

ONE

NEW BAILEY





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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, already lawyers Freshfield Bruckhaus Deringer has been attracted to the building and Menagerie restaurant has recently opened on the ground floor.





NOMA

Manchester Victoria Station

National Football Museum

The Printworks

Exchange Square

Rail Quays

Manchester Arndale

The Lowry Hotel

Salford Central Station

St Ann's Square

New Bailey multi-storey car park

Two New Bailey Square

Manchester Town Hall

Riverside House

Spinningfields

Multi-storey car park

Premier Inn New Bailey

Central Library

St Peter's Square

The Slate Yard

Hello House

Manchester Central

Manchester Deansgate Station

Bridgewater Hall

Beetham Tower

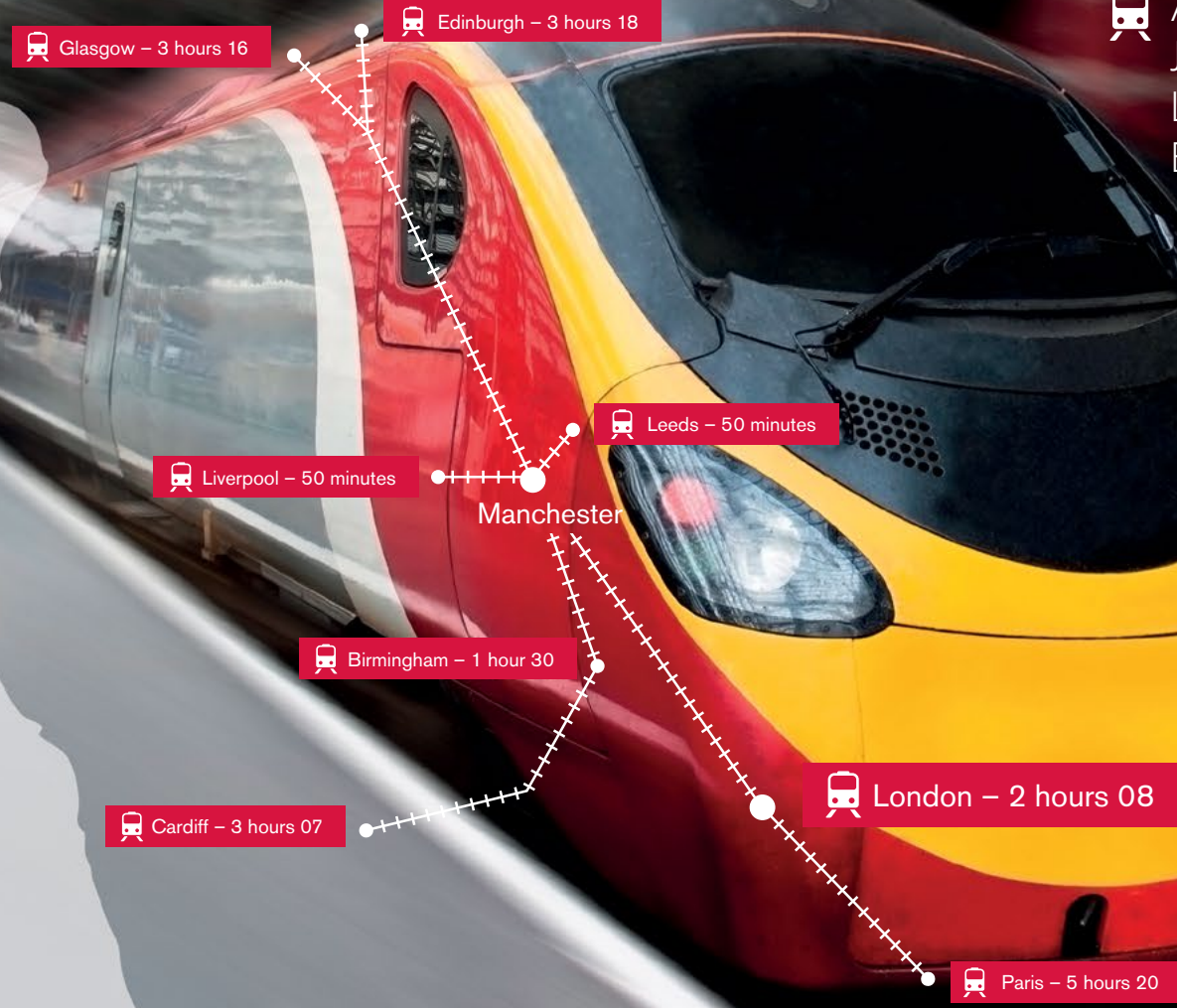
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Welcome to Manchester; the rich, diverse, economic and cultural capital of the North, widely recognised throughout history as a hive of creativity and innovation. The birthplace of the Industrial Revolution, founder of the Football League and exporter 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.



