

The most sustainable office
building in Manchester


eden

NEW
BAILEY

115,000 sq ft of inspirational office space
Completes May 2023



Every company
and every
industry will be
transformed by
the transition to
a net zero world.
The question is,
will you lead, or
will you be led?

Larry Fink

Source: Chairman & CEO, Blackrock

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EDEN HAS BEEN
METICULOUSLY
DESIGNED TO
BE NET ZERO
CARBON IN
OPERATION
WITH THE
WELLBEING OF
STAFF AT THE
FOREFRONT

WHY NET ZERO CARBON?



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

Mark Carney, former Governor of the Bank of England

Source: The Guardian



Almost **40%** of millennials are choosing a job because of the companies' sustainability policy

Source: Swytch



Over **1,700** companies have committed to sustainability targets and its increasing everyday

Source: Corp Climate Collective



Over **300** local authorities have declared a climate emergency

Source: Local Government Association



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

12 years ahead of the UK 2050 target

Source: Manchester City Council



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

Source: The Royal Academy of Engineering

THE DEVELOPMENT

NEW
BAILEY

1. eden

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



OCCUPIERS ALREADY ENJOYING NEW BAILEY

Two New Bailey Square is the perfect location to help us strengthen our position in the north. The office has a versatile and flexible layout which has delivered a more collaborative and agile environment for our Manchester based team. There is also a sense of community, a real focus on wellbeing with the space encouraging employees and clients to get together, share ideas and feel connected.

BLM

New Bailey provides a great location and a quality product delivered by a supportive developer.

BT

The building provides our staff, clients and visitors with a comfortable and contemporary environment fit for a modern, sustainable and flexible legal practice.

EVERSHEDS
SUTHERLAND

After seeing the initial plans and vision for the New Bailey scheme, we knew instantly we wanted to be part of this community.

FOODWELL

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

FRESHFIELDS

NEW BAILEY

New Bailey has already attracted numerous blue chip occupiers and provides almost 700,000 sq ft of office space, occupiers include...





A CONNECTED AND GROWING LOCATION

Manchester has a proud history of being a centre for innovation and for its rich pioneering past. From being the epicentre of the industrial revolution to the current home of more than 2,000 leading brands, Manchester is a city that is always looking to the future.

THE ESTABLISHED BUSINESS DISTRICT

1. The Lowry Hotel
2. Three New Bailey - HMRC
3. MoneyPlus Group
4. Futureworks, AO
5. HMRC
6. Civil Justice Centre
7. NCC, Global Radio, Shoosmiths
8. NatWest Group
9. HSBC, Grant Thornton
10. Worldpay, Torgate Insurance, TLT Solicitors, Landmark Offices, GMC
11. Squire Patton Boggs, 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, BNY Mellon, Pinsent Masons, DAC Beachcroft LLP
15. JMW Solicitors
16. DWF, RSM
17. 125 Deansgate
18. Brewin Dolphin
19. NatWest, RBS
20. AIG
21. Manchester Town Hall
22. One New Bailey - Freshfields Bruckhaus Deringer, WH Ireland, Allegis Group, Dentsu Aegis, Shawbrook Bank, Circle Recruitment
23. HMRC
24. Two New Bailey Square - Eversheds Sutherlands, BLM LLP, Cellnex
25. Riverside House, New Bailey - Leonard Curtis, Muse Developments
26. Booking.com
27. BBC, ITV, Netflix, EndemolShineUK, Working Title, CBBC, Channel 4, Sky, The Farm
28. WPP, Mediacom, Kinetic, Wavemaker

Manchester is widely regarded as the educational, commercial and administrative capital of the North. It has a population of 2.7 million and the largest student population in Europe with over 100,000 students across four universities.



Restaurant/Bar

1. Menagerie
2. FoodWell
3. Slug and Lettuce
4. Scene
5. The Dockyard
6. itsu
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

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. Forsyth Music Shop
3. Waterstones
4. 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)
6. Science and Industry Museum

