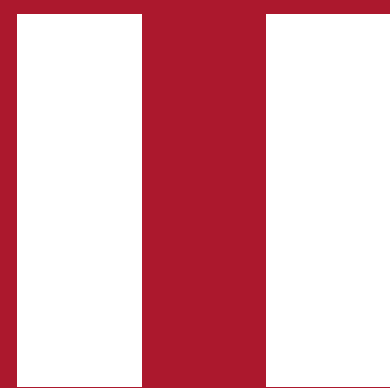




2NEWBAILEYSQ

NEW CITY CENTRE RETAIL, LEISURE AND WORKSPACE OPPORTUNITY

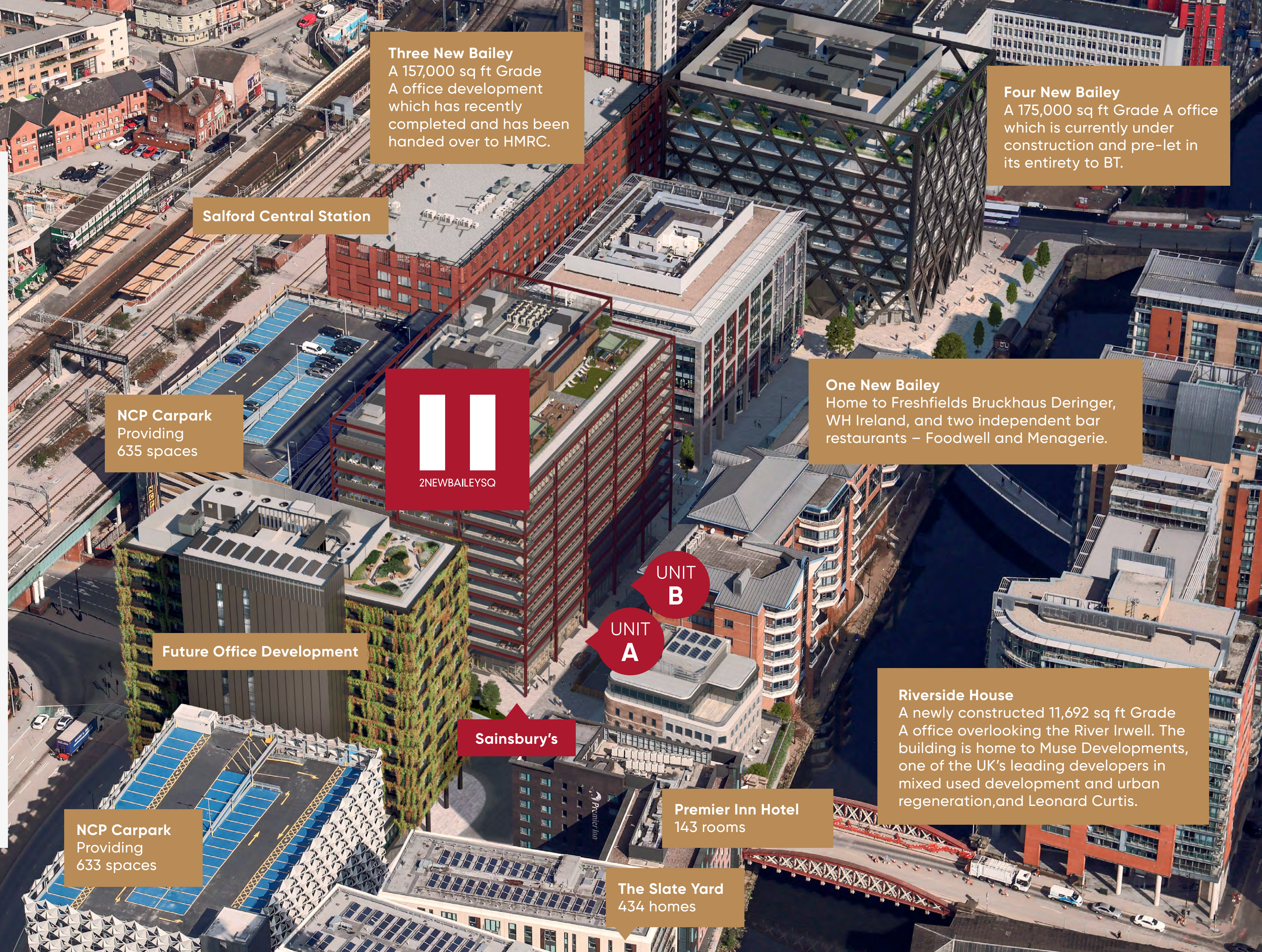


INTRODUCING TWO NEW BAILEY SQUARE

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.



