



TWO  
NEW BAILEY SQUARE

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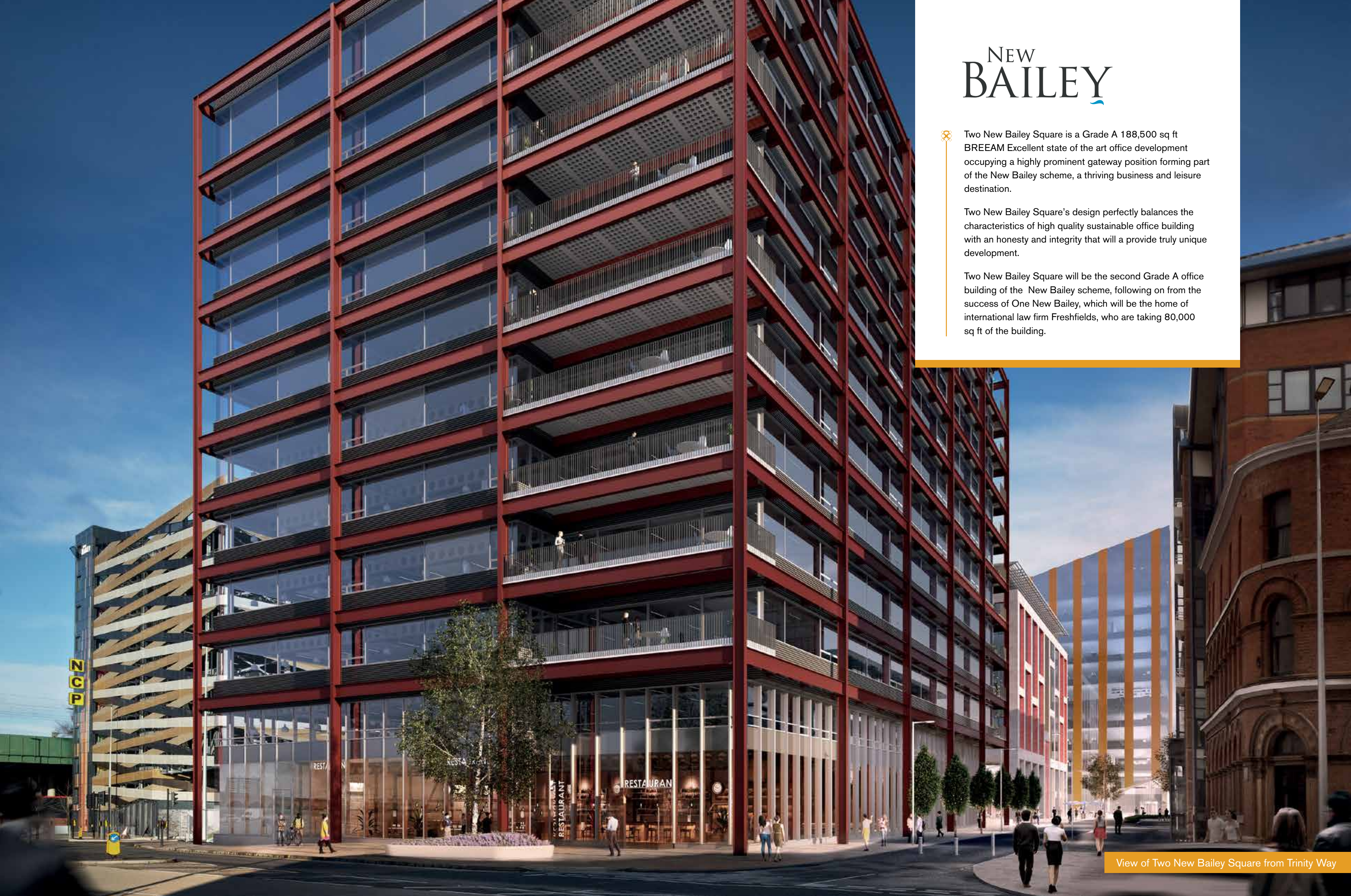


# NEW BAILEY

Two New Bailey Square is a Grade A 188,500 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.

