

# Space to work Boat Shed

**urbansplash**

**Get in touch**



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# 90s remastered

An aerial, low-angle shot of a modern building's courtyard. The courtyard is paved with a mix of yellow and white bricks, arranged in a pattern that suggests a remastered or updated design. Several skylights are visible, providing natural light to the space. The surrounding buildings have dark, textured facades, possibly made of stone or concrete. The sky is a clear, bright blue with a few wispy clouds. The overall aesthetic is clean, modern, and well-maintained.

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# Welcome to Boat Shed

## **The perfect location**

Greater Manchester has been voted the top regional city for starting up a business and Boat Shed is in the perfect place for businesses looking to join this growing community. On the banks of the River Irwell in Salford Quays, it is well served by both road and public transport networks, Media City is on the doorstep, and Manchester City Centre and Piccadilly Station are only minutes away by tram.

## **All about Boat Shed**

Urban Splash transformed this overlooked 90s office block into exciting new workspaces that meet the demands of the modern workforce. Dramatically modernised inside and out, Boat Shed is now a place you'll be proud to work in.

## **Spaces at Boat Shed**

We have spaces for startups, up-and-comers and established enterprises to work alongside each other with support from our excellent on-site amenities, including a café, meeting facilities, and bike racks and showers.

## **Work with US**

Urban Splash are a friendly, hands-on team, with flexible terms to suit the needs of your business, and affordable rents with no hidden fees.

