

News

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Latest New Bailey developments top out during landmark year

The latest wave of commercial and residential developments at New Bailey, Salford have reached critical milestones, as both Two New Bailey Square and the third and final phase of The Slate Yard top out in what has been another landmark year for the scheme.

The topping out celebrations for both buildings take place in what has been a busy 12 months for the scheme, which saw the completion of the second architecturally innovative NCP car park and the first spade in the ground at the fully pre-let 3 New Bailey. Riverside House, the smallest new office building at New Bailey, complete with a beautifully restored 19th century façade is also on the brink of completion and due to open its doors imminently.

Construction of the state-of-the-art office building Two New Bailey Square, distinctive with its unique exposed red steel frame structure, has now reached the 10th storey, which in time, will be topped with a roof garden offering panoramic views across Manchester and Salford.

The 188,500 sq ft scheme will, once complete, also offer occupiers outdoor terraces on each floor to enhance wellbeing, something that the English Cities Fund is passionate about delivering through all of its buildings. Floor plates at Two New Bailey Square have also been designed specifically to accommodate more breakout spaces to better suit the needs of flexible workforces, allowing the occupiers to future-proof their offices.

It was announced earlier this year that prestigious global law firm, Eversheds Sutherland will occupy the 8th, 9th and 10th floors of Two New Bailey Square once it completes next year, further endorsing its quality and reputation in the market.

Further along the River Irwell, the third build to rent (BTR) Slate Yard building has also reached its highest point of development. At 21 storeys, it is the largest of the three Slate Yard residential towers and is setting new standards for rental accommodation in the city. Comprising 199 apartments, including 98 one-bedroom, 81 two-bedroom and 20 three-bedroom homes, the Slate Yard will also offer future residents access to a communal lounge, rental car club and complete flexibility to make the place their own, reflecting the needs of the modern renter.

The first two phases of residential development at New Bailey, which boast the accolade of being the first institutionally funded BTR schemes to be delivered in Greater Manchester, have proven to be extremely popular and interest is already mounting for this third phase.

Phil Mayall, regional director at The English Cities Fund, said: “This year development has ramped up even further at New Bailey, with more live developments on site than at any one time in its ten-year history. As the latest buildings top out, there continues to be a real buzz about the place and it’s fantastic to see the innovative ideas and initiatives we originally had for the site a decade ago becoming a reality. New Bailey has become a destination in its own right, somewhere that high calibre businesses want to be part of, and where people want to spend their time.

“Although the buildings themselves are very different, both Two New Bailey Square and the Slate Yard represent the highest quality in commercial office space and build to rent living in the city centre respectively. It’s fantastic to see them reach topping out stage and we look forward to

starting to welcome people into both schemes during 2020.”

Salford City Mayor, Paul Dennett said: “I’m delighted to see New Bailey, Salford’s newest business district going from strength to strength in attracting prestigious business tenants and new residents and making a powerful contribution to Salford’s fast-growing economy.”

New Bailey is being delivered by The English Cities Fund, a joint venture between Muse Developments, Legal & General and Homes England. The joint venture partnership is currently delivering some of the most complex and most successful urban regeneration projects across the UK. Following its expansion in 2018, it continues to take on large-scale, challenging sites and create inspiring new places.

Morgan Sindall Construction is the contractor on the final phase of The Slate Yard, with Bowmer & Kirkland appointed on Two New Bailey Square.

JJL and Cushman and Wakefield are the appointed office agents on the New Bailey scheme.