Three New Bailey
A 157,000 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.

Salford Central Station

NCP Carpark
Providing
635 spaces

2NEWBAILEYSQ

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

Future Office Development

**UNIT
B**

**UNIT
A**

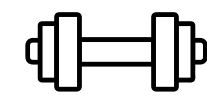
Sainsbury's

NCP Carpark
Providing
633 spaces

Premier Inn Hotel
143 rooms

The Slate Yard
434 homes

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.



2 GYMS LESS
THAN 10 MINUTES
WALK AWAY



31 RESTAURANTS
AND BARS WITHIN
WALKING DISTANCE



6 TOURIST
ATTRACTIONS



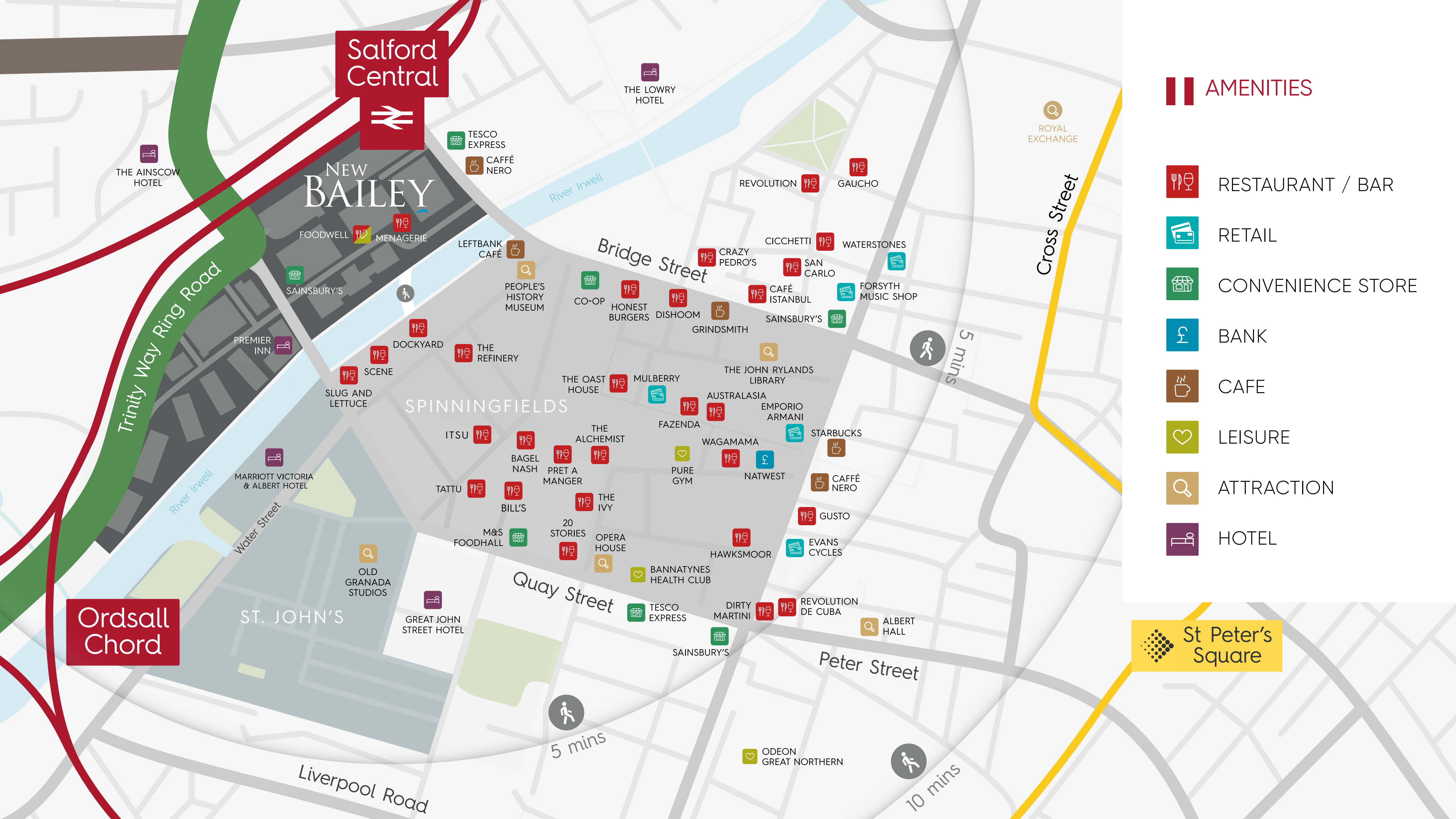
1,000 APARTMENTS
WITHIN 100
METRES



5 HOTELS

A LOCATION THRIVING WITH NEW
CAFÉS, BARS AND RESTAURANTS
MAKING IT AN EXCITING PLACE TO
LIVE AND WORK





Salford Central



NEW BAILEY

River Irwell

Bridge Street

Cross Street

Trinity Way Ring Road

River Irwell

Water Street

Quay Street

Peter Street

Liverpool Road

Ordsall Chord

St Peter's Square

AMENITIES

RESTAURANT / BAR

RETAIL

CONVENIENCE STORE

BANK

CAFE

LEISURE

ATTRACTION

HOTEL

SPECIFICATION

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;