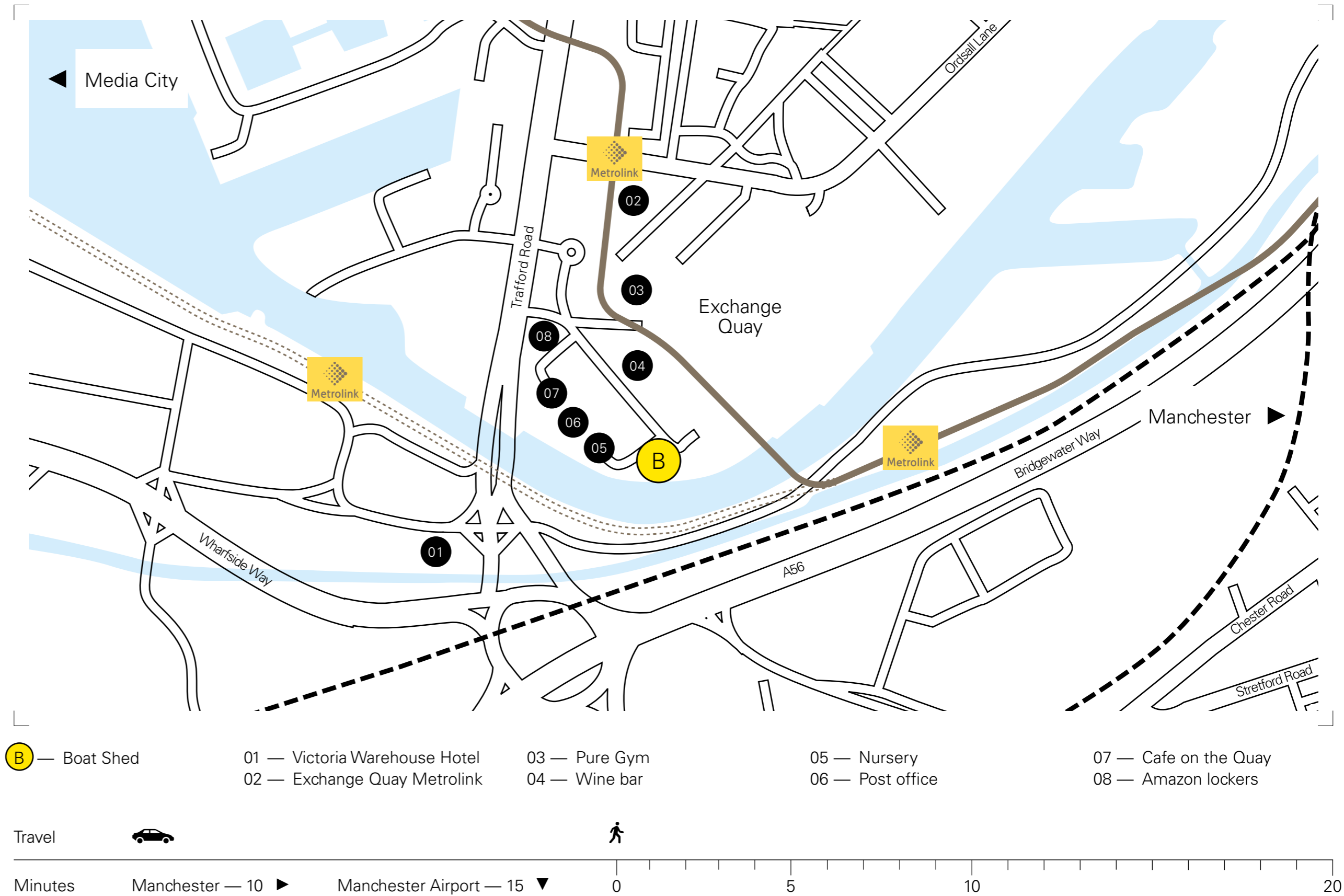
# Salford Quays



# Boat Shed sits in the heart of Exchange Quay in Salford Quays.

Exchange Quay is an already established business community with excellent transport links. A dedicated Metrolink station right on your doorstep, connecting you to Manchester City Centre and the Trafford Centre. You'll be located right next door to Media City and Salford Quays and have easy access to the M602 and the national motorway network.

Exchange Quay, Salford, M5 3EQ.



# On your doorstep



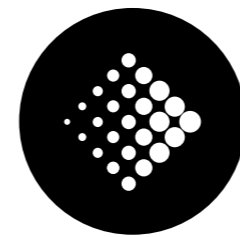
