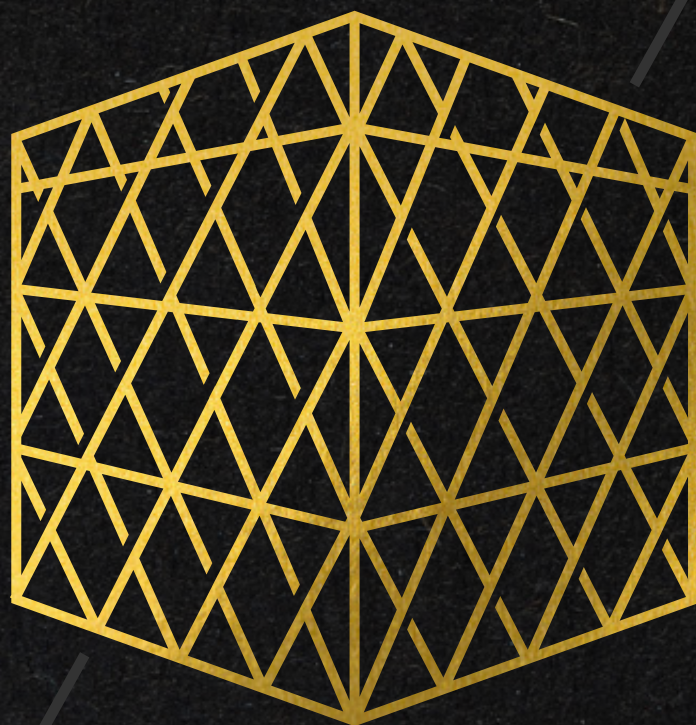


FOUR NEW BAILEY

New Bailey St,
Salford M3 5JL



TO LET

High Specification
Sustainable
Office Space

18,845 TO
58,136 SQ.FT.

www.4newbailey.co.uk



SPACIOUS, CONTEMPORARY & ENERGY EFFICIENT



4 New Bailey is a high specification sustainable office building offering BREEAM Excellent and EPC A rated accommodation.

The offices are approached via an impressive double height main entrance and through speed gates to the upper office floors.

The ground floor features excellent cycle storage facilities, showers, changing, WCs and drying room. The office floors offer efficient, flexible accommodation.

Four New Bailey has been designed by renowned architect Make, and features an exposed lattice frame. The building's striking design is unlike any other in the city, adding to New Bailey's mix of unique and exciting commercial developments.

Two multi storey NCP car parks form part of the New Bailey development providing over 1200 car spaces within a minutes walk of the building.

EXCEPTIONAL OFFICE SPECIFICATION

The high specification office space includes:



Impressive double height entrance reception with business lounge



Banded windows providing excellent natural light across the floorplate



Drying room



Showers and lockers



Male /Female and gender neutral WCs



Sustainable features throughout



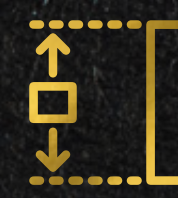
VRF comfort cooling designed to 1:8 density



