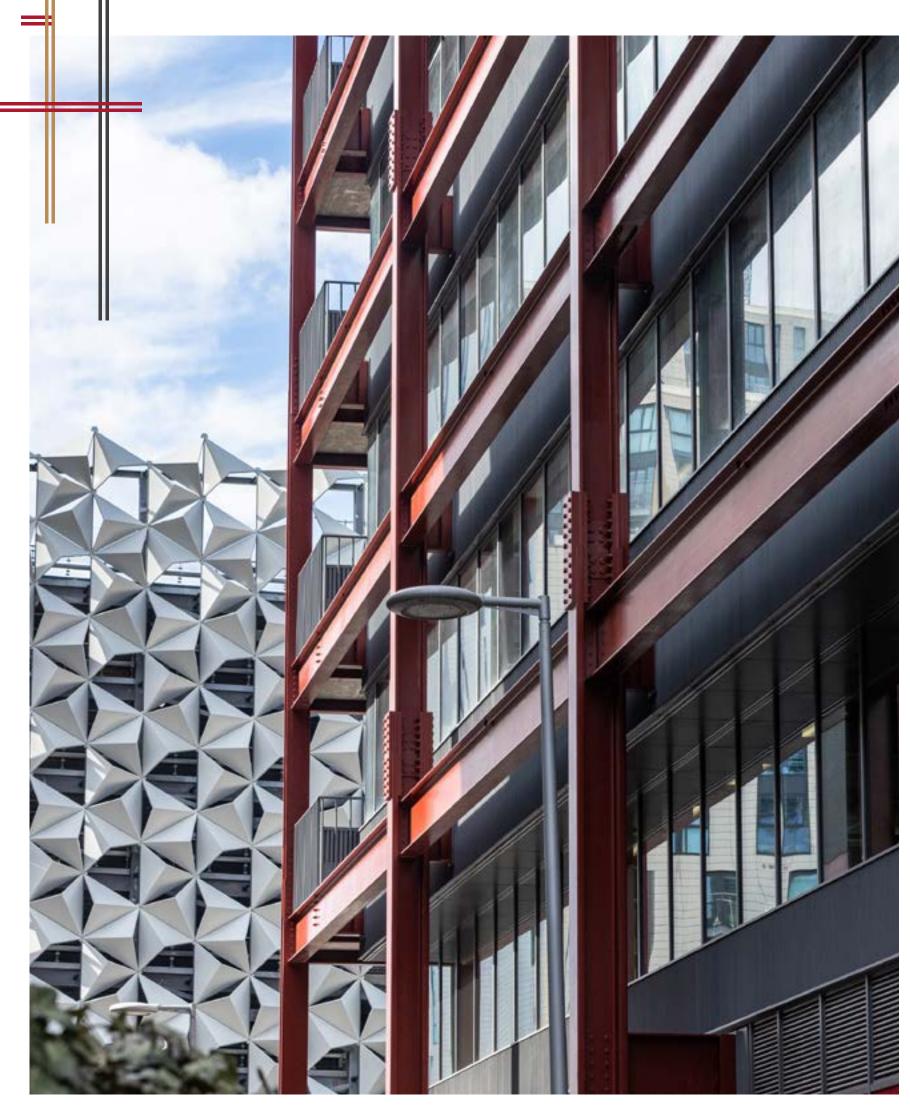
2NEWBAILEYSQ



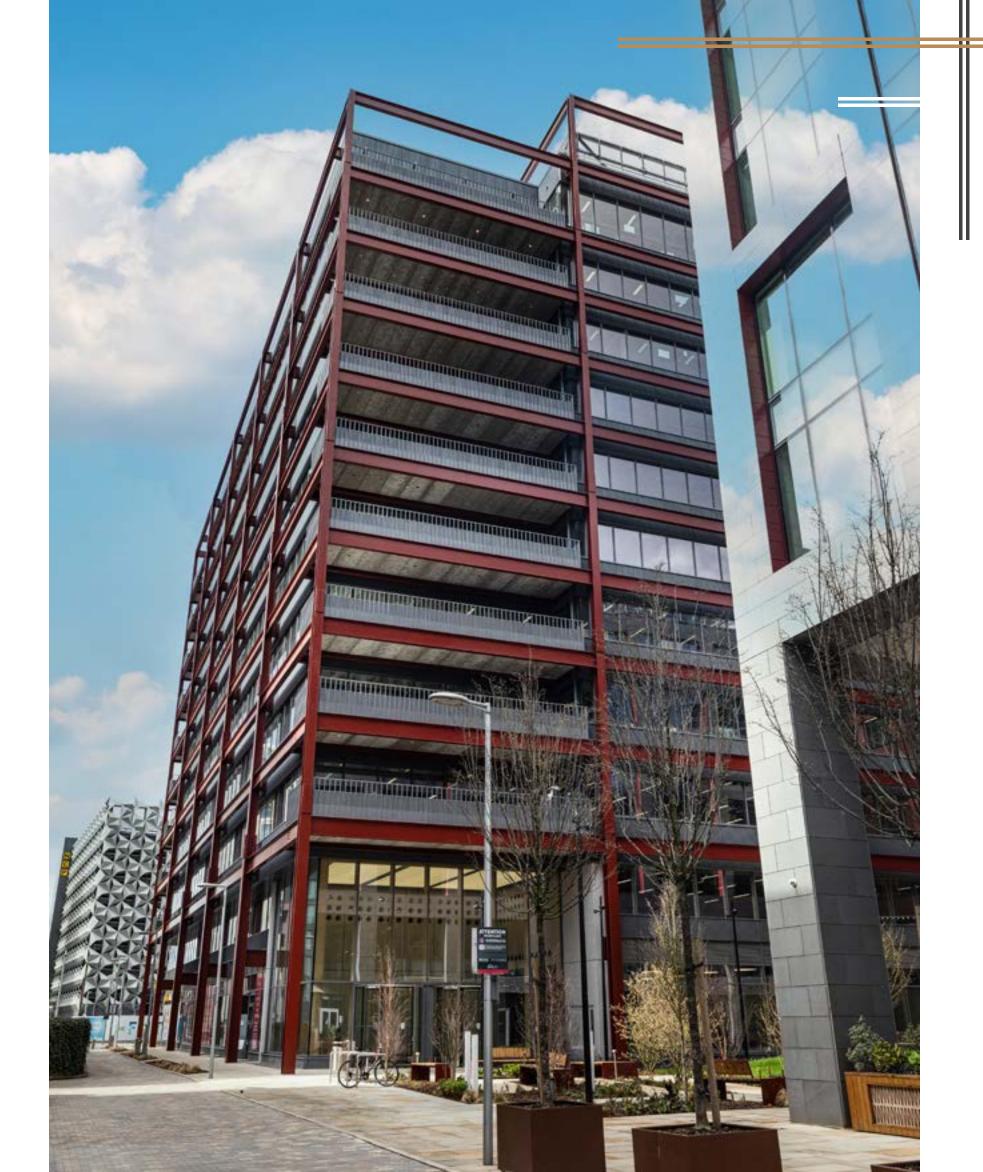


INTRODUCING A VIEW FROM A THE COMMERC YOUR NEW NEI AFTER WORK P THE NEIGHBOU CONNECTIVITY THE CITY THE DEVELOPM PUBLIC REALM RECEPTION SPECIFICATION ROOF GARDEN BALCONIES WIREDSCORE CYCLE, SHOWE THE DETAIL MA SPACE PLANS FLOOR PLATES THE DEVELOPE CONTACTS



