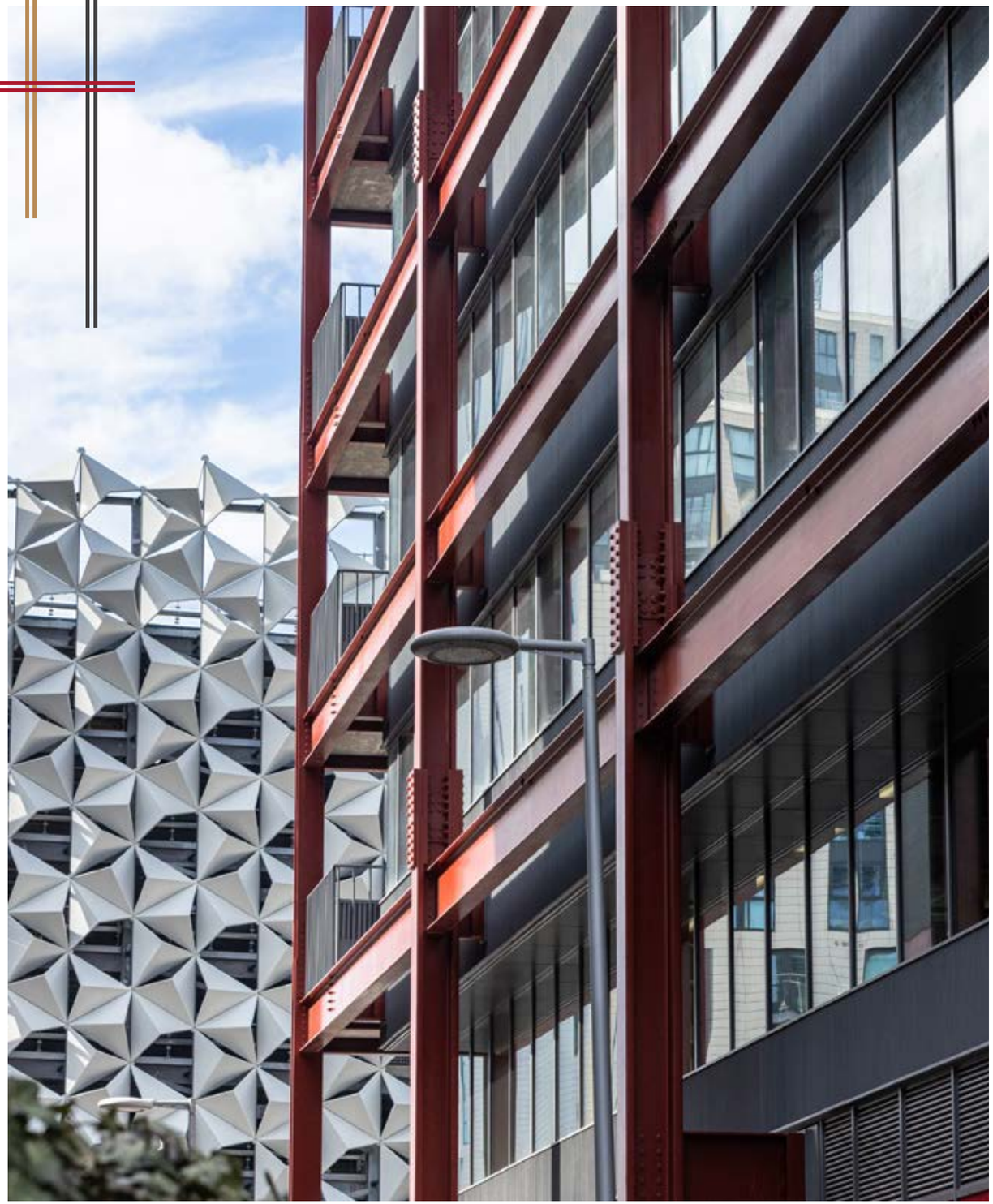
2NEWBAILEYSQ



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INTRODUCING TWO NEW BAILEY SQUARE

Two New Bailey Square is a Grade A 187,251 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.