Café

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

Leisure & Wellbeing

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

Convenience Store

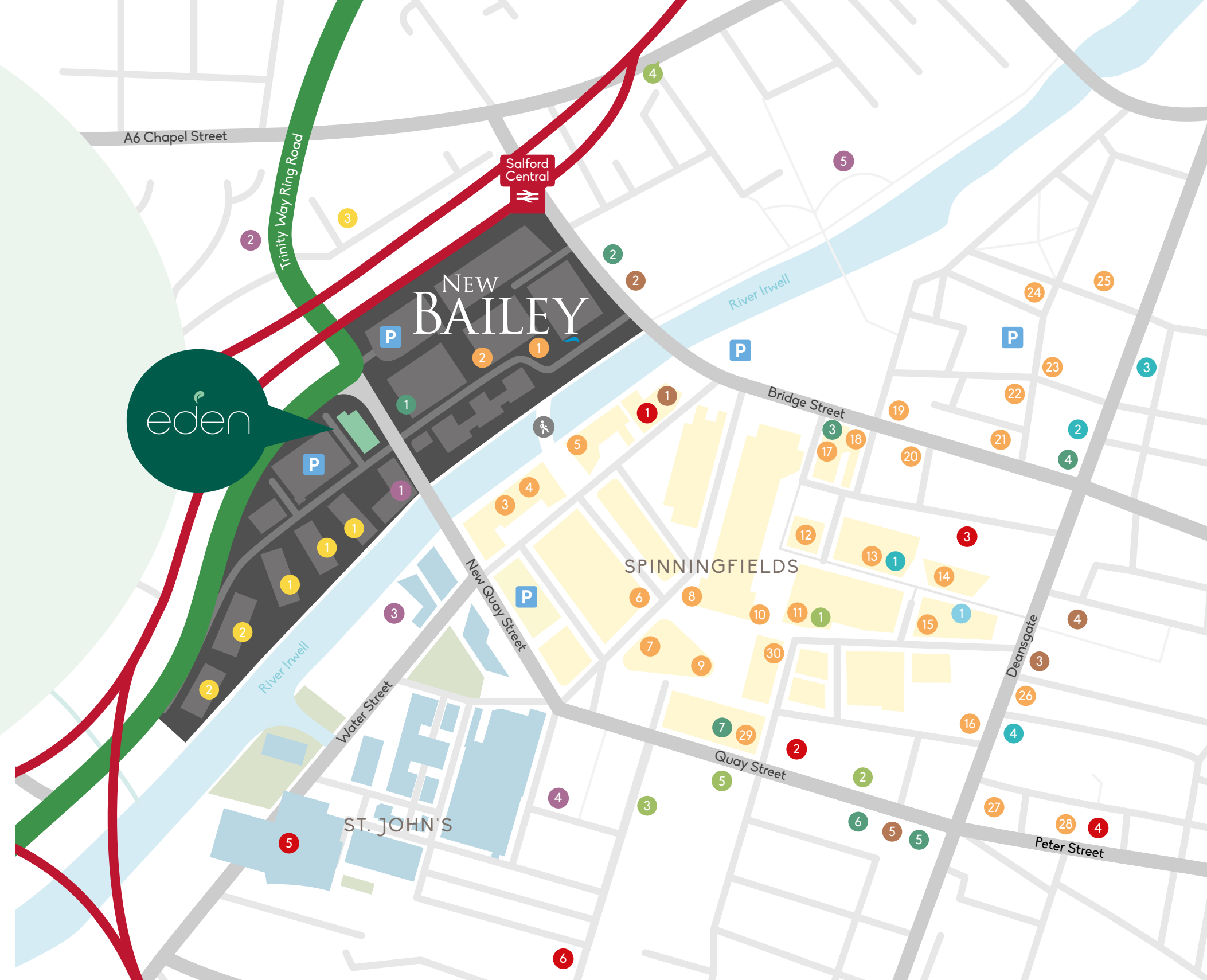
1. Sainsbury's New Bailey
2. Tesco Express
3. Co-op
4. Sainsbury's Deansgate
5. Sainsbury's Quay Street
6. Tesco Express
7. M&S Food Hall

Bank

1. NatWest

Residential

1. Slate Yard - New Bailey
2. Novella - New Bailey
3. The Filaments



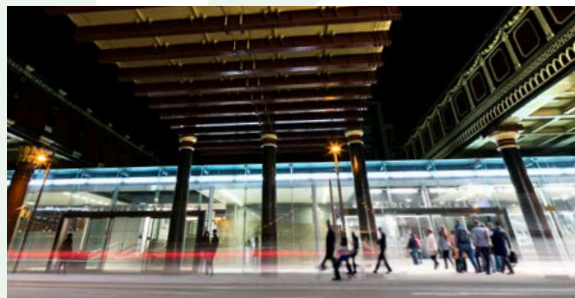
A THRIVING LOCATION

New Bailey has an abundance of choice and more, all right on it's doorstep. From top restaurants, bars and hotels to entertainment, leisure, culture, high-end retail and city centre living.



CONNECTED

New Bailey is perfectly connected, immediately adjacent to Salford Central 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.



