







From 4,500 – 70,000 sq ft workspace to let









A green oasis in the city for the future of business. WELCOME EXPLORE WORK PLANS CONTACT DEVELOPER

Welcome

Explore Eden

Work at Eden

Meet the Developer

Floorplans & Availability

Get In Touch



WELCOME EXPLORE WORK DEVELOPER PLANS CONTACT

Welcome to Eden

WELCOME





Eden is Greater Manchester's first net zero carbon in operation workspace, with community wellbeing at the forefront of its design.

EXPLORE WORK DEVELOPER PLANS CONTACT WELCOME



NABERS RATING OF 5.5

Welcome Hello Eden

Meeting Eden for the first time is an unforgettable experience. Whether approaching from New Bailey, Manchester City Centre or Chapel Street, Eden's lush green wall dominate the skyline, drawing stares from passers-by, literally stopping traffic.



Eden's outstanding feature is Europe's largest green wall, an incredible 350,000 individual plants and 32 different species wrap the building in a lush green carpet of foliage. But it isn't just a pretty face. These plants provide a 2000% biodiversity gain in the local area, clean the air and create a habitat for the birds and the bees.





The building is designed to achieve net zero carbon in operation, meaning a reduction on running costs of up to 60% compared to a Grade A office. We've targeted some of the most ambitious sustainability accreditations in the world. But don't just take our word for it, it's been held up as exemplar by organisations such as NABERS and the UK Green Building Council.



Welcome

A welcome experience

Eden has been built to help your business thrive. Designed with today's workforce in mind, there are spaces for both focus and collaboration, private spaces and shared spaces, places to get together and spaces to get away from it all.

Arrival Experience

Inside the arrival experience has been designed to live up to expectations. Our dedicated concierge is a welcoming face to greet you at the start of the day. Take the lift directly to your own workspace, or grab a flat white and a cinnamon bun at the on-site café, Spice & Grind.



Wellness

Wellness at work was a priority when designing Eden, and there are a whole host of on-site amenities to make working life better, including our therapy room, yoga studio and an open air terrace on the roof with amazing views.





Commute

Part of New Bailey's thriving business community, Eden's location is perfect for accessing the road network and public transport via Salford Central Station and Manchester's tram network. We're encouraging a healthy commute with storage for 156 bikes, showers, lockers and drying rooms. Getting to Eden is just as easy as it is to stay.

Explore Eden

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AMENITIES

TECHNOLOGY

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The birds and the bees, the nuts and bolts, the yin and the yang. Eden is a building in balance with everything you and your team need to work well.



DEVELOPMENT OF THE YEAR 2024. INSIDER AWARDS

Amenities Amenities at a glance



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Amenities

A modern workplace

Eden has been crafted to meet the needs of the modern workforce, to make coming to work a joy for your team, and to ensure thriving at work is a piece of cake.





The needs of your team have changed immeasurably in the last few years, and the health and wellbeing of the workforce is a greater priority than ever before, with proven impacts on talent retention and productivity.

Hybrid working

Hybrid working has led to challenges in calculating space requirements, so having flexibility is a must. We provide the breakout spaces, bookable meeting rooms and shared presentation spaces you need.

Collaboration

Our days in the office are often used as an opportunity to collaborate, so plenty of places to work together with colleagues, both formally and informally are a must.





Carbon footprint

And finally, we understand your needs as a business to demonstrate your commitment to the environment and reducing your carbon footprint, that's all built in as standard at Eden.





Technology Techonology at a glance

Employee smartphone touchless access



Bespoke visitor invitation system

Smart lift optimisation



On-demand energy consumption to reduce carbon footprint



Air quality sensors



Desk and meeting room booking



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Concierge services



Tenant engagement app





Waste and recycling data monitoring



Technology Connectivity

In the world of hybrid working, well connected teams are more important than ever before. Eden has been delivered with best-in-class connectivity and infrastructure, with a Wired Certified Platinum rating.

Our back up generator means you won't be left without power in an emergency, and all common spaces have shared, high-speed internet, so you can keep connected wherever you choose to work.

- Two universal communication chambers enable faster installation of cabling.
- Telecommunication ducts entering the building specified to ensure future tenants needs.
- Two diverse intakes implemented to enable diverse routes for service provider cabling.
- Dedicated, secure and climatecontrolled space for service provider cabling.
- Risers specified with appropriate containment to ensure sufficient capacity.
- Two communication risers support diversity and protect against potential disruption.





