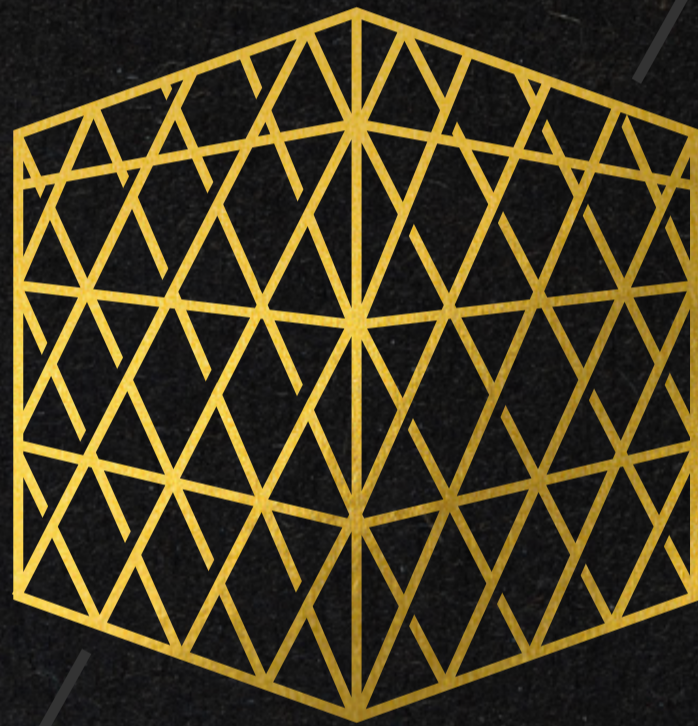


FOUR NEW BAILEY

New Bailey St,
Salford M3 5JL



TO LET

High Specification
Sustainable
Office Space

18,845 TO
58,136 SQ.FT.

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.

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.