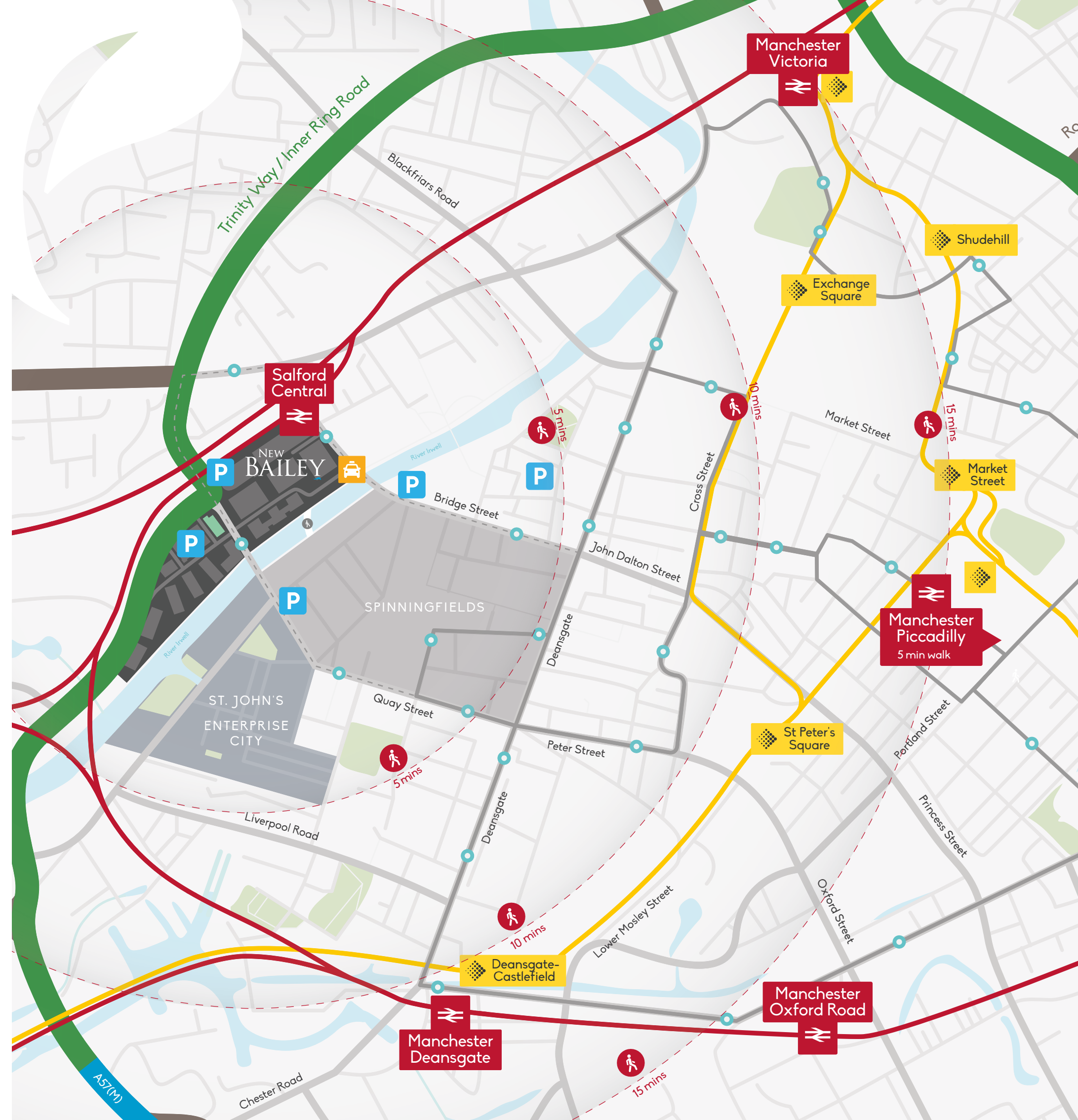
Salford Central Station
Recent improvements provide direct links from Salford Central Station to Manchester Piccadilly and Manchester Airport.



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



Free Bus Service
Two services run within 2 minutes walk of Eden, with stops on Lower Byrom Street and Quay Street connecting to Manchester Piccadilly Station. Both services run Monday-Saturday every 10 minutes and Sunday every 12 minutes.





EVENTS PROGRAMME

Looking for fun, food and entertainment? There is always something exciting going on at New Bailey, from quirky food trucks bringing new delights each month, to yoga events and duck racing, you will never be bored of your surroundings here. New Bailey is home to both residential and commercial developments, making it truly a community at its heart.



EDEN ETHOS

Every aspect of the buildings' 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 delighted at what is being delivered.

Phil Marsden

Eden Project Director, ECF

THE ARRIVAL EXPERIENCE

Eden will provide an impressive arrival experience. The streetscape will be completely remodelled to include new public realm around the whole of the building. Linkage across traffic calmed Irwell Street includes pavements, fully planted feature landscaping and cycle lanes connecting with the whole of New Bailey for ease of access to the likes of Salford Central station, Spinningfields and the wider neighbourhood.



THE EDEN EXPERIENCE

The everyday office buildings as we know them are evolving, and Eden is at the forefront. The co-working spaces, lounge, private spaces and presentation suite in the reception area aim to provide a supportive and serene environment. The linked coffee shop will also provide the opportunity to refuel.

Our mezzanine level provides the perfect tools to take a break, with treatment, yoga, quiet space and contemplation rooms available for occupants to refresh and reset from the working day. The roof terrace also provides a perfect outdoor space to take a breath of fresh air away from the world. With spaces designed to enhance the environment around us, and to provide occupants with a healthier, more productive standard of working.