TWO NEW BAILEY SQUARE	04
ABOVE	06
CIAL DISTRICT	08
EIGHBOURS	10
PLAY	12
URHOOD	14
Y	16
	18
MENT	20
1	22
	24
N & SCHEDULE OF AREAS	26
Ν	28
	30
	31
ER & CHANGING HUB	32
ATTERS	34
	36
S	38
ER	40
	42





INTRODUCING TWO NEW BAILEY SQUARE

Two New Bailey Square is a Grade A 187,251 sq ft BREEAM Excellent state-of-the-art office development occupying a highly prominent gateway position forming part of the New Bailey scheme, a thriving business and leisure destination.

TWO NEW BAILEY SQUARE EXPRESSES CONTEMPORARY DESIGN, SUSTAINABILITY AND UNIQUE OUTDOOR FEATURES DESIGNED WITH THE OCCUPIER IN MIND.

Two New Bailey Square is the second Grade A office building of the New Bailey scheme, following on from the success of One New Bailey.

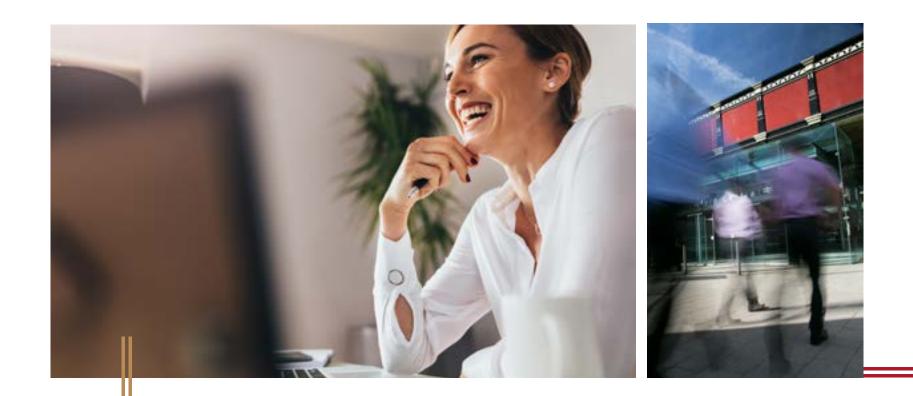
A VIEW FROM ABOVE



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, discoverer of the miracle material graphene, founder of the Football League and exporter of world-renowned music and arts. Today the city expands whilst moving from strength to strength, securing its position as the financial hub of the North, whilst retaining character and charm.

BAILEY and a second



MANCHESTER С Ш AT GRE/

THE UK'S LARGEST

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.

- 1. The Lowry Hotel
- 2. HMRC
- 3. MoneyPlus Group
- 4. Futureworks, AO
- 5. HMRC
- 6. Civil Justice Centre
- 7. NCC, Global Radio, Shoosmiths
- 8. RBS
- 9. HSBC, Grant Thornton
- 10. Worldpay, Towergate Insurance, TLT Solicitors, i2 Offices
- 11. Squire Patton Boggs, PWC, Northedge Capital, WeWork, Weightmans LLP, Oliver James Associates, Allied London, Browne Jacobson LLP, PricewaterhouseCoopers LLP

- 12. Esure
- 13. Allied Irish, Tilney
- 14. Barclays, Investec, BDO, GMC, BNY Mellon, Pinsent Masons, DAC Beachcroft LLP
- 15. JMW Solicitors
- 16. Deloitte, DWF, Baker Tilly
- 17. MediaCom
- 18. Brewin Dolphin
- 19. Natwest, RBS
- 20. AIG
- 21. Manchester Town Hall
- 22. Freshfields Bruckhaus Deringer, WHIreland, Allegis Group, Dentsu Aegis, Shawbrook
- 23. HMRC