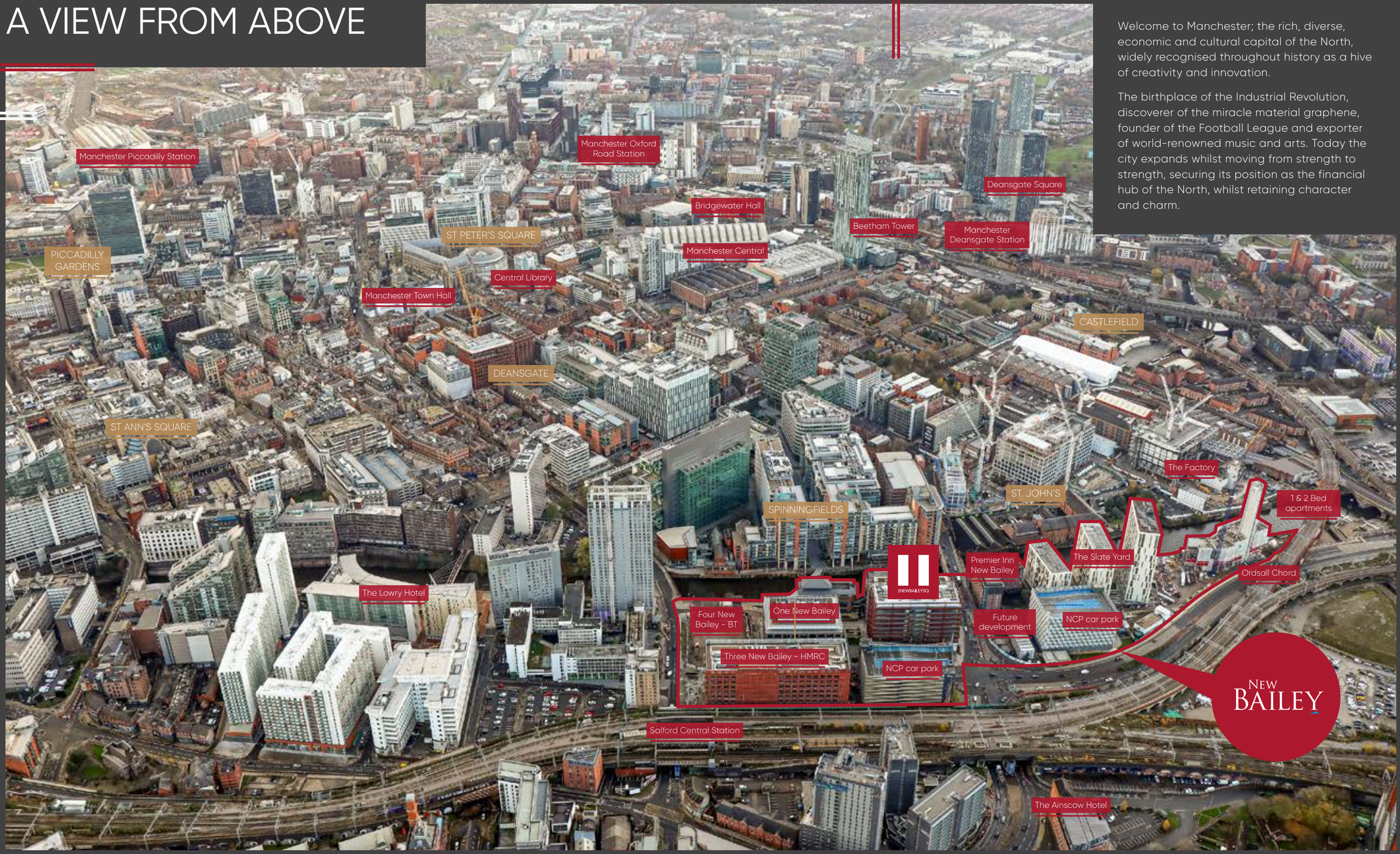
TWO NEW BAILEY SQUARE EXPRESSES CONTEMPORARY DESIGN, SUSTAINABILITY AND UNIQUE OUTDOOR FEATURES DESIGNED WITH THE OCCUPIER IN MIND.

Two New Bailey Square is the second Grade A office building of the New Bailey scheme, following on from the success of One New Bailey.

A VIEW FROM ABOVE

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



GREATER MANCHESTER

THE UK'S LARGEST COMMERCIAL FINANCE CENTRE OUTSIDE LONDON

FTSE 100

80 FTSE 100 MEMBERS ARE BASED IN MANCHESTER

THE COMMERCIAL DISTRICT

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.

1. The Lowry Hotel
2. HMRC
3. MoneyPlus Group
4. Futureworks, AO
5. HMRC
6. Civil Justice Centre
7. NCC, Global Radio, Shoosmiths
8. RBS
9. HSBC, Grant Thornton
10. Worldpay, Towergate Insurance, TLT Solicitors, i2 Offices
11. Squire Patton Boggs, PWC, 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, GMC, BNY Mellon, Pinsent Masons, DAC Beachcroft LLP
15. JMW Solicitors
16. Deloitte, DWF, Baker Tilly
17. MediaCom
18. Brewin Dolphin
19. Natwest, RBS
20. AIG
21. Manchester Town Hall
22. Freshfields Bruckhaus Deringer, WHIreland, Allegis Group, Dentsu Aegis, Shawbrook
23. HMRC

NEW BAILEY PROVIDED A GREAT LOCATION AND A QUALITY PRODUCT DELIVERED BY A SUPPORTIVE DEVELOPER.

