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NEW CONTEMPORARY OFFICE ACCOMMODATION.

Riverside House is a stunning new four storey office building located at the gateway to the exciting New Bailey scheme overlooking the River Irwell towards Spinningfields.

Riverside House perfectly balances contemporary design of the highest quality with the unique character of a period retained facade.

Specification



BREEAM
'Excellent'



Lockers and
shower facilities



Cycle storage
for 12 bicycles



1 x 13
person lift



3.1m floor to
ceiling height



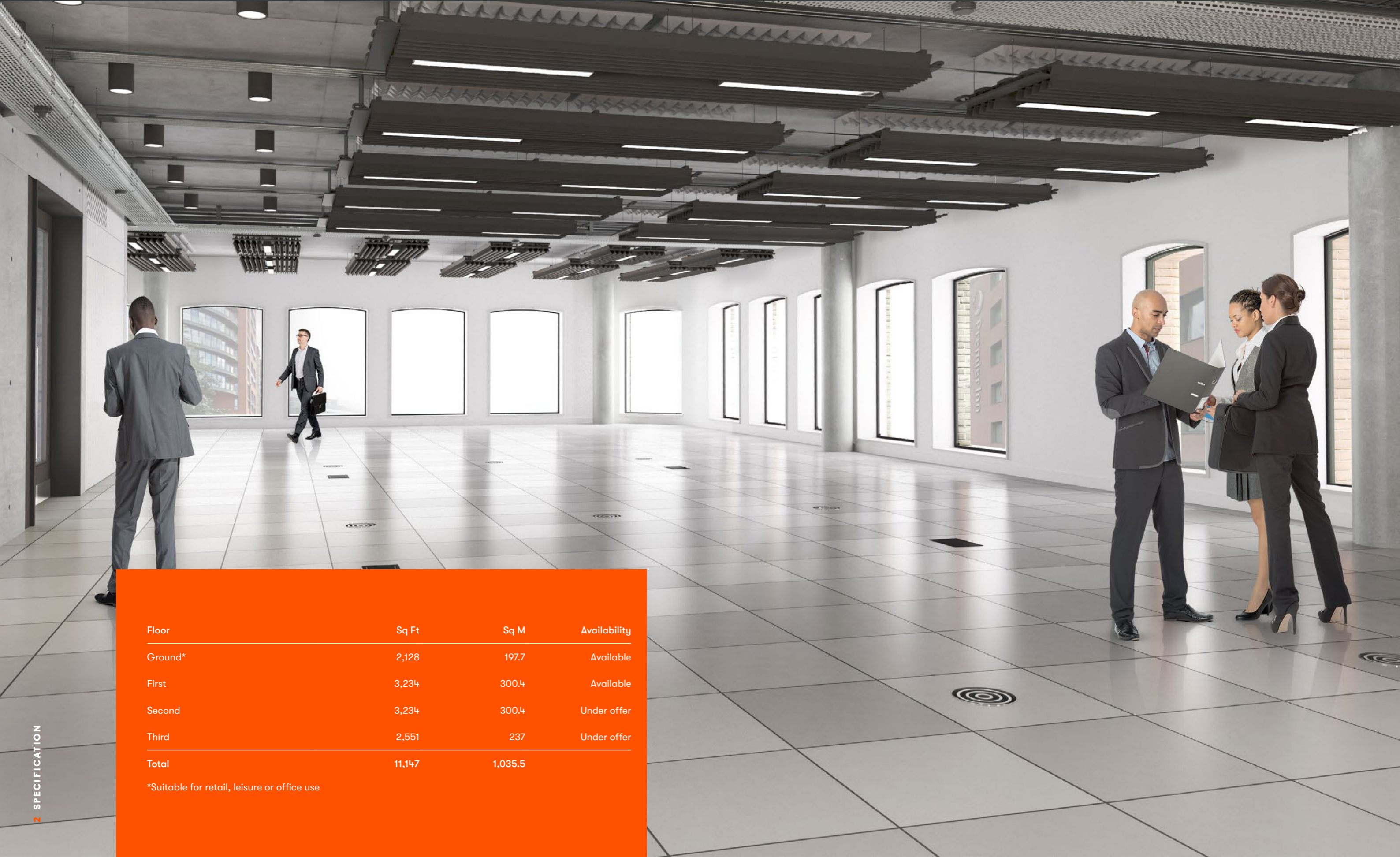
Chilled beam
cooling system



Occupation density
of 1:8 sq m



Intelligent lighting
control system



Floor	Sq Ft	Sq M	Availability
Ground*	2,128	197.7	Available
First	3,234	300.4	Available
Second	3,234	300.4	Under offer
Third	2,551	237	Under offer
Total	11,147	1,035.5	

*Suitable for retail, leisure or office use



THE COURTYARD, SPACE TO RELAX OR ENTERTAIN.

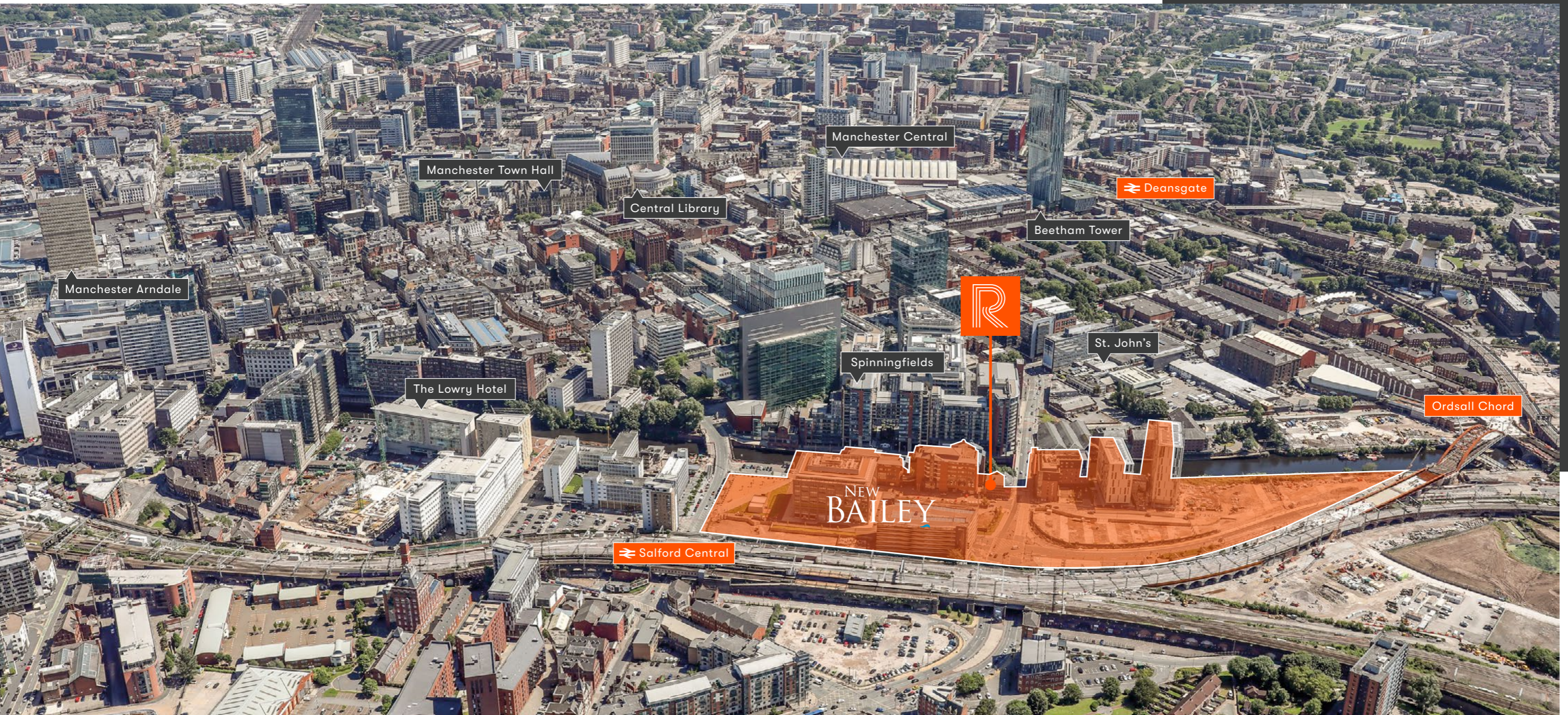
A dedicated entrance and south facing courtyard overlooking the River Irwell and Spinningfields is available with the ground floor suite.



