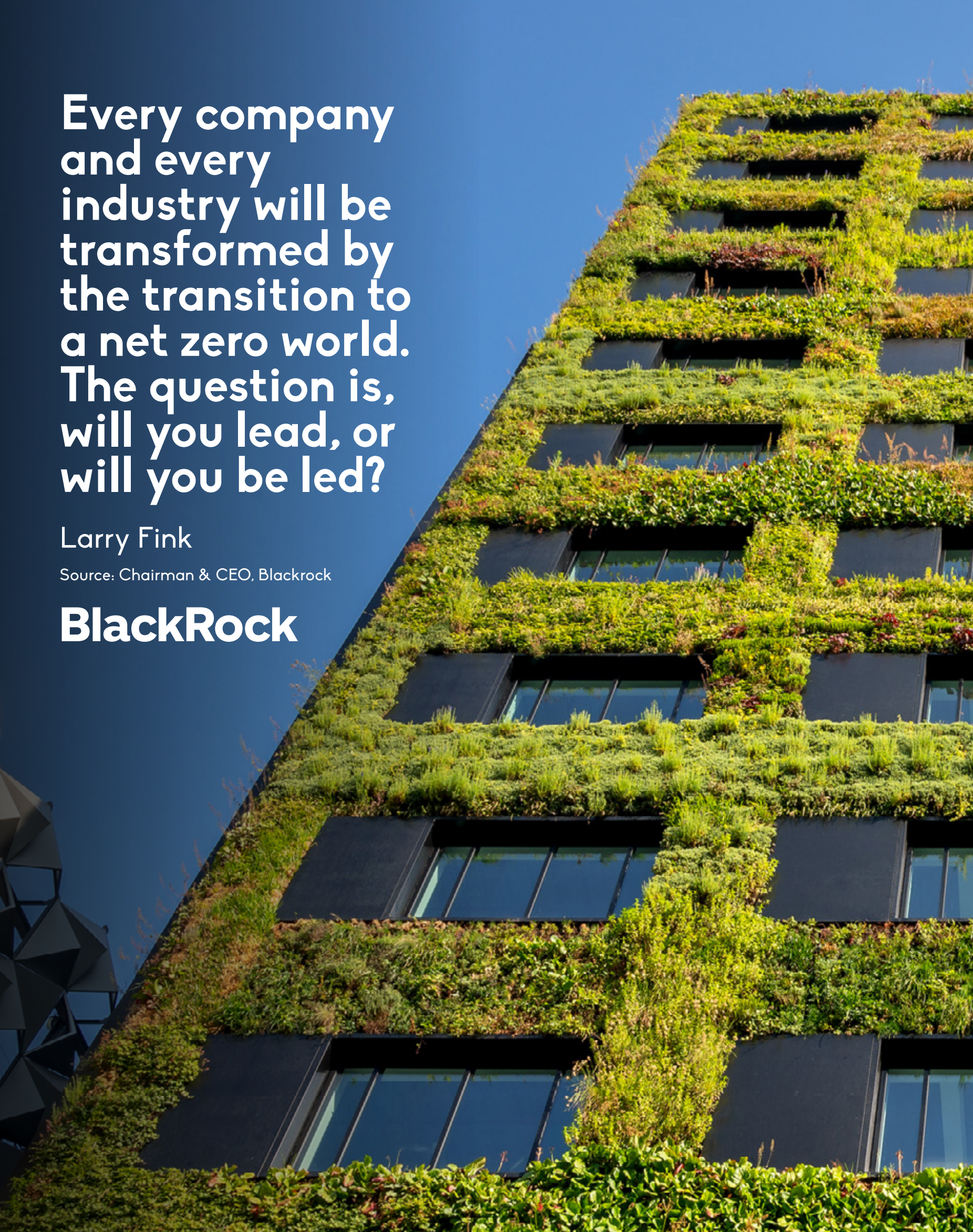


The most sustainable office
building in Manchester


eden

NEW
BAILEY

Inspirational office space
from 4,500 to 70,000 sq ft



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

BlackRock

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Development of the year
Commercial



Building of the year
Commercial

EDEN HAS BEEN METICULOUSLY DESIGNED TO BE GREATER MANCHESTER'S FIRST NET ZERO CARBON IN OPERATION OFFICE SPACE WITH THE WELLBEING OF STAFF AT THE FOREFRONT



EDEN ETHOS

Every aspect of the building'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 delighted at what we've delivered.

