

The most sustainable office  
building in Manchester

  
eden

NEW  
BAILEY

115,000 sq ft of inspirational office space  
Completes Q4 2023





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

# CONTENTS

INTRODUCING EDEN	03
WHY NET ZERO CARBON?	04
THE DEVELOPMENT	05
OCCUPIERS ALREADY ENJOYING NEW BAILEY	06
THE ESTABLISHED BUSINESS DISTRICT	07
A THRIVING LOCATION	08
CONNECTED	10
EVENTS PROGRAMME	11
THE EDEN ETHOS	12
THE ARRIVAL EXPERIENCE	13
THE EDEN EXPERIENCE	14
WELLNESS	15
TAKE A BREATH	17
SCHEDULE OF AREAS	18
ROOF TERRACE	19
BUILDING SPECIFICATION AND FEATURES	20
SMART TECH & CONNECTIVITY	22
SUSTAINABILITY FEATURES	23
FLOOR PLANS	24
SPACE PLANS	27
THE DEVELOPER	29
CONTACTS	30





EDEN HAS BEEN METICULOUSLY DESIGNED TO BE NET ZERO CARBON IN OPERATION WITH THE WELLBEING OF STAFF AT THE FOREFRONT



# 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 its 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



# THE DEVELOPMENT

## NEW BAILEY

1. One New Bailey
2. Two New Bailey Square
3. Three New Bailey - HMRC
4. Four New Bailey - BT (completing 2023)
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





# OCCUPIERS ALREADY ENJOYING NEW BAILEY

## NEW BAILEY

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

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

BT

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

Our values are very much reflected in Eden's ground-breaking approach that is leading the way for future workplaces that are both better for our people and the planet.

TLT

After seeing the initial plans and vision for the New Bailey scheme, we knew instantly we wanted to be part of this community.

FOODWELL

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. Manchester Town Hall
40. Competition and Markets Authority

## Serviced Offices

41. Regus
42. Landmark
43. Spaces
44. WeWork





**Restaurant/Bar**

1. Menagerie
2. Firefly
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. River Green

**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. Factory International
6. Science and Industry Museum
7. The Crystal Maze LIVE Experience

**Café**

1. The Left Bank Café Bar
2. Caffè Nero
3. Caffè Nero
4. Starbucks
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
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. Slate Yard - New Bailey
2. Novella - New Bailey
3. The Filaments



# A THRIVING LOCATION

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







# A THRIVING LOCATION

All within a short walk from Eden

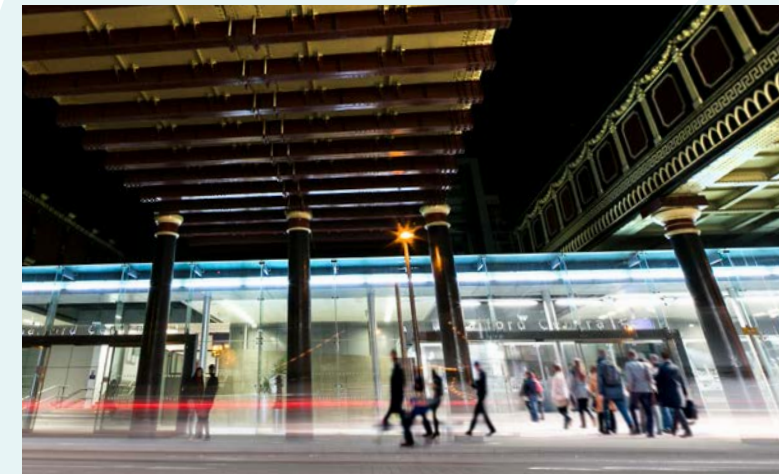




# CONNECTED



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. Furthermore, the scheme is 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.





# EDEN ETHOS

Every aspect of the buildings' 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 is being delivered.

