

ONE

NEW BAILEY





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ONE NEW BAILEY

✦ This is One New Bailey. A 125,000 sq ft state of the art office development funded and owned by Legal & General, occupying a prominent position in the heart of the city's business district, immediately adjacent to Spinningfields. With large, regular and efficient floorplates of over 17,000 sq ft, already lawyers Freshfield Bruckhaus Deringer has been attracted to the building and Menagerie restaurant has recently opened on the ground floor.





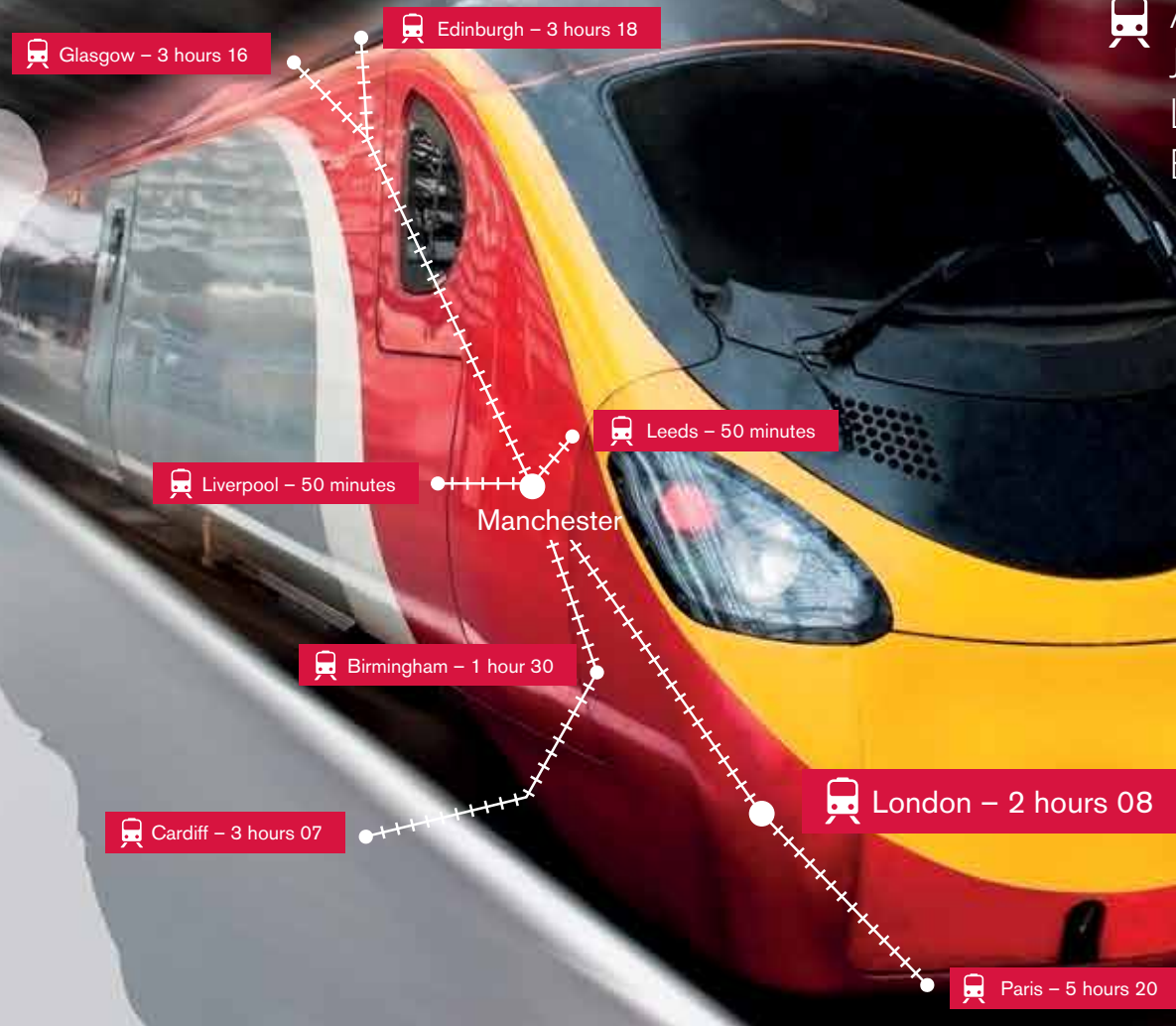
- Manchester Arena
- Manchester Victoria Station
- NOMA
- National Football Museum
- The Printworks
- Exchange Square
- Salford Central Station
- The Lowry Hotel
- Manchester Arndale
- New Bailey multi-storey car park
- One New Bailey
- St Ann's Square
- Two New Bailey Square
- Rail Quays
- Premier Inn New Bailey Spinningfields
- New Residential Development (under construction - 225 PRS units)
- Manchester Town Hall
- Manchester Piccadilly Station
- Central Library
- Hello House
- St Peter's Square
- Manchester Central
- Bridgewater Hall
- Manchester Deansgate Station
- Manchester Oxford Road Station
- Beetham Tower

