

2NEWBAILEYSQ

NEW CITY
CENTRE RETAIL,
LEISURE AND
WORKSPACE
OPPORTUNITY

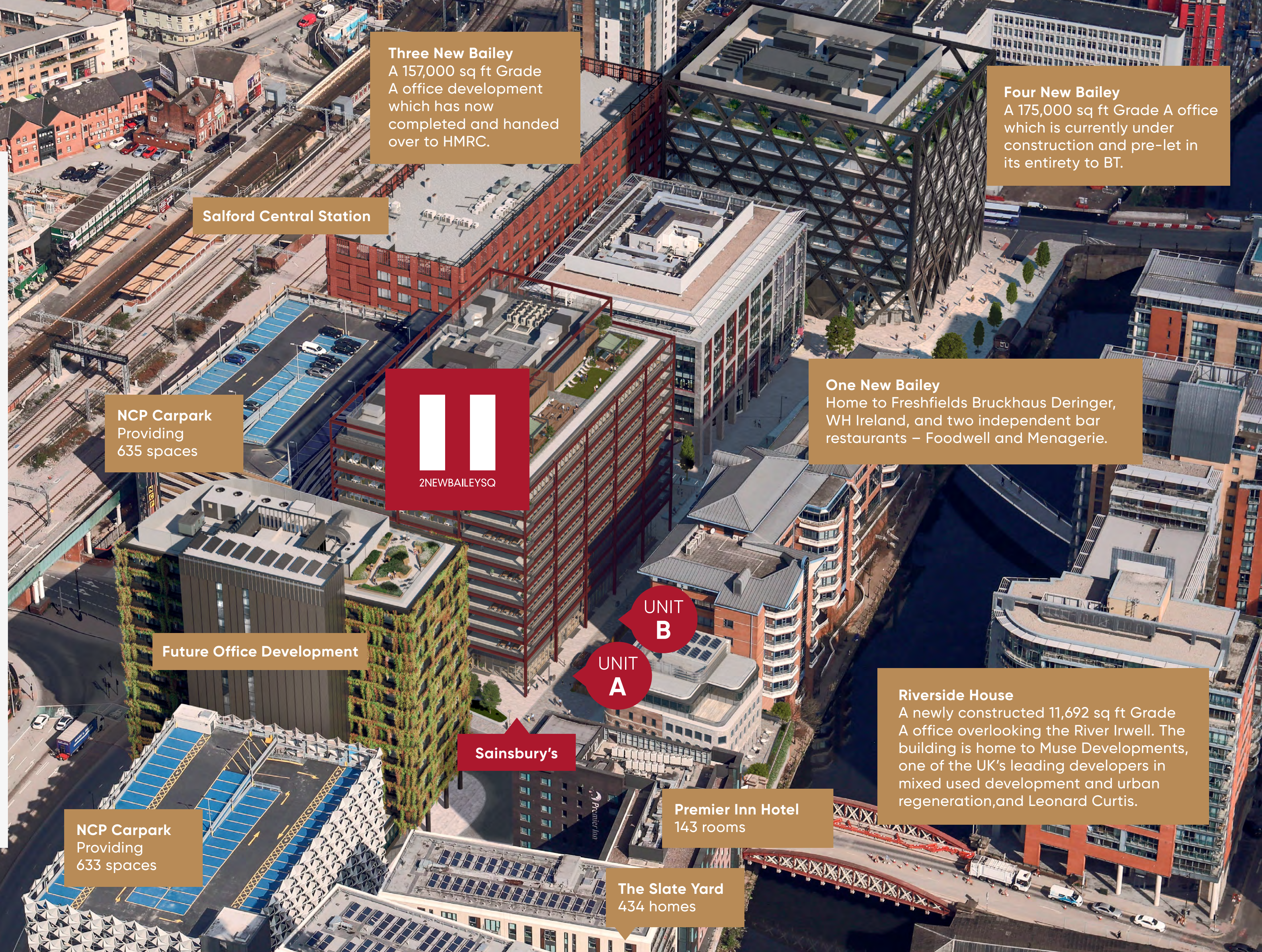


INTRODUCING TWO NEW BAILEY SQUARE

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 now completed and 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



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

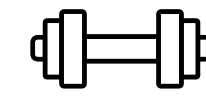
Sainsbury's

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.

