

# News

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## **Contemporary office development Riverside House now on site**

Work is underway at Riverside House, a new office building that forms part of the wider New Bailey scheme being delivered by the English Cities Fund.

Overlooking the River Irwell and directly opposite Spinningfields, the Grade-A office development will provide 11,000 sq ft of brand new commercial space close to Manchester city centre and is a stone's throw from Salford Central train station.

The transformation of Riverside House will see the façade of the existing building, which dates back to the late 19th Century, retained with a new third floor, balcony and private roof-top terrace incorporated into the existing structure. The structure will also be extended to provide a striking new gateway to New Bailey. A south-facing, outdoor terrace will also be delivered on the ground-floor.

Bardsley Construction is the appointed contractor on the scheme with work expected to complete in early 2019.

Riverside House is the latest development to progress on site at New Bailey after it was recently announced that Aviva Investors, the global asset management business of Aviva plc, has agreed to forward fund the development of the 187,241 sq ft office building Two New Bailey Square and the recent commencement of a new, 633 space multi storey car park.

Phil Mayall, development director at the English Cities Fund, said: "With Riverside House, Two New Bailey Square and the new multi-storey car park all on site, the New Bailey masterplan is really taking shape now.

"Riverside House is the smallest office development at New Bailey which provides the opportunity to welcome a variety of different businesses and as the ground floor space is suitable for either office, retail or leisure use, it will further add to the diversity of the area. We are delighted to be able to retain the façade of the existing Riverside House building into the new development, capturing some of the history and character of the area."

JLL and Cushman and Wakefield are the letting agents for the New Bailey scheme.

The English Cities Fund is a joint venture between Muse Developments, Legal & General and Homes England in partnership with Salford City Council.