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



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

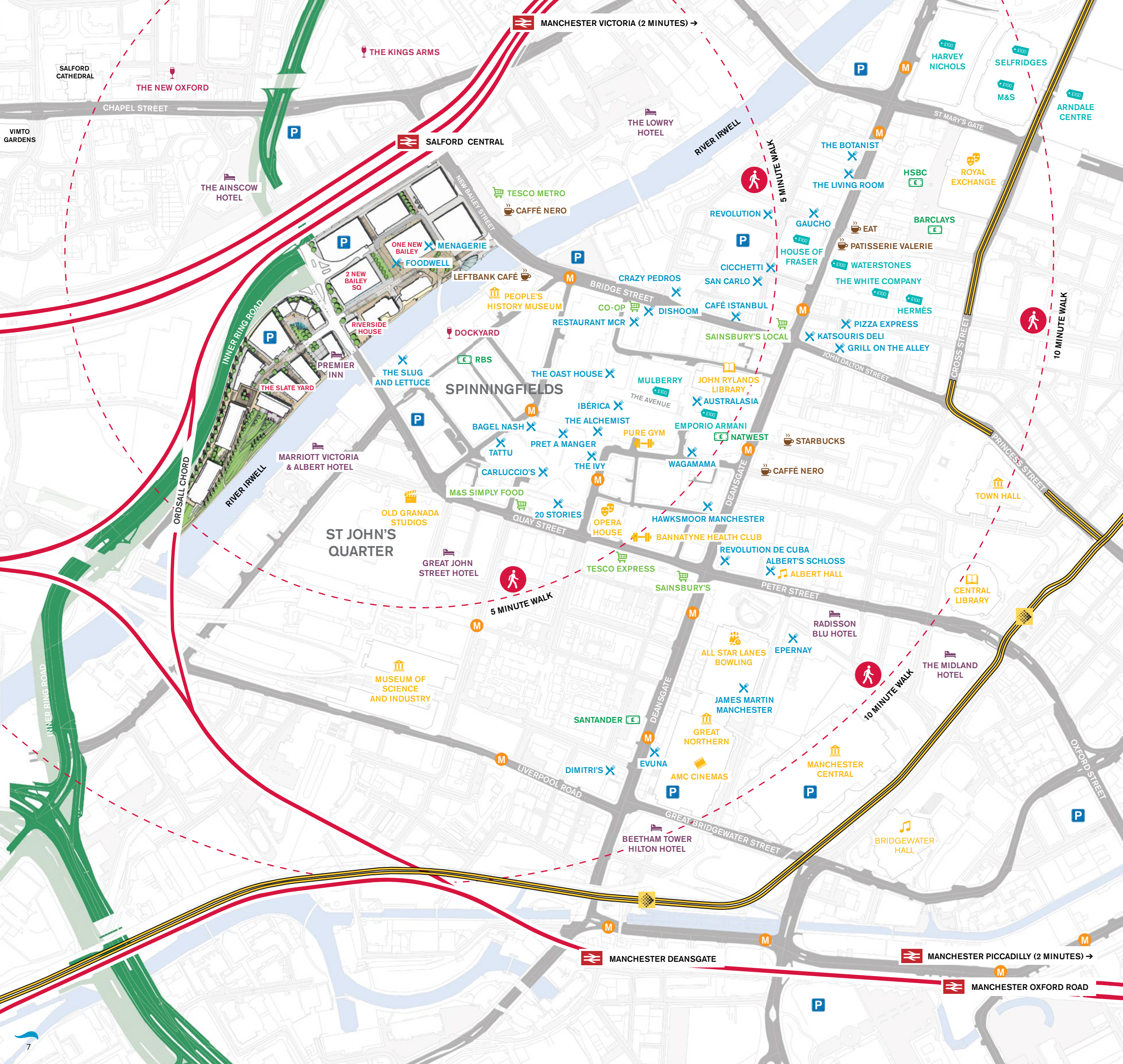


A GLOBAL CITY

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.



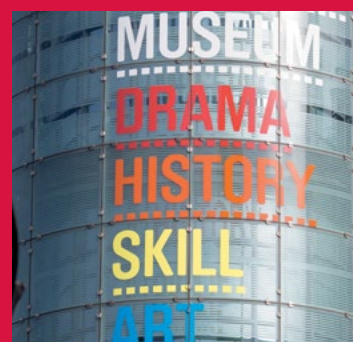
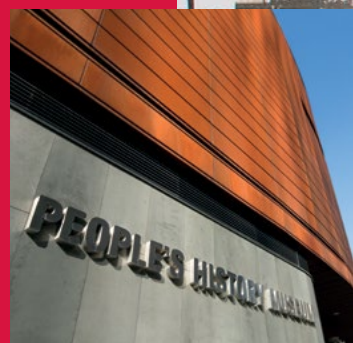
CONNECTED

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
- Metrolink station
- Metrolink
- Free Metroshuttle bus stop
- Car park
- Hotel
- Restaurant
- Café
- Bar
- Retail
- Bank
- Supermarket
- Place of interest



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.