NCP Carpark
Providing 633 spaces

Premier Inn Hotel
143 rooms

The Slate Yard
434 homes



2 GYMS LESS THAN 10 MINUTES WALK AWAY



31 RESTAURANTS AND BARS WITHIN WALKING DISTANCE



6 TOURIST ATTRACTIONS



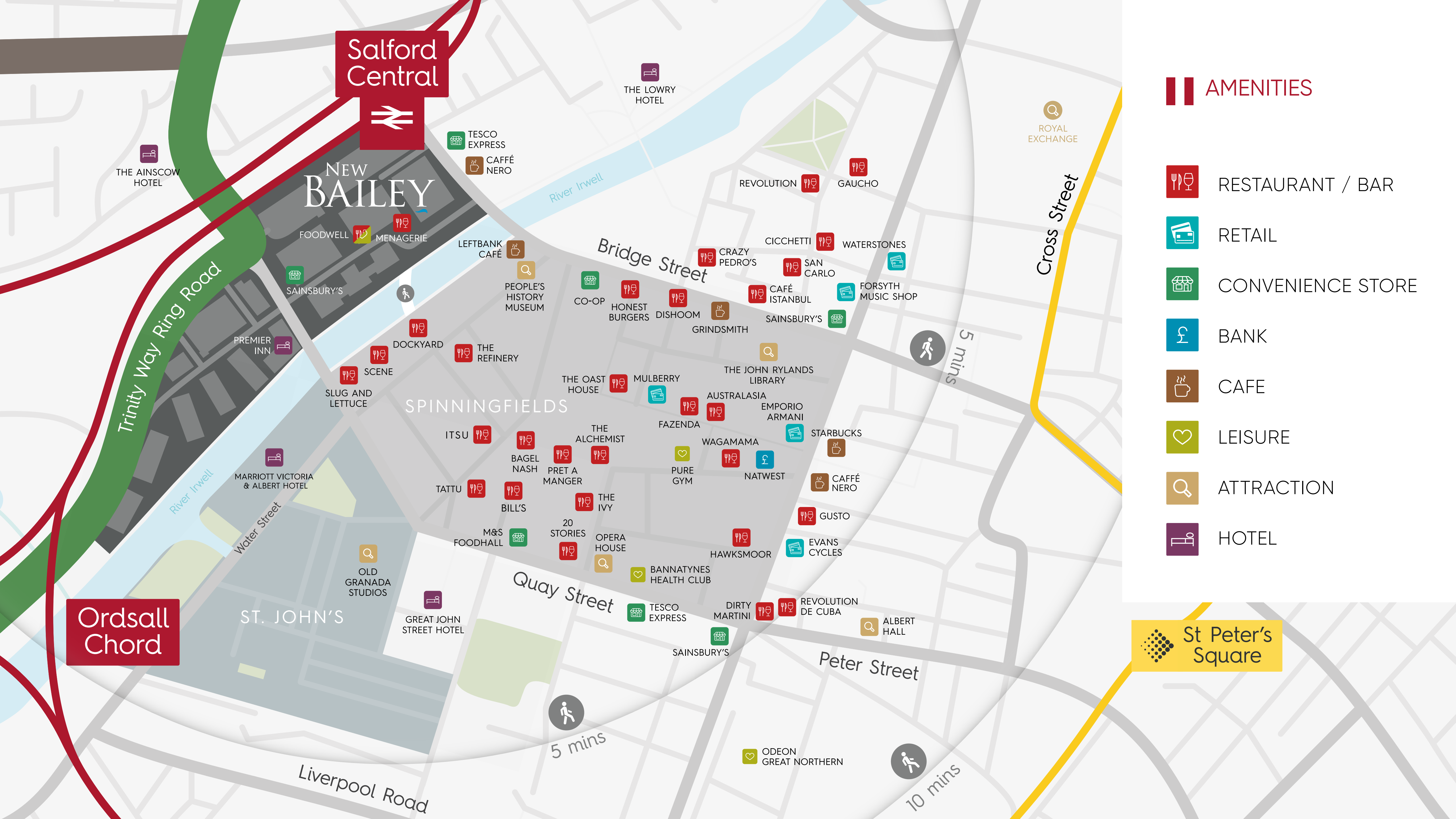
1,000 APARTMENTS WITHIN 100 METRES



5 HOTELS

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





Salford Central

NEW BAILEY

SPINNINGFIELDS

ST. JOHN'S

Ordsall Chord

St Peter's Square

AMENITIES

RESTAURANT / BAR

RETAIL

CONVENIENCE STORE

BANK

CAFE

LEISURE

ATTRACTION

HOTEL

Trinity Way Ring Road

River Irwell

Bridge Street

Cross Street

Quay Street

Peter Street

Water Street

Liverpool Road

5 mins

5 mins

10 mins

THE AINSCOW HOTEL

THE LOWRY HOTEL

ROYAL EXCHANGE

TESCO EXPRESS

CAFFÉ NERO

REVOLUTION

GAUCHO

FOODWELL

MENAGERIE

LEFTBANK CAFÉ

PEOPLE'S HISTORY MUSEUM

CRAZY PEDRO'S

CICCHETTI

WATERSTONES

SAINSBURY'S

CO-OP

HONEST BURGERS

DISHOOM

CAFFÉ ISTANBUL

FORSYTH MUSIC SHOP

PREMIER INN

DOCKYARD

THE REFINERY

THE OAST HOUSE

MULBERRY

THE JOHN RYLANDS LIBRARY

SLUG AND LETTUCE

SPINNINGFIELDS

ITSU

BAGEL NASH

PRET A MANGER

FAZENDA