WELCOME TO MANCHESTER.

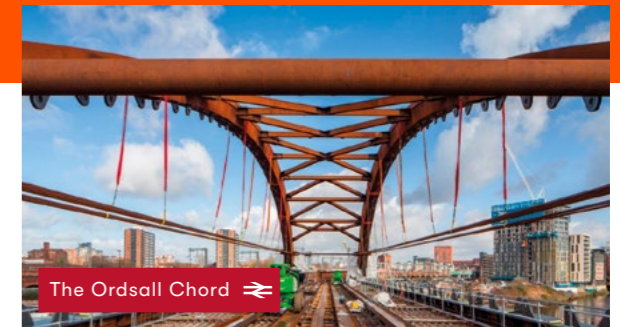
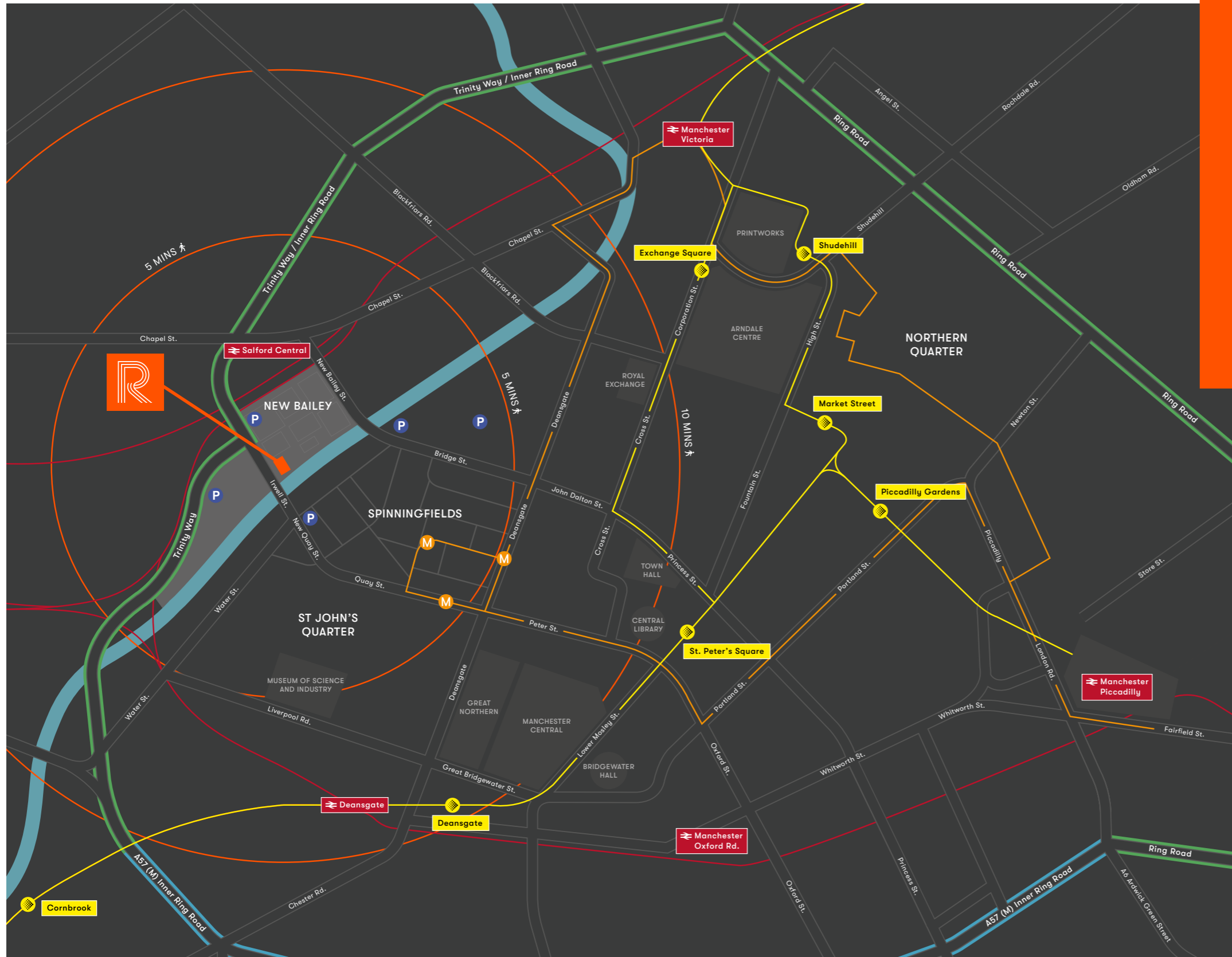
The diverse, financial and cultural capital of the North, a hive of creativity and innovation that has been recognised throughout history.