BT

AFTER SEEING THE INITIAL PLANS & VISION FOR THE NEW BAILEY SCHEME, WE KNEW INSTANTLY WE WANTED TO BE PART OF THIS NEW COMMUNITY.

FOODWELL

NEW BAILEY GIVES US BOTH THE HIGH QUALITY AND ATTRACTIVE LOCATION WE WANT FOR OUR STAFF.

FRESHFIELDS

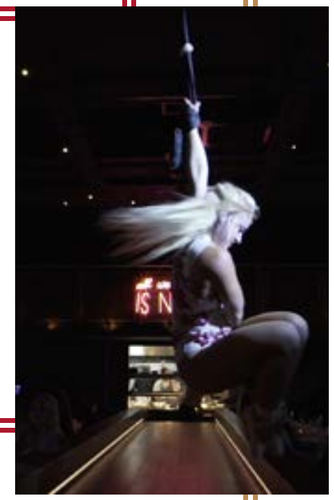
THE BUILDING WILL PROVIDE ITS STAFF, CLIENTS AND VISITORS WITH A COMFORTABLE AND CONTEMPORARY ENVIRONMENT FIT FOR A MODERN, SUSTAINABLE AND FLEXIBLE LEGAL PRACTICE.

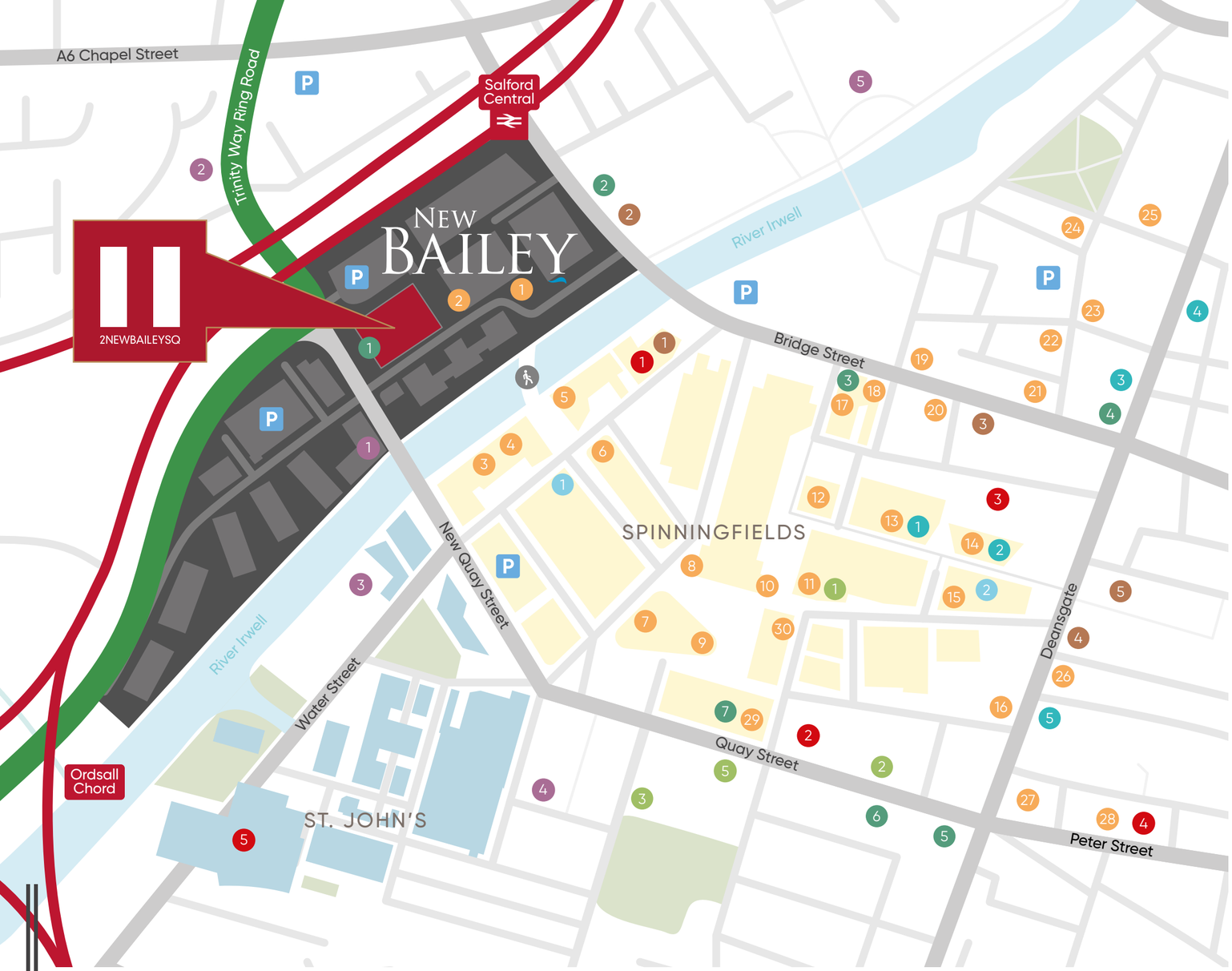
EVERSHEDS SUTHERLAND

YOUR NEW NEIGHBOURS

BENCHMARK INTERNATIONAL
BLM
BT
circle recruitment
dentsu AEGIS network
EVERSHEDS SUTHERLAND
FOODWELL
Freshfields
HM Revenue & Customs
LEONARD CURTIS BUSINESS SOLUTIONS GROUP
muse
ménagerie
Sainsbury's
Shawbrook Bank
TEKsystems
WHIreland

AFTER WORK PLAY





A RANGE OF AMENITIES CLOSE BY FROM TOP RESTAURANTS, BARS AND HOTELS TO ENTERTAINMENT, LEISURE AND HIGH-END RETAIL. NEW BAILEY HAS EVERYTHING OF NECESSITY AND MORE, ALL WITHIN A SHORT WALK.

A THRIVING NEIGHBOURHOOD

Restaurant/Bar

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

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. Emporio Armani
3. Forsyth Music Shop
4. Waterstones
5. 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)

Café

1. The Left Bank Café Bar
2. Caffè Nero
3. Grindsmith
4. Caffè Nero
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
2. Tesco Express
3. Co-op
4. Sainsbury's
5. Sainsbury's
6. Tesco Express
7. M&S Food Hall

Bank

1. RBS
2. Natwest

NEW BAILEY IS PERFECTLY CONNECTED, IMMEDIATELY ADJACENT TO SALFORD CENTRAL TRAIN 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.

GET CONNECTED

The Ordsall Chord