Amazon lockers



Shop & Post Office



Gym



Metrolink tram stop



Showers



Wine bar



Boat Shed Hub\*



Bike storage



Nursery



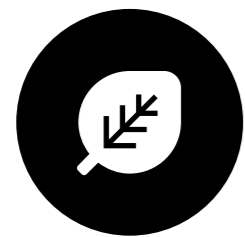
Parking & charging



Coffee shops



Meeting space\*



Urban garden\*



Table tennis\*



Quay Kitchen



Community events



Host Connect App

\*In Boat Shed

# All about Boat Shed

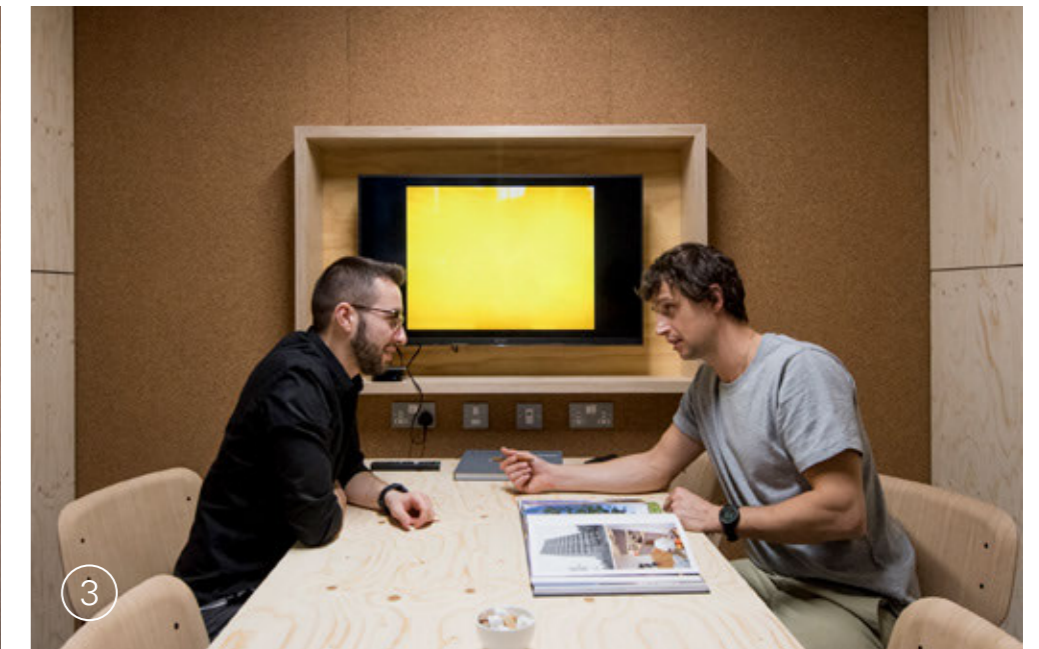


# Your facilities

The spaces in Boat Shed have been refurbished to a high standard and we've provided some extra shared amenities to help you and your growing business succeed.