The pioneer of the Industrial Revolution, discovery of the miracle material graphene, founder of the Football League and exporter of world-renowned music and arts. Moving from strength to strength the city is expanding rapidly, securing its position as the financial hub of the North, whilst preserving character and charm.



CONNECTIONS THROUGHOUT THE CITY.

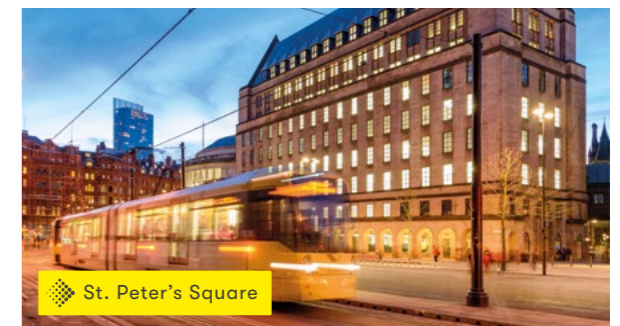
New Bailey is perfectly connected, immediately adjacent to Salford Central Train Station and within a short walk of the city centre's metrolink and metroshuttle connections. Furthermore, the scheme is next to Trinity Way which offers fast and direct connectivity to the wider road network.



The Ordsall Chord



Salford Central



St. Peter's Square

The Ordsall Chord

The Ordsall Chord was completed in December 2017. This improves connectivity of New Bailey by providing direct links from Salford Central Train Station to Manchester Piccadilly and Manchester Airport.

Salford Central Train Station

Improvements are also underway with works including re-opening three disused platforms and enhancing two existing platforms.

Manchester Metroshuttle

Runs two services within 5 minutes walk of Riverside House 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 which is approximately 10 minutes walk from Two New Bailey Square.

→ Handlebar Coffee



↑ Menagerie Restaurant & Bar



↑ High-end retail just round the corner

Places of Interest

- 1 Museum of Science and Industry
- 2 The People's History Museum
- 3 Central Library
- 4 Arndale Centre
- 5 House of Fraser
- 6 Town Hall
- 7 Salford Cathedral
- 8 Manchester Central
- 9 Opera House
- 10 The John Rylands Library
- 11 Albert Hall
- 12 Factory venue (completion 2019)
- 13 Old Granada Studios

