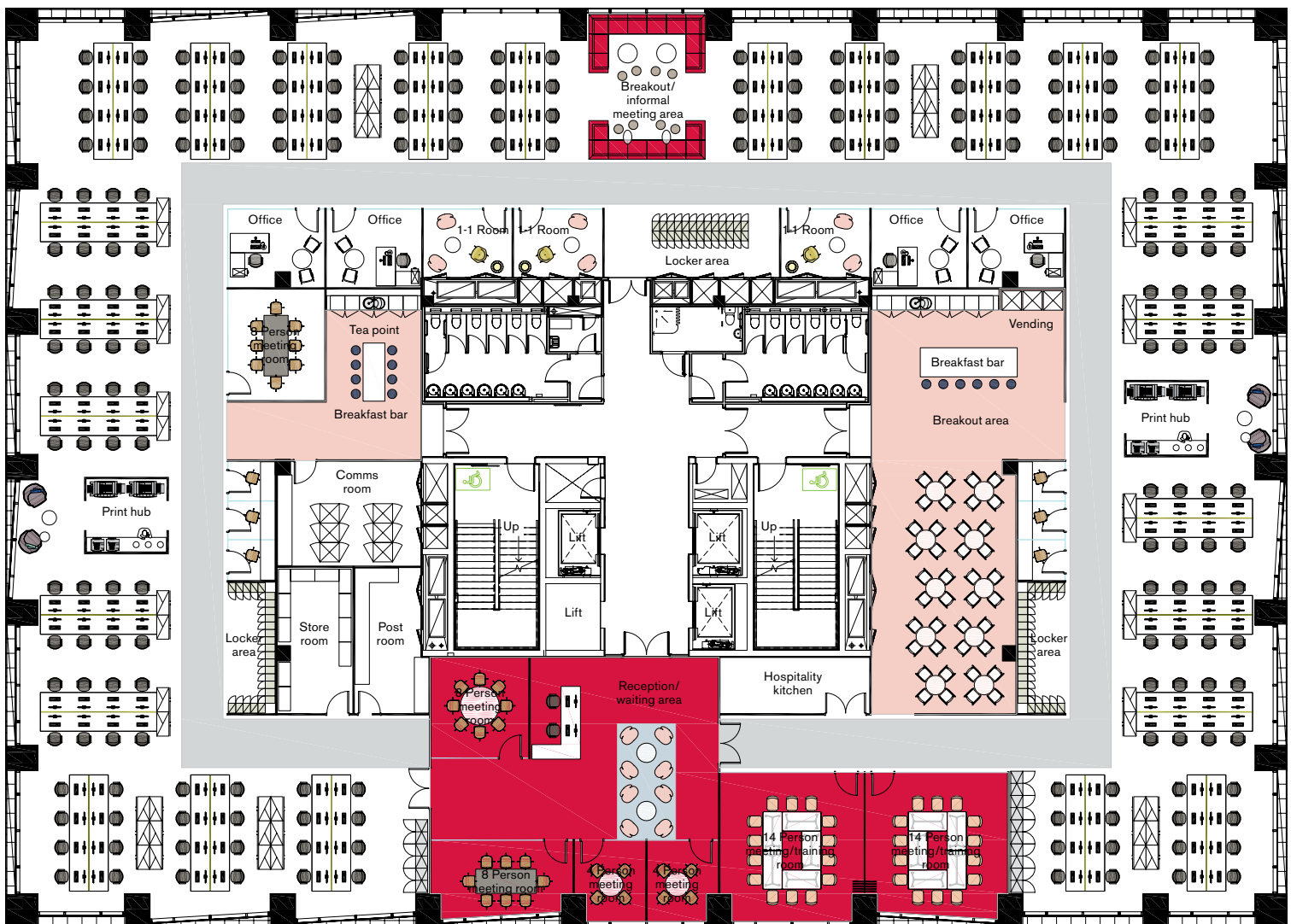
FLOOR PLANS



Typical upper floor



Seventh floor



Office layout 1:8m² (205 staff)