Our host Lindsay is based in our new Hub area at Boat Shed, and is on hand to help all our customers - whether you're after a cuppa, extra space for a meeting and everything in-between.

- ① Break out areas
- ② On-site Hub
- ③ Shared meeting room
- ④ Shared outdoor spaces



# All things considered

We understand that your people are key to the success of your business so an environment that promotes happiness, wellbeing and work / life balance is important to both you and your team.

Boat Shed delivers, with great facilities on your doorstep and beautiful surroundings designed with wellbeing in mind, it's a great place to work.



## Work / life balance

Drop the kids off at nursery, return your internet shopping, and pick up a pint of milk on the way home.

With so many on-site facilities, Boat Shed makes it easy to maintain your home life while busy at work.



## Live well by accident

Our environment can make us healthier by giving us access to healthy routines.

Convenient public transport as well as an on-site gym, and showers for cyclists and runners allow you to build a workout into your day.



## Your environment matters

Outdoor space, access to the water, the ability to step away from your desk and take five.

Small things can make a big difference and can improve staff health and productivity, which can be a big financial boost for you.

# Spaces at Boat Shed




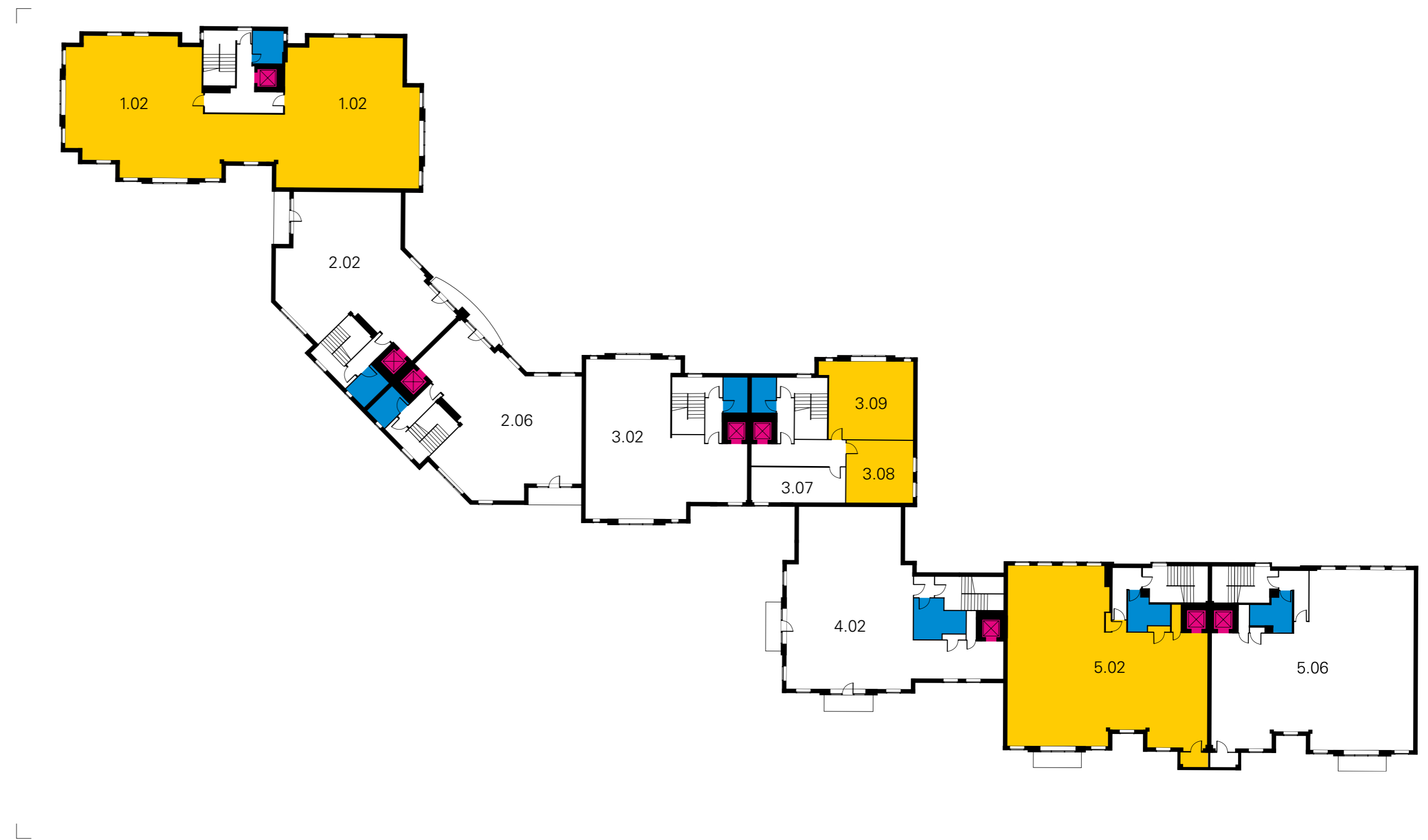
# Boat Shed Ground floor

- Unit available ●
- Entrance ↑
- Boat Shed Hub 😊
- Accessible toilets ♿
- Lift ↕
- Meeting room 👥
- Toilets 🚻
- Communal kitchen 🍷
- Communal gardens 🌿