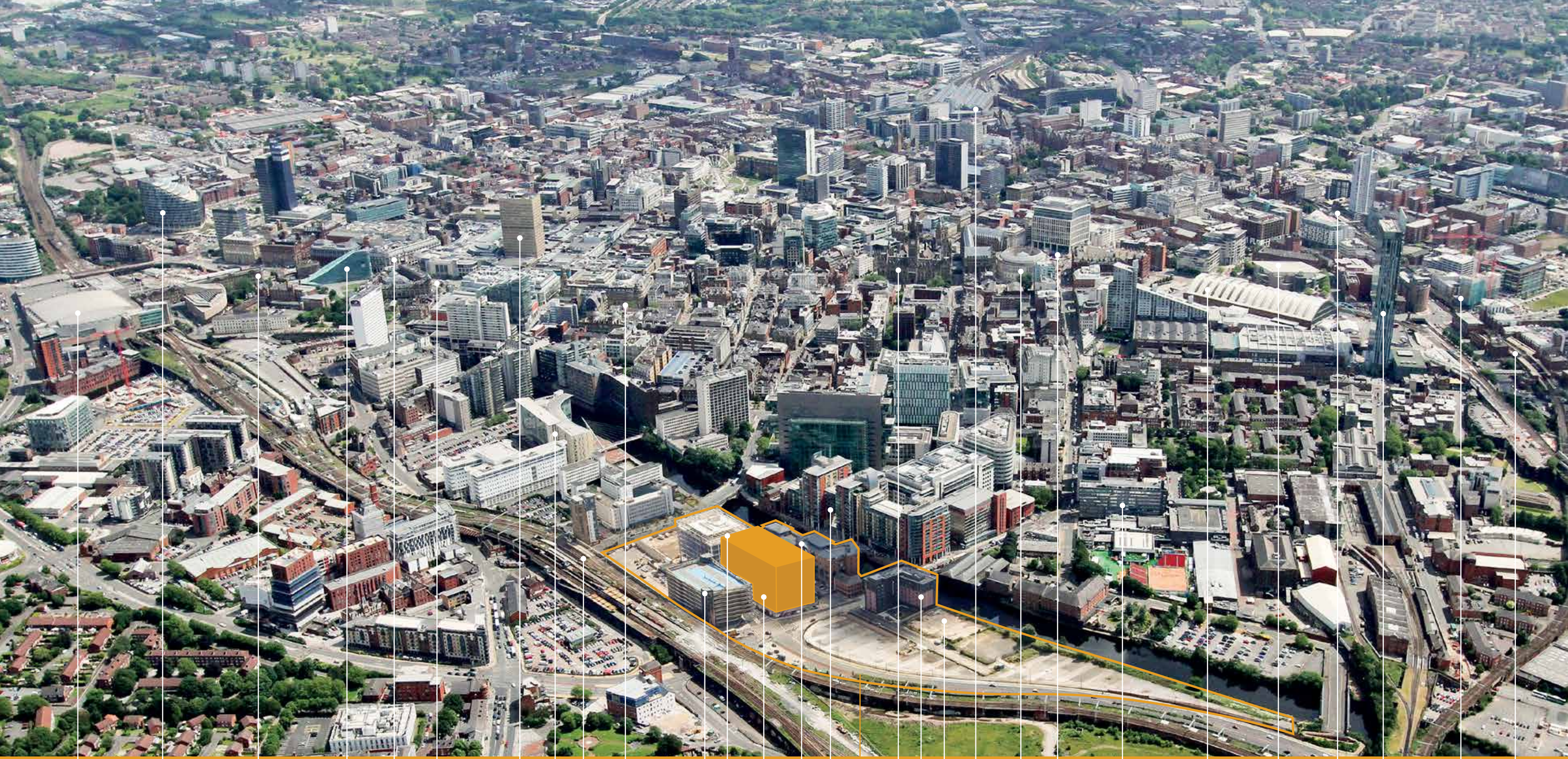
Two New Bailey Square's design perfectly balances the characteristics of high quality sustainable office building with an honesty and integrity that will provide truly unique development.

Two New Bailey Square will be the second Grade A office building of the New Bailey scheme, following on from the success of One New Bailey, which will be the home of international law firm Freshfields, who are taking 80,000 sq ft of the building.



View of Two New Bailey Square from Trinity Way





Manchester Arena

NOMA

Manchester Victoria Station

National Football Museum

The Printworks

Exchange Square

Manchester Arndale

The Lowry Hotel

Salford Central Station

St Ann's Square

New Bailey multi-storey car park

One New Bailey

Raili Quays

Spinningfields

Manchester Town Hall

Premier Inn New Bailey

New Residential Development  
(under construction - 225 PRS units)

Manchester Piccadilly Station

Central Library

St Peter's Square

Hello House

Manchester Central

Bridgewater Hall

Manchester Oxford Road Station

Beetham Tower

First Street

Manchester Deansgate Station

## Two New Bailey Square

# NEW BAILEY



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



✈️ MORE THAN 22 MILLION PASSENGERS PASS THROUGH MANCHESTER AIRPORT EVERY YEAR.

New York – 8 hours

Central Europe – 1-2 hours

Dubai – 7 hours

Singapore – 14 hours

Glasgow  
216 miles (348 km)

Edinburgh  
218 miles (351 km)

Liverpool  
34 miles (55 km)

Birmingham  
86 miles (138 km)

Cardiff  
188 miles (303 km)

London  
208 miles (335 km)

Manchester

Leeds  
43 miles (69 km)

🚆 A JOURNEY TIME OF JUST OVER 2 HOURS TO LONDON WITH TRAINS EVERY 20 MINUTES.

🚆 Glasgow – 3 hours 16

🚆 Edinburgh – 3 hours 18

🚆 Liverpool – 50 minutes

🚆 Leeds – 50 minutes

🚆 Birmingham – 1 hour 30

🚆 Cardiff – 3 hours 07

🚆 London – 2 hours 08

🚆 Paris – 5 hours 20

🚗 60% OF ALL UK BUSINESSES CAN BE REACHED WITHIN A 2 HOUR DRIVE OF THE CITY CENTRE.

