NEW CITY CENTRE RETAIL, LEISURE AND WORKSPACE OPPORTUNITY
INTRODUCING TWO NEW BAILEY SQUARE

This is Two New Bailey Square. A 188,500 sq ft state-of-the-art office development forming part of the £650million New Bailey Riverside business and leisure scheme.

A HIVE OF CREATIVITY AND INNOVATION

• Occupying a central position within the New Bailey scheme and next to an impressive new public square.
• Prominent and highly visible, situated facing Manchester Inner Ring Road, benefiting from high volumes of passing traffic.
• Eversheds Sutherland, one of the top 10 UK law firms, have leased circa 50,000 sq ft within Two New Bailey Square. BLM LLP, another top tier UK law firm, occupy over 70,000 sq ft.
• Ground floor leased to Sainsbury’s.
• Salford Central Station is 100 metres away - this is the main commuter station for the area with capacity for over 2 million passengers per year.
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Salford Central Station

NCP Carpark
Providing 635 spaces

Future Office Development

Three New Bailey
A 197,000 sq ft Grade A office development which has recently completed and has been handed over to HMRC.

Four New Bailey
A 175,000 sq ft Grade A office which is currently under construction and pre-let in its entirety to BT.

One New Bailey
Home to Freshfields Bruckhaus Deringer, WH Ireland, and two independent bar restaurants – Foodwell and Menagerie.

Riverside House
A newly constructed 11,692 sq ft Grade A office overlooking the River Irwell. The building is home to Muse Developments, one of the UK’s leading developers in mixed used development and urban regeneration, and Leonard Curtis.

Sainsbury’s

Premier Inn Hotel
143 rooms

The Slate Yard
634 homes
A LOCATION THRIVING WITH NEW CAFÉS, BARS AND RESTAURANTS MAKING IT AN EXCITING PLACE TO LIVE AND WORK

- 2 Gyms less than 10 minutes walk away
- 31 Restaurants and bars within walking distance
- 6 Tourist attractions
- 1,000 Apartments within 100 metres
- 5 Hotels
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The units have the following specification:

- Powder coated glazing and entrance doors provided;
- Finished floor ready to take tenant floor covering;
- Cold water supply provided at minimum 1 bar pressure to meter room ready for tenant connection;
- A 100mm capped drain connection provided in ground floor slab;
- Gas supply (250kw or 100kw) gas supply pipe to meter room ready for tenant connection and meter;
- A 320kw lv electricity supply from central meter room. Meter and feed by incoming tenant;
- 100mm grey duct entry points for OpenReach and Virgin Media plus entry points for alternative provider;
- Defined back of house service area off public highway;
- Dry/wet refuse facilities within delivery/goods zone;
A ground floor area of 4,540 sq ft is available to let which can be split into two units; Unit A and Unit B for retail, leisure or workspace opportunity.

**Availability**
- Unit A – 1,690 sq ft
- Unit B – 2,850 sq ft

**Unit B – Example workspace plan**
- 24 workstations
- Meeting booth
- Collaboration space for 8 workstations
- 2 Focus rooms
- Hot desking workspace
- Quiet lounge
- 6 person meeting room
- 8 person meeting room
- Lounge/Reception
- Kitchen facilities

**Terms**
- The unit(s) are available to let on a new lease for a term of years to be agreed.
- Rental levels – available upon application.

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The contractor shall check and verify all dimensions on site and report any discrepancies in writing to OBI Property Ltd before proceeding with work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as “read only” and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

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