# Boat Shed First floor

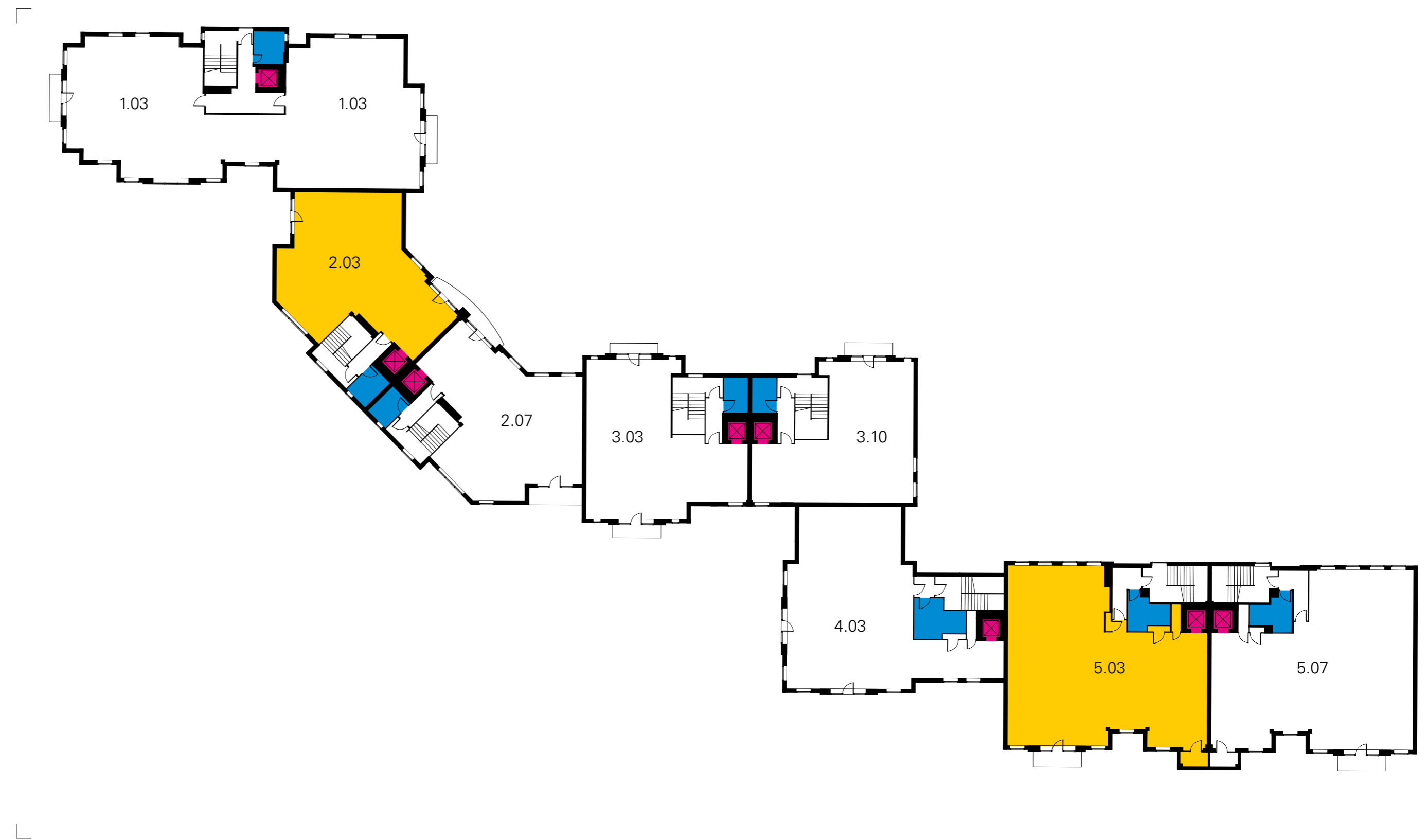
- Unit available 
- Lift 
- Toilets 





# Boat Shed

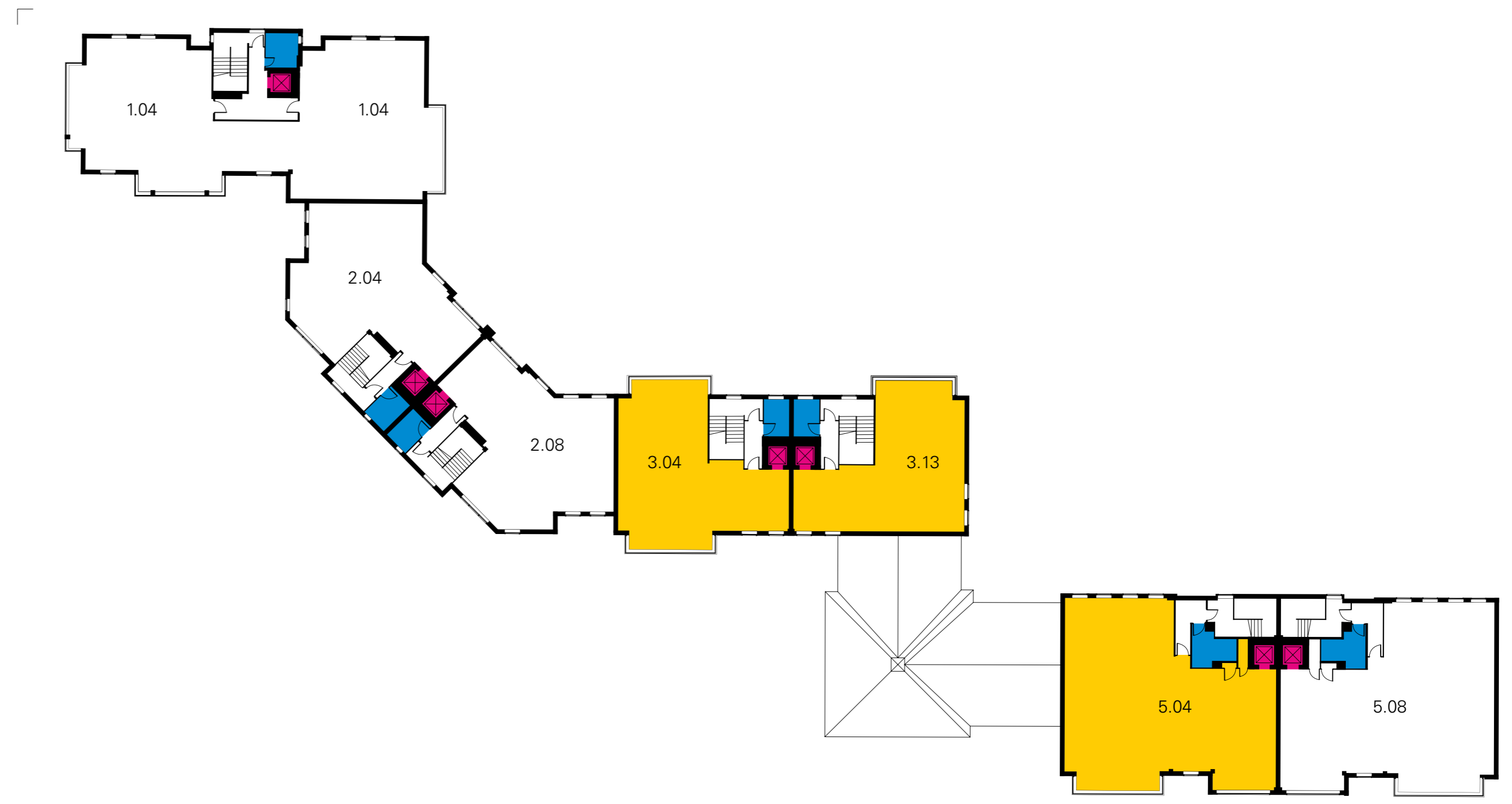
## Second floor

- Unit available 
- Lift 
- Toilets 



# Boat Shed Third floor

- Unit available 
- Lift 
- Toilets 



# Specification

## ① Meeting spaces

Meet and work from the dedicated on-site meeting room including TV, Wi-Fi and Apple TV.

## ② Lighting

This installation provides 400 lux at desk level.

## ③ Flooring

All floors are carpeted with Forbo Tessera 500 x 500 tiles.

## ④ Heating

Gas central heating (included in service charge).

## ⑤ Communal toilets

Male and female toilets are located throughout the buildings. There is a disabled toilet on the ground floor of each building.

## ⑥ Lift

There is a single lift to all upper floors of the building.

## ⑦ Kitchen

Large units have a bespoke kitchen with space for a dish washer and fridge. Smaller units benefit from a communal kitchen.

## ⑧ Data

The tray network provides wire ways for future Cat 5e / Cat 6 data cabling.

# Availability

## Ground floor

Available		sq ft	sq m
●	1.01a	1,292	120
●	1.01b	1,252	116
○	2.01	619	58
○	2.05	595	55
○	3.01	925	86
●	3.05	262	24
●	3.06	452	42
●	4.01	1,401	130
○	5.01	1,676	156
●	5.05A	962	89
●	5.05B	701	65

## First floor

Available		sq ft	sq m
●	1.02	2,696	250
○	2.02	1,279	119
○	2.06	1,221	113
○	3.02	1,186	110
○	3.07	226	21
●	3.08	292	27
●	3.09	415	39
○	4.02	1,562	145
●	5.02	1,947	181
○	5.06	1,935	180

## Second floor

Available		sq ft	sq m
○	1.03	2,722	253
●	2.03	1,281	119
○	2.07	1,214	113
○	3.03	1,211	113
○	3.10	1,104	103