🚗 Edinburgh – 4 hours 05

🚗 Glasgow – 3 hours 40

🚗 Leeds – 55 minutes

🚗 Liverpool – 50 minutes

🚗 Birmingham – 1 hour 40

🚗 Cardiff – 3 hours 15

🚗 London – 3 hours 30

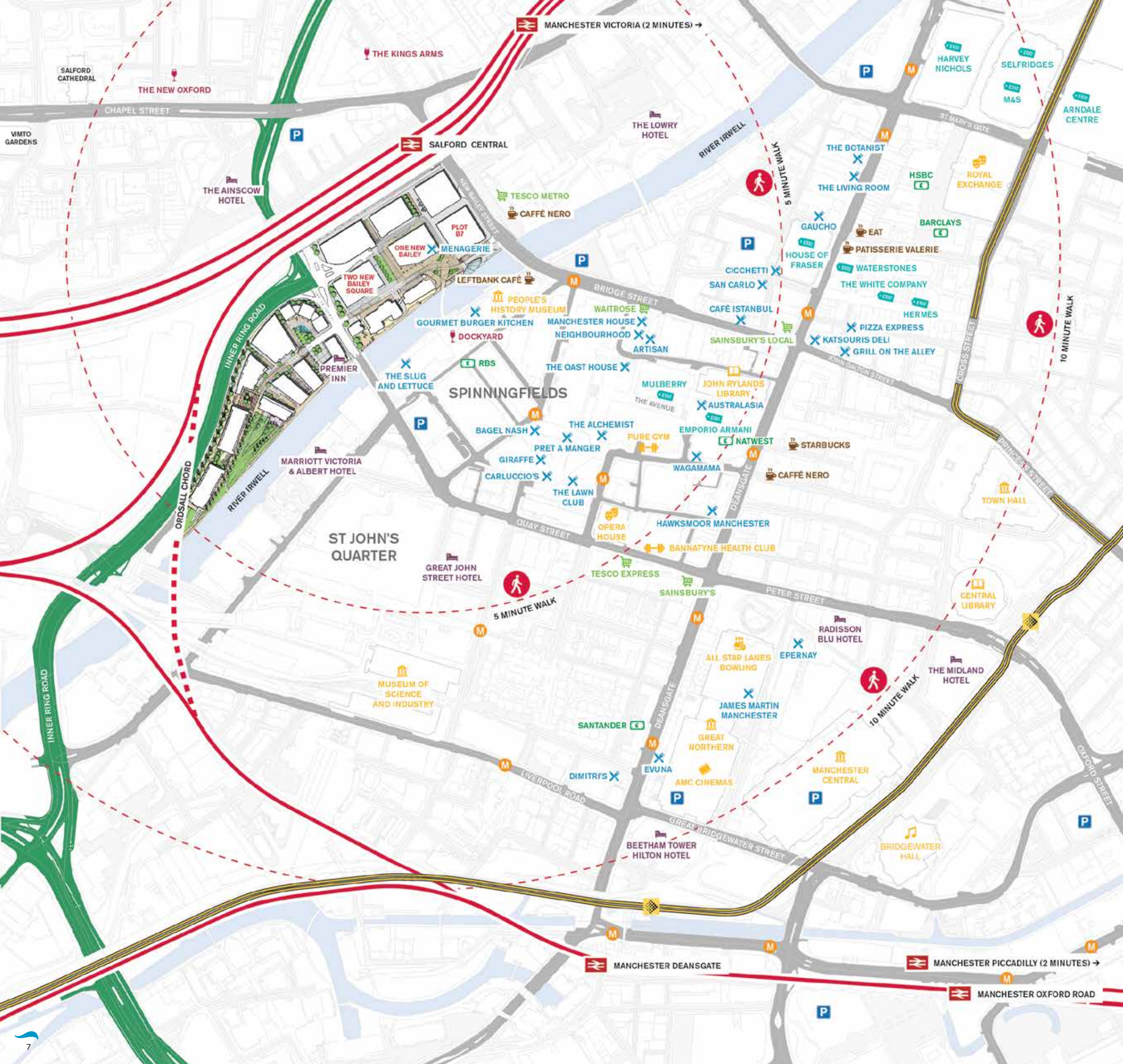
## 🌐 A GLOBAL CITY

Manchester is one of the best connected cities in the UK with extensive routes into the city by road, rail and air.

The city is home to the fourth busiest railway station in the UK with over 23 million annual passengers using Manchester Piccadilly.

Manchester International Airport is the third busiest in the UK, providing direct flights to 220 destinations worldwide – more than any other UK airport.





# CONNECTED

## Metrolink

The recently expanded Metrolink tram network now serves 7 of Greater Manchester's 10 boroughs and is just an 8 minute walk, or a short free Metroshuttle bus ride from the development.

The Metrolink is undergoing various improvements to allow commuters more ease of access in and around the city. The Metrolink Second City is a new Metrolink line running through various corners of the city centre, improving the fluidity of inner-city transport.

## Ordsall Chord

City centre travel is to be further improved with the Ordsall Chord rail link, connecting Piccadilly and Victoria train station for the first time, making city centre travel more efficient.

## Rail / Road

New Bailey is adjacent to Salford Central Station and Manchester's inner ring road, boasting easy connections via train or road.