Hotels

- 14 Marriott Victoria & Albert Hotel
- 15 Premier Inn New Bailey
- 16 The Ainscow Hotel
- 17 The Lowry Hotel
- 18 Great John Street Hotel
- 19 Radisson Blu Edwardian Hotel
- 20 Midland Hotel
- 21 Beetham Tower Hilton Hotel

Banks

- 22 RBS
- 23 Natwest

Gym & leisure

- 24 Pure Gym
- 25 Bannatyne Health Club
- 26 Sports Direct Fitness
- 27 All Star Lanes Bowling

Restaurants

- 1 Menagerie
- 2 Scene
- 3 The Refinery
- 4 Tattu
- 5 The Alchemist
- 6 Neighbourhood
- 7 Manchester House
- 8 Artisan
- 9 Fazenda
- 10 Hawksmoor
- 11 Ibérica
- 12 Zizzi
- 13 Carluccio's
- 14 Pret A Manger
- 15 The Oast House
- 16 Australasia
- 17 Wagamama
- 18 Café Istanbul
- 19 San Carlo
- 20 Cicchetti
- 21 Gaucho

Cafés

- 22 Gusto
- 23 Revolucion de Cuba
- 24 Steak & Lobster
- 25 Epernay
- 26 D&D
- 27 Leftbank Café
- 28 Caffé Nero
- 29 Starbucks

Convenience Stores

- 30 Tesco Express
- 31 Waitrose
- 32 Sainsbury's
- 33 M&S Foodhall



↑ Manchester Central Library

OVERLOOKING SPINNINGFIELDS.

Located at the core of Manchester's commercial district and surrounded by an extensive variety of amenities from museums and gyms to hotels and restaurants.

