

# Boat Shed

Salford Quays

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# An introduction to Boat Shed

Urban Splash are all about reinvention. It's not our style to rip it up and start again, and Boat Shed on the banks of the River Irwell has been our latest challenge.

We've transformed this overlooked 90's 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 where professional, creative and start-up businesses can flourish. The new spaces have tonnes of personality and are designed to encourage a sense of community with a common room, shared meeting room, landscaped outdoor space and a specialist café where you can grab a coffee or lunch, and meet your neighbours.

Commuting is easy at Boat Shed. There is a dedicated tram stop just metres away, taking you to Piccadilly Station in 14 minutes and Manchester Airport in 45 minutes. For drivers, there's plenty of secure parking and electric charging points, plus you're close to all the major motorways. If you choose to cycle; there are bike racks and showers, and for the adventurous there's even a water taxi that will take you straight into the heart of Manchester. You'd be hard-pressed to find a better location so close Manchester city centre and Media City.



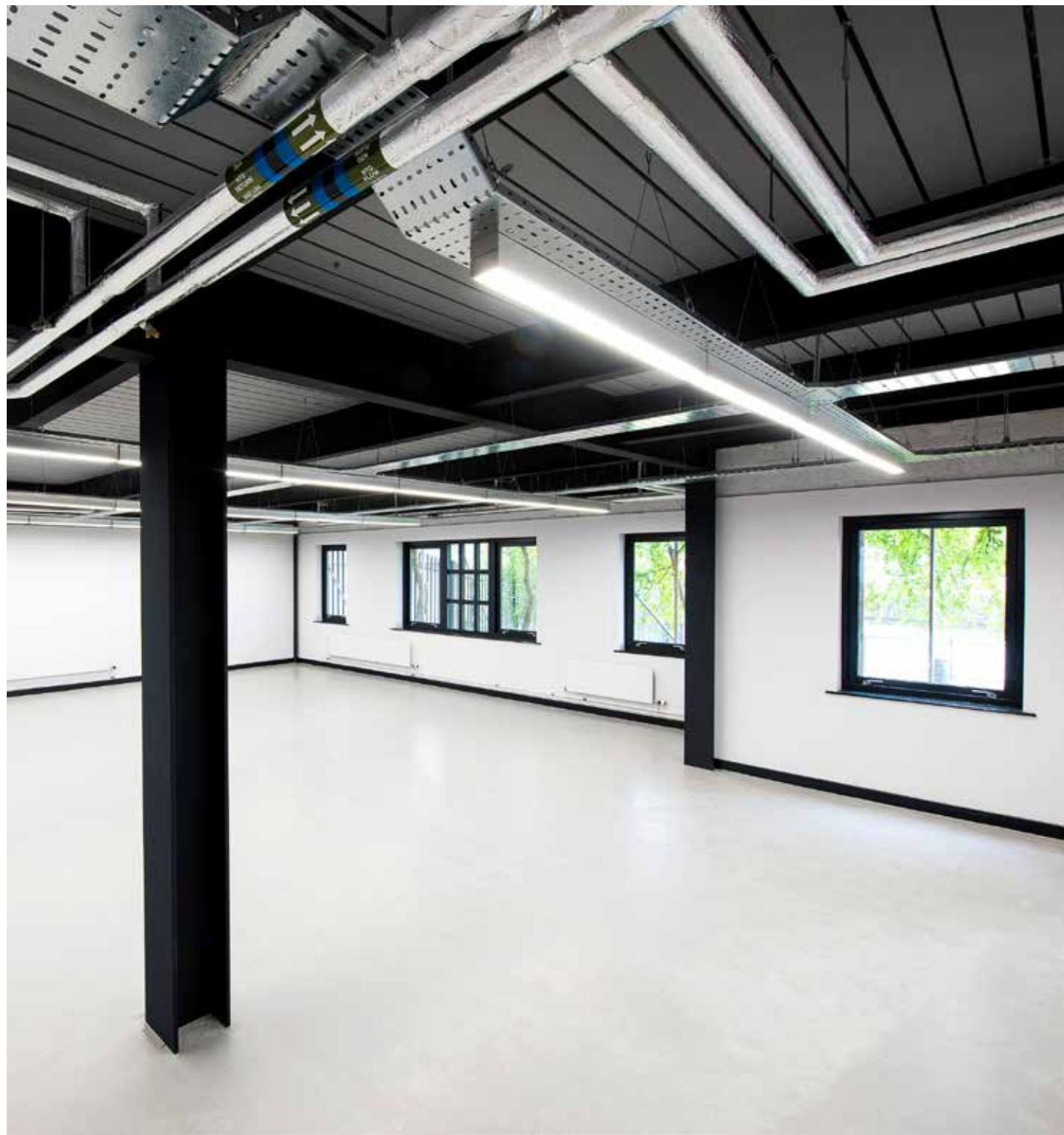
# An introduction to Boat Shed

As a flexible landlord, we're here to work with you to find the perfect space. At Boat Shed, we have workspaces from 540 sq ft to 2720 sq ft and everything in between, with balconies overlooking the River Irwell and opportunities to adapt the space to make it your own. Arrange a viewing to see for yourself.