Phil Marsden
Eden Project Director, ECF



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

BDO



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.

TLT

THE ARRIVAL EXPERIENCE

Eden provides an impressive arrival experience, with the remodelled streetscape including the new public realm around the entire building. Linkage across the traffic-calmed Irwell Street includes pavements, fully planted feature landscaping, and cycle lanes, connecting the whole of New Bailey and its occupants to the likes of Salford Central station, Spinningfields, and the wider neighbourhood.



THE EDEN EXPERIENCE

The everyday office buildings as we know are evolving, and Eden is at the forefront. The co-working spaces, lounge, private spaces and presentation suite in the reception area provide a supportive and serene environment. With a coffee shop space run by long-time New Bailey resident Spice & Grind, a space to refuel and relax is always on hand.

The mezzanine level wellbeing area provides an excellent on-site amenity, with a yoga studio, bookable treatment room and contemplation space for quieter working. The occupier-exclusive roof terrace provides outdoor space to take a breath of fresh air away from the world and host exclusive occupier events. Eden enhances the environment around us, and provides occupants with a healthier and more productive standard of working.

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

"Central to my brand, Spice & Grind, is relationships; getting to know the customers and building a community centred around premium coffee and a premium service. That is what those working in and around Eden can expect."

Sam, Spice & Grind





Level	NIA Area (sq m)	NIA Area (sq ft)
Mezzanine – Office	BDO	
Floor 01	941	10,130
Floor 02	943	10,148
Floor 03	941	10,126
Floor 04	940	10,121
Floor 05	940	10,115
Floor 06	938	10,092
Floor 07	938	10,097
Floor 08	BDO	
Floor 09	BDO	
Floor 10	TLT	
Floor 11	TLT	
Total Office Space	6,581	70,829

Floors can be subdivided to provide;
502 / 430 sq m 5,403 / 4,628 sq ft

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

BUILDING SPECIFICATION AND FEATURES

- Generous ground floor entrance reception featuring café, communal workspace, lounge and project suite
- Mezzanine, wellbeing studio, contemplation space and treatment room
- 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
- Floor to floor 3.97m/floor to beam 3.1m
- 150mm recycled raised floor
- Enhanced fresh air rates
- Designed in accordance with WELL building standards to provide enhanced occupancy health, wellbeing and productivity
- Ground floor cycle hub for 156 cycles
- 2 drying rooms, 12 showers, 156 lockers
- Roof terrace for events, health and wellbeing classes and informal working
- Europe's largest green wall with over 350,000 plants
- 4 x 21 person lifts and 1 x 21 person fire fighting lift
- Male/female/gender neutral WCs



A modern wellness studio with a glass-walled outdoor area containing plants and a chair. The room features wooden floors, beige curtains, and a wooden shelving unit on the right. The word "WELLNESS" is overlaid in green text at the bottom left.

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 bike store and showers after cycling to work or returning from a lunchtime 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, Spice & Grind.



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



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



THE ROOF TERRACE OFFERS A COMMUNAL
LANDSCAPED SPACE, WITH PANORAMIC CITY
VIEWS, CREATED FOR CLIENT EVENTS, FUNCTIONS
AND INFORMAL BREAKOUT SPACE



SMART TECH

Eden is Smart tech enabled with the following features:

- Employee smartphone touchless access
- Bespoke visitor invitation system
- Tenant engagement app
- Smart lift optimisation
- Concierge services
- On-demand energy consumption to reduce carbon footprint
- Waste and recycling data monitoring

As the workspace is Smart enabled as part of an occupiers fit out our Smart technology partner also offers:

- Desk booking
- Meeting room booking
- Air quality sensors
- Desk & meeting room utilisation data to optimise your workspace
- Mobile app lighting control
- 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.