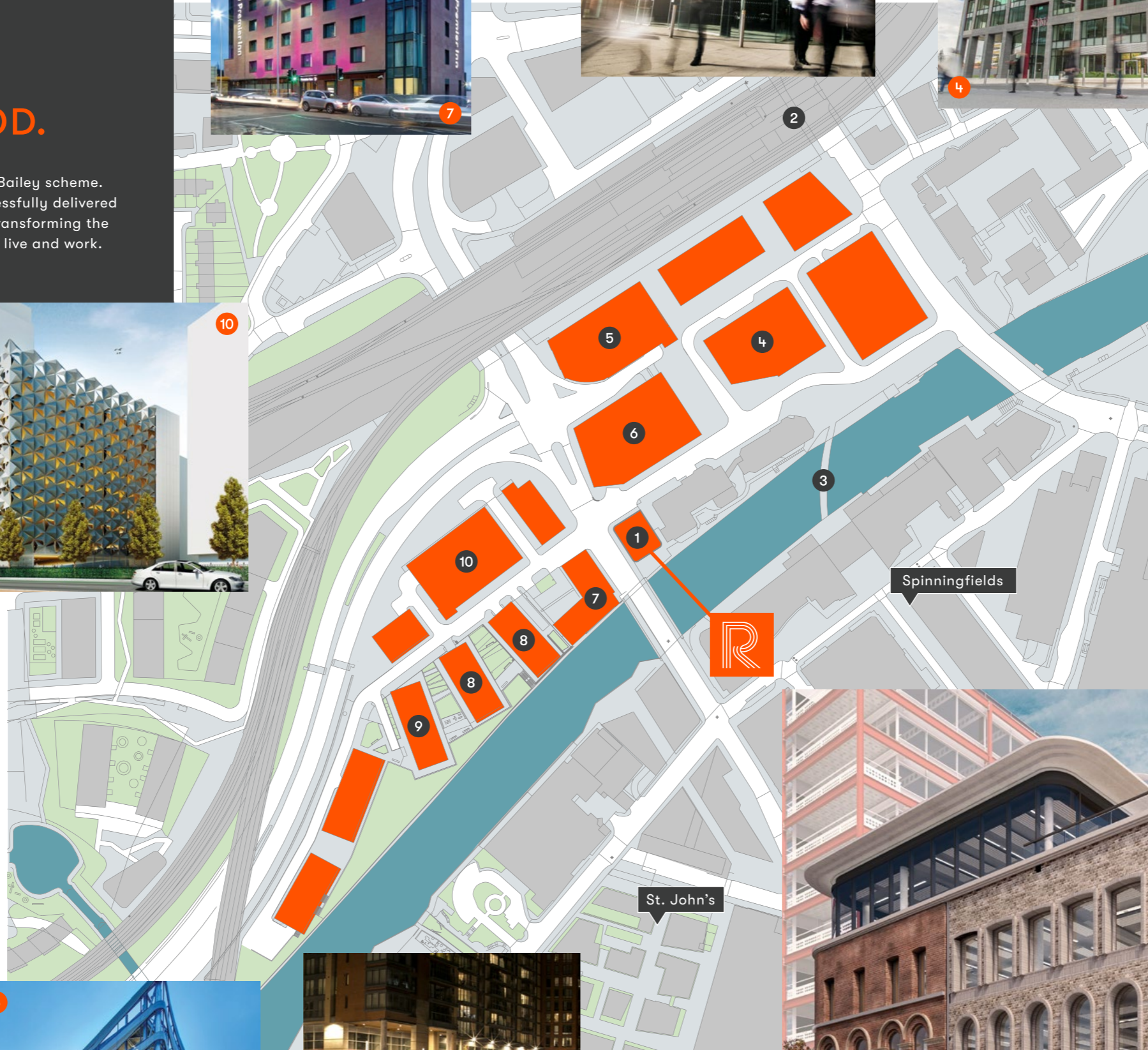
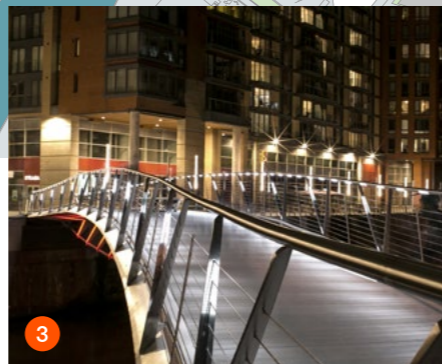
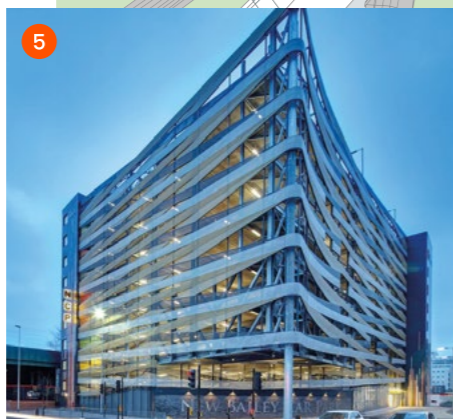
Walking times source: Google Maps



NEW BAILEY

A THRIVING NEIGHBOURHOOD.

Riverside House is part of the exciting New Bailey scheme. Riverside House is one of a number of successfully delivered commercial and residential developments transforming the area in to a thriving and vibrant location to live and work.



Current Developments

- 1 **Riverside House**
Completion Early 2019
- 2 **Salford Central Station**
- 3 **Spinningfields Bridge**
- 4 **One New Bailey**
Completed June 2016
- 5 **New Bailey multi-storey car park**
Completed December 2014
- 6 **Two New Bailey Square**
Completion December 2019
- 7 **Premier Inn**
Completed November 2014
- 8 **Slate Yard Apartments**
Completion 2018
- 9 **Future Residential Development**
Start on site Spring 2018
- 10 **Multi-storey car park**
Start on site January 2018





The Developer

The English Cities Fund was created by the UK government to increase levels of private investment in UK's 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 fund 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 comprise 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.

The three partners are: Muse Developments, Legal & General and Homes England.

Muse Developments is one of the country's leading names in mixed-use development and urban regeneration with more than 30 years' experience having delivered over 16 million sq ft of commercial and residential property.



Riverside House

One New Bailey



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