ONE
NEW BAILEY

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.



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



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

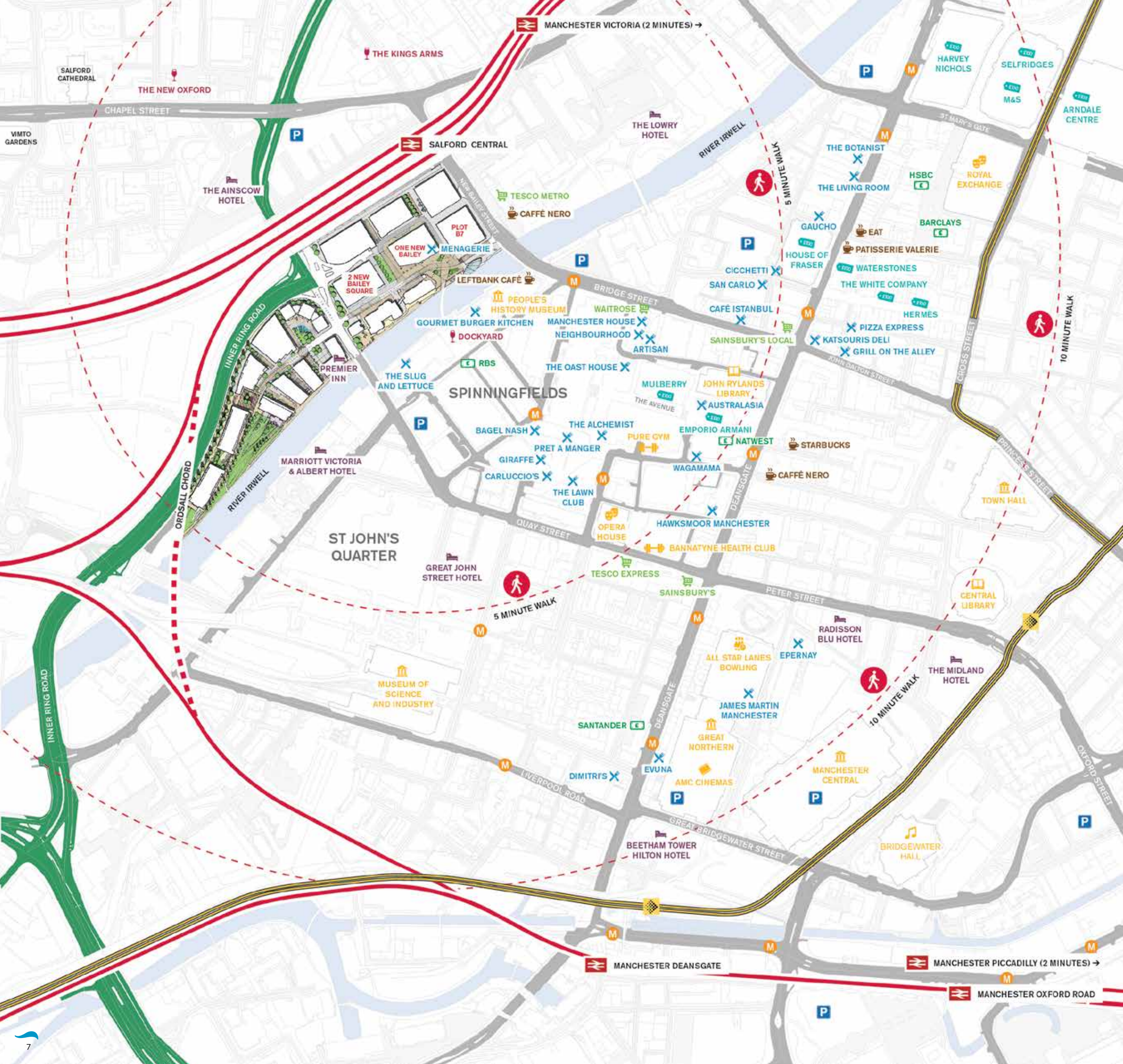


🌐 A GLOBAL CITY

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

Commuting to One New Bailey couldn't be easier. 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.

One New Bailey is also adjacent to Salford Central Station. Access for commuters is to be further improved by the Metrolink Second City Crossing as well as the completion of the Ordsall Chord rail link, connecting Manchester's Piccadilly and Victoria train stations.

With the city's inner ring road opposite the site, One New Bailey is also highly accessible via road.

-  Train station
-  Rail
-  Ordsall Chord (completion December 2017)
-  Metrolink station
-  Metrolink
-  Metrolink Second City Crossing
-  Free Metroshuttle bus stop
-  Car park
-  Hotel
-  Restaurant
-  Cafe
-  Bar
-  Retail
-  Bank
-  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.

AZENDA
manchester

IN ASSOCIATION

OUR DESIGN: CARROLL DEARIE CONSTRUCTION COMPANY MEDLOCK

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 Bruckhaus Deringer | 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 |