**Eden is for the innovators.
Be a part of it.**



Artist CGI - Building reception

WELLNESS



WELLNESS

Wellness is defined as 'the state of being in good health' and Eden is aligned to occupiers who hold their workforce's wellbeing in high regard. Eden supports workforce wellbeing with the following:

Physical health

Occupants can make use of the high quality cycle store and showers after cycling to work or returning from a lunch time run.

Mental health

Relax and make use of the yoga/contemplation room, in the calmer wellness areas or roof terrace.

Social health

Meet friends and colleagues in the business lounge reception or on-site café.



- Cycle hub
- Showers
- Changing and drying room
- Treatment room
- Yoga/event/contemplation room
- Lounge
- Roof terrace
- On site café





Fresh, clean air results in better comfort, higher cognitive functioning, increases our ability to reason, retain information, and maintain focus. Research has shown that productivity improvements of between 8-11% are not uncommon as a result of 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 throughout 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.

GOOD FOR BUSINESS, GREAT FOR PEOPLE



Productivity improvements



Enhanced fresh air rates



Higher cognitive functioning



Continued air quality monitoring

TAKE A BREATH

*Source: World Green Building Council report



Level	NIA Area (sq m)	NIA Area (sq ft)
Reception and co-working	339	3,648
Mezzanine – Multi-use / wellbeing space	106	1,140
Mezzanine – Office	276	2,970
Floor 01	936	10,075
Floor 02	936	10,075
Floor 03	934	10,054
Floor 04	934	10,054
Floor 05	934	10,054
Floor 06	932	10,032
Floor 07	932	10,032
Floor 08	932	10,032
Floor 09	930	10,010
Floor 10	930	10,010
Floor 11	930	10,010
Total Office Space	10,536	113,408

THE FLOORPLATES – EFFICIENT, REGULAR,
FLEXIBLE AND EASILY SPACE PLANNED

THE ROOF TERRACE WILL OFFER A
DRAMATIC COMMUNAL LANDSCAPED
SPACE, WITH PANORAMIC CITY VIEWS.
CREATED FOR CLIENT EVENTS, FUNCTIONS
AND INFORMAL WORKSPACE



Artist CGI - Rooftop terrace

BUILDING SPECIFICATION AND FEATURES

- Generous Ground floor entrance reception featuring , café, communal workspace, lounge and presentation suite
- Mezzanine health, wellbeing studio and room with lounge linked via staircase into the main entrance reception
- Floorplates designed to subdivide easily into two suites from a single central core
- 4 pipe fan coil heating and cooling, designed to a 1:10 sqm occupancy density, but 1:8 sqm can be accommodated
- Low energy LED lighting
- Exposed services
- Floor to floor 3.97m
- Floor to ceiling exposed services/beam 3.1m
- 150mm recycled raised floor
- Enhanced fresh air rates
- Enhanced filtration within the air handling units
- Designed in accordance with WELL building standards to provide enhanced occupancy health, wellbeing and productivity
- Designed to be WELL enabled to support occupiers with WELL certification for fitouts
- Ground floor cycle hub for 156 cycles
- Drying rooms x2
- Total of 12 showers and 156 lockers
- Communal open roof terrace for events, health and wellbeing classes and informal working
- 350,000 external plants on the elevations to provide Europes largest green wall

- 4x 21 person lifts and 1x 21 person fire fighting lift
- Double height reception
- Male/female/ gender neutral WCs
- Space for future backup generator



Artist CGI - View from lounge area in reception

- BREEAM 2018 – Outstanding rating
- Energy Performance Certificate (EPC) rating of A
- Committed to verify its operational performance using the new NABERS UK rating scheme with a target rating of 5.5 stars
- Building design to meet the UKGBC NZC framework definition
- Operational energy calculated using the Better Building Partnership design for performance standard
- Operational energy targeting the UKGBC and LETI 2050 'Paris Proof' energy intensity targets
- Upfront embodied carbon performance of 650kgCO₂/m² compared with 1100kgCO₂/m² for a typical development
- Whole life and upfront embodied carbon assessed from stage 1 using the RICS methodology
- Enhanced insulation values in line with passivhaus standard
- Air tightness rating of 2m³/hr/m² @ 50Pa compared with the Building regulation target of 10m³/hr/m² @ 50Pa
- Combustion free – all electrical building
- Air source heat pumps providing low carbon heating and cooling
- CO₂ heat pumps providing high efficiency low carbon hot water
- Reduced internal heat gains and loads to improve equipment efficiencies
- Demand controlled ventilation linked to occupier CO₂ sensors
- Recycled steel for reinforcement
- Cement replacement for concrete used in structure
- Recycled raised access floors
- Delivering a 174% net gain in biodiversity
- Smart lift energy optimisation



SMART TECH

Eden will be Smart tech enabled with the following features being incorporated:

