

News

20.10.20

Green light for 175,000 sq ft BT office at New Bailey

The English Cities Fund's latest office development at New Bailey – a 175,000 sq ft Grade A, 'BREEAM Excellent' office building for telecommunications giant BT - has received unanimous approval from Salford City Council's planning department.

BT's new regional hub will occupy the entire building, comprising the ground floor and an additional 10 storeys on a 20-year lease. The deal between The English Cities Fund and BT represents the largest single office deal in the region in 2020.

Designed by Make Architects, the architectural practice behind the iconic Three New Bailey, Four New Bailey will boast its own unique design with an exposed lattice frame, unlike any other development in the city.

Phil Mayall, regional director at The English Cities Fund, said: "It's a great moment to reach the latest milestone in the development of Four New Bailey, which will break the mould in terms of its striking design, its sustainability credentials, while meeting BT's needs for their new regional hub. It's a highly-competitive market in Greater Manchester, so we're making sure we're doing everything we can to create workspaces that promote wellness, sustainability and agile working.

"It's a busy year at New Bailey with a number of schemes on site at the same time, as we drive to increase both growth and prosperity at a time when it's needed most, through the delivery of our innovative developments. We're positive for the future as we continue to bring life, diversity and culture into this area of the city."

Jack Sargent, project architect at Make Architects, said: "This is a key building in The English Cities Fund's masterplan. Their overall vision is for a site with connections, both logistically and to nature and with amenities and facilities that create a place where people want to work. The building itself embodies this. With retail and leisure, with great views out and with high quality flexible and large floorplates of 1,858sqm. We have also incorporated a roof terrace with views out to Manchester as well as biodiverse brown roof which helps meet a BREEAM Excellent rating."

Cushman and Wakefield and JLL are the joint lettings agents on the New Bailey scheme.

Work is expected to start on site at Four New Bailey later in the year.

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 the fund's expansion in 2018, it continues to take on large-scale, challenging sites and create inspiring new places.