View from 7th floor One New Bailey

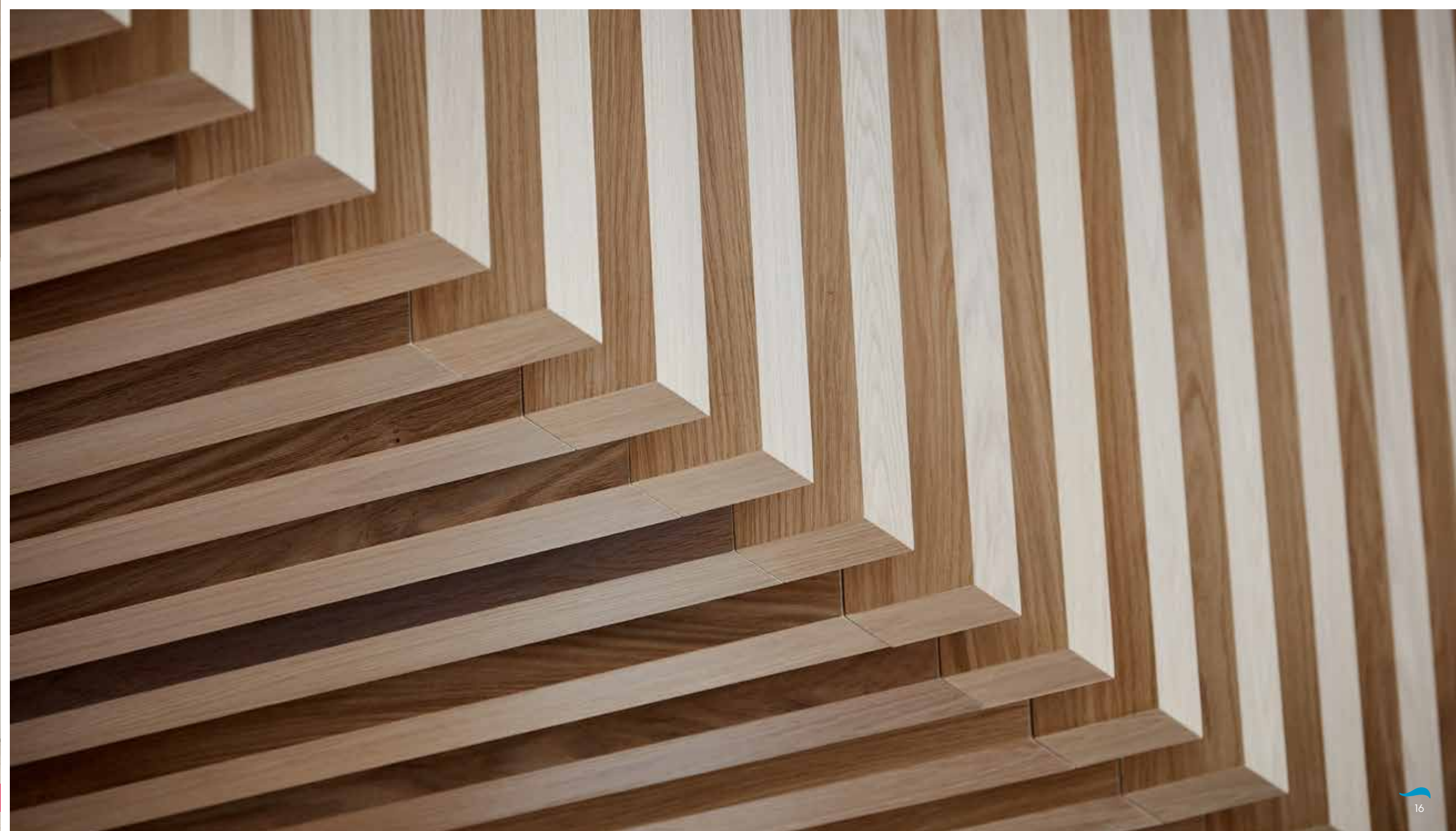
THE DEVELOPMENT

Programme

1. One New Bailey
(Completed June 2016)
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 October 2018)
6. Future development
7. Future development
MAKE architects appointed







One New Bailey reception finishes

LOCATION/COMMUTING

One New Bailey boasts a fantastic location, just a short walk into the city centre and adjacent to Manchester's CBD, Spinningfields.

Brilliantly located to all local transport systems, it is an 8 minute walk from the Metrolink tram and is served by the free Metroshuttle bus. It is also adjacent to what will be one of the city's largest train stations as Salford Central currently undergoes major improvement works in order to make this station a pivotal location for transport across the UK.

One New Bailey is not only situated close by to Manchester's inner ring road but the New Bailey multi-storey car park also occupies the New Bailey site offering 615 car parking spaces everyday.

There are also cycling facilities within the building including 60 bicycle locker spaces.