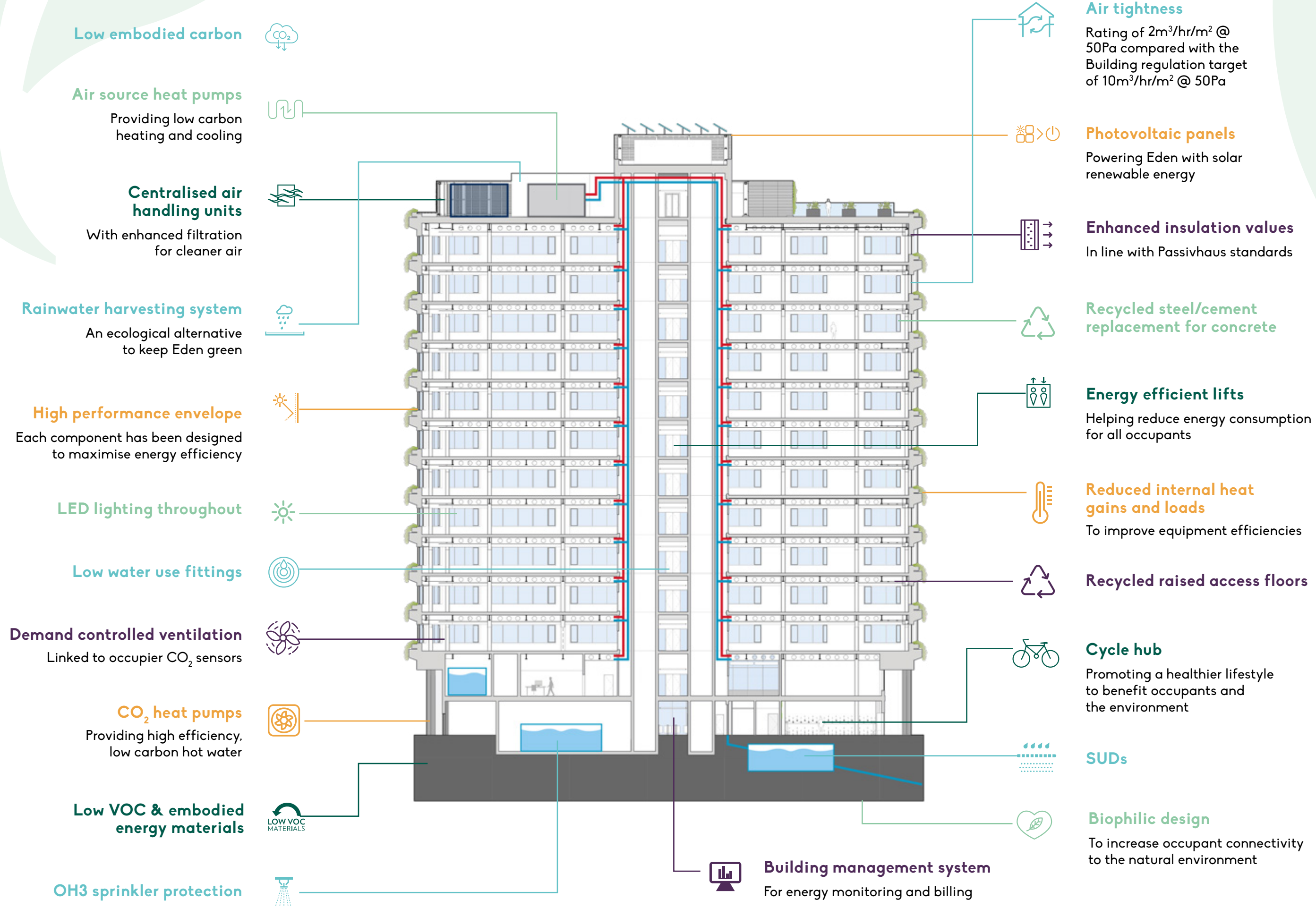
Two diverse intakes implemented to enable diverse routes for service provider cabling.

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.