The Ordsall Chord provides direct links from Salford Central Station to Manchester Piccadilly and Manchester Airport.

Salford Central Train Station

Recent improvements include re-opening three disused platforms and enhancing two existing platforms.

Metrolink

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

Free Bus Stop

Two services run within 5 minutes walk of Two New Bailey Square, with stops on Byron Street and Quay Street connecting to Manchester Piccadilly Station. Both services run Monday–Sunday every 10 minutes.

THE CULTURAL CAPITAL OF THE NORTH – A HIVE OF CREATIVITY AND INNOVATION.

Discover its eclectic music scene, wide variety of museums, art galleries and lose yourself in its history. It is a city of sport boasting world-class football, cricket and cycling arenas.

THE CITY

ITS NEIGHBOURHOODS ARE THRIVING, WITH NEW CAFÉS, BARS AND RESTAURANTS MAKING IT AN EXCITING PLACE TO LIVE AND WORK.

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

NEW STUNNING PUBLIC SQUARE

A NEW STUNNING PUBLIC SQUARE PROVIDES AN IMPRESSIVE APPROACH AND ENTRANCE TO THE BUILDING.

360°

IMPRESSIVE ENTRANCE RECEPTION

360°

A SPACIOUS ENTRANCE RECEPTION EXUDING A CONTEMPORARY AND EXCITING BUSINESS LOUNGE WITH IMPRESSIVE QUALITY FINISHES.

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 1:6 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 ground level cycle facilities and showers, with 102 bicycle spaces

CONNECTIVITY

- Fibre ready with a diverse comms strategy and dedicated fibre comms room
- A WiredScore Certified Platinum Rating
- Includes a full 24/7 backup generator installed as part of CAT A works
- MEP systems designed to 1 per $6m^2$