Exposed services



LED low energy lighting



Spacious Floor to beam/ services of 3.1m



Ground floor Cycle hub



7 security speed gates



6 x 21 person lifts



DDA compliant



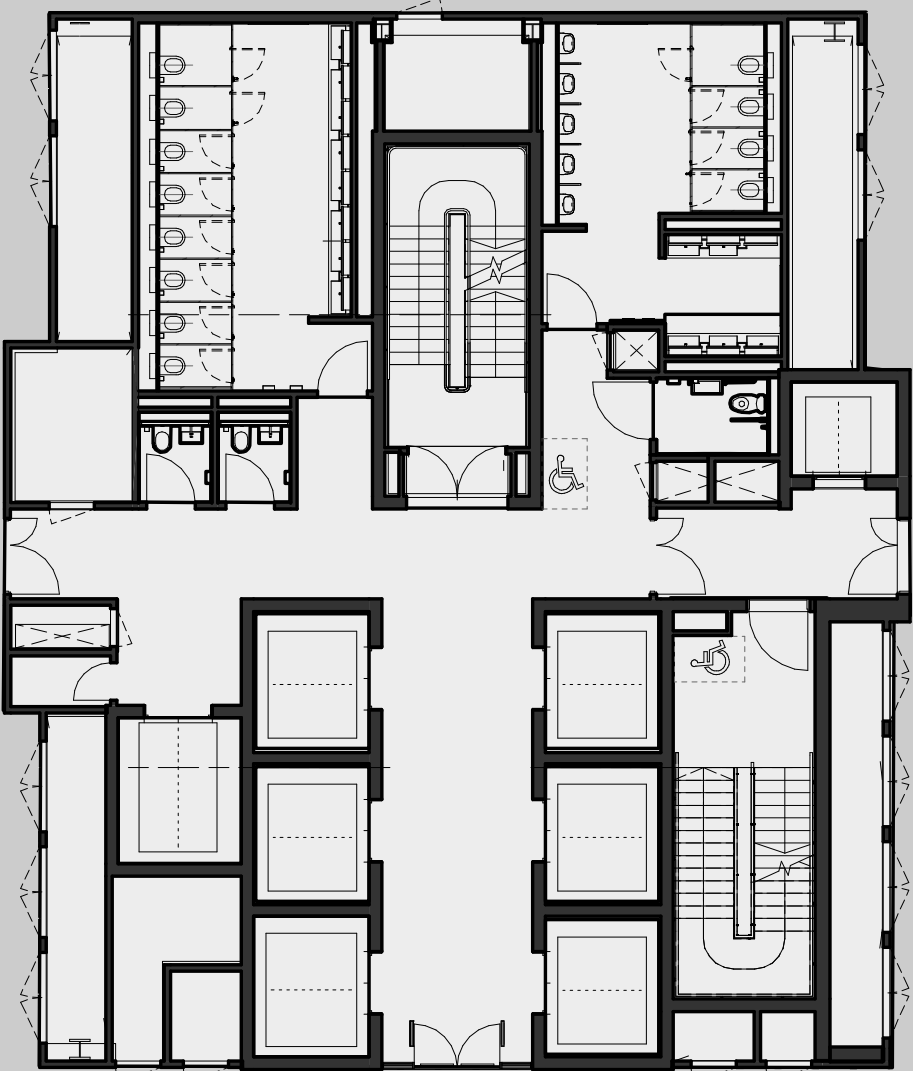
SPACE TO GROW

The following floors are available:

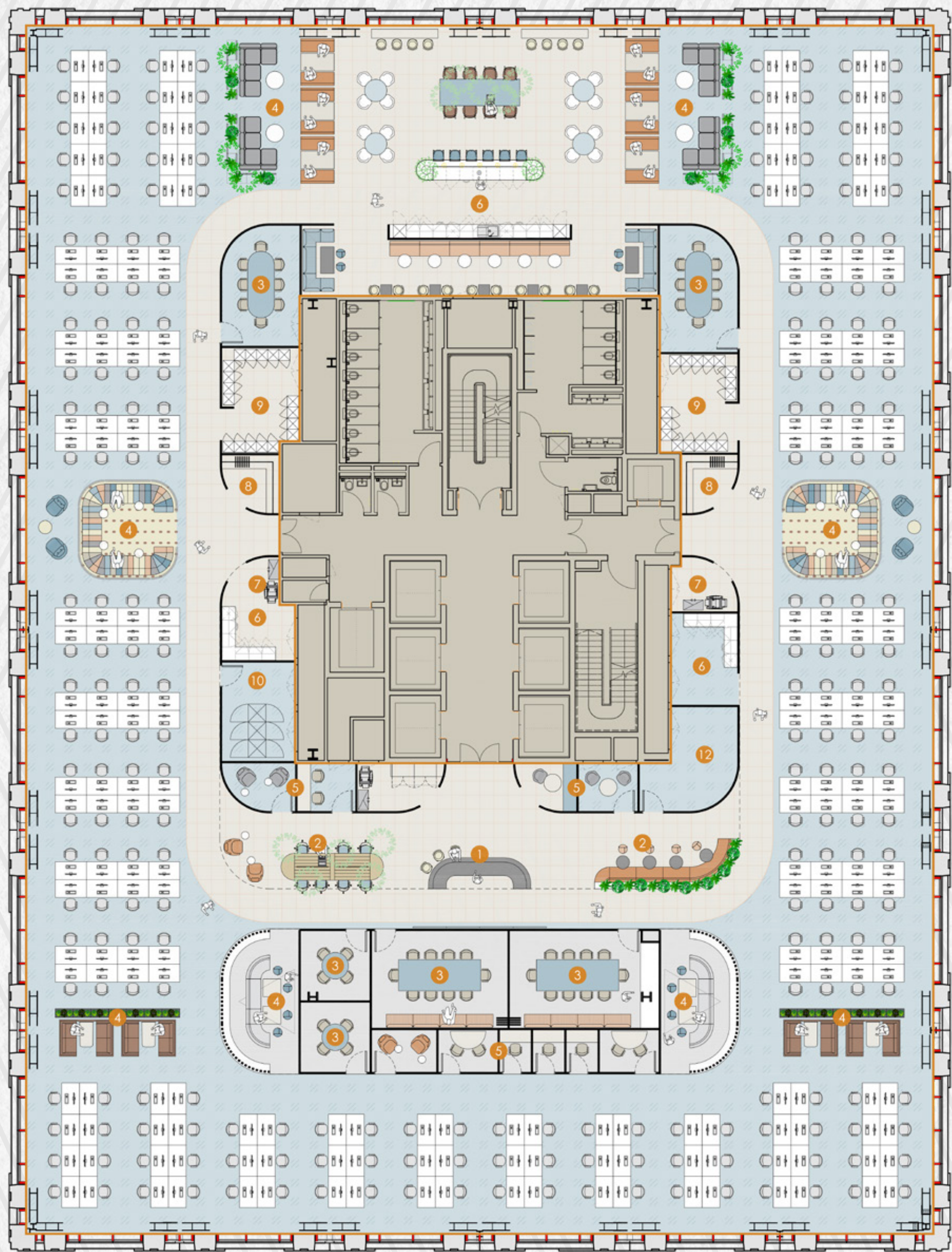
FLOOR	SQ FT	SQ M
TWO	18,845	1,751
THREE	19,589	1,820
FOUR	19,702	1,830
TOTAL	58,136	5,401