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



Ground floor cycle hub



Ground floor showers and lockers



Male /Female and gender neutral WCs



Sustainable features throughout



Air conditioning



Exposed services



LED low energy lighting



Spacious Floor to beam/ services of 3.1m



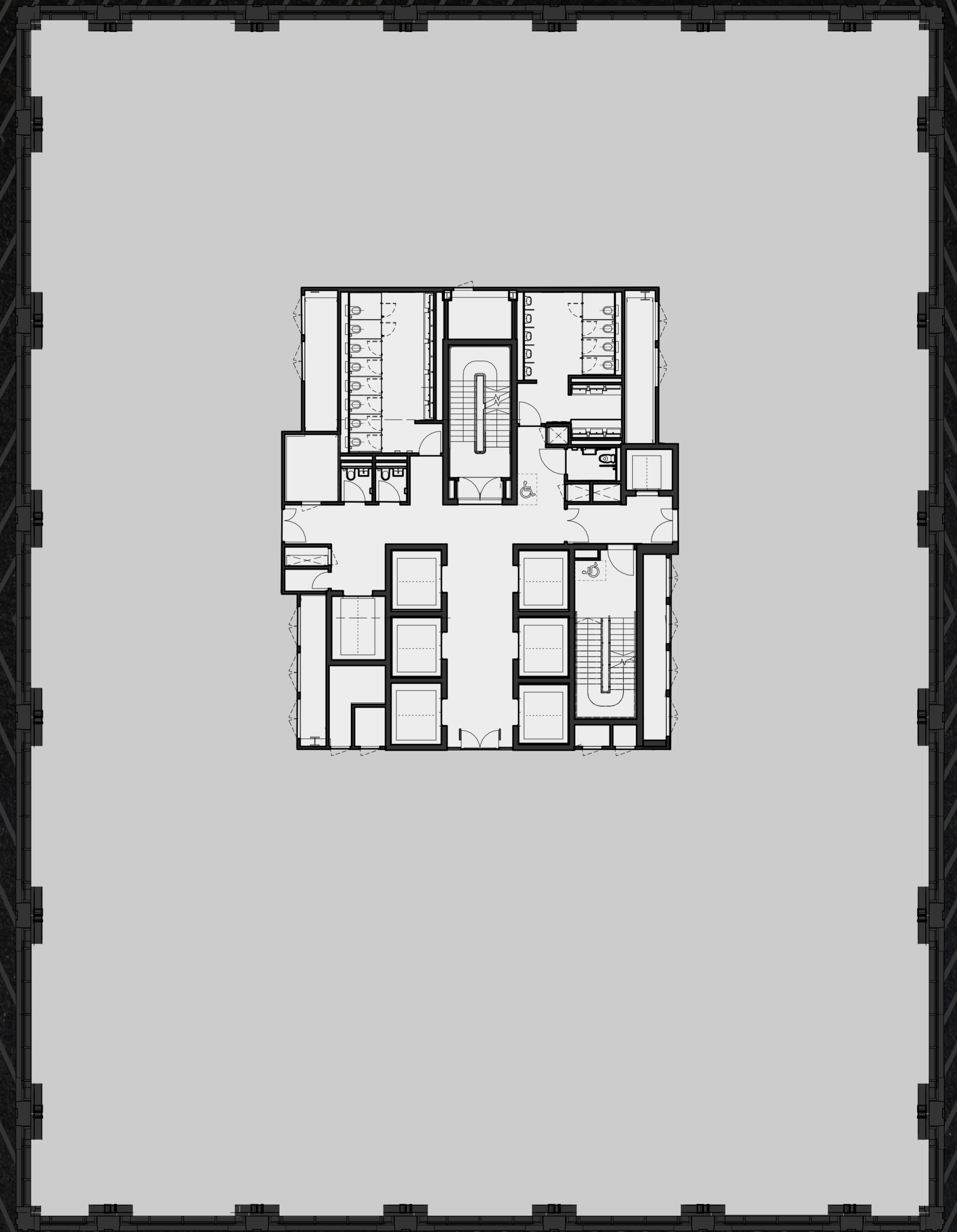
Drying room



7 security speed gates

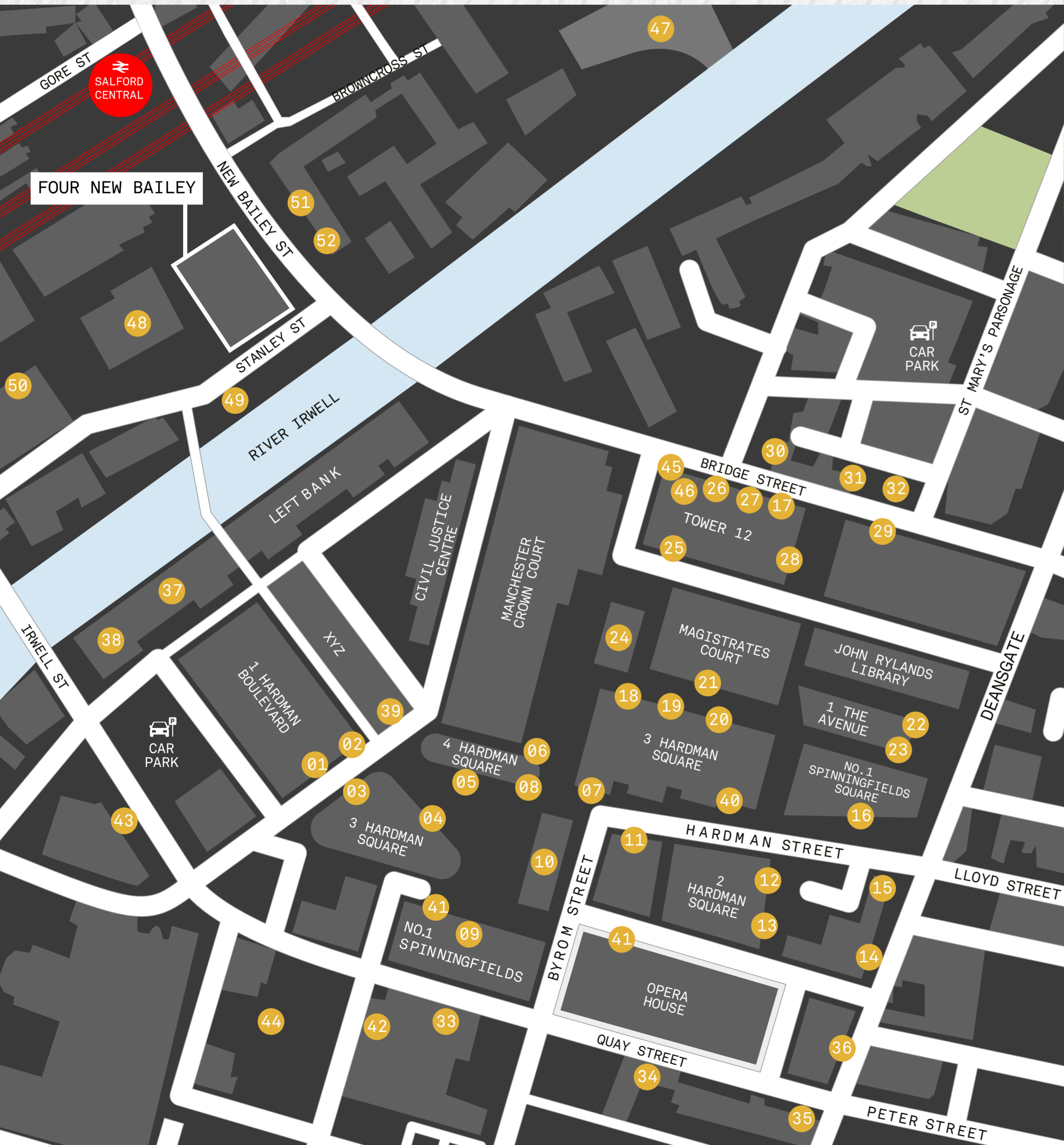


6 passenger lifts & goods lift



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 its convenience stores, gyms, restaurants, coffee shops, hotels or sandwich shops there is a vast selection from independents to national and global brands.



AMENITIES

01	Greggs	19	Comptoir Libanais	37	Scene Indian
02	itsu	20	Provence	38	Slug & Lettuce
03	Tattu	21	Fazenda Rodizio Bar & Grill	39	Foley's Coffee Shop
04	Bill's	22	Australasia	40	Pure Gym
05	Bagel Factory	23	Sexy Fish	41	M&S Food Hall
06	Pret A Manager	24	The Oast House	42	Barry's Boot Camp