SUSTAINABILITY FEATURES



Low embodied carbon



Air source heat pumps

Providing low carbon heating and cooling



Centralised air handling units

With enhanced filtration for cleaner air



Rainwater harvesting system

An ecological alternative to keep Eden green



High performance envelope

Each component has been designed to maximise energy efficiency



LED lighting throughout



Low water use fittings



Demand controlled ventilation

Linked to occupier CO₂ sensors



CO₂ heat pumps

Providing high efficiency, low carbon hot water



Low VOC & embodied energy materials



OH3 sprinkler protection



Air tightness

Rating of 2m³/hr/m² @ 50Pa compared with the Building regulation target of 10m³/hr/m² @ 50Pa



Photovoltaic panels

Powering Eden with solar renewable energy



Enhanced insulation values

In line with Passivhaus standards

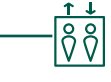


Recycled steel/cement replacement for concrete



Energy efficient lifts

Helping reduce energy consumption for all occupants



Reduced internal heat gains and loads

To improve equipment efficiencies



Recycled raised access floors



Cycle hub

Promoting a healthier lifestyle to benefit occupants and the environment



SUDs



Biophilic design

To increase occupant connectivity to the natural environment



Building management system

For energy monitoring and billing



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



BREEAM 2018 – Outstanding rating



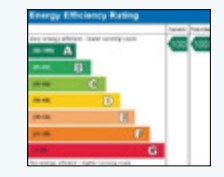
WiredScore – Platinum rating



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

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 it's 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

OCCUPIERS ALREADY ENJOYING NEW BAILEY

NEW BAILEY

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

BT

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.

CLYDE AND CO

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

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

FRESHFIELDS

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



THE ESTABLISHED BUSINESS DISTRICT

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.

Professional

1. TLT
2. BDO
3. Eversheds
4. Clyde and Co
5. Freshfields
6. DWF
7. JMW
8. PWC
9. Pinsent Masons
10. DAC Beachcroft
11. Shoosmiths
12. Weightmans

Financial

13. NatWest Group
14. Barclays
15. Bank New York Mellon
16. Investec
17. Brewin Dolphin
18. Moneyplus Group
19. Leonard Curtis

Technology/Media/Telecoms

20. Matillion
21. BT
22. Cellnex
23. essencemediacom
24. WPP
25. Dentsu
26. Global Radio
27. NCC
28. The Farm
29. ITV
30. Booking.com
31. Peak AI
32. Cloud Imperium

Insurance

33. Esure
34. Towergate
35. AIG

Public Sector

36. HMRC
37. Civil Justice Centre
38. General Medical Council
39. Competition and Markets Authority

Serviced Offices

40. Regus
41. WeWork



eden
NEW
BAILEY

PEEL PARK

THE DEVELOPMENT

NEW BAILEY

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



Restaurant/Bar

1. Menagerie
2. River Green
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
29. 20 Stories
30. The Ivy Spinningfields
31. Shipyard Food Hall
32. Grape Street Deck
33. Sexy fish
34. Fenix

Hotel

1. Premier Inn New Bailey
2. The Ainscow Hotel
3. Marriott Victoria & Albert Hotel
4. Great John Street Hotel
5. The Lowry Hotel
6. Mollie's Motel

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. Aviva Studios
6. Science and Industry Museum
7. The Crystal Maze LIVE Experience

Café

1. Open Kitchen Café & Bar
2. Caffè Nero
3. Foley's
4. Y2 café
5. Starbucks

Leisure & Wellbeing

1. PureGym
2. Bannatyne Health Club
3. Barry's Bootcamp
4. F45 Salford Central
5. Everyman Cinema
6. Soho House
7. Deuce & Hoops (Tennis & Basketball Court)
8. St John's Gardens

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



A THRIVING LOCATION

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





A THRIVING LOCATION

All within a short walk from Eden



CONNECTED



Eden is perfectly connected, immediately adjacent to Salford Central station and within a short walk of the city centre's Metrolink and free bus connections. The scheme is also next to Trinity Way which offers fast and direct connectivity to the wider road network.