SCHEDULE OF AREAS

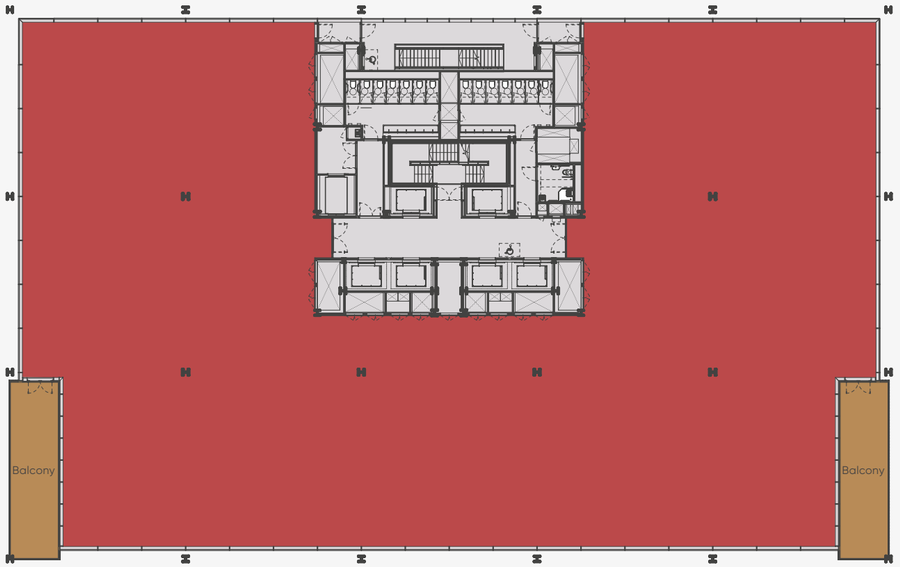
FLOOR	Net internal area sq m	Net internal area sq ft
Ground Floor Reception	264	2,842
Ground Floor*	**600**	**6,458 AVAILABLE TO LET**
Floor 1	1,537	16,544 (LET TO BLM LLP)
Floor 2	1,666	17,933 (LET TO BLM LLP)
Floor 3	1,666	17,933 (LET TO BLM LLP)
Floor 4	1,666	17,933 (LET TO BLM LLP)
Floor 5	**1,666**	**17,933 AVAILABLE TO LET**
Floor 6	**1,666**	**17,933 AVAILABLE TO LET**
Floor 7	**1,666**	**17,933 AVAILABLE TO LET**
Floor 8a	**842**	**9,063 AVAILABLE TO LET**
Floor 8b	824	8,870 (LET TO EVERSHEDS SUTHERLAND)
Floor 9	1,666	17,933 (LET TO EVERSHEDS SUTHERLAND)
Floor 10	1,666	17,933 (LET TO EVERSHEDS SUTHERLAND)
TOTAL	17,396	187,251

*Capable for use as office/retail/leisure

PANORAMIC ROOF GARDEN

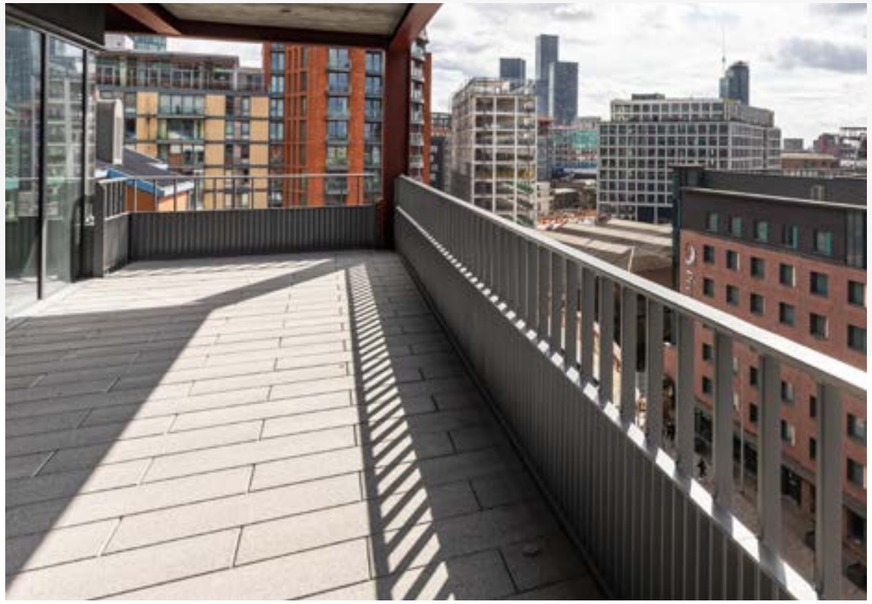
A DRAMATIC COMMUNAL ROOF GARDEN WITH PANORAMIC CITY VIEWS. CREATED FOR CLIENT EVENTS, FUNCTIONS OR OCCUPIERS INFORMAL USE.