AZENDA
manchester

IN ASSOCIATION

INTERIOR DESIGN CARROLL DESIGN CONSTRUCTION COMPANY
MEDLOCK
fit out · refurb · build

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.

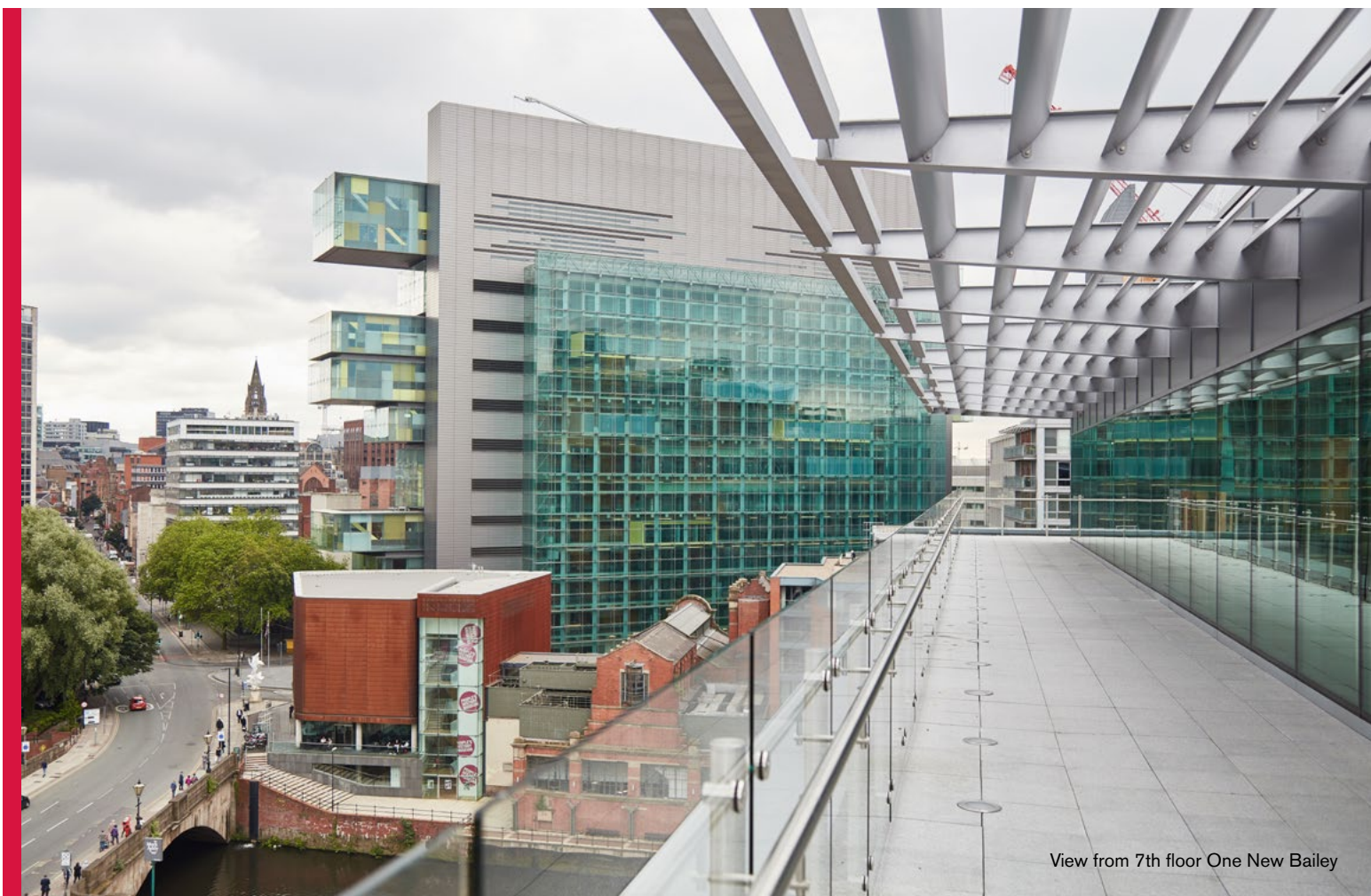
New Bailey is adjacent to the heart of the city's business district with occupiers such as RBS, HSBC, Bank of New York and Barclays immediately opposite, along with many other major organisations.



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 | 11. Squire Patton Boggs, PWC, Northedge Capital, WeWork, Weightmans LLP, Oliver James Associates, Allied London, Browne Jacobson LLP, PricewaterhouseCoopers LLP | 17. Deloitte, DWF, Baker Tilly |
| 2. HMRC | 12. Gazprom Energy | 18. MediaCom |
| 3. MoneyPlus Group | 13. Esure | 19. Brewin Dolphin |
| 4. Futureworks, AO | 14. Allied Irish | 20. Natwest, RBS |
| 5. HMRC | 15. Barclays, Investec, BDO, GMC, BNY Mellon, Pinsent Masons, DAC Beachcroft LLP | 21. AIG |
| 6. Civil Justice Centre | 16. JMW Solicitors | 22. Manchester Town Hall |
| 7. NCC, Global Radio, Shoosmiths | | 23. Freshfields Bruckhaus Deringer, WHIreland, Allegis Group, Dentsu Aegis, Shawbrook Bank, Circle Recruitment |
| 8. RBS | | 24. HMRC |
| 9. HSBC, Grant Thornton | | |
| 10. Worldpay, Towergate Insurance, TLT Solicitors, i2 Offices | | |