- Employee smart phone touchless access
- Bespoke visitor invitations system
- Tenant engagement app
- Smart lift optimisation
- Concierge services
- Dynamic in app helpdesk
- Smart lockers accessed via app
- On demand energy consumption to reduce carbon footprint
- Waste and recycling data monitoring
- Potential for occupier air quality monitoring
- Wellness room booking
- Energy monitoring

As the workspace is Smart enabled as part of an occupiers fitout our Smart technology partner can also offer:

- Desk booking
- Meeting room booking
- Interactive office map & wayfinding
- Air quality sensors
- Desk & meeting room utilisation data to optimise your workspace
- Mobile app lighting control
- Food ordering service
- Fitness & wellness

CONNECTIVITY

Best in class connectivity and infrastructure with a wired certified platinum rating.



Connectivity

Standard wayleave agreement to help streamline future installations.

Power

Back-up generator specified to supply emergency power.

Wireless network infrastructure

Free WiFi in common areas included.

Infrastructure

Two universal communication chambers enabling 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 climate controlled space for service provider cabling.

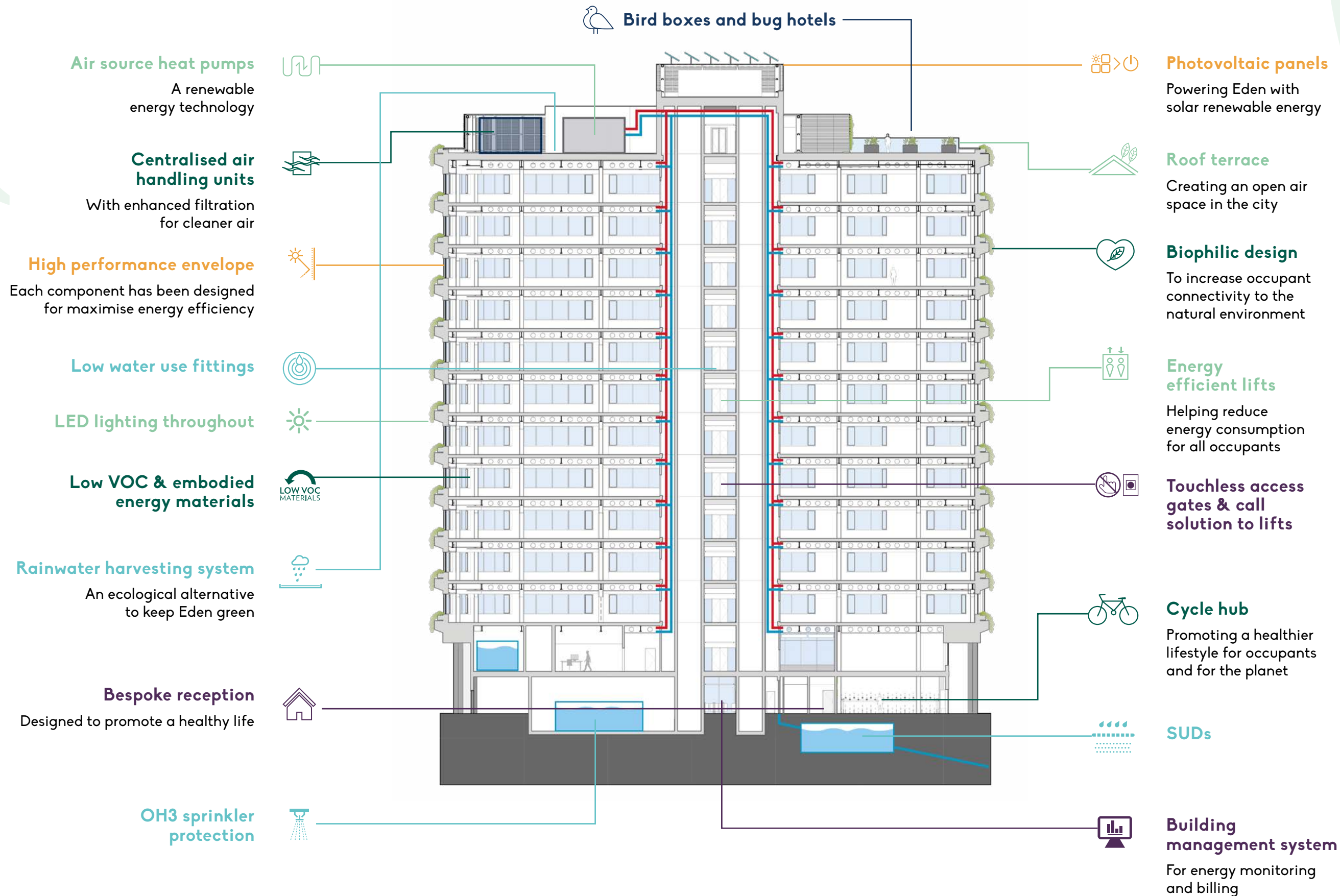
Risers specified with appropriate containment to ensure sufficient capacity.

