

# News

1.03.21

## Spades in the ground at Four New Bailey

Following the recent announcement of planning approval for New Bailey's most sustainable development to date at plot A3, construction work on The English Cities Fund's latest iconic office development at the scheme, Four New Bailey, has now started on site, with Bowmer and Kirkland appointed as its contractor.

The building – which will reach 10 storeys and provides 175,000 sq ft of prime, Grade A office space – was pre-let on a 20-year lease in October 2020 to telecommunications giant BT, which represented the largest single pre-let in the region for the year.

Four New Bailey has been designed by renowned architect Make, and will feature an exposed lattice frame, influenced by the bridges along the River Irwell where the scheme sits. The building's striking design is unlike any other in the city, adding to New Bailey's eclectic mix of unique and exciting commercial developments.

BT's team will benefit from exceptional communal facilities throughout the building that support colleague wellbeing, right up to the rooftop terrace where they will be able to enjoy panoramic views across the city.

Phil Mayall, regional director at The English Cities Fund, said: "Getting the spade in the ground on our latest development at New Bailey and keeping momentum on the wider scheme, despite the on-going pandemic, is something we're incredibly proud of.

"The letting to BT at the end of last year was a huge endorsement for what we're trying to achieve here at New Bailey and this commitment confirmed to us that we're creating a neighbourhood that leading names want to be part of. By working with trusted partners like Bowmer and Kirkland, we know they share our vision for the scheme and will continue to deliver Four New Bailey safely and in line with government guidelines.

"We look forward to seeing the site progress over the coming months, which once complete and occupied by BT, will bring hundreds of new jobs to the city and will play an important role in Salford's long-term recovery when we emerge from the other side of the pandemic."

As well as Four New Bailey, a further 389 homes are live on site at New Bailey and across the wider Salford Central scheme, which has seen £1bn of inward investment driven right into the heart of the city.

New Bailey is part of the wider £1bn Salford Central masterplan 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.