View from 7th floor One New Bailey

THE DEVELOPMENT

Programme

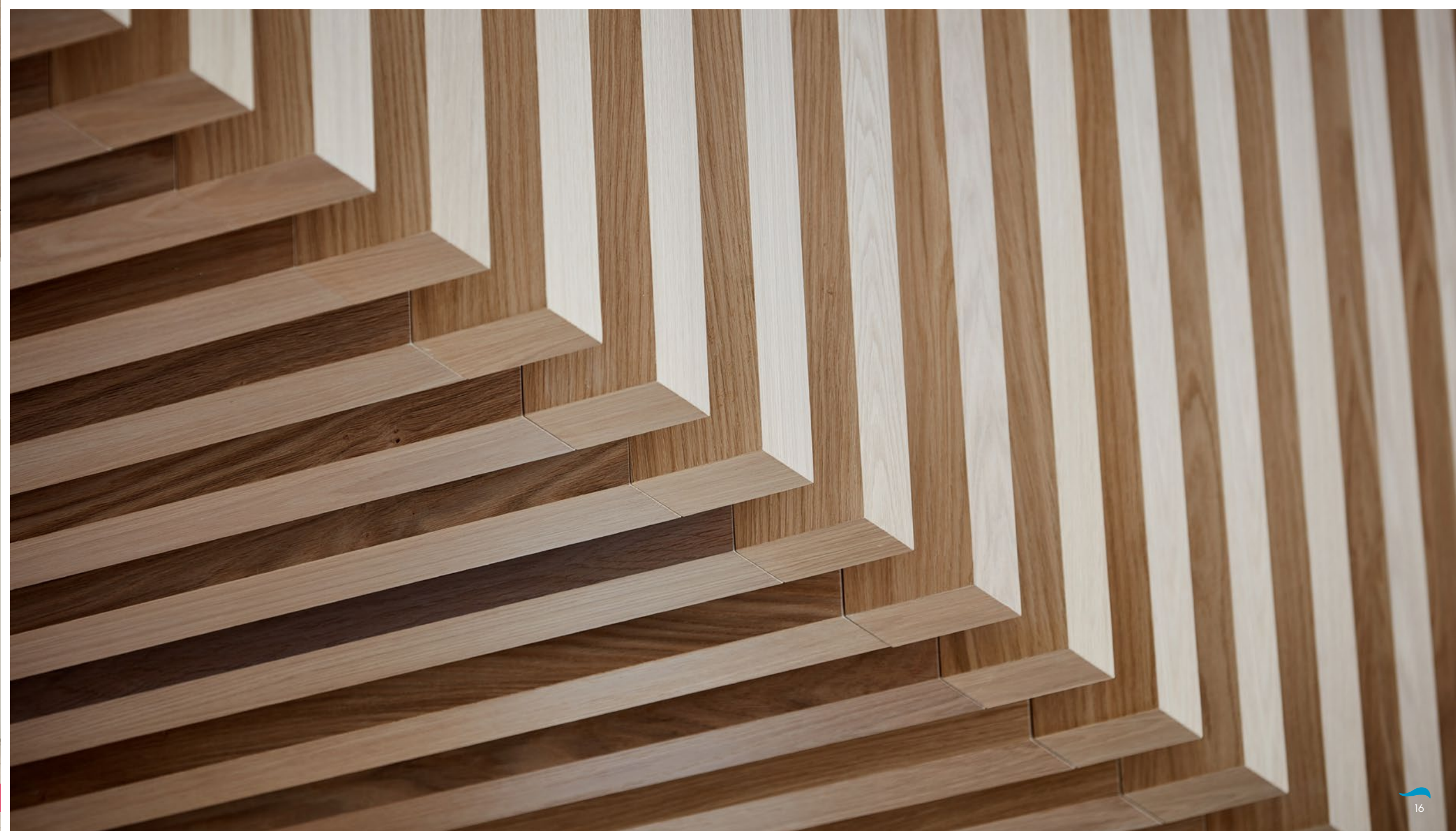
1. One New Bailey
(Completed June 2016)
2. New Bailey multi-storey car park
(Opened in December 2014)
3. Premier Inn New Bailey
(Opened in November 2014)
4. Three New Bailey - HMRC
(Completion March 2021)
5. Two New Bailey Square
(Started on site April 2018)
6. Multi-storey car park
(Opened December 2018)
7. Riverside House
(Completion July 2019)
8. Future development







One New Bailey reception finishes



LOCATION/COMMUTING

One New Bailey boasts a fantastic location, just a short walk into the city centre and adjacent to Manchester's CBD, Spinningfields.