07	The Alchemist	25	SakkuSamba	43	Soho House (2024)
08	Black Sheep Coffee	26	Honest Burger	44	Mollies (2024)
09	20 Stories	27	Dishoom	45	Co Op
10	The Ivy	28	Masons	46	Costa Coffee
11	Banyan Bar & Kitchen	29	The Gas Lamp	47	The Lowry Hotel
12	Nandos	30	Crazy Pedro's	48	Menagerie
13	Hey Little Cupcake!	31	Sushi Marvel	49	Spice & Grind
14	Hawksmoor	32	Cafe Istanbul	50	Sainsburys
15	Rosa's Thai Kitchen	33	Everyman Cinema	51	Tesco
16	Wagamamma	34	The Blues Kitchen	52	Costa
17	Dishoom	35	Tesco Express		
18	Thaikhun	36	Federal Cafe Bar		



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 BT, Eversheds, BDO, Freshfields, NatWest, HMRC, Cubo, PWC, WPP and Global Radio.

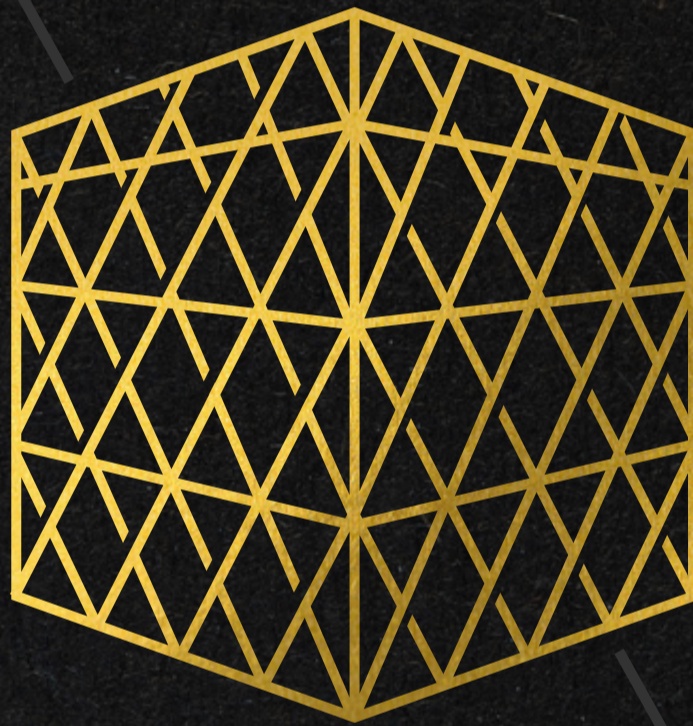
FURTHER INFORMATION

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.



CONTACT

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Designed by:

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