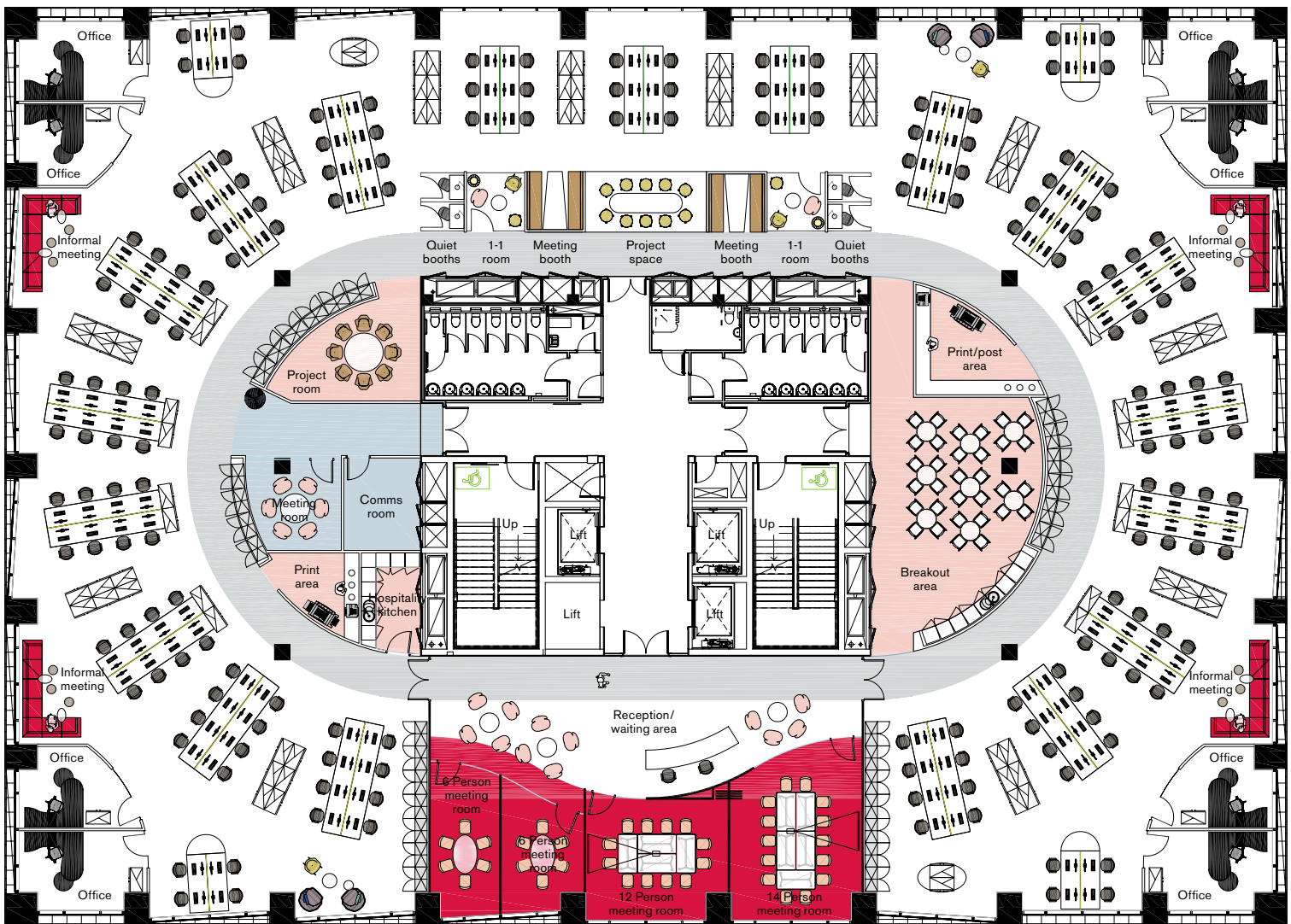
SPACE PLANS

Spatial Evaluation

1 x Reception/waiting area
3 x 8 Person meeting rooms
2 x 4 Person meeting rooms
2 x 14 Person meeting/training rooms
3 x 1-1 Rooms
6 x Quiet rooms

4 x 1 Person offices
200 x 1200mm Workstations
360 lin m Storage
1 x Tea point
1 x Breakout area for 46 people
3 x Informal meeting areas

3 x Locker areas
2 x Print hubs
1 x Store room
1 x Hospitality kitchen
1 x Post room
1 x Comms room



Office layout 1:10m² (170 staff)

ONE
NEW BAILEY

Spatial Evaluation

1 x Reception/waiting area
1 x 14 Person meeting room
1 x 12 Person meeting room
3 x 6 Person meeting rooms
162 x 1200mm Workstations
360 lin m Storage

8 x 1 Person offices
8 x Open plan meeting areas
2 x Project spaces
2 x 1-1 Rooms
4 x Quiet booths
2 x Print/post areas

1 x Comms room
1 x Hospitality kitchen
1 x Breakout area for 32 people

THE DEVELOPER

English Cities Fund (ECf) 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.

ECf 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 the Homes & Communities Agency.



ECf's 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. G.



ENGLISH CITIES
Bringing life back to the city



les, London



Doncaster Civic and Cultural Quarter



95 Queen Victoria Street, London



Merchant Gate, Wakefield



Talbot Gateway, Blackpool





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NEW-BAILEY.COM