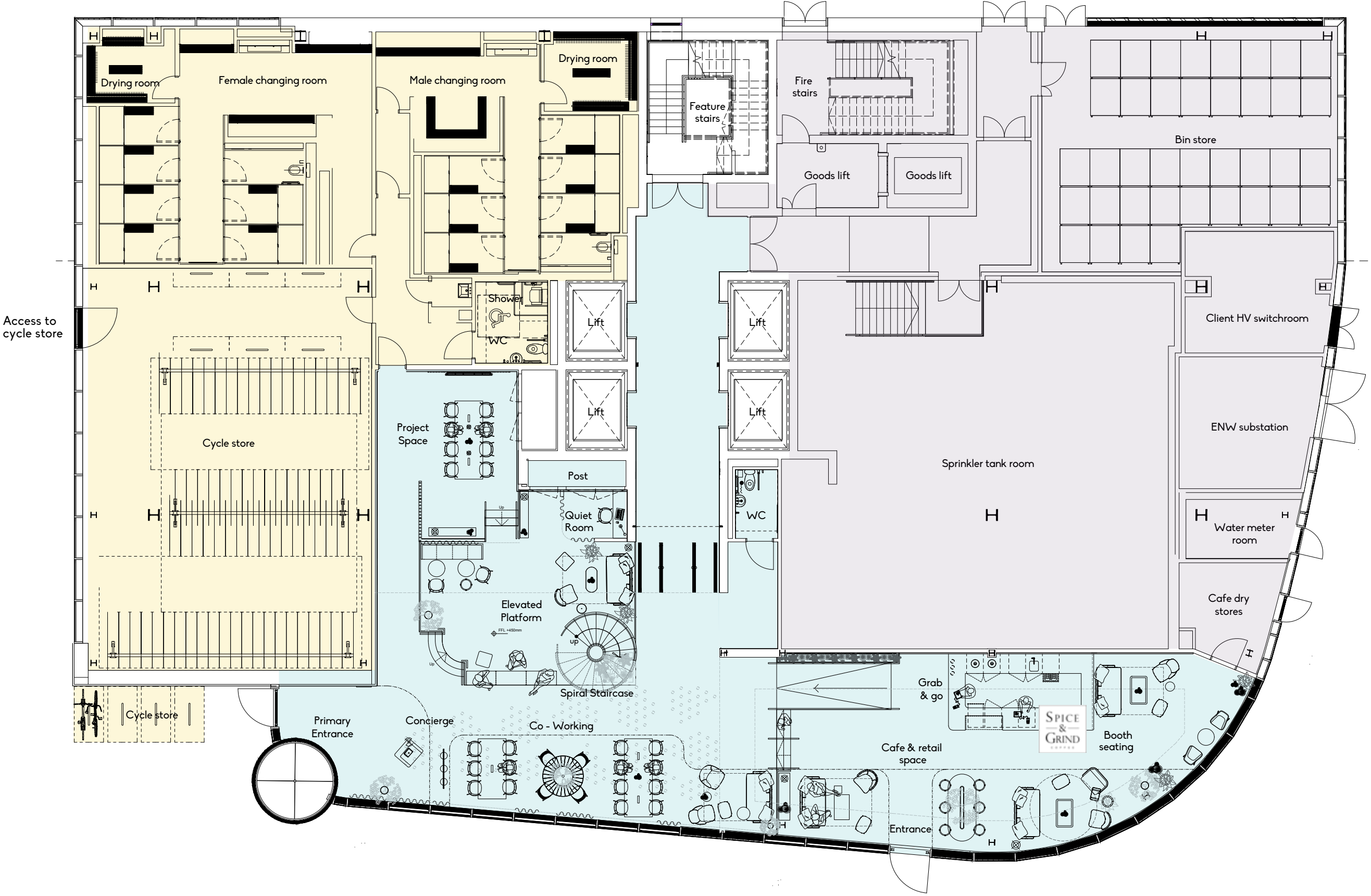




EVENTS PROGRAMME

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.

FLOOR PLANS



Cycle store and changing rooms
 Reception, café and co-working space
 BOH/Plant
 Ground floor