The floors are designed to easily subdivide to accommodate a variety of sizes

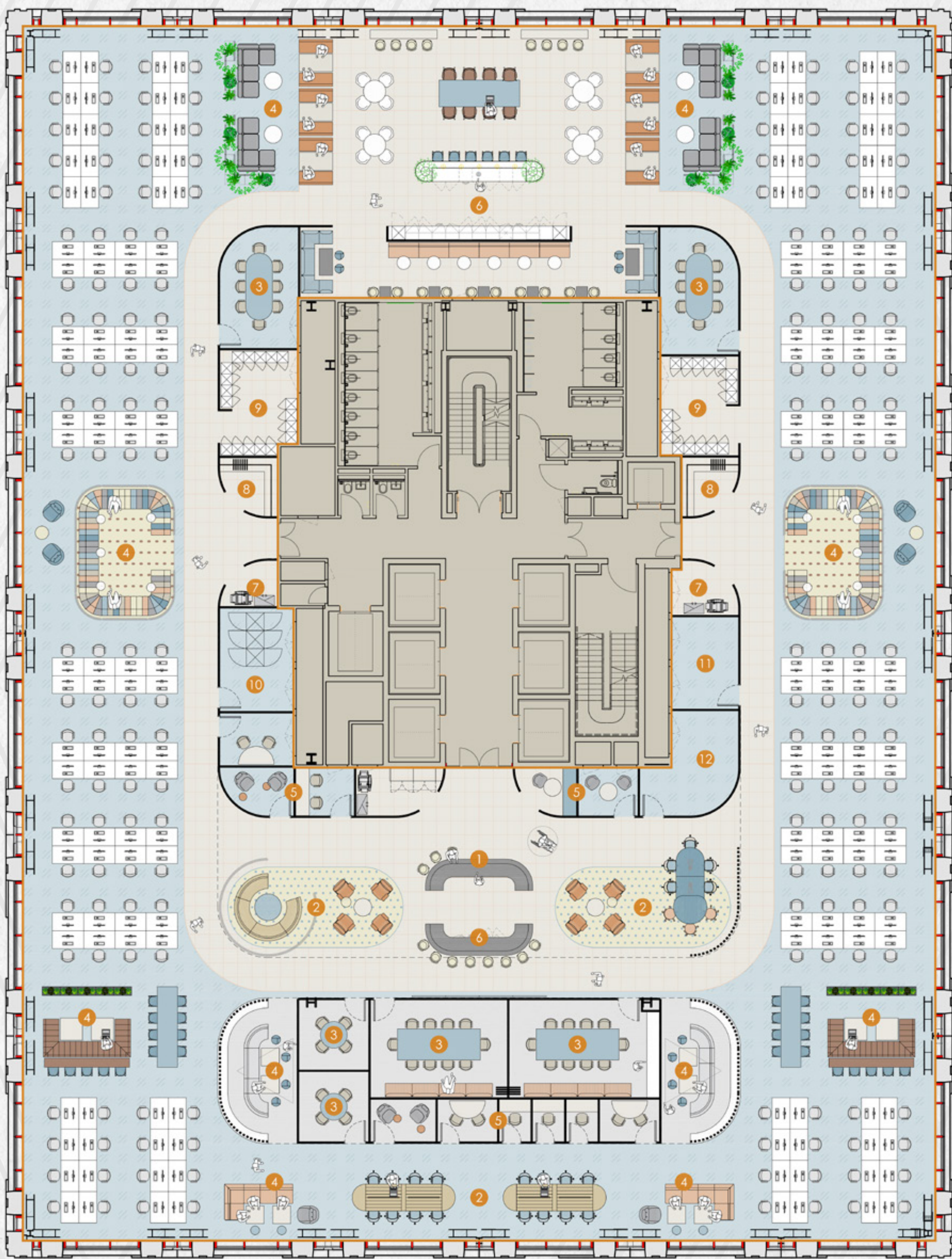
REGULAR EFFICIENT AND FLEXIBLE FLOORPLATES