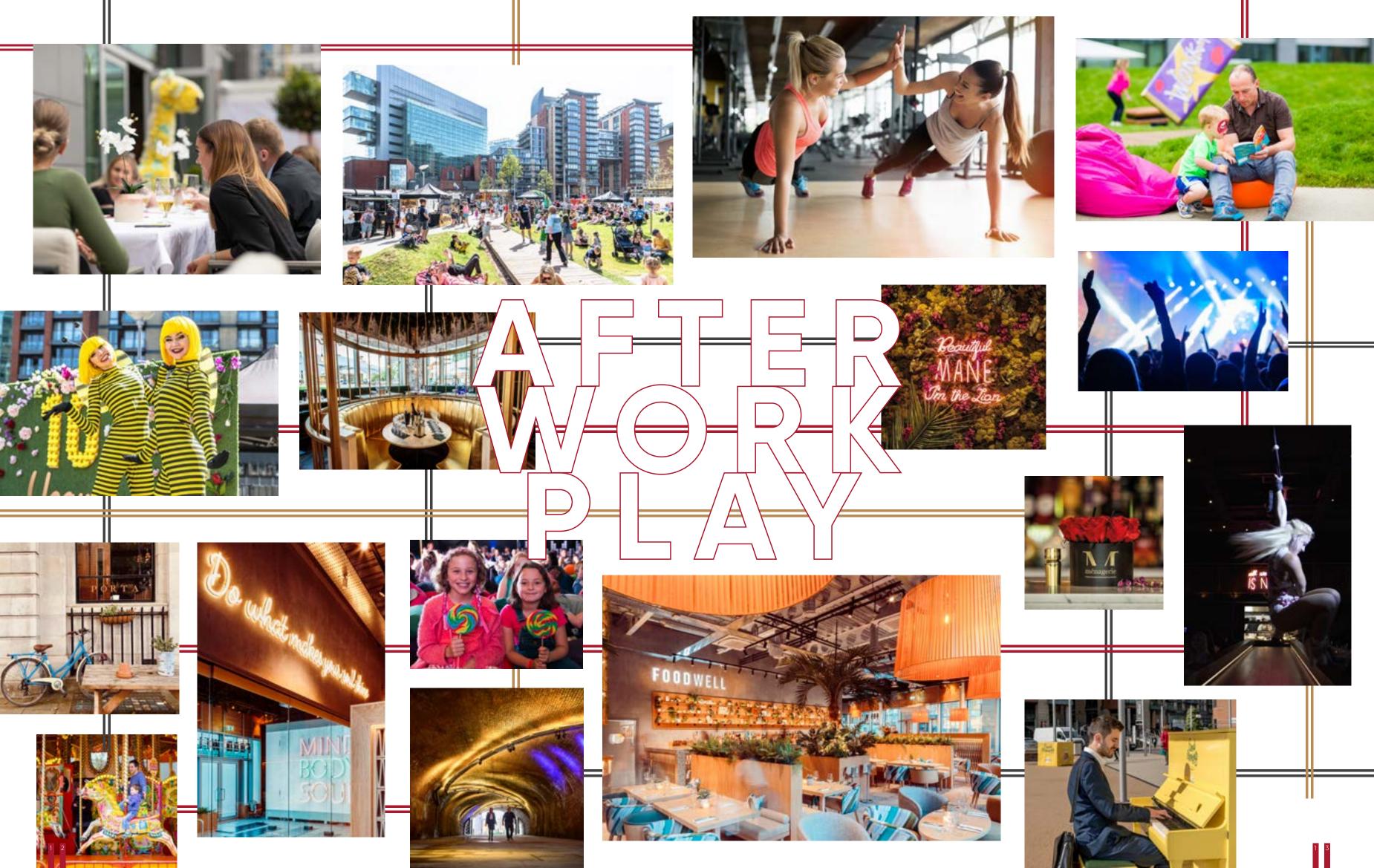


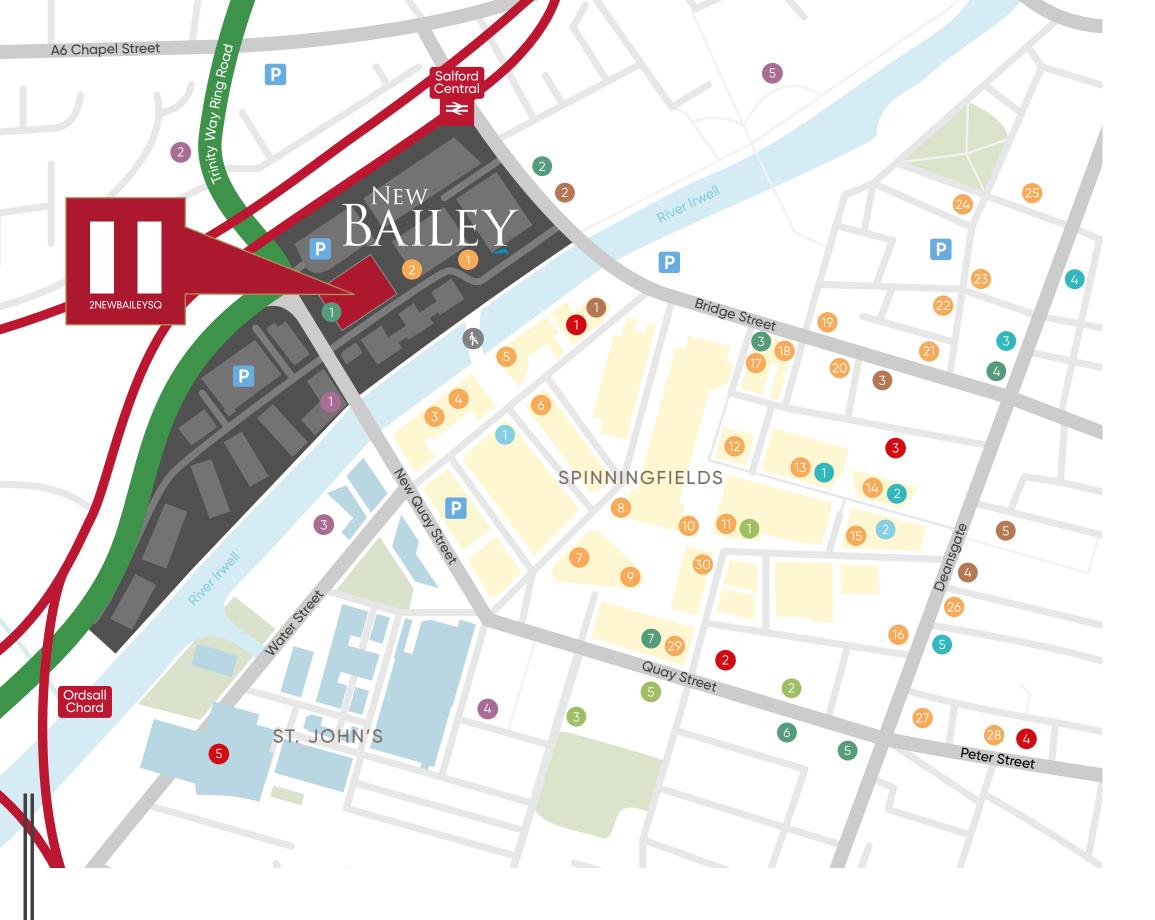
COMMERCIAL FINANCE CENTRE OUTSIDE LONDON



80 FTSE 100 MEMBERS ARE BASED IN MANCHESTER







A RANGE OF AMENITIES CLOSE BY FROM TOP RESTAURANTS, BARS AND HOTELS TO ENTERTAINMENT, LEISURE AND HIGH-END RETAIL. NEW BAILEY HAS EVERYTHING OF NECESSITY AND MORE, ALL WITHIN A SHORT WALK.

A THRIVING NEIGHBOURHOOD

= Restaurant/Bar

- 1. Menagerie
- 2. FoodWell
- 3. Slug and Lettuce
- 4. Scene
- 5. The Dockyard
- 6. The Refinery
- 7. Tattu
- 8. Bagel Nash
- 9. Bill's
- 10. Pret A Manger
- 11. The Alchemist
- 12. The Oast House
- 13. Fazenda
- 14. Australasia
- 15. Wagamama
- 16. Hawksmoor
- 17. Dishoom
- 18. Masons Restaurant Bar
- 19. Crazy Pedro's
- 20. Honest Burgers
- 21. Café Istanbul
- 22. San Carlo
- 23. Cicchetti
- 24. Revolution
- 25. Gaucho
- 26. Gusto
- 27. Revolución de Cuba

28. Albert's Schloss

- 29. 20 Stories
- 30. The Ivy Spinningfields

💳 Hotel

- 1. Premier Inn New Bailey
- 2. The Ainscow Hotel
- 3. Marriott Victoria & Albert Hotel
- 4. Great John Street Hotel
- 5. The Lowry Hotel

💳 Retail

- 1. Mulberry
- 2. Emporio Armani
- 3. Forsyth Music Shop
- 4. Waterstones
- 5. Evans Cycles

— Tourist Attraction

- 1. People's History Museum
- 2. Manchester Opera House
- 3. The John Rylands Library
- 4. Albert Hall
- 5. Factory venue (completion 2022)









E Café

- 1. The Left Bank Café Bar
- 2. Caffè Nero
- 3. Grindsmith
- 4. Caffè Nero
- 5. Starbucks

Leisure & Wellbeing

- 1. PureGym
- 2. Bannatyne Health Club
- 3. Barry's Bootcamp
- 4. F45 Salford Central
- 5. Everyman Cinema

Convenience Store

- 1. Sainsbury's
- 2. Tesco Express
- 3. Со-ор
- 4. Sainsbury's
- 5. Sainsbury's
- 6. Tesco Express
- 7. M&S Food Hall

Bank

- 1. RBS
- 2. Natwest







NEW BAILEY IS PERFECTLY CONNECTED, IMMEDIATELY ADJACENT TO SALFORD CENTRAL TRAIN STATION AND WITHIN A SHORT WALK OF THE CITY CENTRE'S METROLINK AND FREE BUS CONNECTIONS. FURTHERMORE, THE SCHEME IS NEXT TO TRINITY WAY WHICH OFFERS FAST AND DIRECT CONNECTIVITY TO THE WIDER ROAD NETWORK.