UNIT SIZES TO SUIT YOUR BUSINESS

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

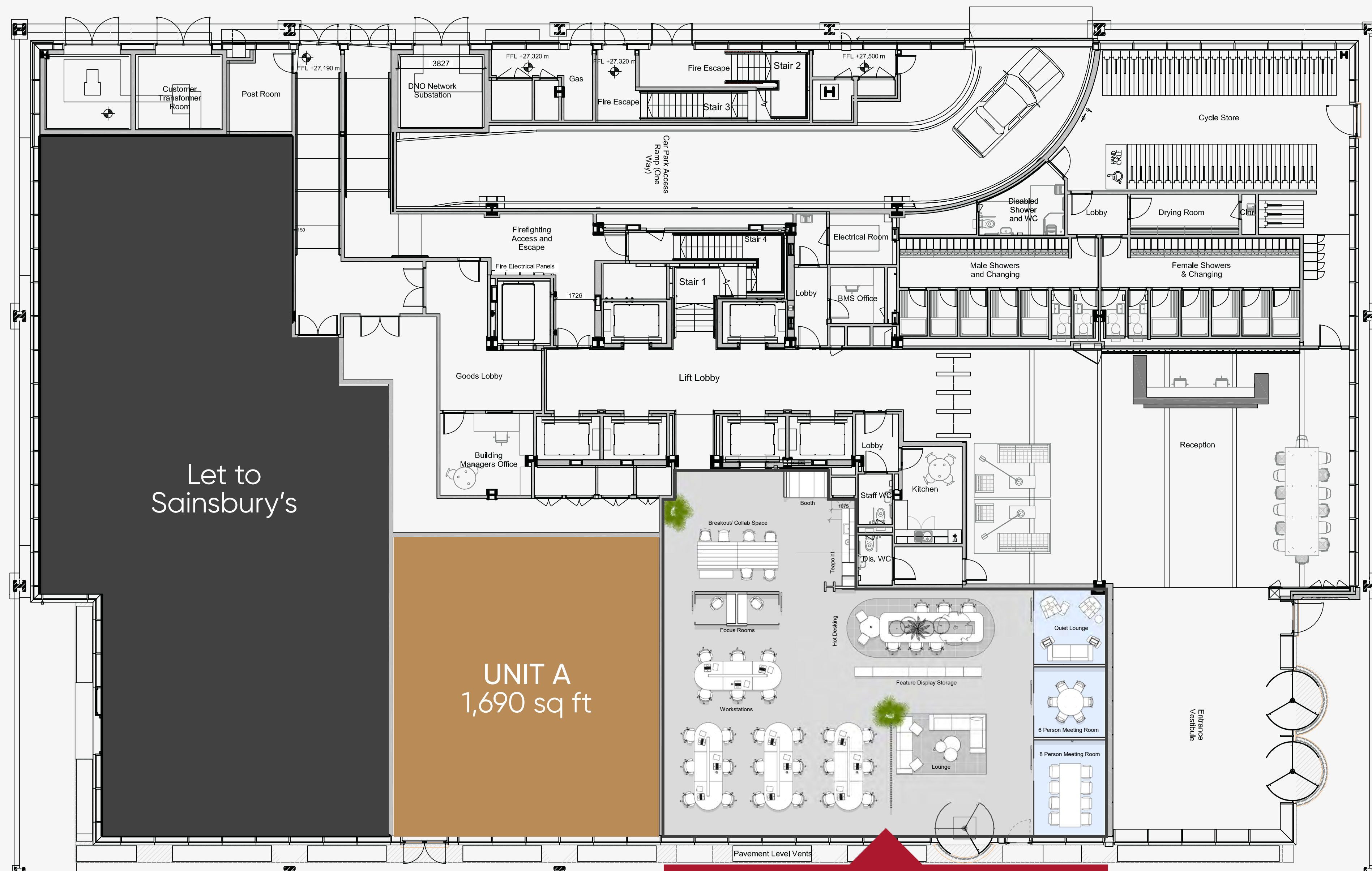
Unit B –

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.



UNIT B
2,850 sq ft

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