Salford Central Station is currently undergoing major improvements to make the station a pivotal hub for transport across the UK. The station will soon feature:

- Direct routes from Liverpool, Leeds, Chester, Warrington and Manchester
- Passenger numbers are set to increase to 2.2 million per year
- 3 new platforms

- |  |  |  |                   |
|--|--|--|-------------------|
|  | Train station                            |  | Hotel             |
|  | Rail                                     |  | Restaurant        |
|  | Ordsall Chord (completion December 2017) |  | Café              |
|  | Metrolink station                        |  | Bar               |
|  | Metrolink                                |  | Retail            |
|  | Free Metroshuttle bus stop               |  | Bank              |
|  | Car park                                 |  | Supermarket       |
|  |  |  | Place of interest |





## LIFESTYLE

Manchester has long been recognised for its vibrant, exuberant culture, making this thriving city such an exciting place to live and work.

From fine dining restaurants to designer fashion retailers, Manchester has it all. Museums, art galleries and theatres are in abundance; the city has the highest number of theatre seats per head outside London.

Manchester attracts some of the biggest names in music and entertainment. It is home to the Manchester Arena, Europe's busiest indoor arena, plus many more first class concert venues. Manchester is also very much a city of sport, boasting world class football, cricket, rugby and cycling arenas.



# THE COMMERCIAL CAPITAL OF THE NORTH

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.

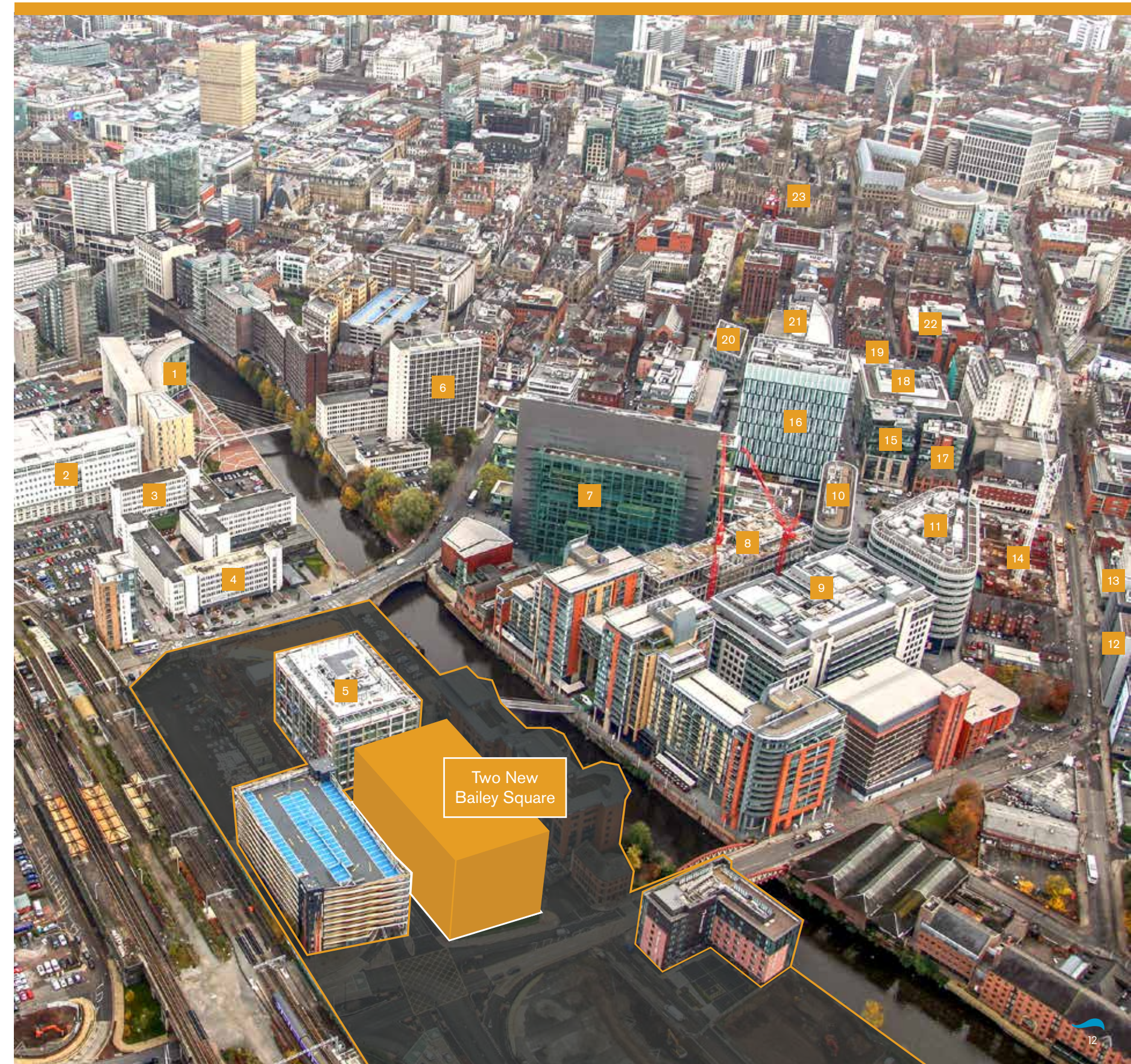
New Bailey is adjacent to the heart of the city's business district with occupiers such as RBS, HSBC, Bank of New York and Barclays immediately opposite, along with many other major organisations.



80 MEMBERS OF THE FTSE 100 ARE BASED IN MANCHESTER.

GREATER MANCHESTER IS THE UK'S LARGEST COMMERCIAL FINANCE CENTRE OUTSIDE LONDON.