Sustainability Sustainability at a glance



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Sustainability

Sustainability features

Rainwater harvesting system

High performance envelope

Each component has been designed

Demand controlled ventilation Linked to occupier CO₂ sensors

Sustainability is in Eden's DNA. From materiality to technology, from transport to turning the lights on, every aspect of the building has been carefully designed to achieve Net Zero Carbon in operation, and a reduction in running costs of up to 60% when compared to an equivalent Grade A office space.

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"It's incredibly forward-thinking; Eden is blazing the trail for all the other buildings and players in the market to follow."

CARLOS FLORES. DIRECTOR. NABERS

EDEN, BUILDING OF THE YEAR 2024, UNLOCK NET ZERO AWARDS

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Sustainability Why net zero carbon?

UK Buildings represent 40% of the UK's carbon emissions.

Over 300 local authorities have declared a climate emergency.

Source: The Royal Academy of Engineering

Almost 40% of millennial are choosing a job because of the companies' sustainability policy.



Source: Local Government Association

Manchester is set to become a zero carbon city by 2038.

12 years ahead of the UK 2050 target.

Source: Local Government Association





Over 1,700 companies have committed to sustainability targets and it's increasing everyday.

Source: Corp Climate Collective



"Companies that don't adapt to the climate crisis will go bankrupt without question"

Mark Carney, former Govenor of the Bank of England.

Source: The Guardian





Sustainability

Attention to detail

Not everything about achieving Net Zero has to be high tech and hard work, some of the small details can make a difference too.



We sourced reclaimed gym floors from the University of Lancaster for the hard wood flooring in the lounge area, they saved on waste and look great too.

Reclaimed flooring





Recyled glass bottles

The countertop in our on-site café, Spice & Grind, is made from recycled glass bottles, green in every sense of the word.



Recyled fabrics

Upholstery in the lounge is made from recycled fabrics, giving materials destined for landfill and second life.

The windows are carefully designed and positioned to make best use of sunlight and daylight while reducing solar gain.

Reduce solar gain







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Wellness Wellness at a glance



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Wellness

Our wellness principles

Eden has been designed to WELL Building Standard and supports workforce wellbeing through the following three core principles:

PHYSICAL HEALTH

MENTAL HEALTH







Physical health

We encourage active travel and have built storage for 156 bikes, showers and a drying room, so cycling to work or having a lunch time run can easily be integrated into the working day.

Mental health

Our on-site yoga suite and the quiet contemplation space on the mezzanine provide space to unwind; or get some perspective on the roof terrace while enjoying panoramic views across Manchester.





Social health

There are plenty of places to get away from your desk and get together with friends or colleagues. The lounge has comfortable seating areas to unwind, and Spice & Grind serve up tea and coffee, great lunches and sweet treats.

Wellness

A breath of fresh air

Fresh, clean air remakes us more comfortable, results in higher cognitive functioning, increases our ability to reason, retain information, and maintain focus. All very important for maximising productivity and having a great day at work.

Research has shown that productivity improvements of between 8-11% can be attributed to better air quality.

For these reasons, Eden has enhanced fresh air rates (2 litres per second/m2 more than industry best standards) and introduced CO2 sensors to provide occupants with optimal air quality hroughout and reduce energy consumption.

Eden has also utilised enhanced filtration in the air handling units, and infrastructure in the Building Management System to allow occupiers to install continuous Indoor Environmental Quality (IEQ) monitoring.



DEVELOPER WELCOME WORK PLANS CONTACT EXPLORE

"Our values are very much reflected in Eden's ground-breaking approach, leading the way for future workplaces that are both better for our people and the planet."

Working at Eden

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THE LOCATION

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The Location Manchester

Manchester is the educational, commercial and administrative capital of the North. A growing number of international and national businesses across a wide range of sectors are choosing to make Manchester home.



The Location

Access to talent

With 7.2 million people living within a one-hour travel time of Manchester city centre, companies operating here have access to a local talent pool encompassing neighbouring cities such as Leeds and Liverpool.





As well as having the largest travel-to-work catchment area of any regional UK city, more than 2.8 million people live within the city region and the working age population is just under 1.8 million. We also have the largest student population in Europe with over 100,000 students across four universities.

"New Bailey gives us both the high quality and attractive location we want for our staff."