Locker and Shower room



Bike store



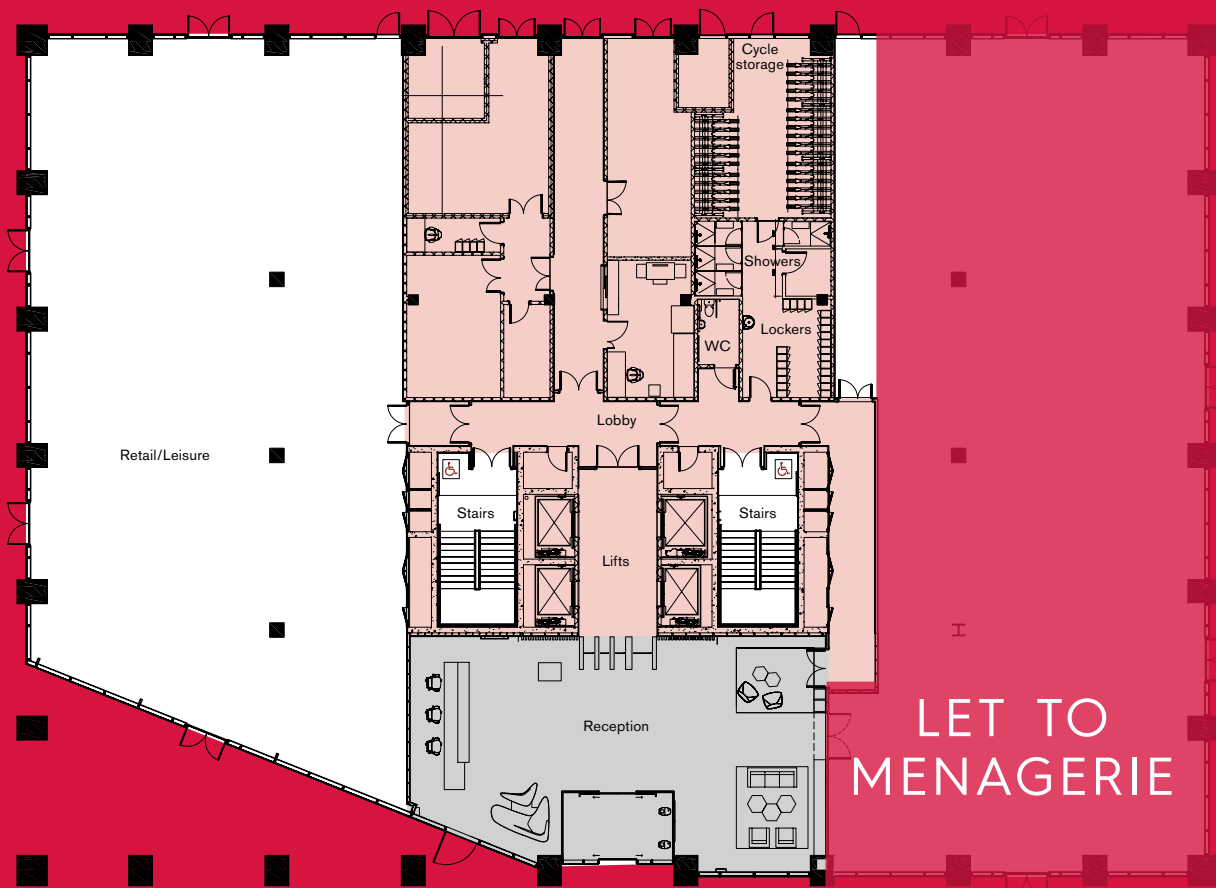
SPECIFICATION

Only 2 full office floors are available (see below) – these were designed for ultimate flexibility with 4 separate accesses from the central core.

- Grade A BREEAM 'Excellent' (2011) Specification
- Floor designed to split easily into four
- 2.8m floor to ceiling height
- 150mm raised access floors
- 3 x 17 person and 1 x 21 person passenger lifts
- Energy Performance Certificate Rating of 'B'
- VRF heating and cooling system designed to density of 1:10m² (potential to 1:8m²)
- High quality internal fixtures and fittings
- Intelligent lighting control system of PIR's/daylight occupancy sensors
- Cycle storage for 60 bicycles, lockers and shower facilities
- Up to 60 spaces reserved in adjacent 615 space New Bailey multi-storey car park

Schedule of areas			
Floor	Net internal area (sq m)	Net internal area (sq ft)	Availability
Ground floor retail A*	463.3	4,987	CURRENTLY AVAILABLE
Ground floor retail B*	569.1	6,126	Let to Ménagerie
Floor 1 A	622	6,695	Let to WHIreland
Floor 1 B	773.6	8,327	CURRENTLY AVAILABLE
Floor 2	1,600.1	17,223	CURRENTLY AVAILABLE Floor 2 capable of subdivision
Floor 3	1,605.5	17,281	Let to Freshfields Bruckhaus Deringer
Floor 4	1,605.5	17,281	Let to Freshfields Bruckhaus Deringer
Floor 5	1,605.5	17,281	Let to Freshfields Bruckhaus Deringer
Floor 6	1,605.4	17,280	Let to Freshfields Bruckhaus Deringer
Floor 7	1,130.6	12,170	Let to Freshfields Bruckhaus Deringer
Total	11,580.3 sq m	124,651 sq ft	

