

News

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A new beginning for New Bailey

English Cities Fund (ECf), a joint venture between Muse Developments, Legal and General and the Homes and Communities Agency (HCA) has received planning approval for One New Bailey, a 125,000 sq ft, eight-storey office development situated on the banks of the River Irwell.

Planning consent for the development which has been funded by Legal and General marks a key milestone in the New Bailey development, which follows the commencement of a 143-bed Premier Inn and a 615 space multi storey car park.

Demolition of the existing Ralli Courts building will begin on site on the 26th May paving the way for the development of One New Bailey, which is due for completion in autumn 2016.

One New Bailey provides large floorplates of up to 17,212 sq ft and will be developed to the latest BREEAM Excellent standard. There are a number of leisure opportunities to the ground floor for a vibrant mix of cafes, bars and restaurants, as well as an enhanced public realm to the exterior in the form of a new public square, extensive landscaping and an outdoor events space, which can be accessed by the existing pedestrian bridge from Spinningfields.

Occupying a prominent position at the interface between Manchester and Salford, One New Bailey will be bordered by the main artery of a regenerated Chapel Street and the inner city ring road. It will also benefit from easy access to the national motorway and rail networks.

Phil Mayall, development director at Muse, said: "This is a significant step forward in New Bailey's journey. We have made excellent progress on site to date with the car park and hotel but we are delighted that we are now in a position to move forward with One New Bailey. This is an exciting project and we are confident that the Grade A, BREEAM Excellent offices will appeal to a wide range of businesses and organisations and ultimately form part of a new business district in this unique part of the city."