FRESHFIELDS, NEW BAILEY OCCUPIER

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FRESHFIELDS

The Location

Discover New Bailey

Eden is part of New Bailey, a new community of world class workspaces uniting Manchester and Salford.

New Bailey has already attracted numerous blue-chip occupiers, alongside supermarkets, bars, cafes and green space. It provides almost 700,000 sq ft of office space. Occupiers include:

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JBDO	BENCHMARK INTERNATIONAL	BT	cellnex	CM Competition & N
Clyde&Co	E V E R S H E D S S U T H E R L A N D	FRESHFIELDS	HM Revenue & Customs	Leor Cl
MATILLION	N ménagerie	MUSE	Sainsbury's	Sha Ban
TEK systems	WHIreland	τιτ	SPICE -& GRIND coffee	THE Big









The Location

Neighbours of New Bailey

BUSINESS DISTRICTS

- DEANSGATE SQUARE
- ALBERT SQUARE
- GREAT NORTHERN
- DEANSGATE 4
- 5 ST JOHNS
- 6 AVIVA STUDIOS
- 7 SPINNINGFIELDS
- 8 NEW BAILEY
- 9 SALFORD CENTRAL STATION
- 10 CHAPEL STREET







The Location Meet the occupiers

One business which calls Greater Manchester's most sustainable office building home is law firm TLT, which relocated its Manchester operation to Eden in August 2024.

The move was inspired by the building's environmental credentials – which align with TLT's commitment to becoming a more sustainable business – and Eden's first-class peopleoriented facilities.

Switching to Eden has had a huge impact on TLT's Manchester team with James Chadwick, partner and head of location for TLT in Manchester, commenting:



"Moving to Eden has been transformational for our Manchester team. The space is contributing to enhanced collaborative working, wellbeing and supporting our flexible approach to working. Eden also reflects our values and Salford's track record in innovation and creativity, and is a ringing endorsement of our collective approach."




"Feedback from colleagues has been beyond positive, with many people sharing they are proud to be part of such a forward-thinking, environmentally friendly development. Eden's facilities and features have been designed around the needs and requirements of people, and colleagues have applauded how small things such as cycle stores, showers and changing rooms have boosted wellbeing by allowing people to consider active travel to the office rather than driving."

James' comments highlight how a positive working environment and the amenities which dovetail with it – can have a galvanising effect on a business, which was one of the key outcomes we hoped to achieve from Eden's very inception.



Getting here Connectivity

Bus	Free Bus Service										
	Two services 2 minutes walk of Eden connecting to Manchester and Piccadilly Stations										
🏌 Walk	Walk Salford Central		Deansgate – Castlefield			St Peter's Square			r Victoria	Manchester Piccadilly	
	2 minutes		10 minutes		10 minu	10 minutes			12 minutes		20 minutes
🔂 Car	NCP Car Park Stanley St		MediaCity		Manch	Manchester Airport			Liverpool		Leeds
	• 1 minute		10 minutes		20 min	20 minutes			50 minutes		1 hour 10 minutes
🛱 Metrolink	MediaCity		Didsbury		Altrincl	Altrincham			Bury		Rochdale
	10 minutes		25 minutes		25 minu	25 minutes			30 minutes		60 minutes
🕀 Train	Manchester Airport		Liverpool		Leeds	Leeds			Birmingham		London
	30 minutes		1 hour		1 hour 1	1 hour 15 minutes			ninutes	2 hours 30 minutes	
o₽∂ Cycle	St. Peter's Square	Manchester Vic	Manchester Pic	Universities	MediaCity	Prestwich	Didsbury	Chorlton	Sale	Altrincham	Wimslow
	5 minutes	6 minutes	8 minutes	10 minutes	15 minutes	15 minutes	28 minutes	20 minutes	31 minutes	46 minutes	60 minutes

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Getting here

Map

CONVENIENCE

- 1 SAINSBURY'S NEW BAILEY
- 2 TESCO EXPRESS
- 3 CO-OP
- 4 M&S FOOD HALL

CAFE

- 5 92 DEGREES
- 6 FACTORY MCR
- STARBUCKS 7
- 8 FEDERAL CAFE
- 9 Y2 CAFE BAR
- 10 PRECAFFEINATED
- **11 FOUNDATION COFFEE**
- 12 BOLD STREET COFFEE