Two communication risers support diversity and protect against potential disruption.

DELIVERING THE EDEN ETHOS

Life-cycle costs

Eden will be circa **40% cheaper** to run compared to a good-quality office (4.5 Star NABERS rating) and circa **60% cheaper** to run than a traditional Grade A office.



Design Reviewed
Target Rating of **5.5 Stars**
The highest rating for a construction project in the UK



BREEAM 2018 – Outstanding rating



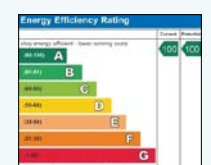
WiredScore – Platinum rating



Operational energy targeting the UKGBC and LETI 2050 'Paris Proof' energy intensity targets

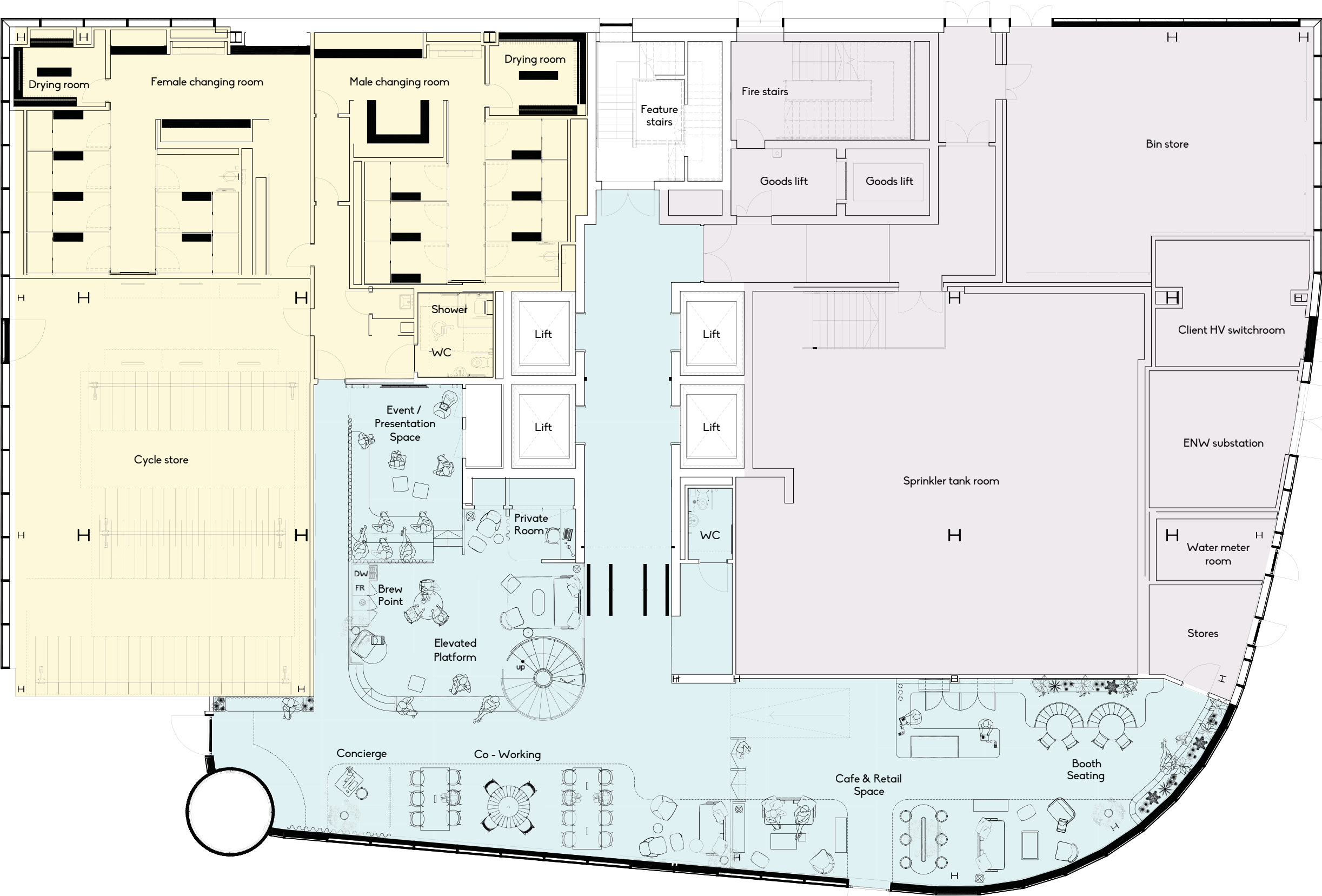


Designed to enhance occupancy health, wellbeing and productivity, embracing the WELL Building Standard principles