○	4.03	1,575	146
●	5.03	1,960	182
○	5.07	1,943	181
○	—	—	—
○	—	—	—

## Third floor

Available		sq ft	sq m
○	1.04	2,760	256
○	2.04	1,268	118
○	2.08	1,213	113
●	3.04	2,267	211
●	3.13	2,267	211
●	5.04	1,960	182
○	5.08	1,948	181
○	—	—	—
○	—	—	—
○	—	—	—

# Work with US



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# It's all about you

## We love our tenants;

You're our treasured customers who help bring our communities to life. That's why we put as much effort into looking after you as we do into creating award-winning buildings.

Our working relationship therefore is built on simplicity and flexibility from day one. Short-form leases, efficient processes and fast work mean we make the whole experience – right from the minute you move in – an easy one.

This is how we do it...

## Zero legal jargon

We keep it simple with no over the top legal speak, so you won't need a solicitor unless you want one.

## Move in next day

Need space fast? We can make that happen in 24hrs.

## Flexible terms

We offer super flexible terms to suit you and your business needs.

## We manage our buildings

We own and manage our buildings, they mean a lot to us so we keep them in great condition.

## Fast work

Viewed the space? Want to move right in? Mentally planning the layout and décor? We certainly won't hold the process up and our in-house team can prepare an easy, short-form lease which will be emailed to you on the same day.

## Affordable rents

Fair, affordable and transparent. We'll never hide fees in small print.

# Meet the team



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