**Phil Marsden**  
Eden Project Director, ECF



# THE ARRIVAL EXPERIENCE

Eden will provide an impressive arrival experience. The streetscape will be completely remodelled to include new public realm around the whole of the building. Linkage across traffic calmed Irwell Street includes pavements, fully planted feature landscaping and cycle lanes connecting with the whole of New Bailey for ease of access to the likes of Salford Central station, Spinningfields and the wider neighbourhood.





# THE EDEN EXPERIENCE

The everyday office buildings as we know them are evolving, and Eden is at the forefront. The co-working spaces, lounge, private spaces and presentation suite in the reception area aim to provide a supportive and serene environment. The linked coffee shop will also provide the opportunity to refuel.

Our mezzanine level provides the perfect tools to take a break, with treatment, yoga, quiet space and contemplation rooms available for occupants to refresh and reset from the working day. The roof terrace also provides a perfect outdoor space to take a breath of fresh air away from the world. With spaces designed to enhance the environment around us, and to provide occupants with a healthier, more productive standard of working.

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



Artist CGI - Building reception



# 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 cycle store and showers after cycling to work or returning from a lunch time 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.



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





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/m<sup>2</sup> more than industry best standards) and introduced CO<sub>2</sub> 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

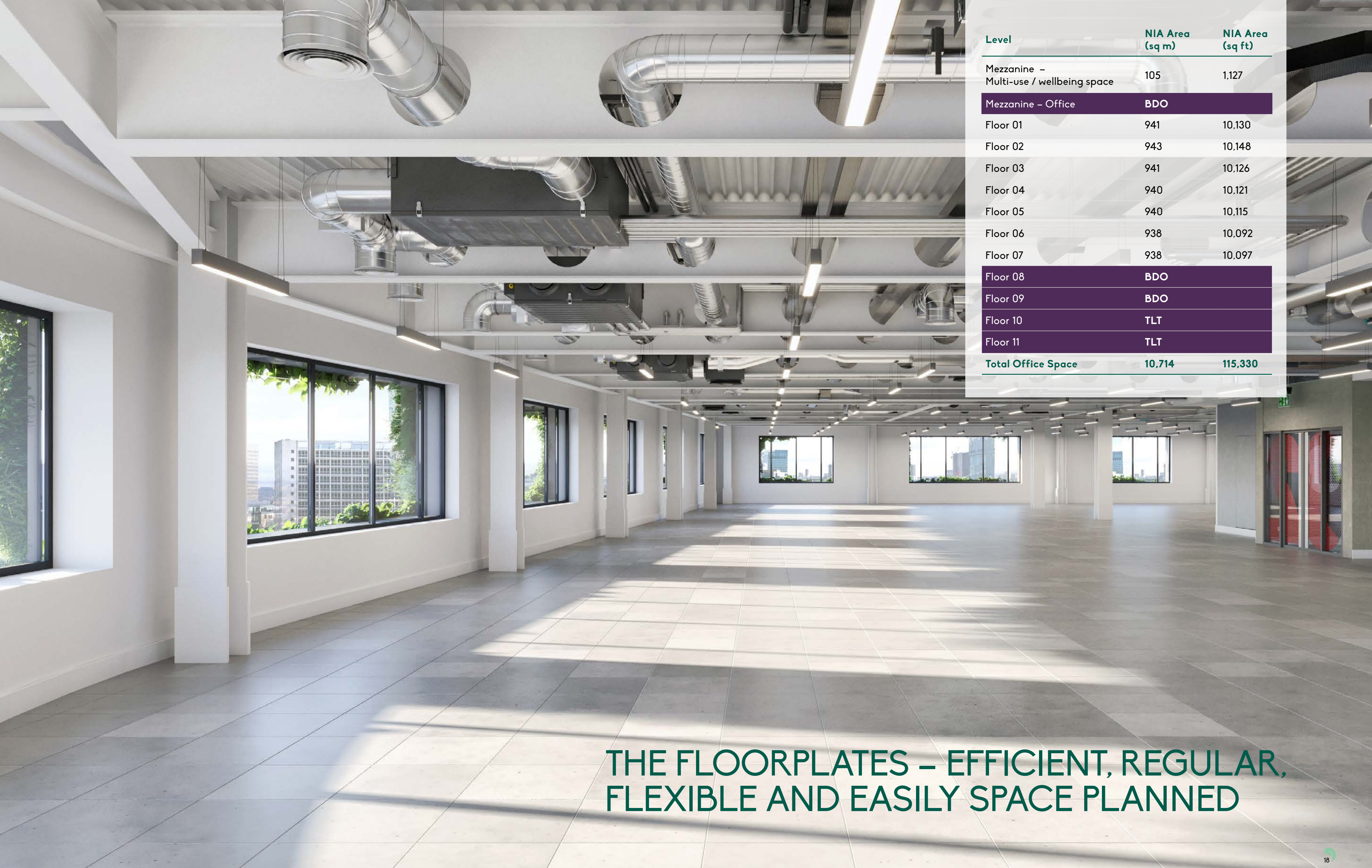
  
Higher  
cognitive  
functioning

  
Continued  
air quality  
monitoring