Brilliantly located to all local transport systems, it is an 8 minute walk from the Metrolink tram and is served by the free Metroshuttle bus. It is also adjacent to what will be one of the city's largest train stations as Salford Central currently undergoes major improvement works in order to make this station a pivotal location for transport across the UK.

One New Bailey is not only situated close by to Manchester's inner ring road but the New Bailey multi-storey car park also occupies the New Bailey site offering 615 car parking spaces everyday.

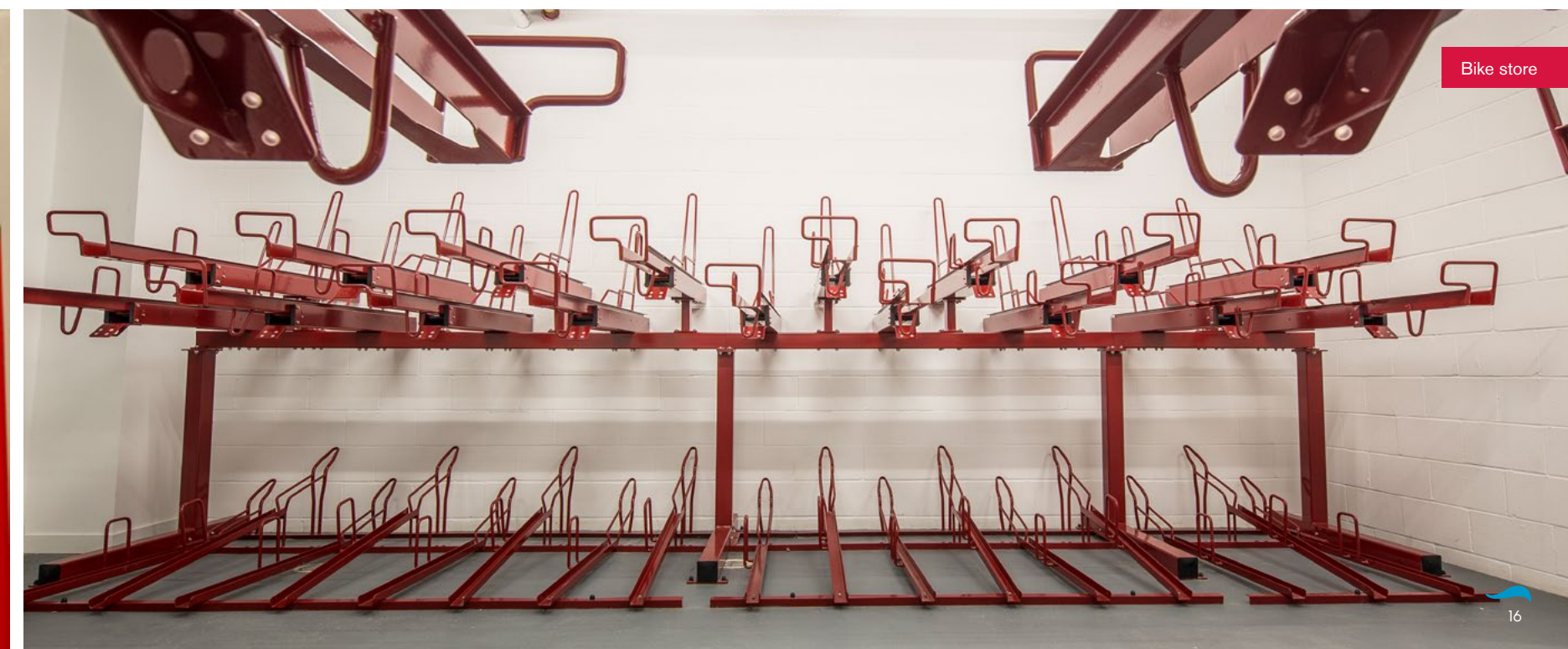
There are also cycling facilities within the building including 60 bicycle locker spaces.