RESTAURANT

- 13 MENAGERIE
- 14 THE RIVER
- 15 CARAVAN
- 16 BILL'S SPINNINGFIELDS
- 17 GAUCHO
- 18 PORTA TAPAS

RETAIL

- 19 GREAT NORTHERN
- 20 WATERSTONES
- 21 MULBERRY
- 22 FLANNELS

LEISURE/WELL-BEING

- 23 PUREGYM
- 24 BANNATYNE HEALTH CLUB
- 25 BARRY'S BOOTCAMP
- 26 EVERYMAN CINEMA
- 27 F45 SALFORD
- 28 ODEON CINEMA
- 29 REFORMER PILATES
- 30 M3 PERFORM

GREENSPACE

- 31 SAINT JOHN'S GARDENS
- 32 CASTLEFIELD NATIONAL TRUST

TRANSPORT

- **33 SALFORD CENTRAL**
- 34 DEANSGATE
- 35 OXFORD ROAD
- 36 ST PETER'S SQUARE METROLINK
- 37 DEANSGATE-CASTLEFIELD METROLINK

CAR PARKING

- 38 NCP SALFORD NEW BAILEY
- **39 NCP MANCHESTER SPINNINGFIELDS**
- 40 WATER STREET CAR PARK

WELCOME EXPLORE DEVELOPER PLANS CONTACT WORK



WELCOME EXPLORE WORK DEVELOPER PLANS CONTACT

Meet the Developer

"Every aspect of Eden's design and specification has been considered to make this the most healthy, green, environmentally friendly and sustainable office building we have ever delivered and in the market today. It has been used as one of the UK Green Building Council's examples of a sustainable office building and we are very proud of what we've delivered."



PHIL MARSDEN, EDEN PROJECT DIRECTOR, ECF

ECF

ECF is a placemaking partnership, working alongside the public sector to create successful communities where people thrive economically, socially and sustainably. We are a partnership of three of the most trusted names in the UK. Our supergroup approach means we can amplify our collective skills to create remarkable places.

To date we have delivered over 1M sq ft of workspace, and 2150 new homes.

A partnership between





ENGLISHCITIESFUND.CO.UK





Salford Central

Salford

Manor Road Quarter

London

WELCOME EXPLORE CONTACT WORK DEVELOPER PLANS

Millbay

Plymouth

Earlstown

St Helen's

LEARN MORE 7

Floorplans & Availability

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EDEN FLOORPLANS

EXAMPLE LAYOUTS

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SPLIT FLOOR PLANS

SCHEDULE OF AVAILABILITY \rightarrow

CONTACT WELCOME EXPLORE WORK DEVELOPER PLANS

"With its innovative design and sustainability credentials, Eden is the perfect address to support BDO's future success in the region."



ED DWAN, PARTNER AND HEAD OF BDO, OCCUPIERS AT EDEN

Floorplans and availability Floorplans



Floorplan measurements are rough estimates.







Floorplans and availability Example

ENTRANCE	n
RECEPTION AREA	
BREAKOUT KITCHEN	R
WORK STATIONS	
WELL-BEING	
FLEXIBLE MEETING SPACES	



LOCKERS





Floorplans and availability Split floor plans

The floorplate is designed to subdivide easily into two suites from a single central core.

500SQM / 5,381 SQFT

430 SQM / 4,628 SQFT





Floorplans and availability

Schedule of availability

FLOORS CAN BE SUBDIVIDED

502 / 430 SQM 5,403 / 4,628 SQFT

Measurements taken in accordance with the guidelines as described inthe Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable Sixth edition (May 2015), published by the Royal Institution of Chartered Surveyors (RICS).

LEVEL	VIA AREA (SQM)	VIA AREA (SQ FT)		
MEZZANINE - OFFICE	BDO LLP			
LEVEL 1	941	10,130		
LEVEL 2	943	10,148		
LEVEL 3	941	10,126		
LEVEL 4	940	10,121		
LEVEL 5	940	10,115		
LEVEL 6	938	10,092		
LEVEL 7	938	10,097		
LEVEL 8	BDO LLP			
LEVEL 9	BDO LLP			
LEVEL 10	TLT LLP			
LEVEL 11	TLT LLP			
TOTAL OFFICE SPACE	6,581	70,829		







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O new bailey

in Eden at New Bailey



in partnership with

Salford City Council

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