# TAKE A BREATH

\*Source: World Green Building Council report





Level	NIA Area (sq m)	NIA Area (sq ft)
Mezzanine – Multi-use / wellbeing space	105	1,127
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	
<b>Total Office Space</b>	<b>10,714</b>	<b>115,330</b>

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



THE ROOF TERRACE WILL OFFER A DRAMATIC COMMUNAL LANDSCAPED SPACE, WITH PANORAMIC CITY VIEWS. CREATED FOR CLIENT EVENTS, FUNCTIONS AND INFORMAL WORKSPACE





# BUILDING SPECIFICATION AND FEATURES

- Generous ground floor entrance reception featuring café, communal workspace, lounge and project suite
- Mezzanine, wellbeing studio, lounge 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 - 350,000 plants
- 4x 21 person lifts and 1x 21 person fire fighting lift
- Male/female/gender neutral WCs



Artist CGI - View from lounge area in reception





Artist CGI - View from inside the on site cafe



# SMART TECH

Eden will be Smart tech enabled with the following features being incorporated:

- Employee smart phone 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 fitout our Smart technology partner can also offer:

- 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



**Air tightness**  
Rating of 2m<sup>3</sup>/hr/m<sup>2</sup> @ 50Pa compared with the Building regulation target of 10m<sup>3</sup>/hr/m<sup>2</sup> @ 50Pa

**Photovoltaic panels**  
Powering Eden with solar renewable energy

**Enhanced insulation values**  
In line with passivhaus standard

**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 for occupants and for the planet

**SUDs**

**Biophilic design**  
To increase occupant connectivity to the natural environment



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



BREAM 2018 – Outstanding rating



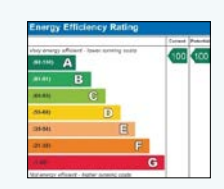
WiredScore – Platinum rating



Operational energy targeting the UKGBC and LETI 2050 'Paris Proof' energy intensity targets