Locker and Shower room



Bike store



SPECIFICATION

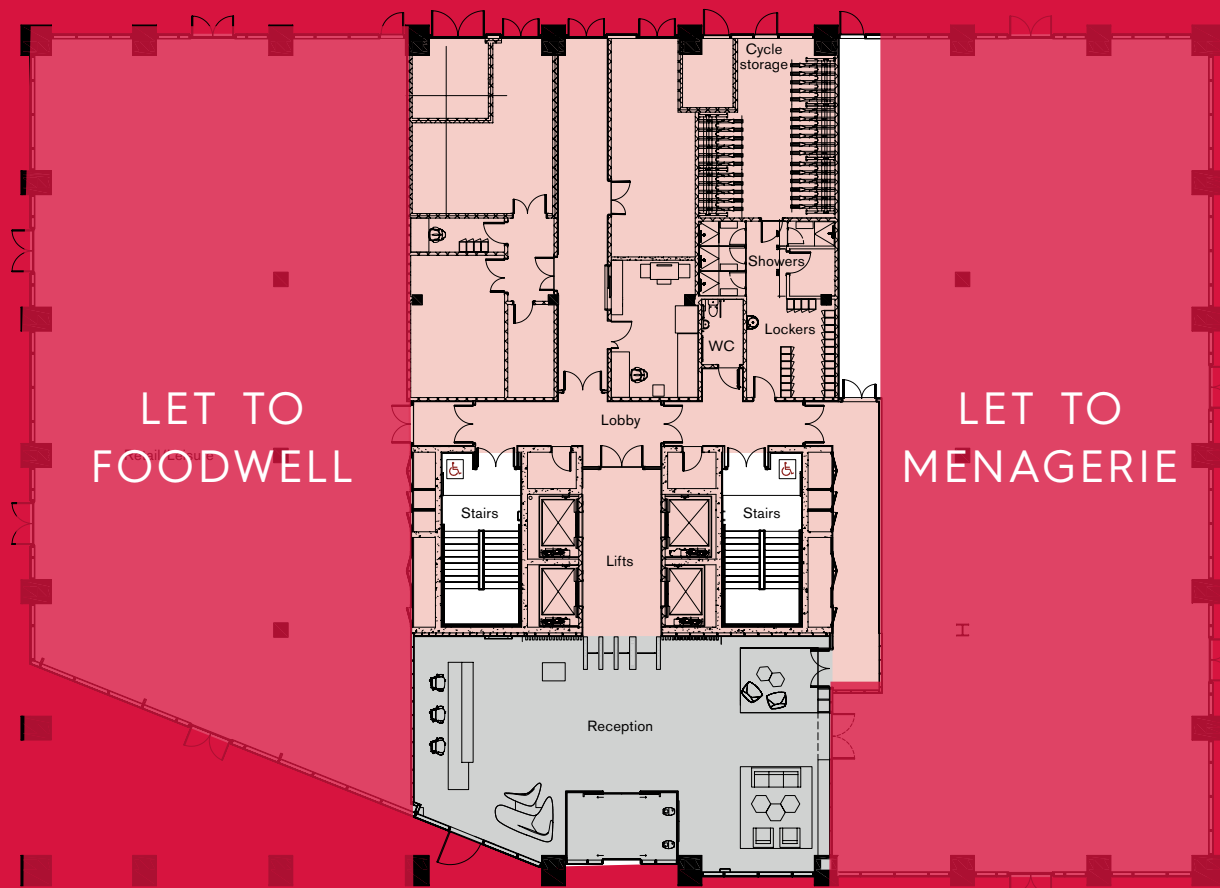
Only 2 full office floors are available (see below) – these were designed for ultimate flexibility with 4 separate accesses from the central core.

- 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 60 bicycles, lockers and shower facilities
- Up to 60 spaces reserved in adjacent 615 space New Bailey multi-storey car park