## What to expect from Boat Shed

- Specialist Italian coffee shop - Lupo
- Common room
- Private meeting space with Apple TV facilities
- Bike racks and showers
- Newly landscaped gardens
- River views
- Car parking with electric charge points
- Nursery, gym, post office, canteen and convenience store within Exchange Quay
- Flexible landlord with multiple leasing options

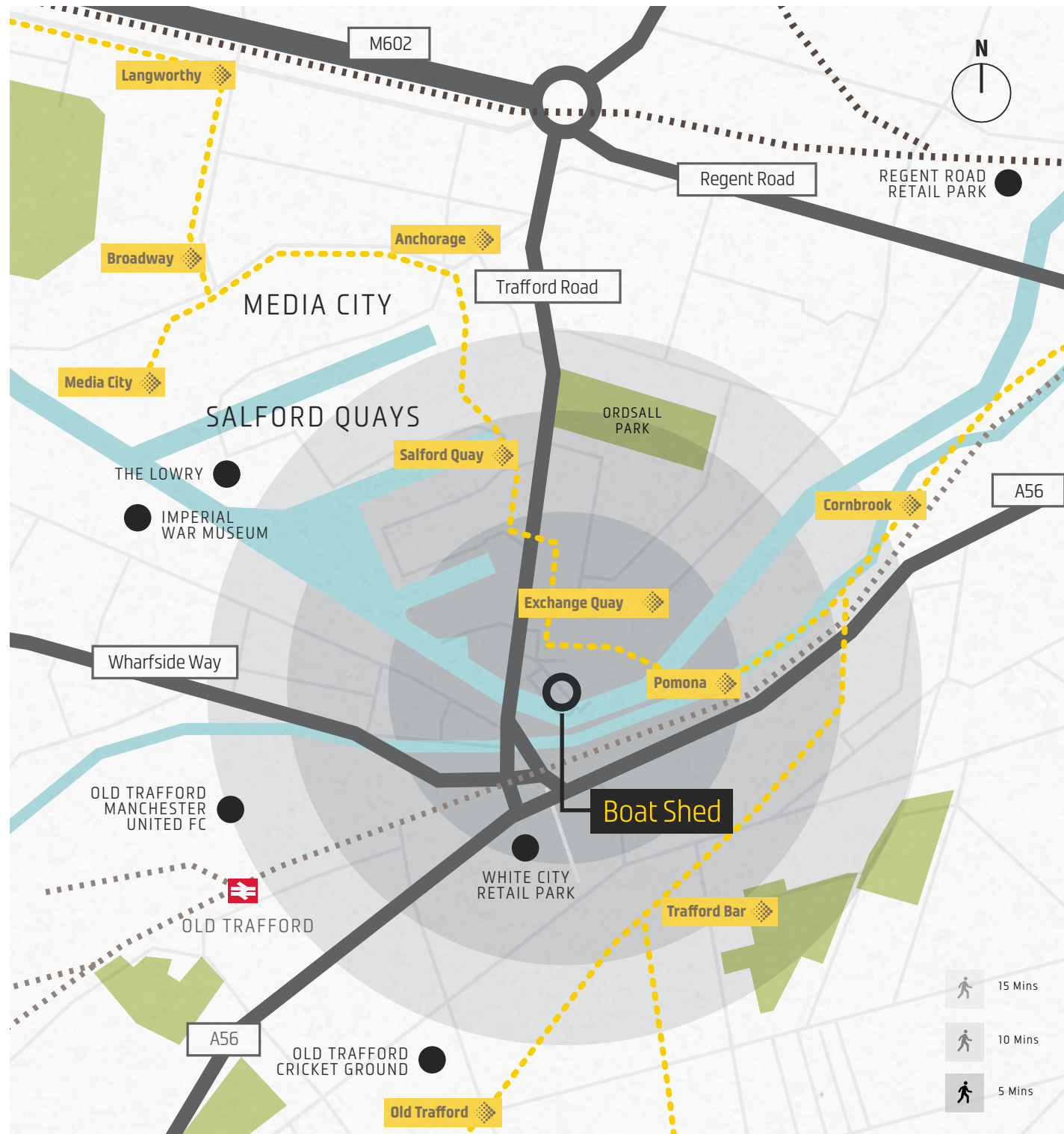
**Available to let, with immediate occupation, from £15 per sq ft**



# Boat Shed's location

Boat Shed offers distinctive riverside office space in the heart of Exchange Quay:

- Located next door to Media City UK and Salford Quays
- Exchange Quay Metrolink station is right on your doorstep, connecting you to Manchester Piccadilly, and the rest of the country in less than 15 minutes
- Ample on-site parking and electric car charging points are available
- Easy access to the M602 and the national motorway network
- And for the more energetic commuter there is secure bike storage too
- Amenities within Exchange Quay include a gym, post office, nursery and convenience store