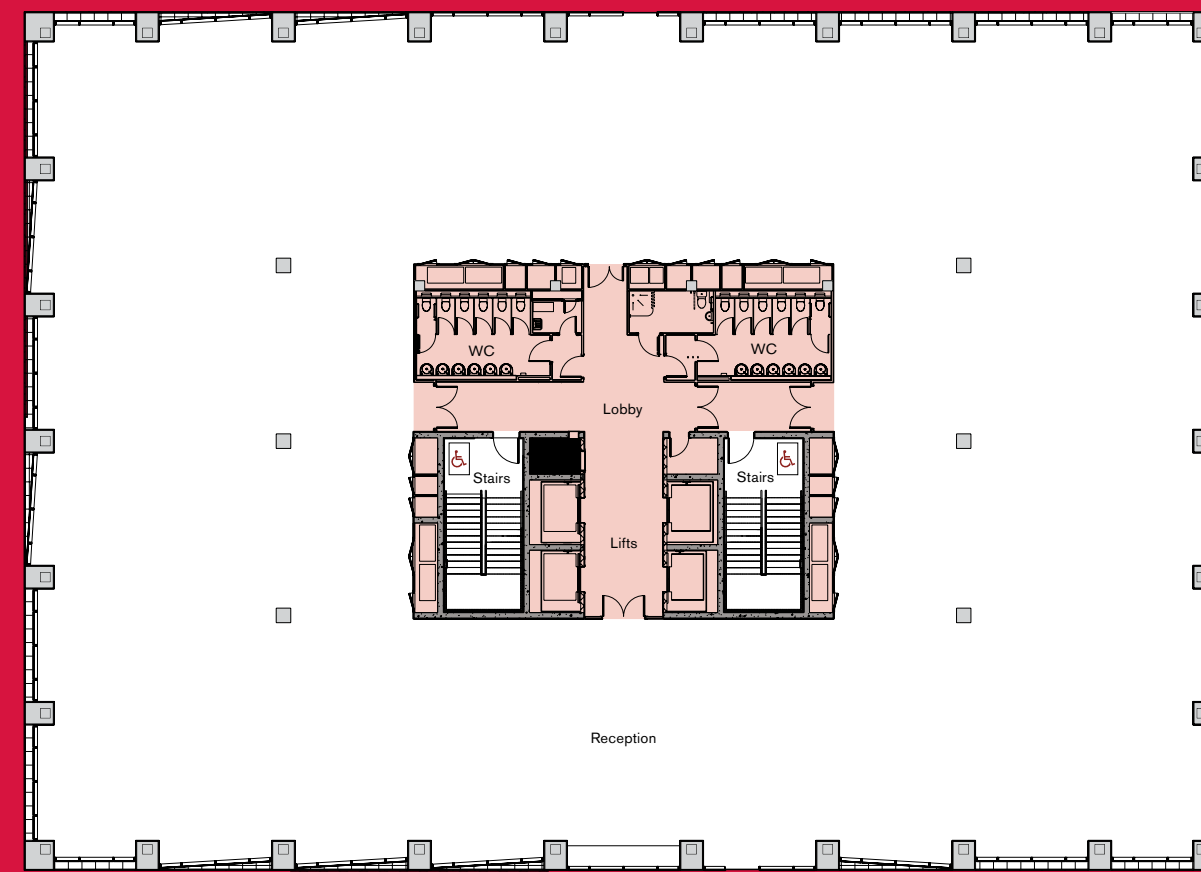
*Capable for use as offices/retail/leisure