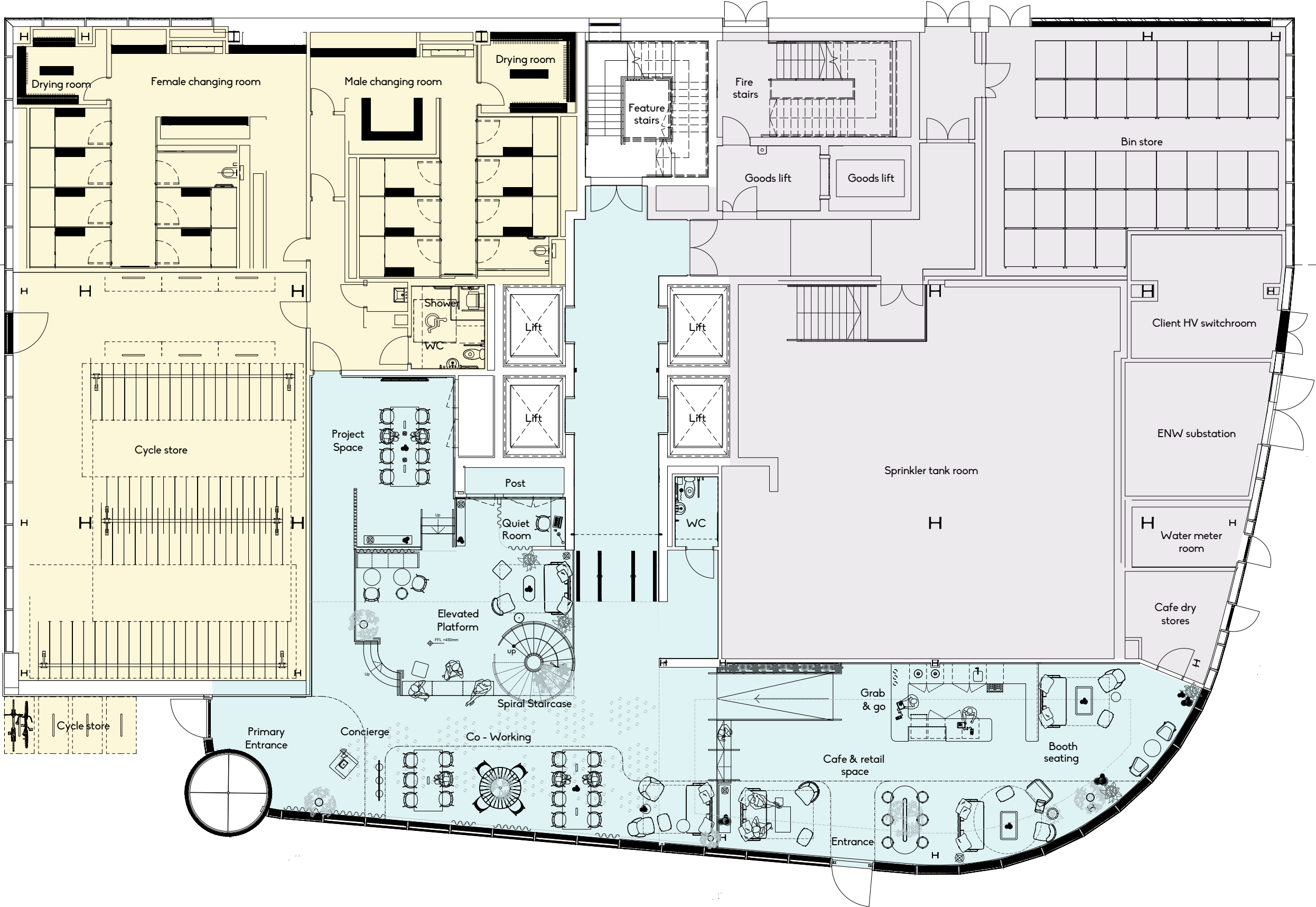
Designed to enhance occupancy health, wellbeing and productivity, embracing the WELL Building Standard principles