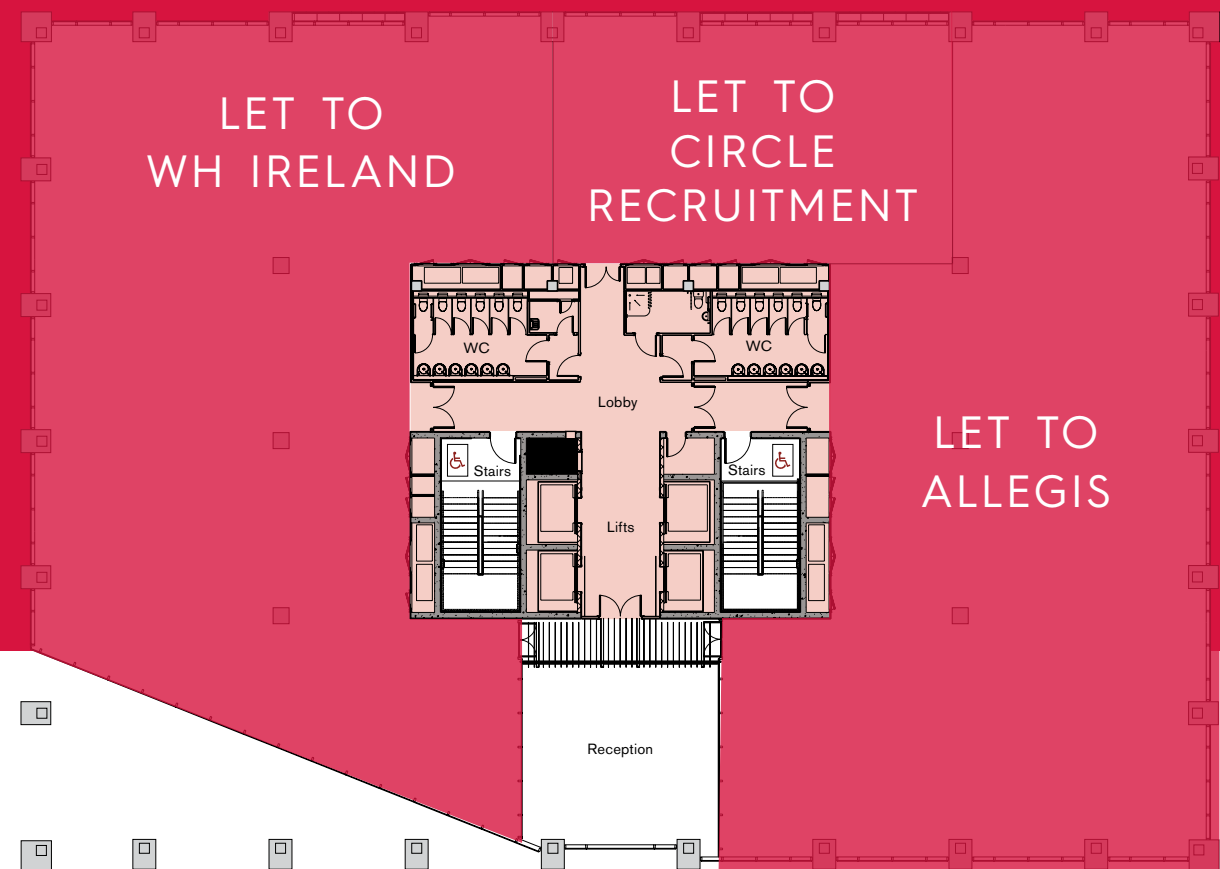
Schedule of areas

Floor	Net internal area (sq m)	Net internal area (sq ft)	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 A	622	6,695	Let to WHIreland
Floor 1 B	773.6	8,327	Let to Allegis
Floor 1 C	175.8	1,892	Let to Circle Recruitment
Floor 2	1,600.1	17,223	Let to Dentsu Aegis Network
Floor 3 A	785.03	8,450	Let to Freshfields Bruckhaus Deringer
Floor 3 B	488.11	5,254	Let to Shawbrook Bank
Floor 3 C	294.96	3,175	Available to let
Floor 4	1,605.5	17,281	Let to Freshfields Bruckhaus Deringer
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	125,442.1 sq ft	