- |                                  |  |  |
|----------------------------------|--|--|
| 1. The Lowry Hotel               | 10. HSBC, Grant Thornton   | 17. JMW Solicitors                       |
| 2. HMRC                          | 11. Worldpay, Towergate Insurance, TLT Solicitors, i2 Offices                                  | 18. Deloitte, DWF                        |
| 3. MoneyPlus Group               | 12. Gazprom Energy, Irwin Mitchell   | 19. MediaCom                             |
| 4. Futureworks                   | 13. Esure  | 20. Nabarro, Outsourcery, Brewin Dolphin |
| 5. Freshfields                   | 14. Squire Patton Boggs, PWC   | 21. Natwest, RBS                         |
| 6. HMRC                          | 15. Allied Irish   | 22. AIG                                  |
| 7. Civil Justice Centre          | 16. Barclays, Investec, BDO, GMC, Baker Tilly, BNY Mellon, M&S, Pinsent Masons, DAC Beachcroft | 23. Manchester Town Hall                 |
| 8. NCC, Global Radio, Shoosmiths |  |  |
| 9. RBS, Williams & Glyn          |  |  |





# THE DEVELOPMENT

## Programme

1. One New Bailey  
(Completed)
2. New Bailey multi-storey car park  
(Opened in December 2014)
3. Premier Inn New Bailey  
(Opened in November 2014)
4. Future development
5. **Two New Bailey Square  
(Completion Summer 2018)**
6. Future development
7. Future development  
MAKE architects appointed





TWO NEW  
BAILEY SQUARE





## 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 1:8 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 street level cycle facilities and shower with 102 bicycle spaces
- 615 space NCP car park close by.