GET CONNECTED



The Ordsall Chord

₹

The Ordsall Chord provides direct links from Salford Central Station to Manchester Piccadilly and Manchester Airport.

≈ Salford Central Train Station

Recent improvements include re-opening three disused platforms and enhancing two existing platforms.





Metrolink

Metrolink services are provided, with the closest being St Peter's Square and Deansgate-Castlefield, which are approximately 10 minutes walk from Two New Bailey Square.

Free Bus Stop

Two services run within 5 minutes walk of Two New Bailey Square, with stops on Byron Street and Quay Street connecting to Manchester Piccadilly Station. Both services run Monday–Sunday every 10 minutes.









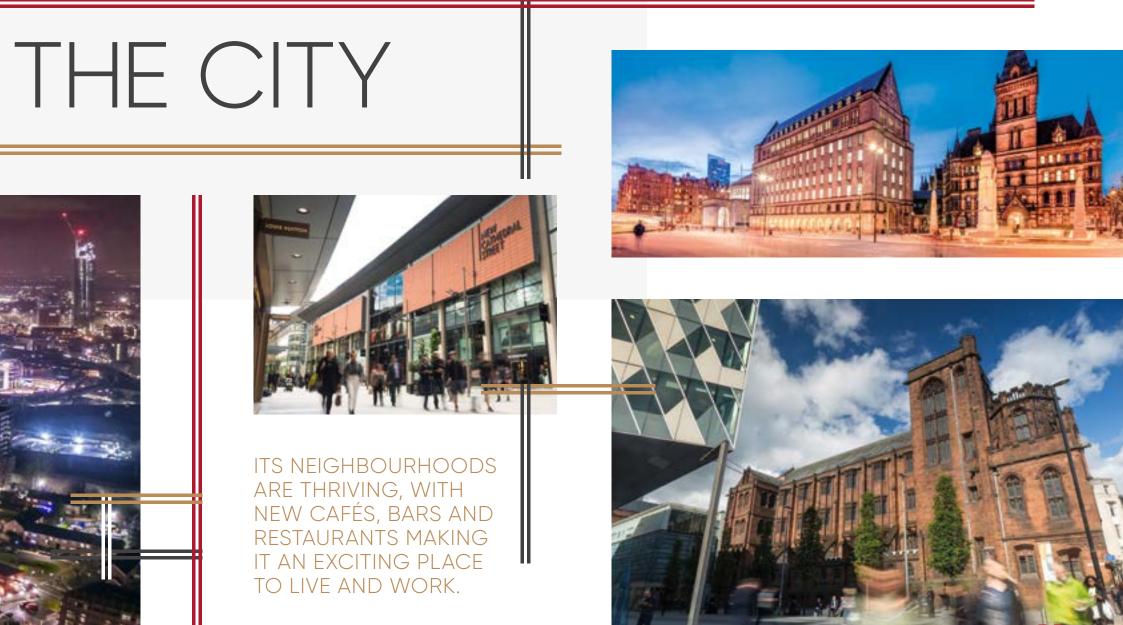




THE CULTURAL CAPITAL OF THE NORTH – A HIVE OF CREATIVITY AND INNOVATION.

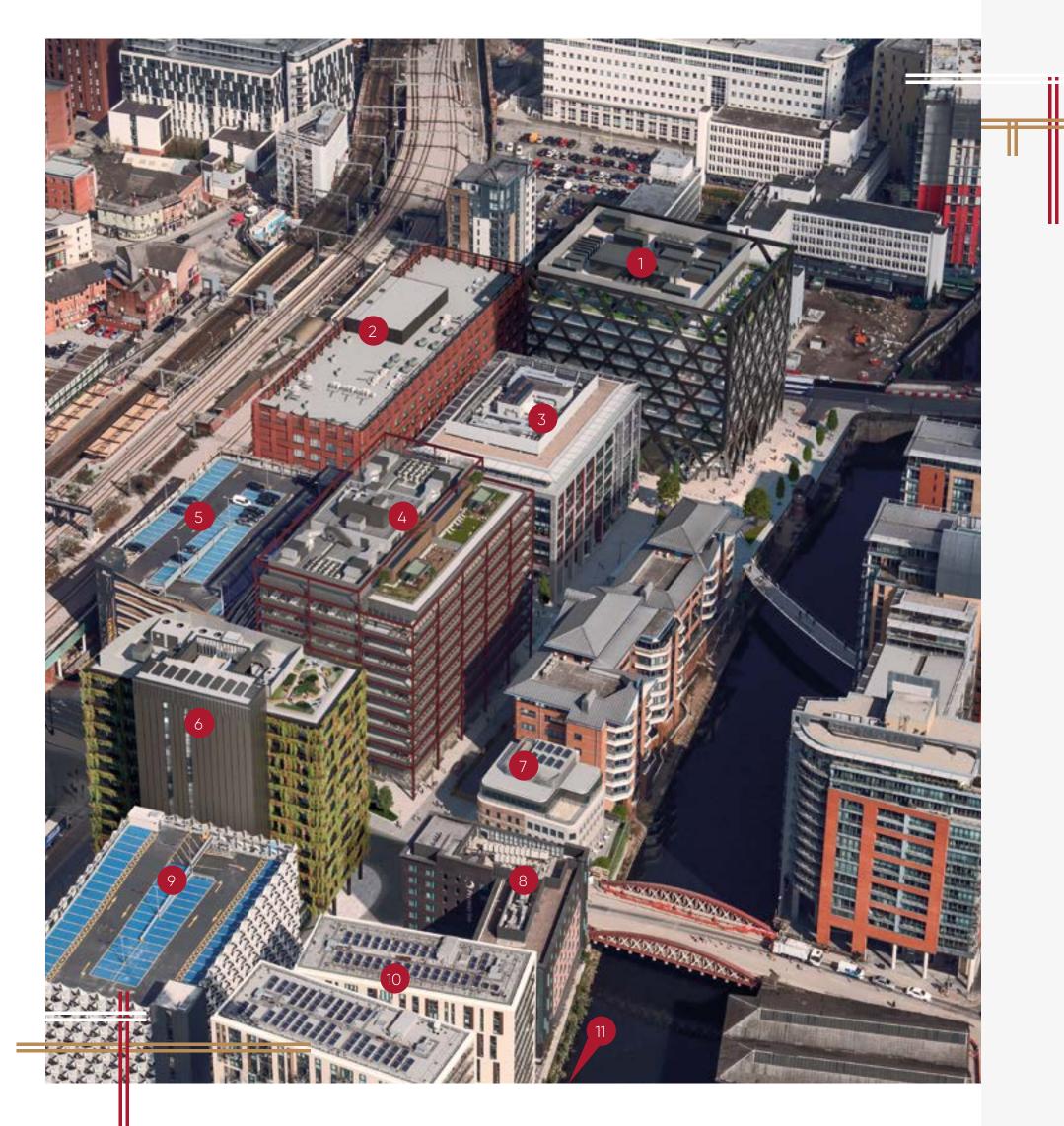
Discover its eclectic music scene, wide variety of museums, art galleries and lose yourself in its history. It is a city of sport boasting world-class football, cricket and cycling arenas.