SPACE PLANS



01	MEET & GREET	05	1-1 / QUIET SPACE	09	LOCKERS
02	WORK LOUNGE	06	TEAPOINT/ BREAKOUT	10	COMMS
03	MEETING ROOM	07	PRINT	11	GENERAL STORE
04	COLLABORATION	08	CLOAKS	TOTAL DESKS - 236	



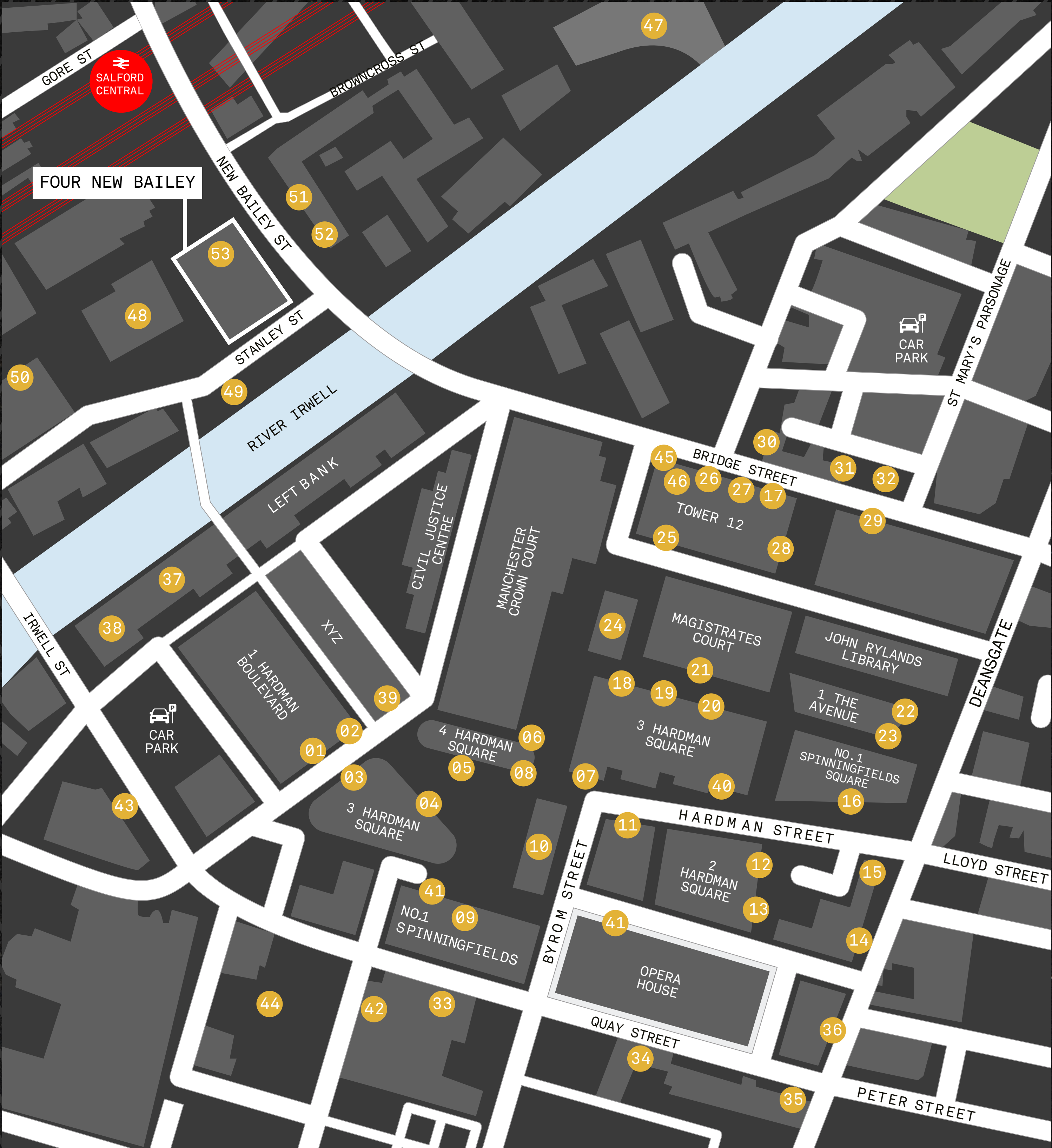
01	MEET & GREET	06	TEAPOINT/ BREAKOUT	10	COMMS
02	WORK LOUNGE	07	PRINT	11	GENERAL STORE
03	MEETING ROOM	08	CLOAKS	12	FURNITURE STORE
04	COLLABORATION	09	LOCKERS	TOTAL DESKS - 184	
05	1-1 / QUIET SPACE				