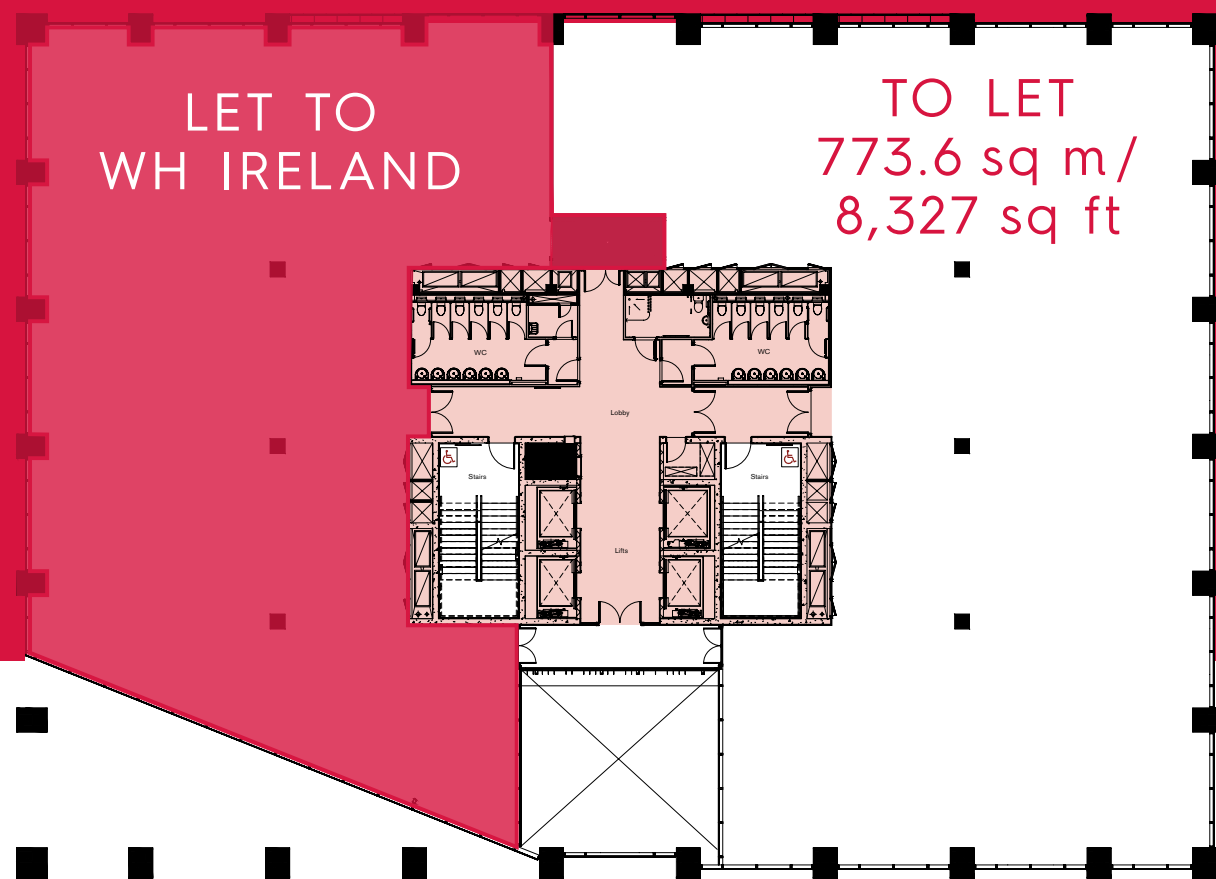
Ground floor

LET TO MENAGERIE

Designed with ultimate flexibility in mind to create a variety of suite sizes if required.



Second floor



First floor



Seventh floor

FLOORS 3-7 LET TO FRESHFIELDS BRUCKHAUS DERINGER

FLOOR PLANS



SPACE PLAN 1:8

1603m² / 17,255sqft

Spatial Evaluation

- 1 x Reception/waiting area
- 2 x 8 Person meeting rooms
- 2 x 4 Person meeting rooms
- 2 x 14 Person meeting/training rooms
- 1 x 8 person meeting room
- 3 x 1-1 Rooms
- 6 x Quiet rooms

- 4 x 1 Person offices
- 200 x 1200mm Workstations
- 360 lin m Storage
- 1 x Tea point
- 1 x Breakout area for 46 people
- 3 x Informal meeting areas
- 3 x Locker areas

- 2 x Print hubs
- 1 x Store room
- 1 x Hospitality kitchen
- 1 x Post room
- 1 x Comms room



SPACE PLAN 1:10

1603m² / 17,255sqft

Spatial Evaluation

1 x Reception/waiting area
 1 x 14 Person meeting room
 1 x 12 Person meeting room
 2 x 6 Person meeting rooms
 162 x 1200mm Workstations
 360 lin m Storage

8 x 1 Person offices
 8 x Open plan meeting areas
 2 x Project spaces
 1 x 6 person meeting room
 2 x 1-1 Rooms
 4 x Quiet booths

2 x Print/post areas
 1 x Comms room
 1 x Hospitality kitchen
 1 x Breakout area for 32 people

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.



No.4 St Paul's, Liverpool



Central St. Giles, London



Doncaster Civic and Cultural Quarter



95 Queen Victoria Street, London



Merchant Gate, Wakefield



Talbot Gateway, Blackpool



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