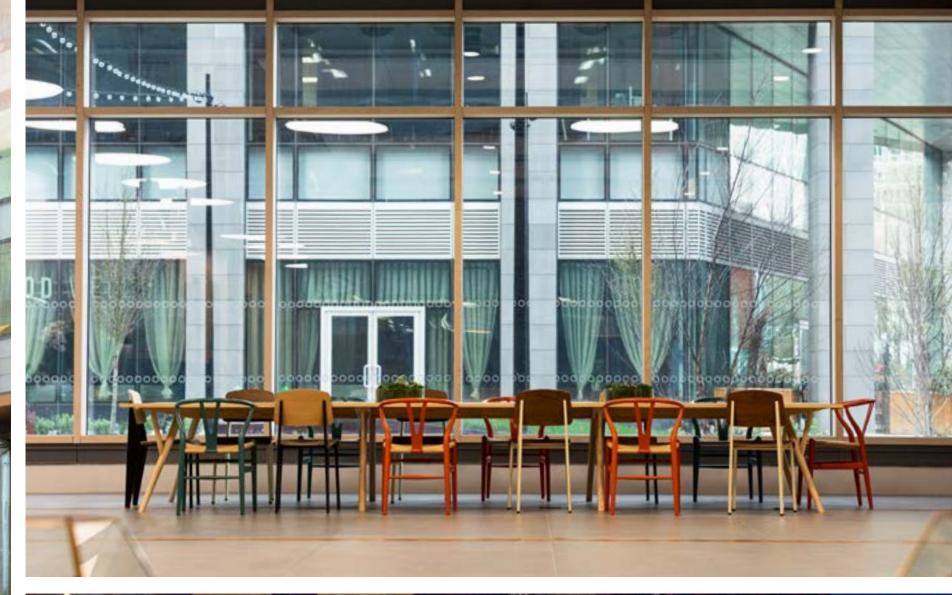
THE DEVELOPMENT



- 1. Four New Bailey BT (completes 2022)
- 2. Three New Bailey HMRC
- 3. One New Bailey
- 4. Two New Bailey Square
- 5. NCP Car Park -Salford New Bailey
- 6. Future development
- 7. Riverside House
- 8. Premier Inn Hotel
- 9. NCP Car Park Salford Stanley Street
- 10. The Slate Yard
- 11. Future development

NEW STUNNING

A NEW STUNNING PUBLIC SQUARE PROVIDES AN IMPRESSIVE APPROACH AND ENTRANCE TO THE BUILDING.







PRESSIVE ENTRANCE RECEPTION

A SPACIOUS ENTRANCE RECEPTION EXUDING A CONTEMPORARY AND EXCITING BUSINESS LOUNGE WITH IMPRESSIVE QUALITY FINISHES.



ī

FLOOR

Ground Floor Reception

Ground Floor*

- Floor 1 Floor 2 Floor 3 Floor 4 Floor 5
- Floor 6
- Floor 7
- Floor 8a
- Floor 8b
- Floor 9
- Floor 10
- TOTAL
- *Capable for use as office/retail/leisure

SPECIFICATION

- Grade A BREEAM "Excellent" (2014) specification
- Large open floor plates up to 18,379 sq ft
- Floor designed to subdivide up to two
- VRF heating and cooling designed to density of 1:6 sq m
- Floor to ceiling height:
 3.6m (with exposed services)
 2.85m (with ceiling)

- 150mm full access raised floors
- Private outdoor terraces for each floor
- Generous reception with integral café
- Scope for multiple entrances
- Basement with 50 car parking spaces available
- Generous ground level cycle facilities and showers, with 102 bicycle spaces

CONNECTIVITY

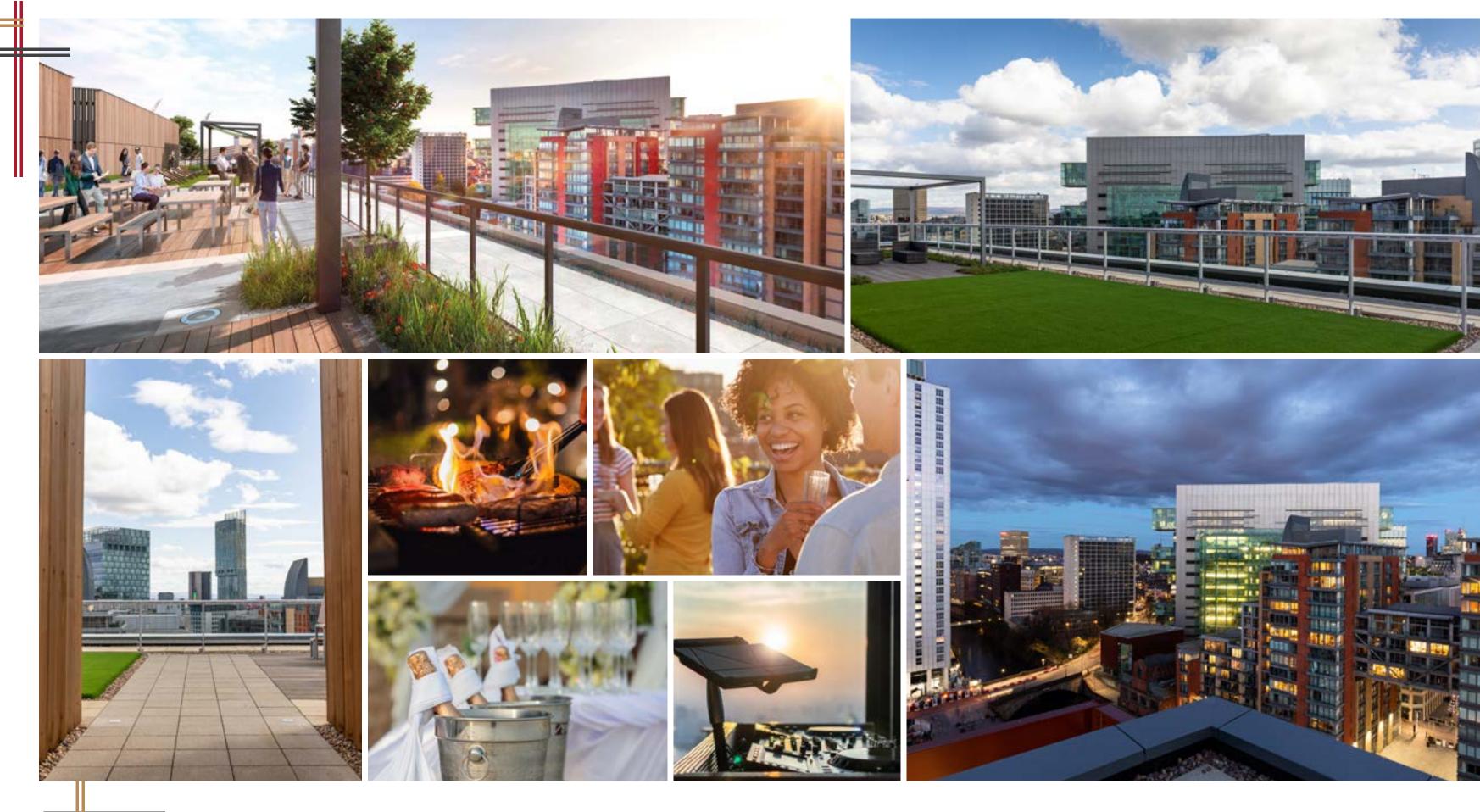
- Fibre ready with a diverse comms strategy and dedicated fibre comms room
- A WiredScore Certified Platinum Rating
- Includes a full 24/7 backup generator installed as part of CAT A works
- MEP systems designed to 1 per 6m²