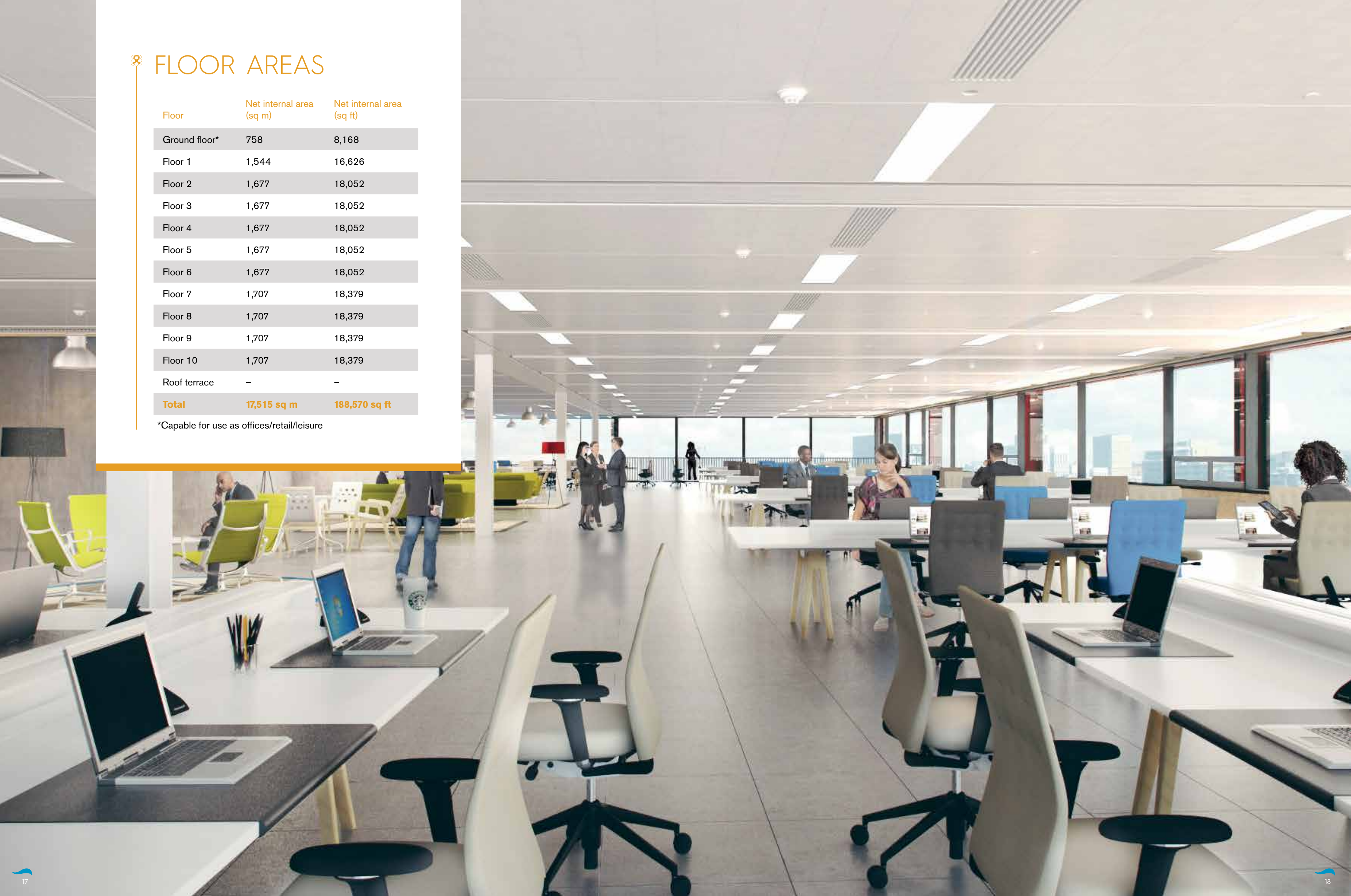




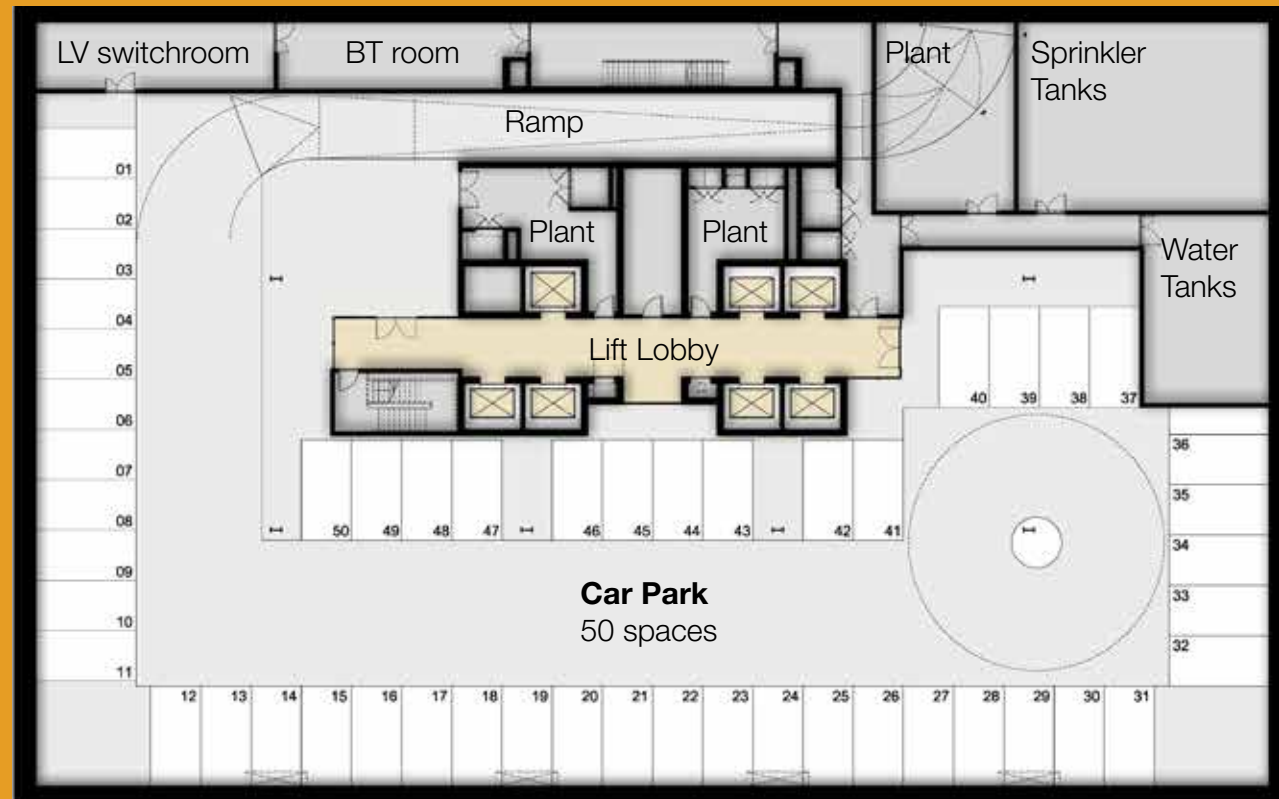
## FLOOR AREAS

Floor	Net internal area (sq m)	Net internal area (sq ft)
Ground floor*	758	8,168
Floor 1	1,544	16,626
Floor 2	1,677	18,052
Floor 3	1,677	18,052
Floor 4	1,677	18,052
Floor 5	1,677	18,052
Floor 6	1,677	18,052
Floor 7	1,707	18,379
Floor 8	1,707	18,379
Floor 9	1,707	18,379
Floor 10	1,707	18,379
Roof terrace	-	-
<b>Total</b>	<b>17,515 sq m</b>	<b>188,570 sq ft</b>