EPC A Rating

FLOOR PLANS



Cycle store and changing rooms Reception, cafe and co-working space BOH/Plant

Ground floor

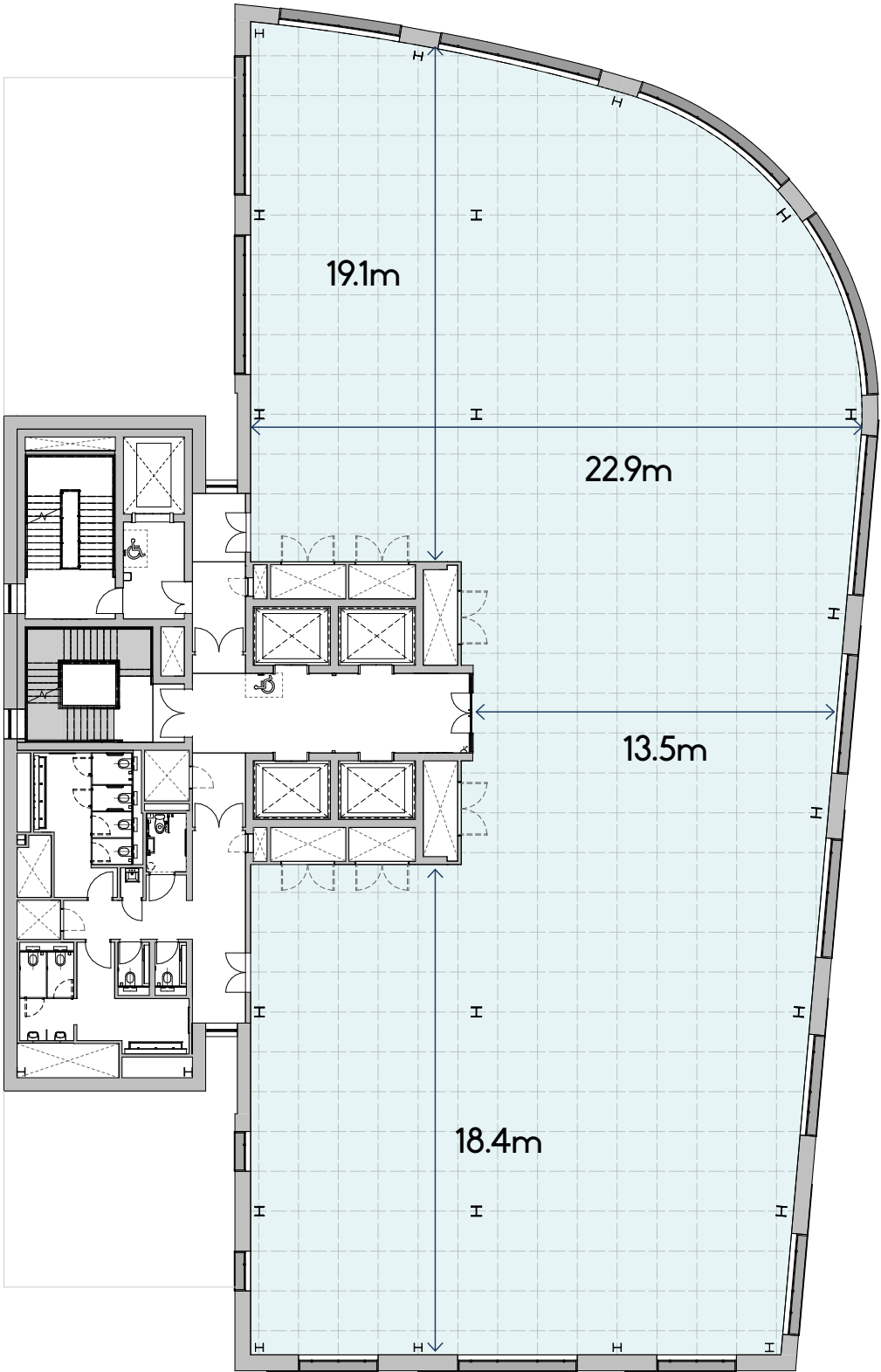
FLOOR PLANS



Office Lounge and wellness BOH/Plant

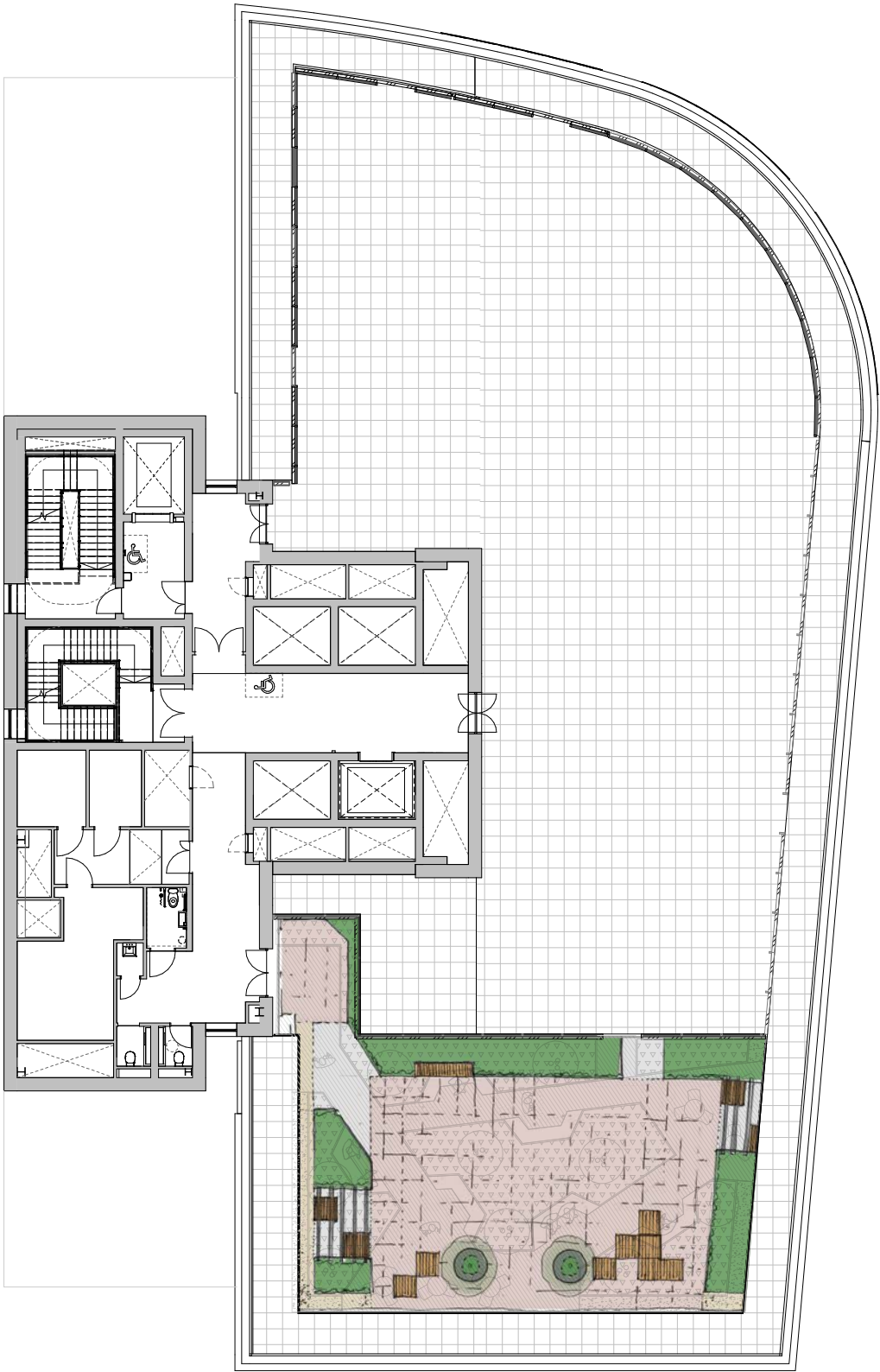
Mezzanine floor

FLOOR PLANS



Typical floor

Option for interconnecting stairs if desired



Rooftop terrace

SPACE PLANS



Example Layout 1

- 72 workstations
- Café/ Kitchen space
- Auditorium/ presentation space
- 12 person meeting room
- Studio space
- 5x open touch down/ collaboration spaces
- 2x focus pods
- 3x focus rooms

SPACE PLANS



Example Layout 2

- Reception area
- 68 workstations
- 18 touchdown spaces
- 5x 1 person focus rooms
- 5x meetings rooms
- 3x booths
- Café/Kitchen space

THE DEVELOPER