AT THE HEART OF EVERYTHING



The New Bailey and adjacent Spinningfields, Enterprise City and St Johns districts provide a host of facilities and amenities for staff to enjoy. Whether it's convenience stores, gyms, restaurants, coffee shops, hotels or sandwich shops there is a vast selection from independents to national and global brands.





AMENITIES

The amenities in and around the New Bailey and Spinningfields areas are unrivalled, with numerous bars, restaurants and leisure facilities all within a two minute walk of the building.

01	Greggs	28	Masons
02	itsu	29	The Gas Lamp
03	Tattu	30	Crazy Pedro's
04	Bill's	31	Sushi Marvel
05	Bagel Factory	32	Cafe Istanbul
06	Pret A Manager	33	Everyman Cinema
07	The Alchemist	34	The Blues Kitchen
08	Black Sheep Coffee	35	Tesco Express
09	20 Stories	36	Federal Cafe Bar
10	The Ivy	37	Scene Indian
11	Banyan Bar & Kitchen	38	Slug & Lettuce
12	Nandos	39	Foley's Coffee Shop
13	Hey Little Cupcake!	40	Pure Gym
14	Hawksmoor	41	M&S Food Hall
15	Rosa's Thai Kitchen	42	Barry's Boot Camp
16	Wagamamma	43	Soho House (2025)
17	Dishoom	44	Mollies (2025)
18	Thaikhun	45	Co Op
19	Comptoir Libanais	46	Costa Coffee
20	Provence	47	The Lowry Hotel
21	Fazenda Rodizio Bar & Grill	48	Menagerie
22	Australasia	49	Spice & Grind
23	Sexy Fish	50	Sainsburys
24	The Oast House	51	Tesco
25	SakkuSamba	52	Costa
26	Honest Burger	53	The Big Manchester Bake
27	Dishoom		

TRANSPORT LINKS

The building benefits from great transport links via the train station, bus routes, driving and cycling.



BUS

Free Bus Service within 2 minutes walk of the building, connecting to Manchester Piccadilly Station.



RAIL

There are now 5 mainline railway stations surrounding the city centre, providing excellent connectivity to the regional and national UK rail network, with 3 trains an hour to London. Manchester's main train station at Piccadilly is a 20-minute walk from the building. With Salford Central Station being the closest, which is within a minute walk.



METROLINK

The Metrolink is one of the most successful light rail systems in the UK and now has 7 lines providing access around the city centre and out to the nearby conurbations. The system now provides circa 40 million passenger journeys per year, across its 93 stations. The nearest station to the property is St Peters Square which is within a 10-minute walk of the building. This station is one of only 3 that provides direct access to all conurbations.



