

2NEWBAILEYSQ

SUSTAINABILITY



SUSTAINABILITY, EFFICIENCY AND RENEWABLE SOURCES RUN THROUGH EACH AND EVERY CORNER OF TWO NEW BAILEY SQUARE. OCCUPIER WELLBEING IS NOW CRUCIAL FOR BUSINESSES, STAFF CAN BENEFIT FROM CHANGING FACILITIES, BIKE STORAGE AND NUMEROUS OPEN AIR ENVIRONMENTS, INCLUDING STUNNING PANORAMIC VIEWS FROM THE ROOFTOP TERRACE.

SUSTAINABILITY

KEY FEATURES



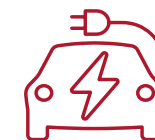
BREEAM EXCELLENT



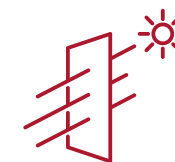
HIGH QUALITY
CYCLE STORAGE



POOL BIKES



EV CHARGING
POINTS



HIGH PERFORMANCE
FACADE MINIMISING
SOLAR GAINS



LG7 COMPLIANT
LED LIGHTING



REDUCED WATER
USAGE APPLIANCES



100% RENEWABLE
ELECTRICITY



SUSTAINABLE
MATERIALS USED
THROUGHOUT



GREEN MEANS GO

WHETHER YOU ARRIVE VIA THE ADJACENT SALFORD CENTRAL TRAIN STATION OR BY BICYCLE, TWO NEW BAILEY SQUARE CATERS FOR ALL. IT'S ALSO JUST A SHORT WALK TO THE METROLINK NETWORK AND FREE BUS CONNECTIONS. PLUS HIGH QUALITY CHANGING AND SHOWER FACILITIES MEAN YOU'RE ALWAYS READY TO GET GOING.



HIGHLY ACCESSIBLE TO PUBLIC TRANSPORT



MALE AND FEMALE SHOWERS



HIGH QUALITY CYCLE STORAGE AND POOL BIKES



CHANGING FACILITIES AND DRYING ROOM

EV CHARGING POINTS



SUSTAINABLE TRANSPORT

FROM THE GROUND UPWARDS TWO NEW BAILEY REALLY HAS IT ALL. A NEW PUBLIC SQUARE WAS CREATED AS PART OF THE DESIGN AND OUR DRAMATIC COMMUNAL ROOF GARDEN OFFERS STUNNING PANORAMIC CITY VIEWS FOR YOUR STAFF TO ENJOY. EACH FLOOR ALSO BENEFITS FROM TWO LARGE EXTERNAL TERRACES.