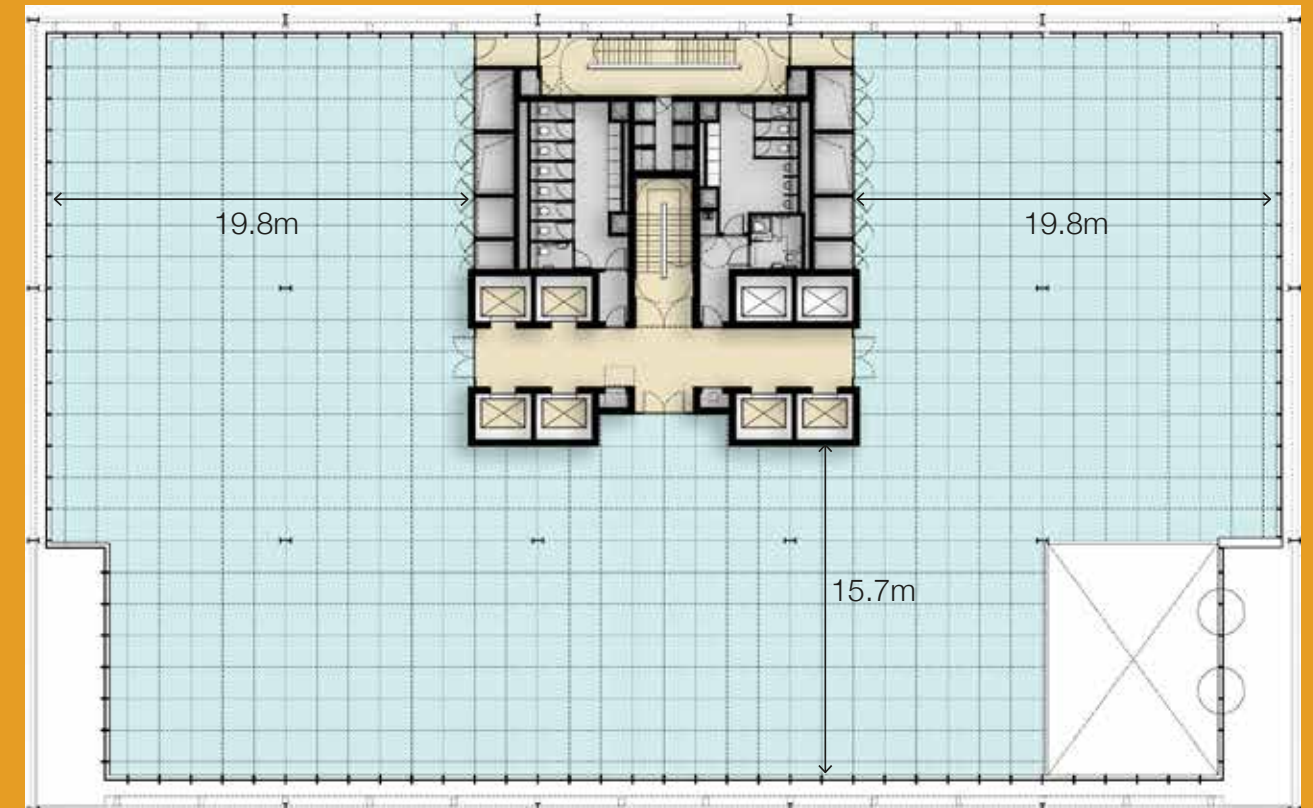
\*Capable for use as offices/retail/leisure