2 6



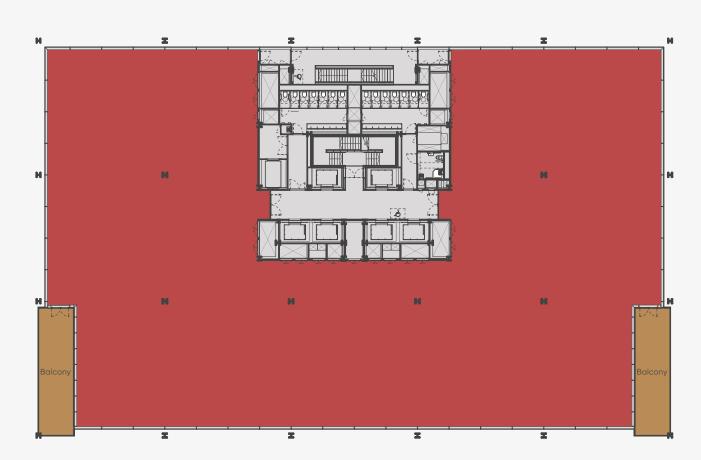
SCHEDULE OF AREAS

Net internal area sq m	Net internal area sq ft	Availability
264	2,842	
600	6,458	AVAILABLE TO LET
1,537	16,544	LET TO BLM LLP
1,666	17,933	LET TO BLM LLP
1,666	17,933	LET TO BLM LLP
1,666	17,933	LET TO BLM LLP
1,666	17,933	AVAILABLE TO LET
1,666	17,933	AVAILABLE TO LET
1,666	17,933	AVAILABLE TO LET
842	9,063	AVAILABLE TO LET
824	8,870	LET TO EVERSHEDS SUTHERLAND
1,666	17,933	LET TO EVERSHEDS SUTHERLAND
1,666	17,933	LET TO EVERSHEDS SUTHERLAND
17,396	187,251	



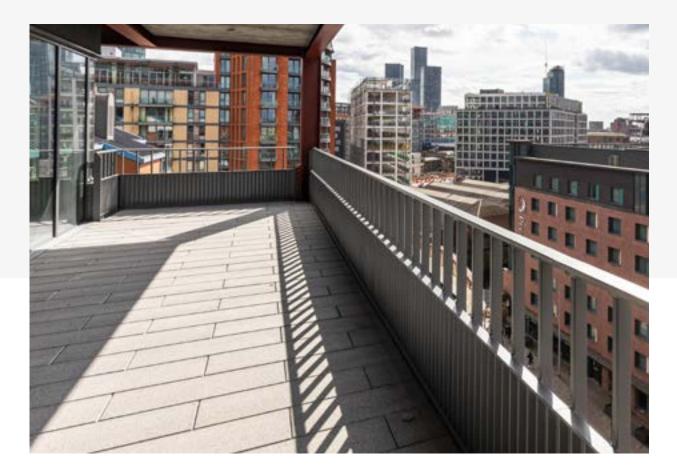
A DRAMATIC COMMUNAL ROOF GARDEN WITH PANORAMIC CITY VIEWS. CREATED FOR CLIENT EVENTS, FUNCTIONS OR OCCUPIERS INFORMAL USE.



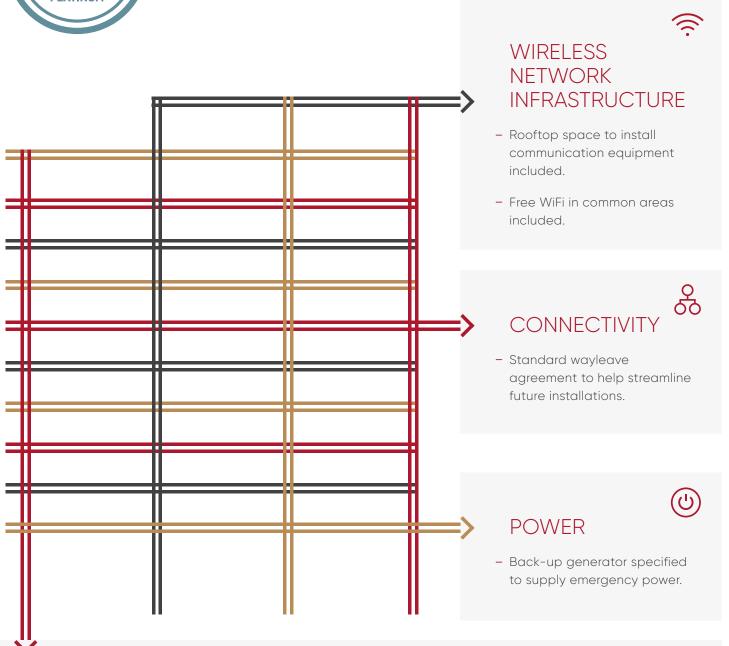


TYPICAL FLOOR

TWO BALCONIES ON EACH FLOOR FOR EXTERNAL MEETINGS OR INFORMAL USE. STAFF AND CLIENTS WILL ENJOY MARVELLOUS VIEWS ACROSS THE CITY.



WIRED CERTIFIED PLATINUM



INFRASTRUCTURE

- Two universal communication chambers enabling faster installation of cabling.
- Telecommunication ducts entering the building specified to ensure future tenants' needs.

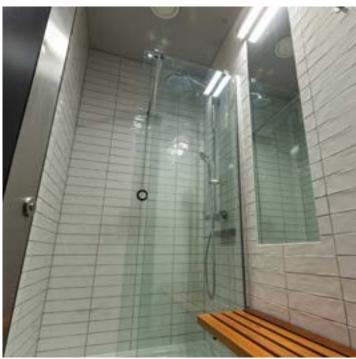
BEST IN CLASS CONNECTIVITY AND INFRASTRUCTURE WITH A WIRED CERTIFIED PLATINUM RATING.