SPECTACULAR OFFICE BALCONY FEATURES



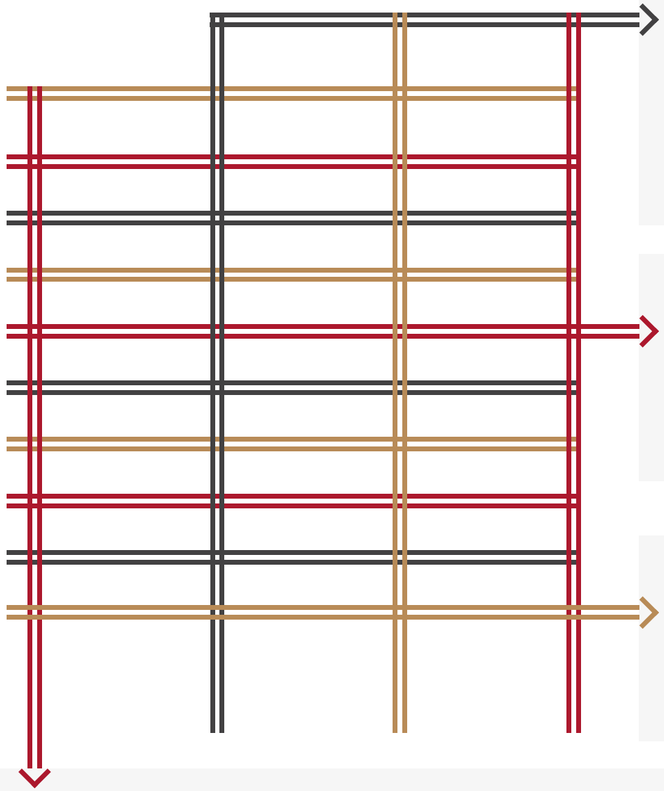
TYPICAL FLOOR

TWO BALCONIES ON EACH FLOOR FOR EXTERNAL MEETINGS OR INFORMAL USE. STAFF AND CLIENTS WILL ENJOY MARVELLOUS VIEWS ACROSS THE CITY.



WIRED CERTIFIED PLATINUM

BEST IN CLASS CONNECTIVITY AND INFRASTRUCTURE WITH A WIRED CERTIFIED PLATINUM RATING.



WIRELESS NETWORK INFRASTRUCTURE

- Rooftop space to install communication equipment included.
- Free WiFi in common areas included.

CONNECTIVITY

- Standard wayleave agreement to help streamline future installations.

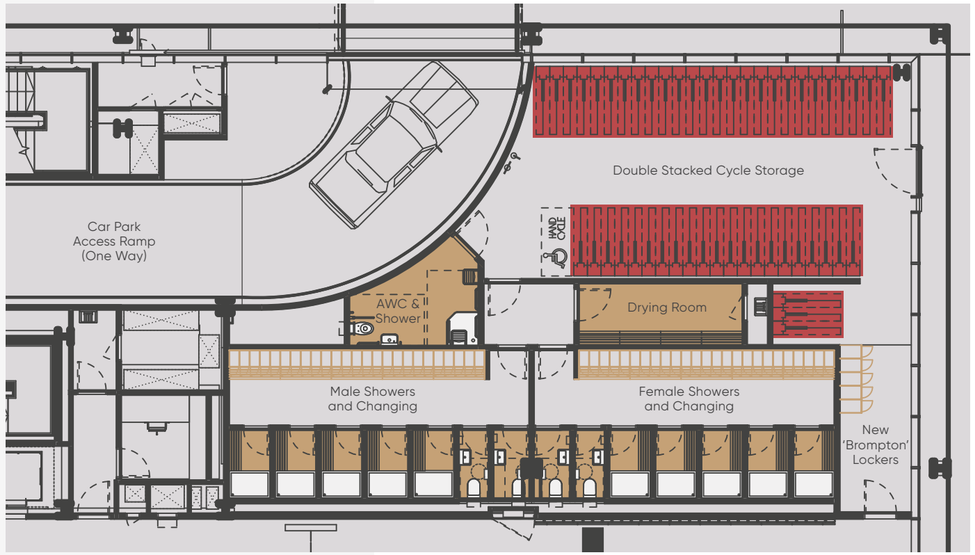
POWER

- Back-up generator specified to supply emergency power.

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.

WITH INCREASING CYCLING COMMUTER FIGURES IN LINE WITH SUSTAINABLE LIVING, GREEN STAFF THINKING AND OCCUPIER AGENDAS, ALLOCATING A LARGE CYCLE HUB HAS BEEN DESIGNED AS AN IMPORTANT FEATURE.