EXTERNAL TERRACES ON EACH FLOOR



NEW PUBLIC SQUARE



ROOF TERRACE



BLUE SKY THINKING



OUTDOOR SPACE

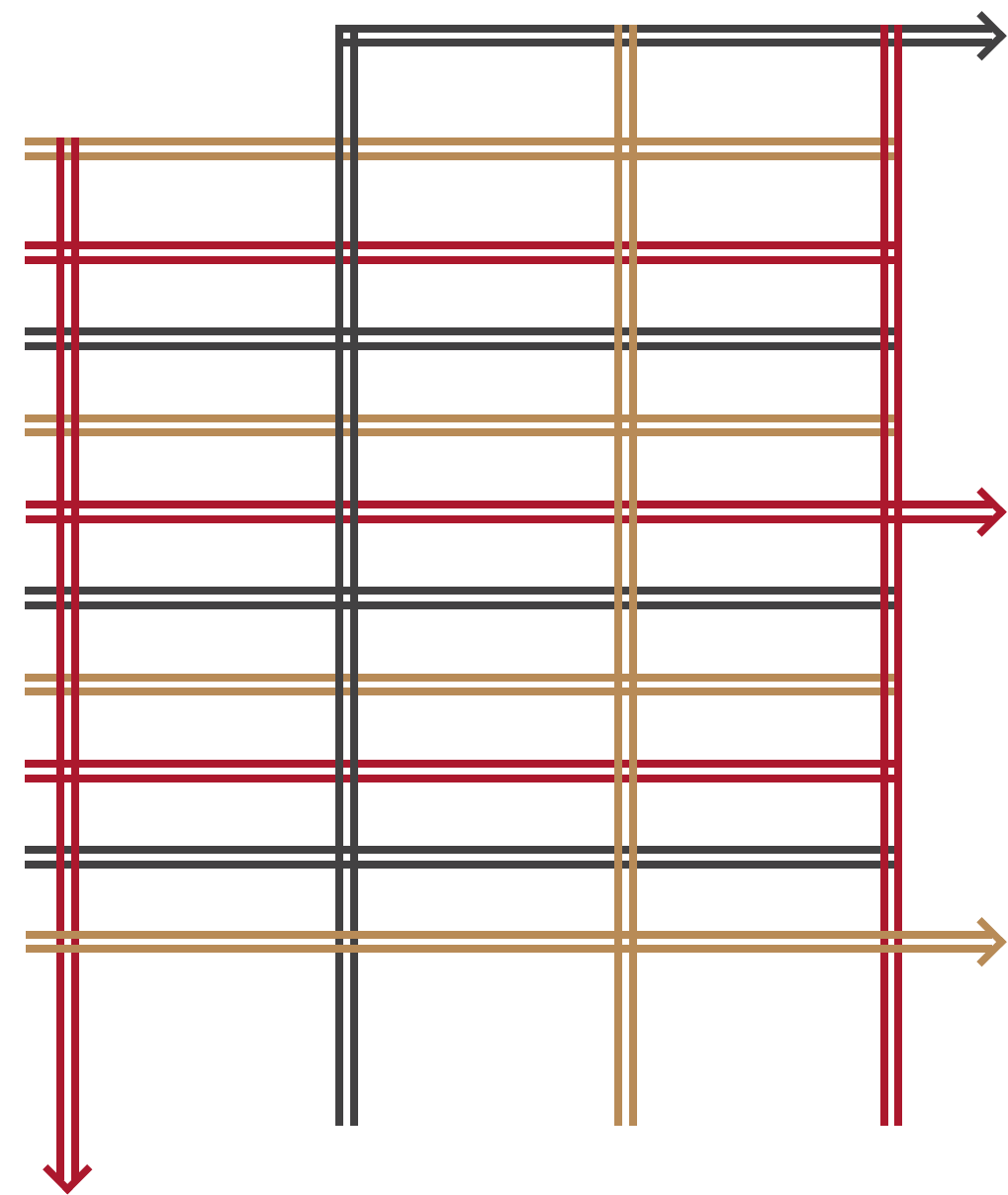


REDHOT



BUILDING PERFORMANCE

PERFORMANCE



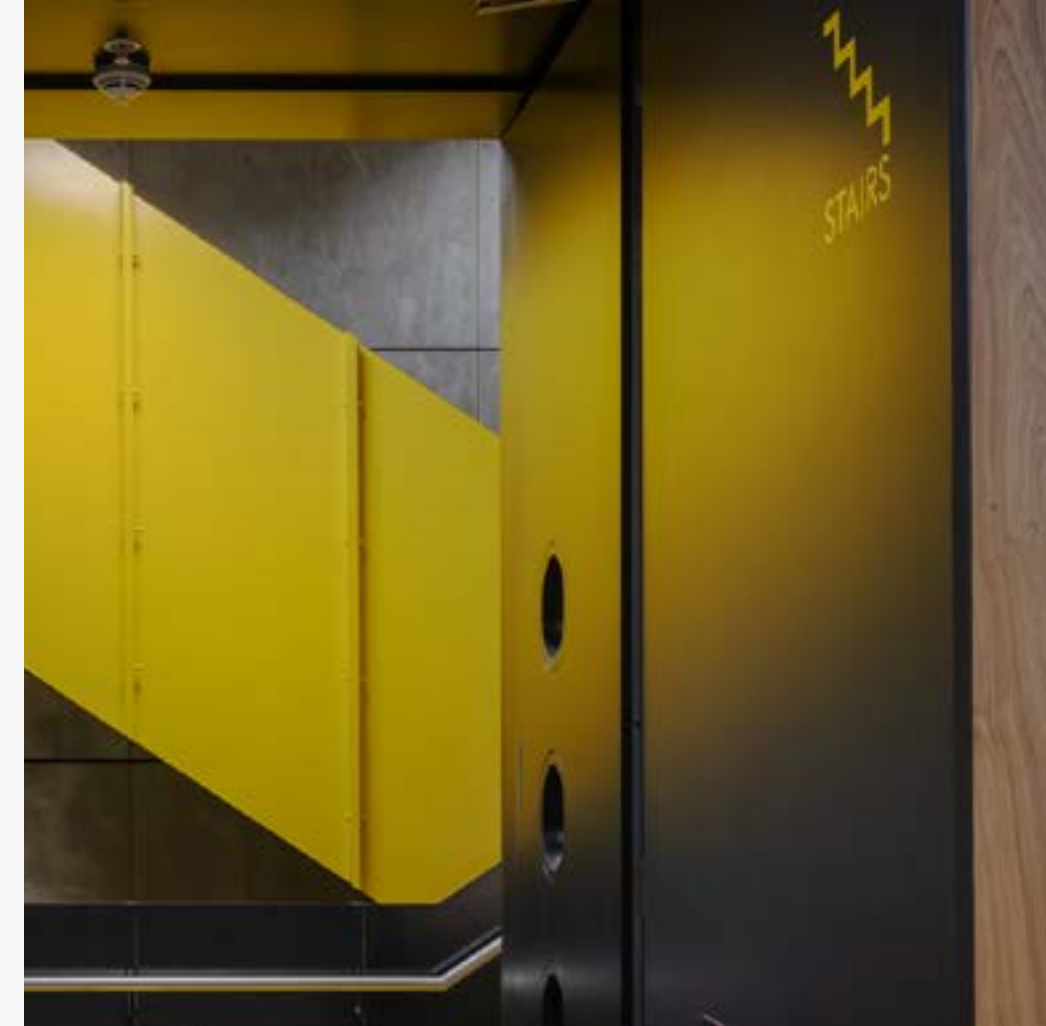
- ☆ BREEAM Excellent
- ☆ EPC A Rating
- ☆ High performance façade minimising solar gains and operational energy demand
- ☆ Energy efficient Air Source Heat Pump VRF heating and cooling systems
- ☆ LG7 compliant LED lighting
- ☆ Lighting control system incorporating daylight sensing and occupancy detection
- ☆ Air handling plant includes heat recovery via thermal wheels
- ☆ Reduced water usage appliances
- ☆ Fresh air provision is based on 12/s/person for a 1 per 6 sq. m occupancy
- ☆ Sustainable materials used throughout



GREEN

MANAGEMENT

- Use of BREEAM In Usage Management system
- Formation of an Occupier Green Group to drive building wide environmental and energy initiatives
- Step Challenges to assist with reduction of lift usage
- Waste Champions
- 0% Landfill Avoidance initiatives
- 100% renewable electricity
- Waste management system which will provide occupiers with real data of occupier generated waste





NEW-BAILEY.COM

DISCLAIMER

IMPORTANT NOTICE: Cushman & Wakefield and JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (ii) no person in the employment of the agents has an authority to make or give any representation or warranty in relation to this property, 2021.

Designed and produced by Cuckoo - 0161 660 8352 - cuckoodesign.com