- Two diverse intakes implemented to enable diverse routes for service provider cabling.
- Dedicated, secure and climate controlled space for service provider cabling.
- Risers specified with appropriate containment to ensure sufficient capacity.
- Two communication risers support diversity and protect against potential disruption.

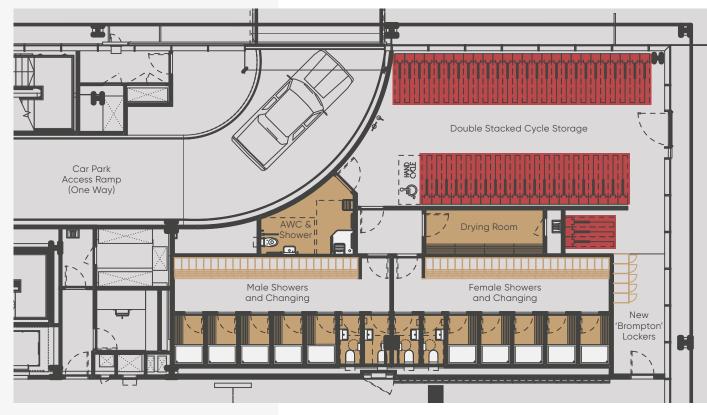
WITH INCREASING CYCLING COMMUTER FIGURES IN LINE WITH SUSTAINABLE LIVING, GREEN STAFF THINKING AND OCCUPIER AGENDAS, ALLOCATING A LARGE CYCLE HUB HAS BEEN DESIGNED AS AN IMPORTANT FEATURE.











Cycle facilities:

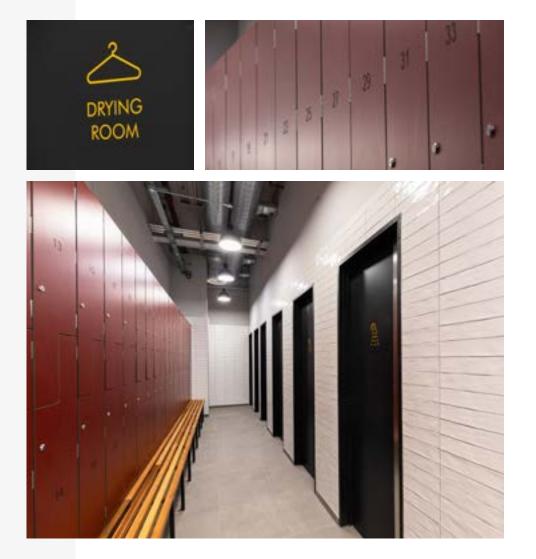
- Storage for 102
 cycles using double
 stacking racks
- Handcycle space
- 'Brompton' lockers
- Floor mounted cycle repair station
- Drying room

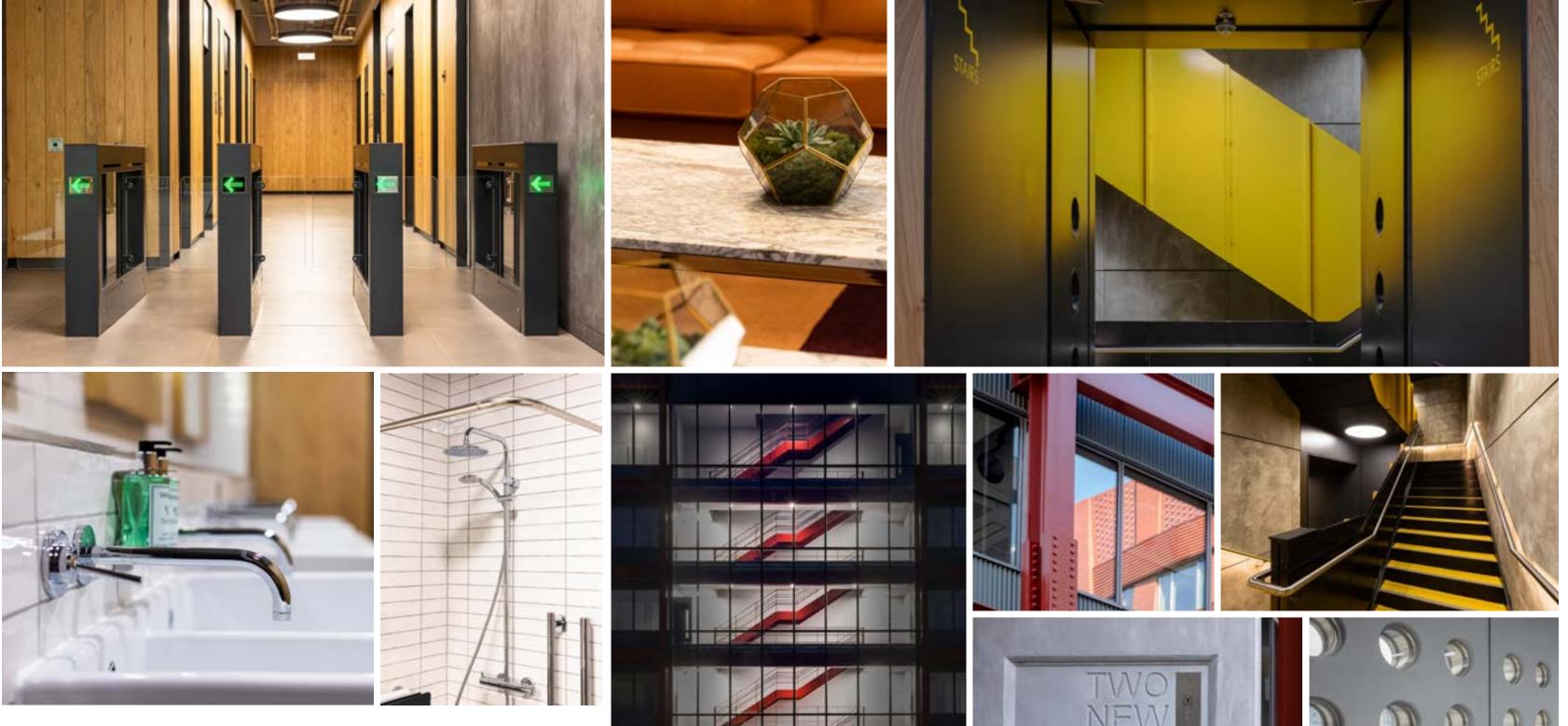
Changing and shower facilities:

- 10 shower cubicles
- Male and female changing facilities
- Accessible WC/ shower room