GROUND FLOOR

Cycle facilities:

- Storage for 102 cycles using double stacking racks
- Handcycle space
- 'Brompton' lockers
- Floor mounted cycle repair station
- Drying room

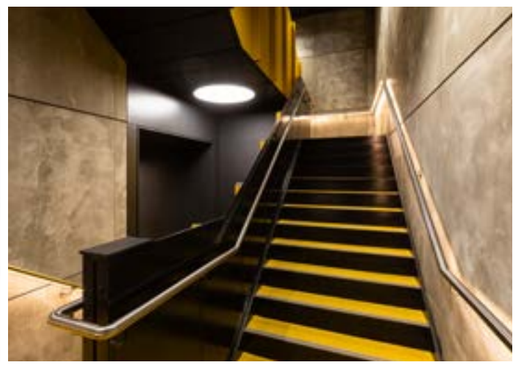
Changing and shower facilities:

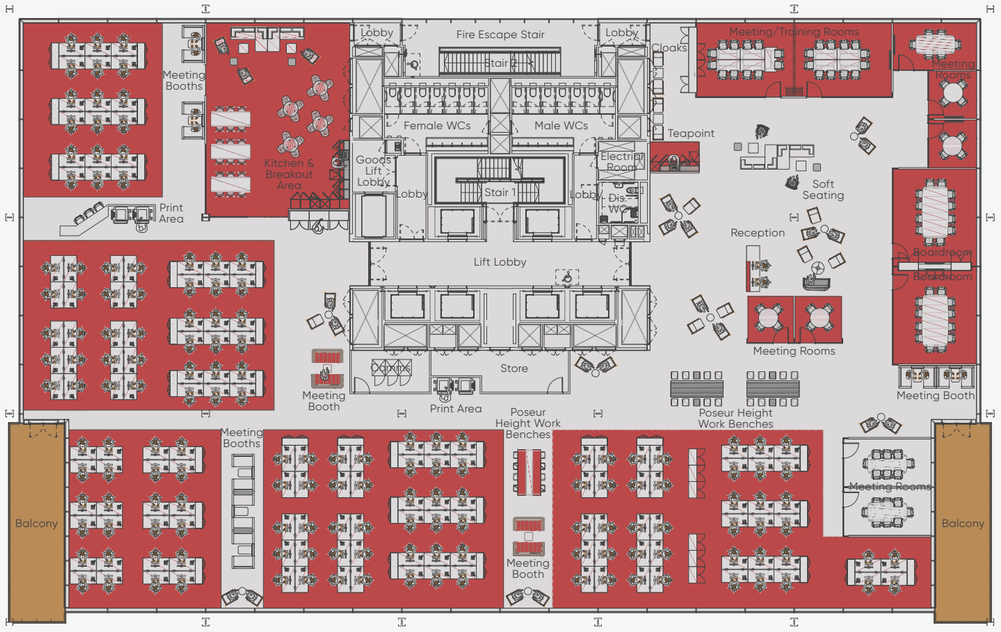
- 10 shower cubicles
- Male and female changing facilities
- Accessible WC/ shower room

CYCLE, SHOWER & CHANGING HUB

THE DETAIL MATTERS

TWO NEW BAILEY SQUARE IS A BUILDING LIKE NO OTHER, WITH EXCEPTIONAL DETAIL AND HIGH QUALITY FINISHING THROUGHOUT.