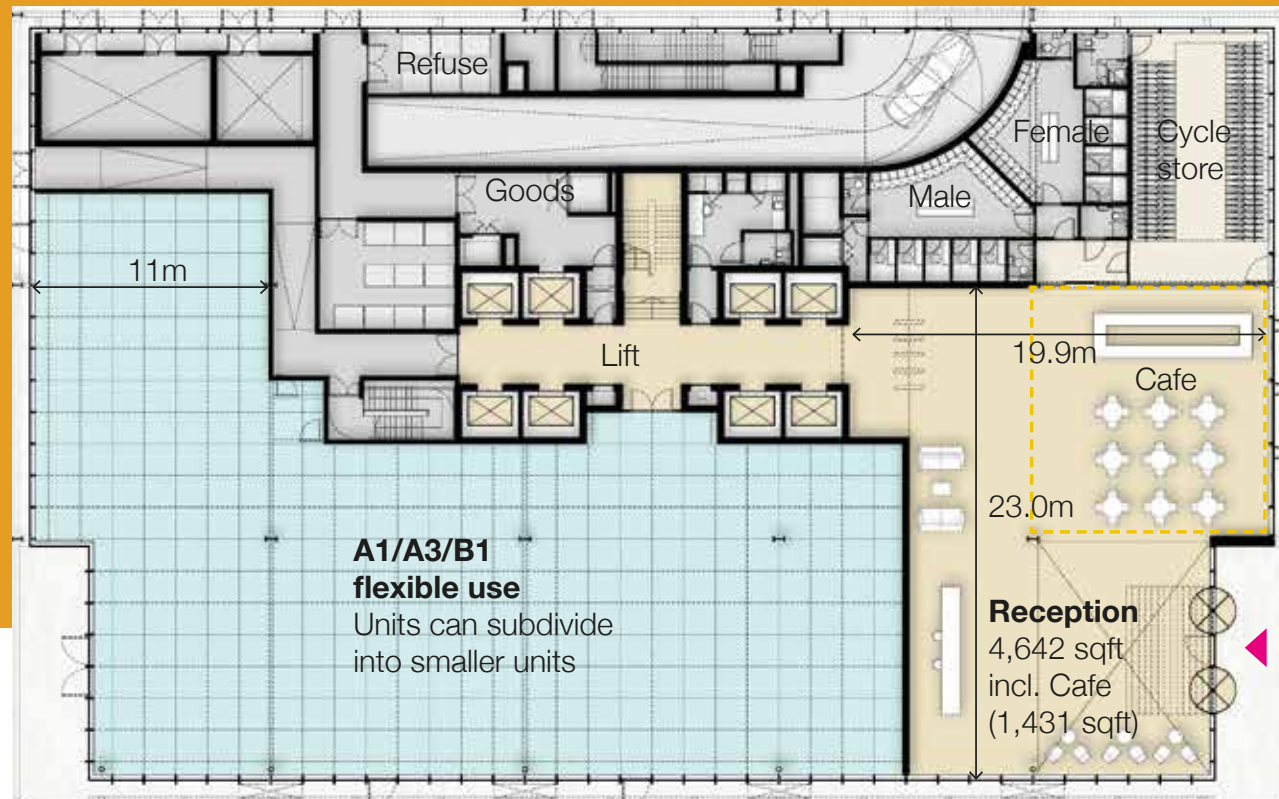




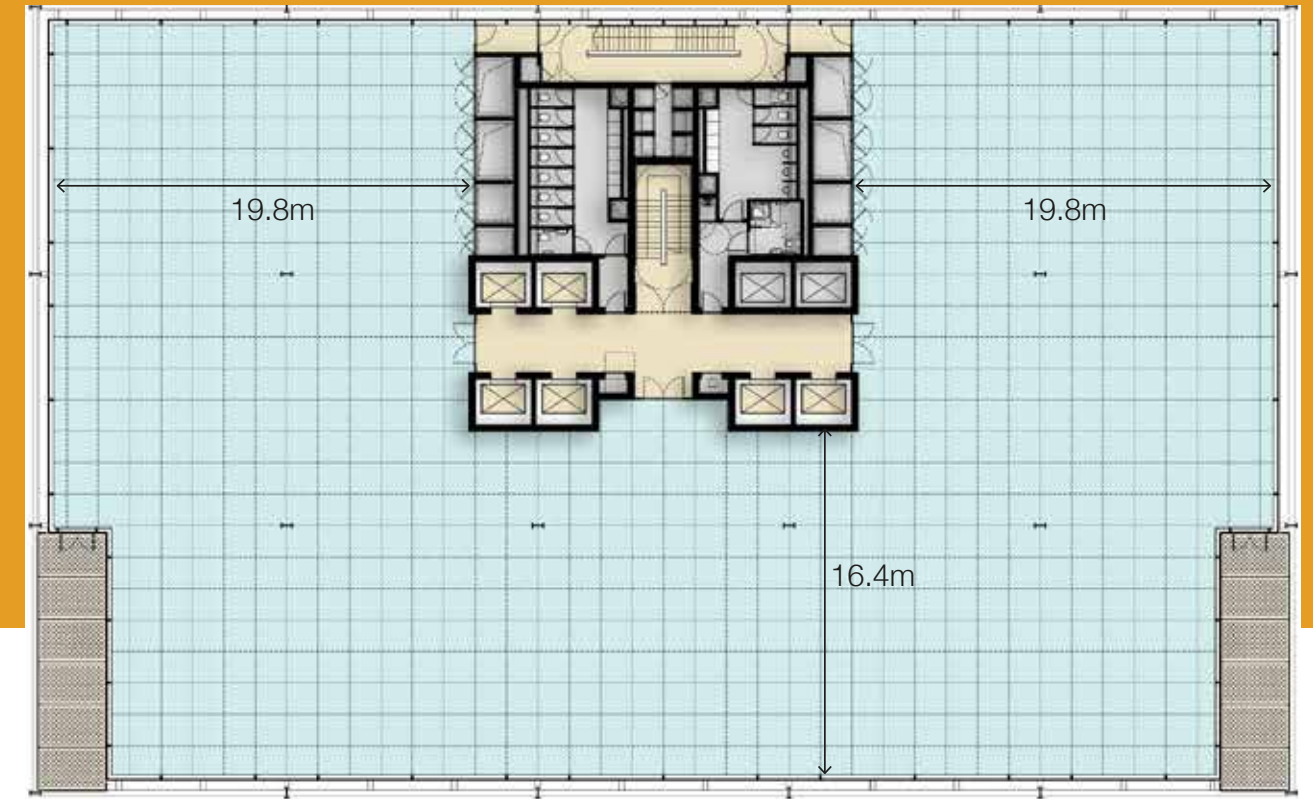
Basement



First floor



Ground floor



Typical floor

## FLOOR PLANS



## COMPLETED BUILDINGS

To date New Bailey has successfully launched the One New Bailey building which will be the home of the global legal firm, Freshfields, the largest inward investor to be attracted to Manchester in over a decade. This thriving area is also the location of the New Bailey car park which recently won the Architectural Achievement Award at the British Parking Awards 2016. For people visiting Manchester for business or leisure there is the New Bailey Premier Inn which sits in close proximity to all major transport links and the lively social scene Manchester has to offer.



Premier Inn



One New Bailey



New Bailey multi-storey car park



## THE DEVELOPER

English Cities Fund (ECf) was created by the government to identify and break through the barriers to institutional investment and pave the way for higher levels of private investment in the reshaping of our towns and cities.

ECf has shown that high quality, mixed use area-based regeneration schemes provide viable, attractive and worthwhile opportunities for institutional investors in the medium to long term, alongside lasting community benefits and environmental improvements.

The three partners are:

Muse Developments, Legal & General and the Homes & Communities Agency.



ECf's portfolio 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 produce 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.



Merchant Gate, Wakefield



95 Queen Victoria Street, London



Doncaster Civic and Cultural Quarter



Central St. Giles, London



One City Place, Chester





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