GROUND FLOOR

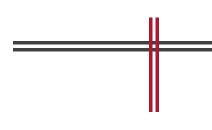


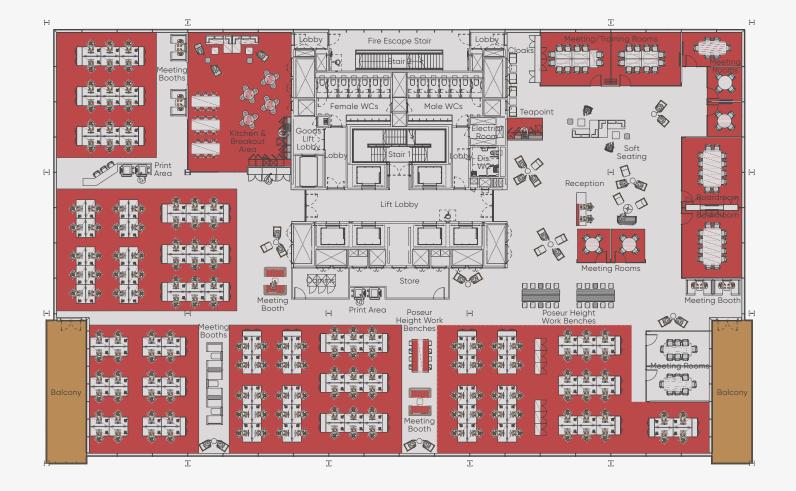


TWO NEW BAILEY SQUARE IS A BUILDING LIKE NO OTHER, WITH EXCEPTIONAL DETAIL AND HIGH QUALITY FINISHING THROUGHOUT.











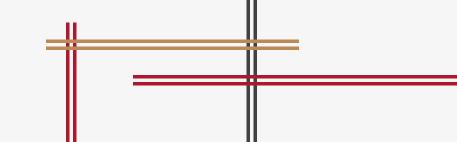
SPACE PLAN 1:10

1,666 sq m / 17,933 sq ft

Spatial Evaluation

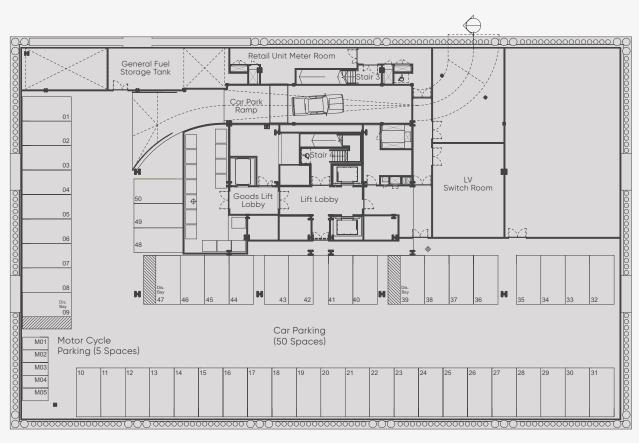
- 160 x Workstations
- 2 x Boardroom 12 persons
- 2 x Training rooms 12+ persons
- 7 x Meeting rooms (4/6/8)
- 1 x Reception & soft seating area
- 1 x Kitchen/breakout area
- 1 x Teapoint area

- 2 x Cloak points
- 3 x Touchdown workstations
- 9 x Booth seating
- 5 x 1-2-1 soft seating points
- 2 x Print zones
- 1 x Store
- 1 x Comms room





SPACE PLANS

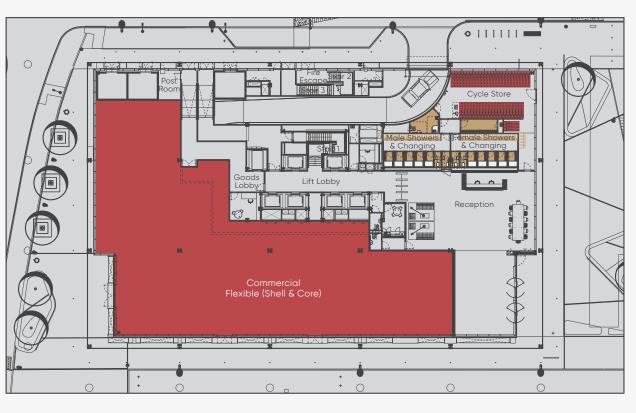


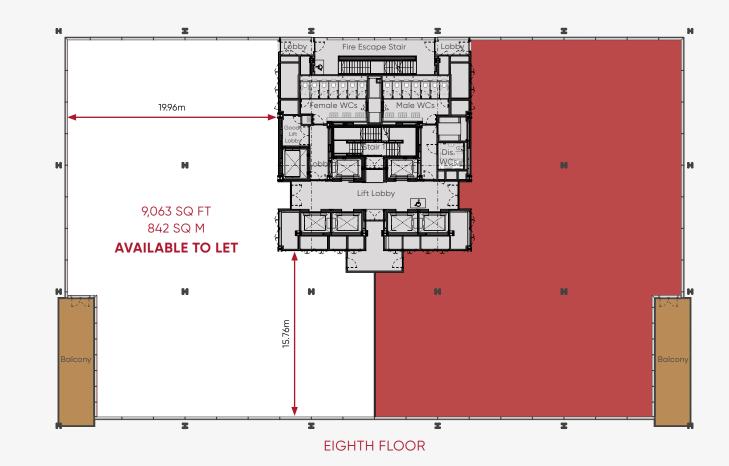
П

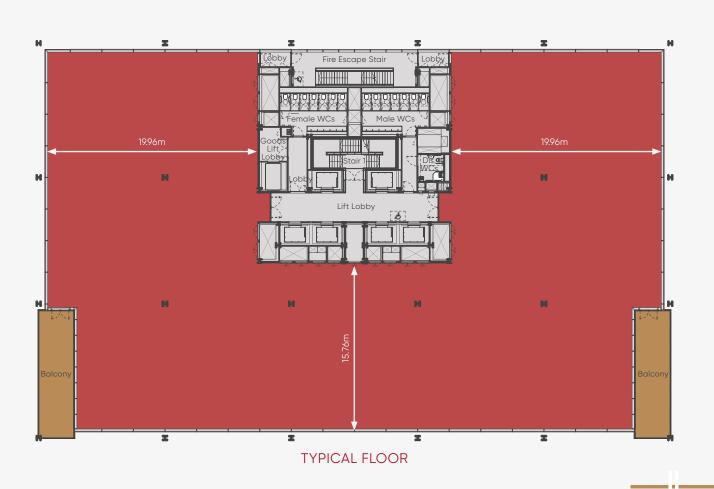
LARGE, EFFICIENT FLOOR PLATES

38

BASEMENT







GROUND FLOOR



The English Cities Fund was created by the UK Government to increase levels of private investment in UK towns and cities.

The fund has shown that high quality, mixeduse, area-based regeneration schemes provide viable, attractive and worthwhile opportunities for institutional investors in the medium to longterm, 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.



Three New Bailey - HMRC



Talbot Gateway, Blackpool



95 Queen Victoria Street, London



No.4 St Paul's Square, Liverpool



Central Saint Giles, London



Merchant Gate, Wakefield



Civic and Cultural Quarter, Doncaster





NEW-BAILEY.COM

DISCLAIMER

IMPORTANT NOTICE: Cushman & Wakefield and JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (ii) no person in the employment of the agents has an authority to make or give any representation or warranty in relation to this property, 2021.

Designed and produced by Cuckoo - 0161 660 8352 - cuckoodesign.com

2NEWBAILEYSQ