EPC A Rating



# FLOOR PLANS



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



# FLOOR PLANS

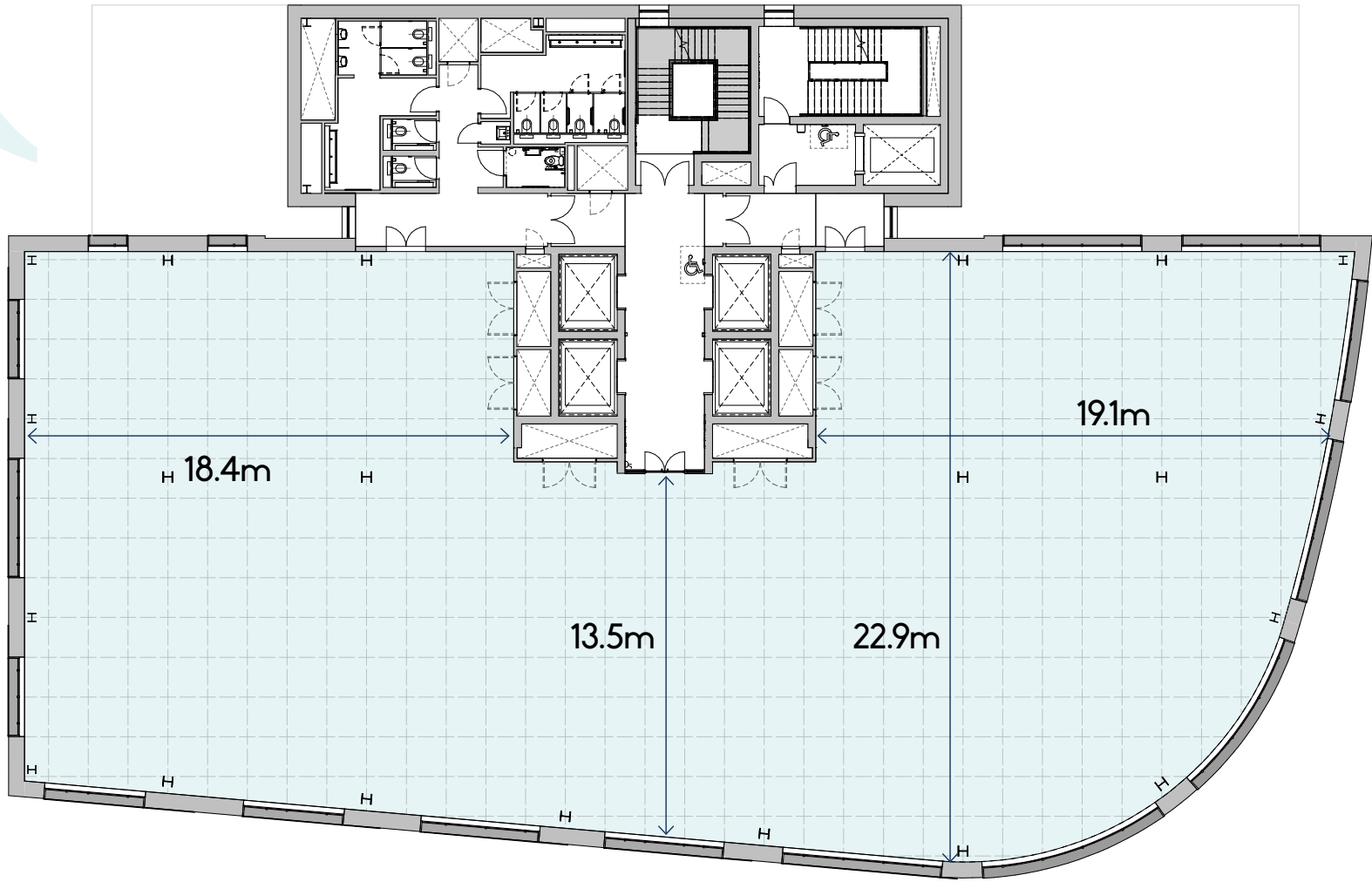


Office Lounge and wellness BOH/Plant

Mezzanine floor

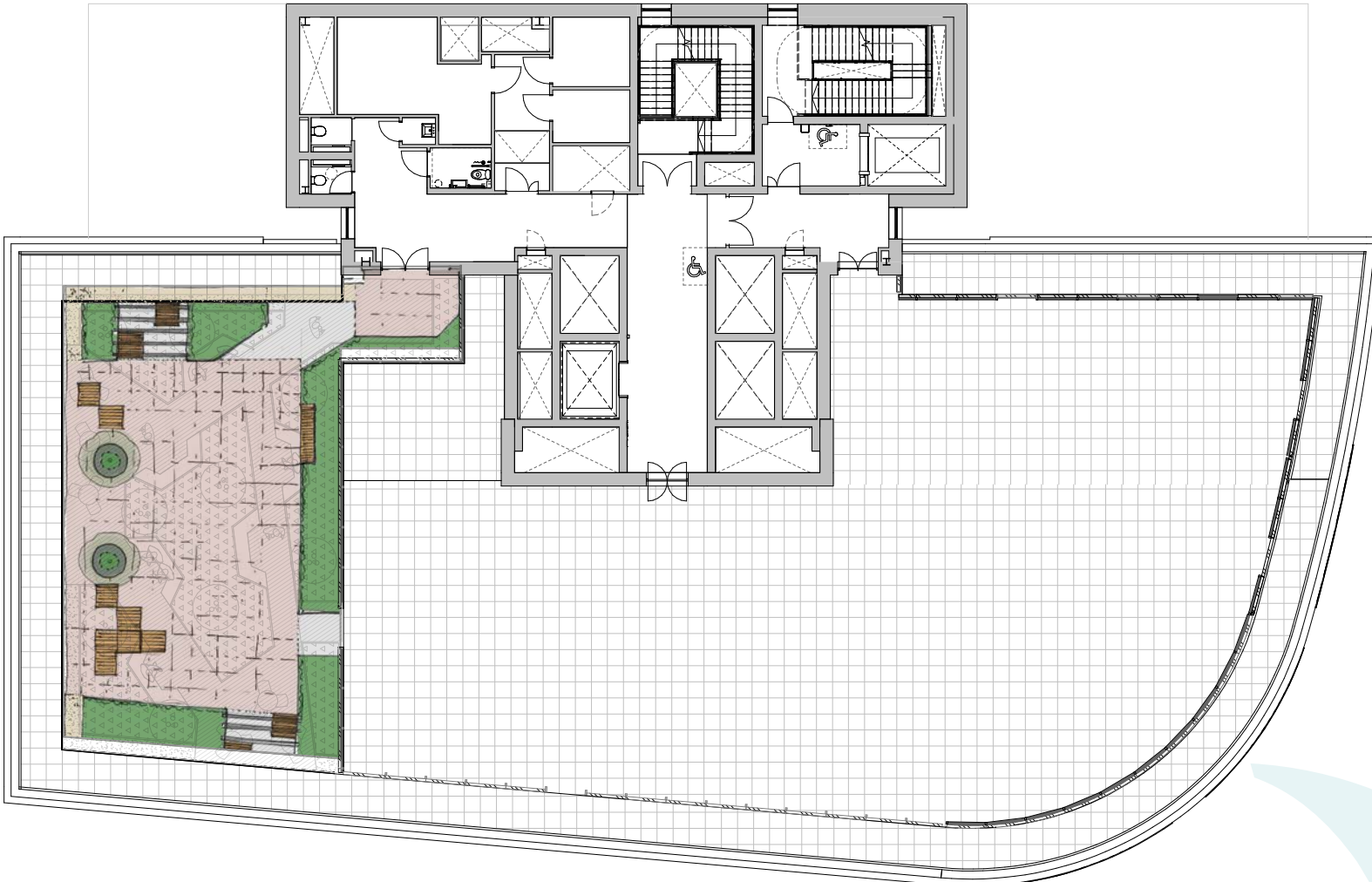


# FLOOR PLANS



Typical floor

Option for interconnecting stairs if desired

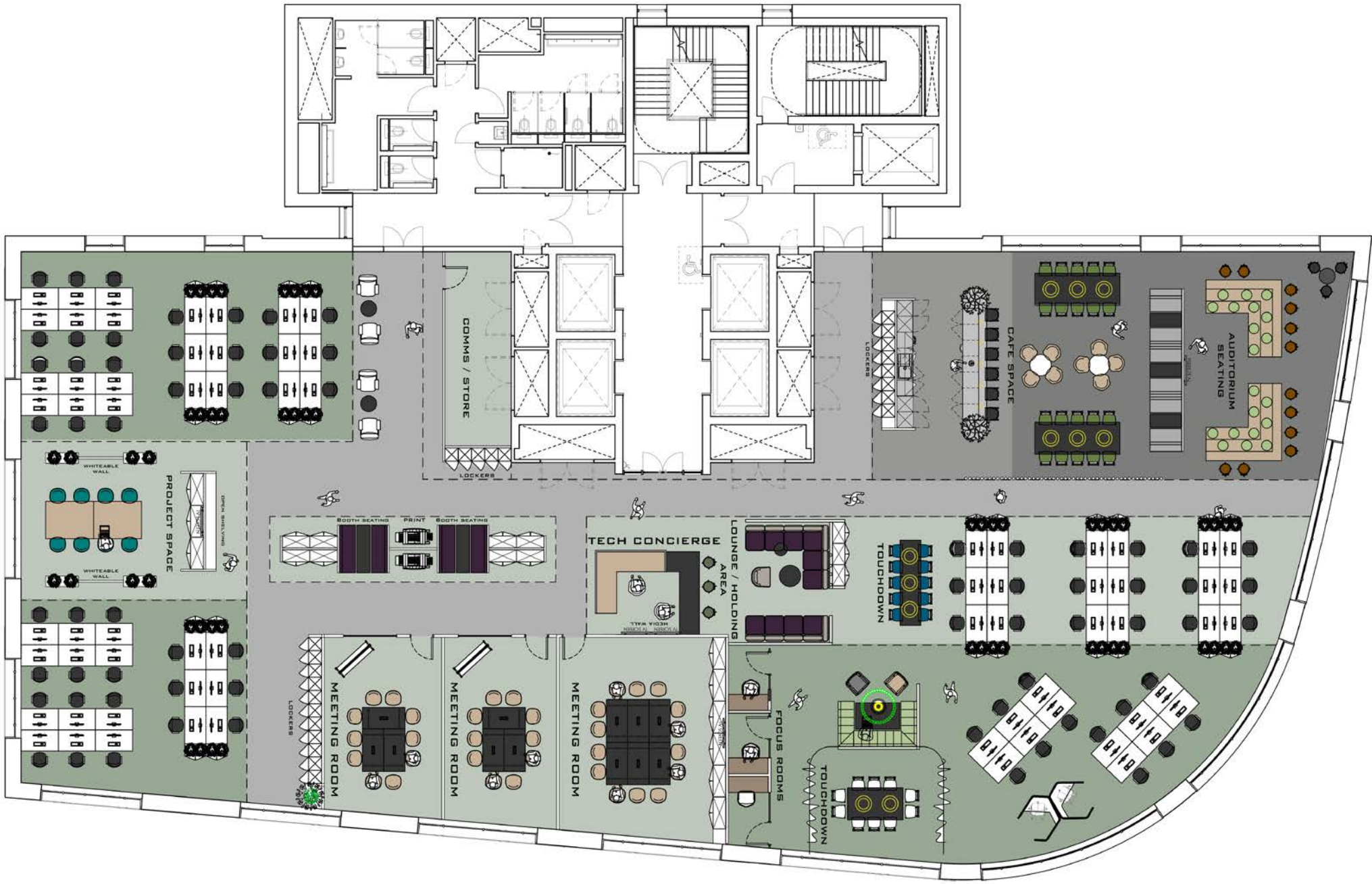


Rooftop terrace



# SPACE PLANS

Example Layout 1



**Welcome**

- Tech concierge
- 2x booth seats
- Lounge

**Agile/collaboration**

- 1x large meeting room
- 2x small meeting rooms
- 5x open collaboration/ touchdown spaces
- Auditorium space

**Focus**

- 2x focus pods
- 3x focus rooms

**Work**

- 72x total workstations



# SPACE PLANS

Example Layout 2



**Welcome**

- Reception area

**Agile/collaboration**

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

**Focus**

- 5x 1 person focus rooms

**Work**

- 100x 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



No.4 St Paul's Square, Liverpool



Merchant Gate, Wakefield





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Eden at New Bailey

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eden

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about your business?

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