ROAD

Manchester is well served by one of the largest motorway networks in the UK. This has helped establish itself as the largest travel-to-work conurbation outside of London. The M60 arterial motorway provides direct connections to the M62, M56, M61 motorways, enabling convenient national motorway access to all areas of the conurbation.



WALKING/CYCLING

New Bailey 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.



NEW BAILEY DISTRICT

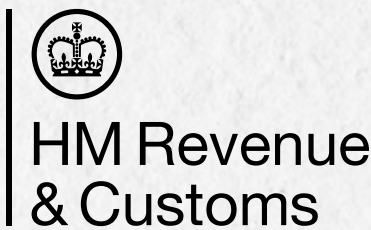
New Bailey has fast become Manchester's newest destination thriving with new cafés, bars and restaurants making it an exciting place to host businesses.

Its impressive new public square hosts numerous pop ups and events throughout the year. There is always something exciting going on from quirky food trucks to wellness events. New Bailey is home to both residential and commercial developments, making it truly a community at its heart with

everything you need in one place. New Bailey is designed to make every day easier finding somewhere great to grab a bite to eat, to pick up essentials, or to enjoy a relaxing drink or two after a long day at work.

Manchester is widely regarded as the educational, commercial and administrative capital of the North. With the largest student population in Europe, the local economy is thriving with many blue chip organisations choosing Manchester as the location for global headquarters.

OCCUPIERS AT NEW BAILEY INCLUDE:





SALFORD TRAIN STATION

FOUR NEW
BAILEY

NEW BAILEY

AVIVA STUDIOS

ENTERPRISE CITY

SPINNINGFIELDS

LOWRY HOTEL

RIVER IRWELL

ST JOHN'S QUARTER

ST ANN'S SQUARE

MANCHESTER ARNDALE
SHOPPING CENTRE

EXCHANGE SQUARE

NOMA

VICTORIA STATION

MANCHESTER ARENA

SHUDEHILL

MARKET STREET

PICCADILLY GARDENS

PICCADILLY STATION

ST PETER'S SQUARE

MANCHESTER
TOWN HALL

ALBERT SQUARE

DEANSGATE

GREAT NORTHERN

MANCHESTER CENTRAL

BEETHAM TOWER

IN GOOD COMPANY

New Bailey, along with its surrounding neighbourhoods have attracted a host of occupiers within numerous sectors, including professional services, banking, financial, insurance, telecoms, media, tech, public sector and serviced office operators. Some major names include Worldpay, Money Supermarket, NCC, DWF, Shoosmiths and Barclays.

GALLERY



FURTHER INFORMATION

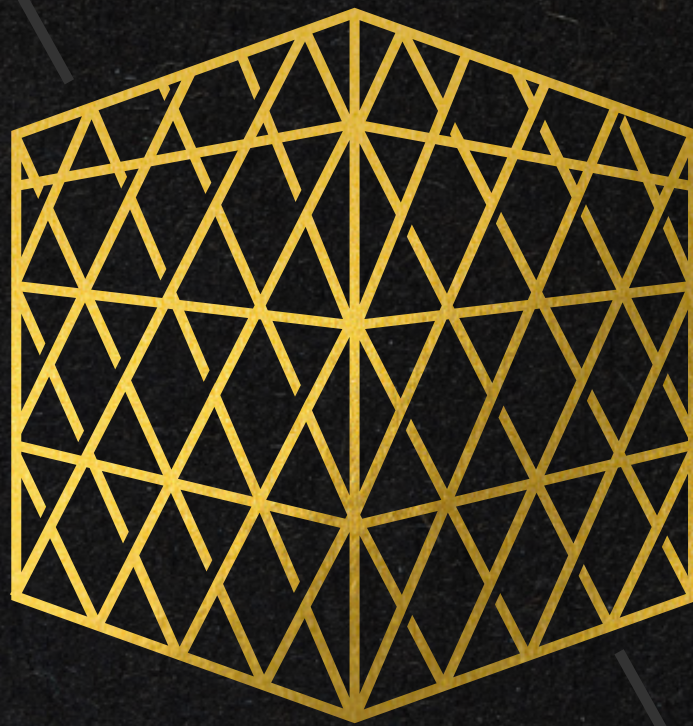
LEASE TERMS

Full lease and quoting terms on application.

EPC

The building has an EPC rating of A, as well as being BREEAM excellent. A copy of the EPC certificate is available upon request.





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