SPACE PLAN 1:10

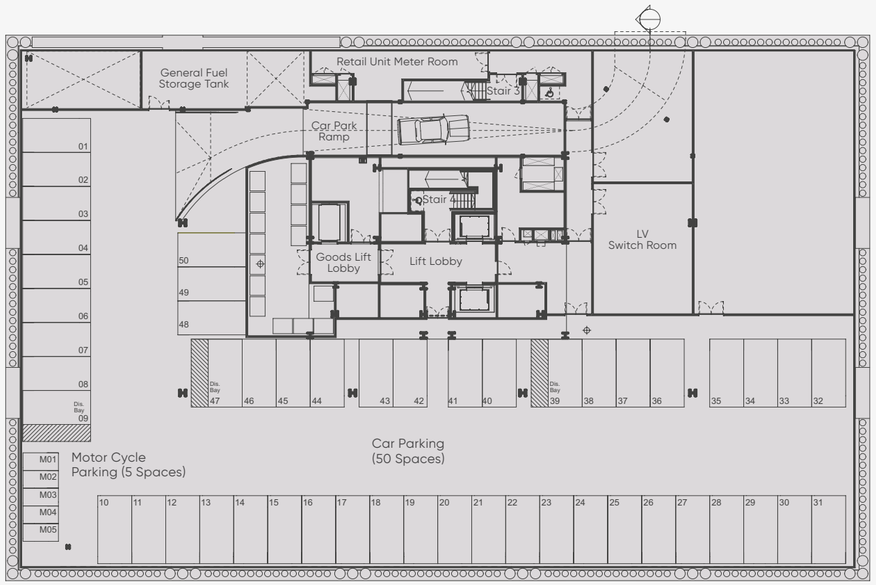
1,666 sq m / 17,933 sq ft

Spatial Evaluation

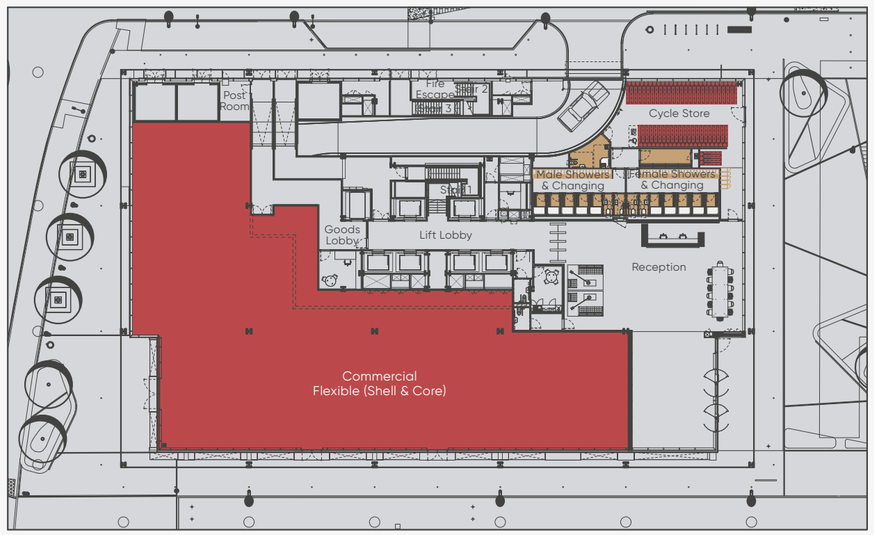
- 160 x Workstations
- 2 x Boardroom - 12 persons
- 2 x Training rooms - 12+ persons
- 7 x Meeting rooms (4/6/8)
- 1 x Reception & soft seating area
- 1 x Kitchen/breakout area
- 1 x Teapoint area
- 2 x Cloak points
- 3 x Touchdown workstations
- 9 x Booth seating
- 5 x 1-2-1 soft seating points
- 2 x Print zones
- 1 x Store
- 1 x Comms room

PLATES

LARGE, EFFICIENT FLOORS

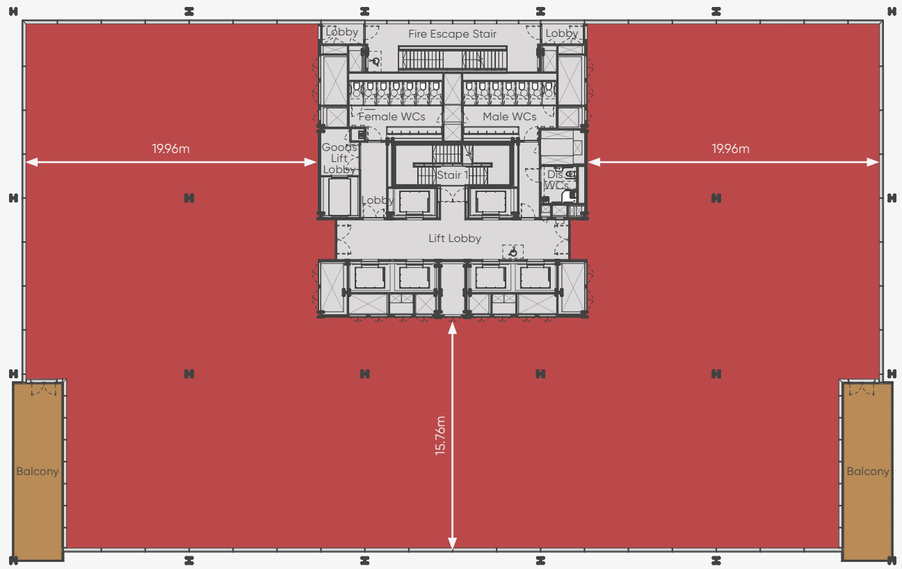


BASEMENT



GROUND FLOOR

EIGHTH FLOOR



TYPICAL FLOOR

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 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 FUND 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 comprise 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.

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

Talbot Gateway,
Blackpool

95 Queen Victoria Street,
London

No.4 St Paul's Square,
Liverpool

Central Saint Giles,
London

Merchant Gate,
Wakefield

Civic and Cultural Quarter,
Doncaster

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0161 235 8998
cushmanwakefield.co.uk

JLL
0161 828 6440

NEW-BAILEY.COM

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