THE ENGLISH CITIES FUND

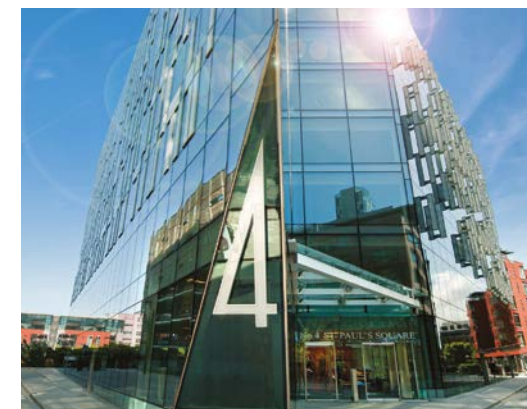
- The English Cities Fund was created by the UK Government to increase levels of private investment in UK towns and cities.
- **THE FUND** has brought forward five schemes; in London, Plymouth, Wakefield, Salford and Liverpool – with an estimated total completed development value of around £2 billion.
- 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



Two New Bailey Square, Salford



No.4 St Paul's Square, Liverpool



Merchant Gate, Wakefield



new-bailey.com/eden



EdenNewBailey



Eden at New Bailey

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eden

What does your office say
about your business?

Delivered by

The English Cities Fund is a partnership of:



in partnership with

Salford City Council