*Capable for use as offices/retail/leisure

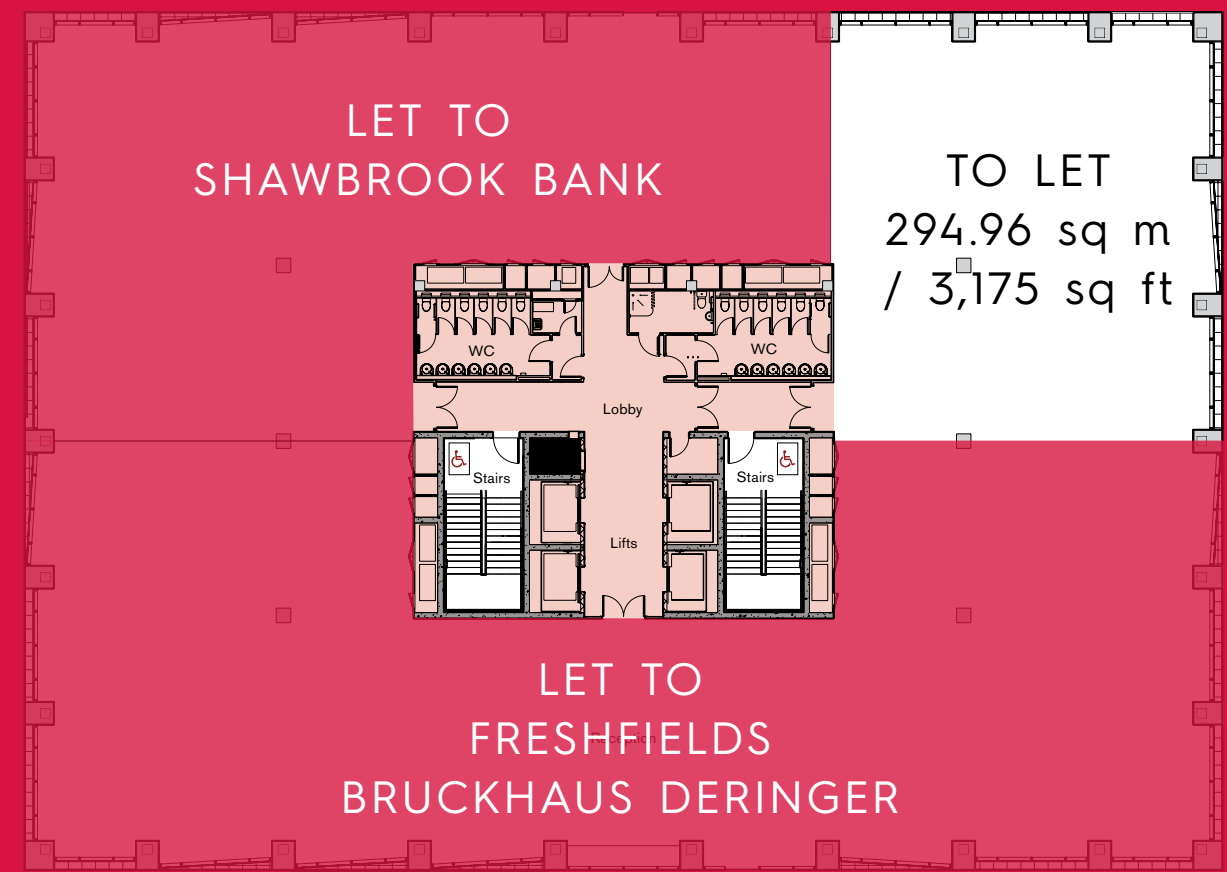


Ground floor

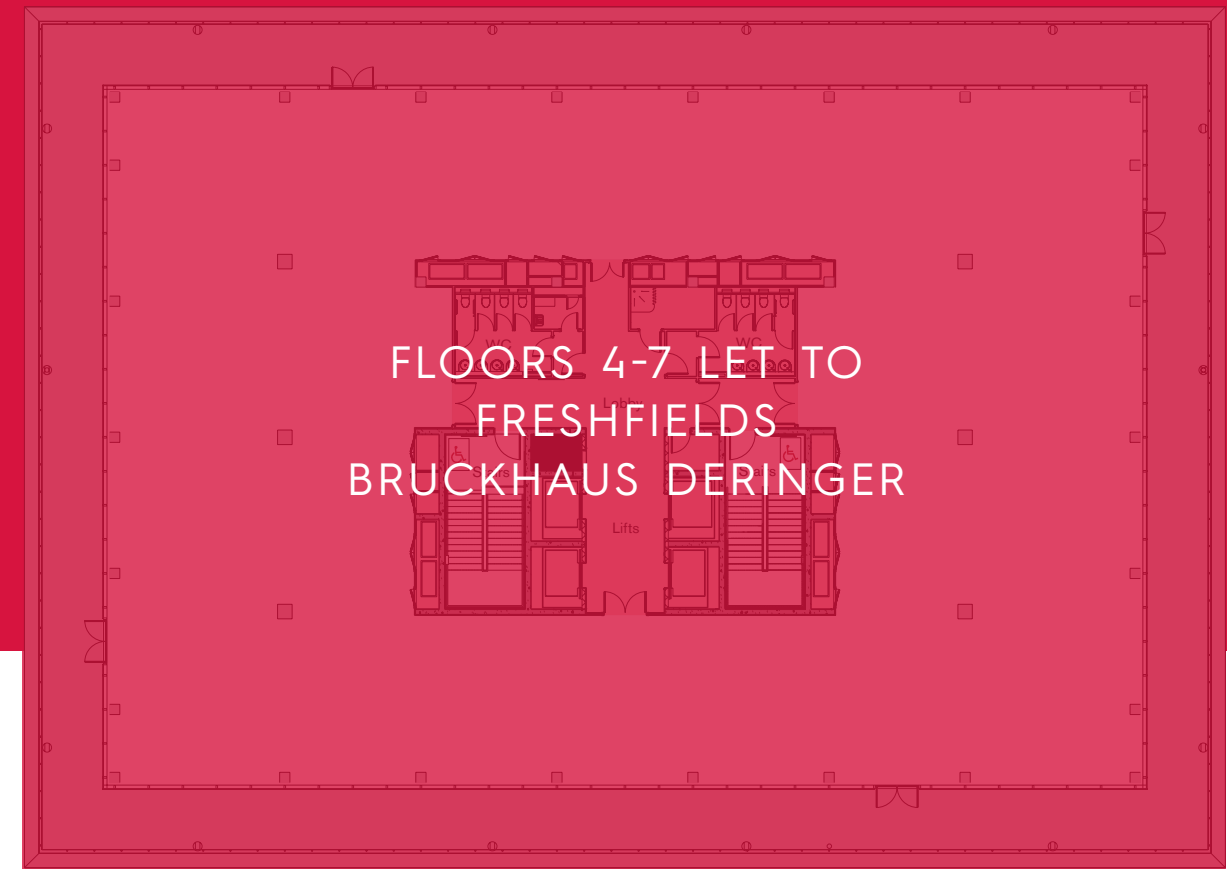


First floor

Designed with ultimate flexibility
in mind to create a variety of
suite sizes if required.



Third floor



Typical upper floor

FLOOR PLANS



Office layout 1:8
1603m² / 17,255sqft



Office layout 1:10
1603m² / 17,255sqft

SPACE PLANS

Spatial Evaluation

- 1 x Reception/waiting area
- 2 x 8 Person meeting rooms
- 2 x 4 Person meeting rooms
- 2 x 14 Person meeting/training rooms
- 1 x 8 person meeting room
- 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

Spatial Evaluation

- 1 x Reception/waiting area
- 1 x 14 Person meeting room
- 1 x 12 Person meeting room
- 2 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
- 1 x 6 person meeting room
- 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

ONE
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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



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