AUSTRALASIA

EMPORIO ARMANI

MARRIOTT VICTORIA & ALBERT HOTEL

TATTU

BILL'S

THE IVY

WAGAMAMA

NATWEST

STARBUCKS

OLD GRANADA STUDIOS

M&S FOODHALL

20 STORIES

OPERA HOUSE

BANNATYNES HEALTH CLUB

HAWKSMOOR

EVANS CYCLES

GREAT JOHN STREET HOTEL

TESCO EXPRESS

DIRTY MARTINI

REVOLUTION DE CUBA

ALBERT HALL

SAINSBURY'S

ODEON GREAT NORTHERN

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

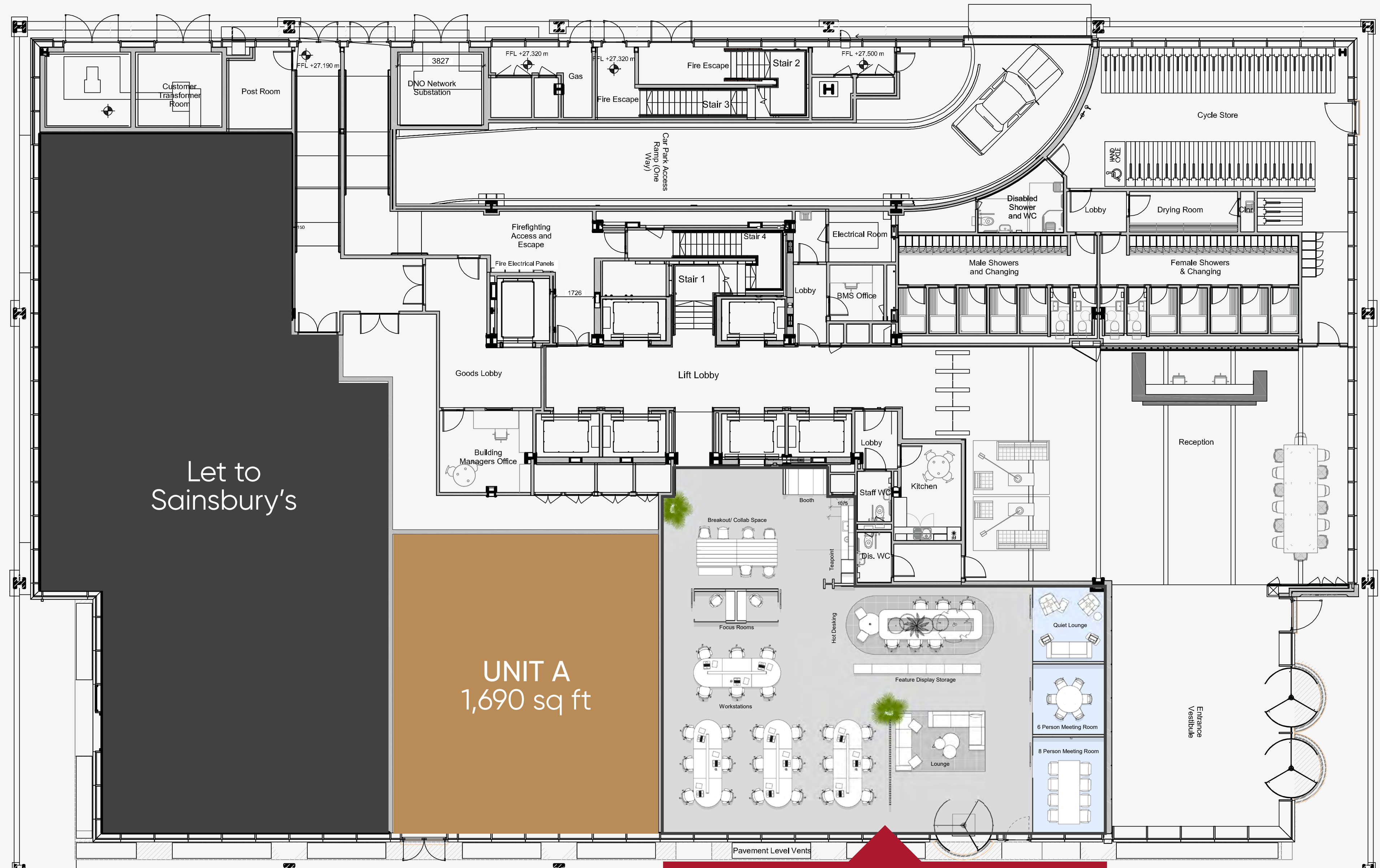
Unit B -

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

CONTACT

Darren Moorhouse

T: 0161 234 0101

DD: 0161 850 7788

E: darren@kingstreetcommercial.com

Beth Galvin

T: 0161 850 7788

DD: 0161 850 9771

M: 07775 875600

E: beth@kingstreetcommercial.com

Richard Lace

T: 0161 237 1717

M: 07795 104 231

E: rlace@obiproperty.co.uk

Will Lewis

T: 0161 237 1717

M: 07825 703833

E: wlewis@obiproperty.co.uk



DISCLAIMER

Important notice: King Street Commercial and OBI Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (ii) no person in the employment of the agents has an authority to make or give any representation or warranty in relation to this property. March 2021.

