

Rail route to boost offices

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Property experts say the £200m – can re-shape the city's business districts.

Muse Developments is expected to agree a funding deal with Salford council to allow them to speculatively build an office block of 100,000-120,000 sq ft.

This would open-up the New Bailey business area, next to their Chapel Street redevelopment, and immediately opposite Spinningfields, on the Salford bank of the river Irwell.

Mike Horner, director at Muse, said: "We are working with Network Rail on the Ordsall Chord, and works are due to commence in 2015.

"It'll be a big benefit to Salford because it puts Salford Central at the heart of the rail network and our site is on the doorstep.

"It'll be brilliant - effectively it will be Spinningfields' railway station and New Bailey will be on the route."

Parts of the £650m Muse development are already underway. These include a 143-bed Premier Inn and the first phase of a residential development at Vimto Gardens. Network Rail is expected to make an announcement about contractors for the Ordsall Chord soon.

Reports suggest Skanska and Dutch contractor Bam are part of the winning consortium. Other bidders are Morgan Sindall/Carillion and Laing O'Rourke.

In a separate move, Allied London Properties is pressing ahead with plans for a 260,000 sq ft development on the site of the 66,000 sq ft Quay House, Quay Street.

The development – to be branded as No 1 Spinningfields – will also benefit from the Ordsall Chord link.

City property experts say the new rail link will make a massive difference to both New Bailey and Spinningfields.

Patrick Joyson, managing partner at Savills in Manchester, said: "The Ordsall Chord is going to open up the city and we must assume it will have a really positive impact on sites like New Bailey and Spinningfields. It will also make Victoria more vibrant as an office location."

John Ogden, managing director at CBRE Manchester, said: "There is no doubt that some occupiers like sites by stations, and Salford Central will become a significant station.

"It's hugely important for New Bailey and useful for Allied London, and I'd expect them to be building on site long before their rivals."

A joint statement from Muse and Salford council said: "Salford council and its development partner, English Cities fund are working together to deliver the comprehensive regeneration of Salford Central.

"Following the successful commencement of Vimto Gardens and a new 143 bedroom Premier Inn; the partners are in detailed discussions as to how they may commence the office development in the New Bailey area of the scheme."

They hope to start development in 2014.

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