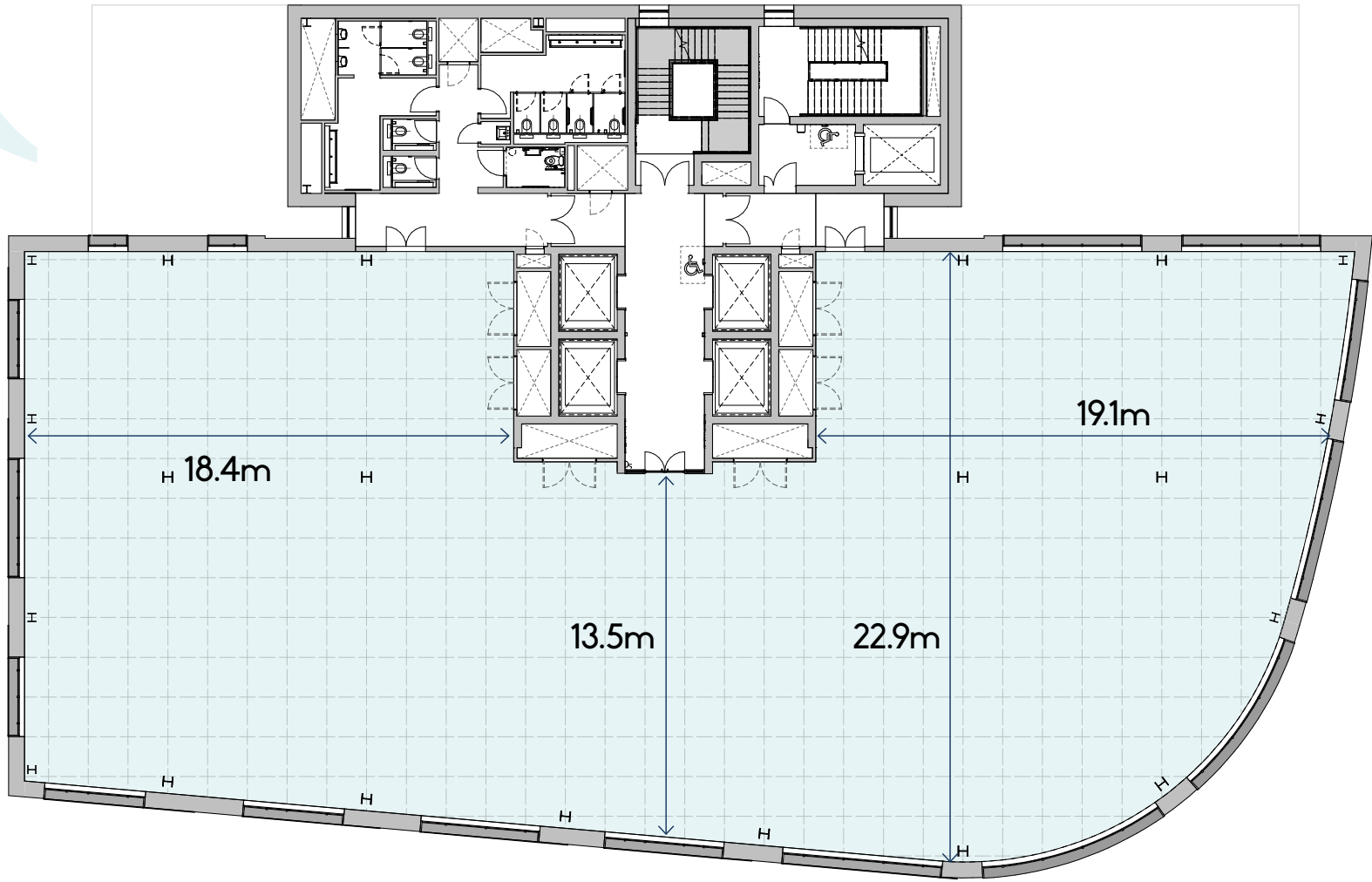
FLOOR PLANS



Office Lounge and wellness BOH/Plant

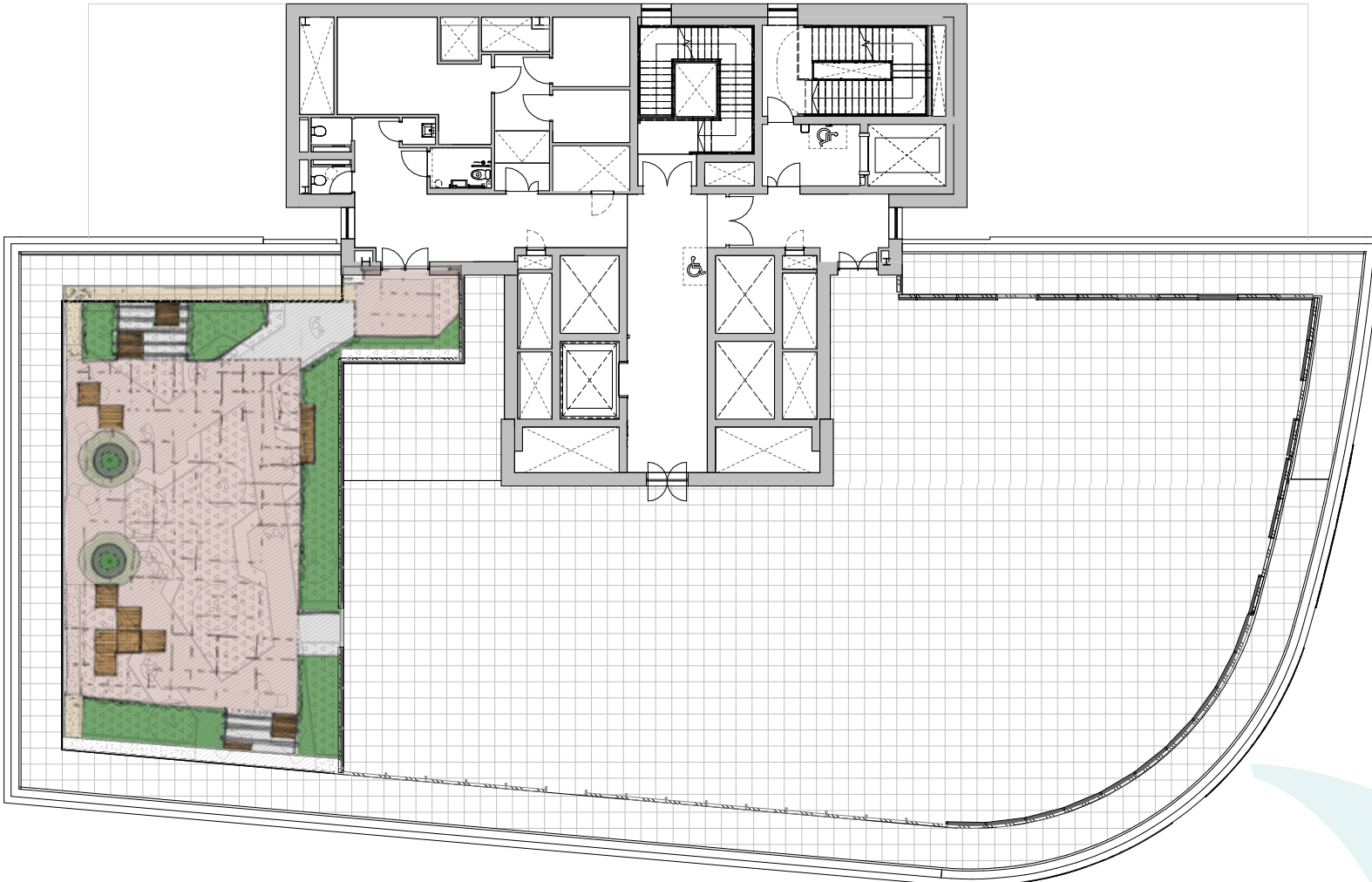
Mezzanine floor

FLOOR PLANS



Typical floor

Option for interconnecting stairs if desired



Rooftop terrace

FLOOR PLANS

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



Split floor

SPACE PLANS

Example Layout - Split Floor



SUITE B

Welcome

- Welcome area

Focus

- 2 x 1 person focus room

Agile/collaboration

- Breakout kitchen
- 2 x bi-fold meeting rooms
- 2 x touchdown spaces

SUITE A

Welcome

- Welcome area

Focus

- 2 x 1-person focus room

Agile/collaboration

- Breakout kitchen
- 2 x booths
- 3 x bi-fold meeting rooms
- 3 x touchdown spaces

SPACE PLANS

Example Layout 2



Welcome

- Reception area

Agile/collaboration

- 4 x touchdown spaces
- 1 x open plan project space
- 5 x bi-fold meeting rooms
- 3 x booths

Focus

- 5 x 1-person focus rooms

Work

- 100 x fixed workstations

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 Places, Legal & General and Homes England.
- Muse Places 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



3 Stockport Exchange Stockport



Four New Bailey - BT Salford



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new-bailey.com/eden


new_bailey


Eden at New Bailey

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eden

What does your office say
about your business?

Delivered by

ECF

A partnership between



MUSE

in partnership with

Salford City Council