# Getting around



## Boat Shed

Exchange Quay  
Salford Quays  
M5 3EQ

VICTORIA STATION

MANCHESTER CITY CENTRE  
5 minutes

PICCADILLY GARDENS

DEANSGATE CASTLEFIELD

CORNBROOK

SOAPWORKS

POMONA

EXCHANGE QUAY

EXCHANGE QUAY

A5063

Boat Shed

A56

LIVERPOOL  
45 minutes



# Local amenities

- 1 Pure Gym
- 2 Nursery
- 3 Convenience store and post office
- 4 Café on the Quay
- 5 Bike racks and showers
- 6 Boat Shed tenant common room
- 7 Lupo caffè and meeting space



# Get connected at Boat Shed

We've partnered with Telcom to get phone and broadband services connected faster so you can get on with what you do best — running your business.



## You're in great company

Talk Talk, BBC, ITV and the Home Office are all working on the doorstep.

# Building Specification

## **Lighting**

This installation provides 400 lux at desk level.

## **Flooring**

### **Ground Floor**

The floor is a screed that has been painted with the proprietary floor paint.

### **All other floors**

The floor is carpeted with Forbo Tessera 500 x 500 tiles colour graphine.

## **Heating**

Gas central heating  
(included in service charge).

## **Kitchen**

The bespoke kitchen provides cupboards and shelving. Space has been provided for a dishwasher and a fridge.

## **Water supply**

Water heaters are provided in all kitchens so hot and cold water is available

## **Data**

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

## **Lift**

There is a single lift serving all floors allowing direct access into the offices.

## **Communal toilets**

Accessible, male and female toilets are located throughout the buildings.

## **Lupo Caffè Italiano**

Grab your authentic Italian morning coffee, breakfast or lunch at the award-winning on-site coffee shop.

## **Meeting space**

Meet and work from the dedicate on-site meeting room which contains everything you need for a productive day including TV, wi-fi, and Apple TV.

# Lupo Caffè Italiano

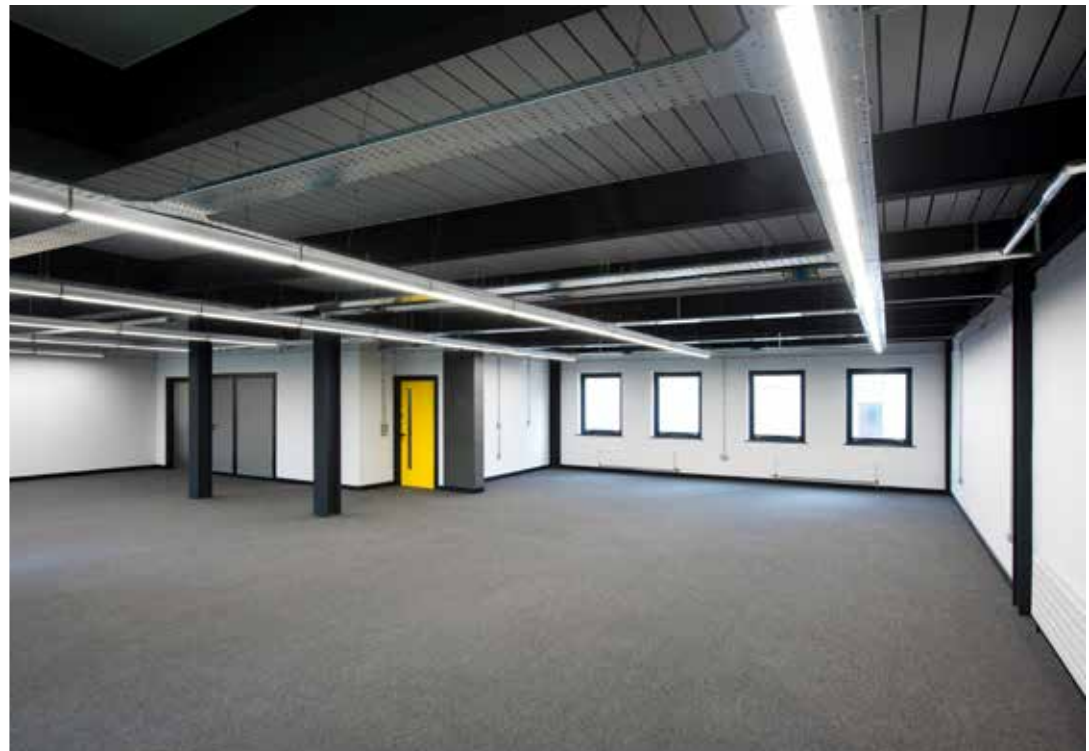
Grab your authentic Italian morning coffee, breakfast or lunch at the award-winning on-site coffee shop.



# Need more space?

Meet and work from the dedicated on-site meeting room which contains everything you need for a productive day including TV, wi-fi, and Apple TV.





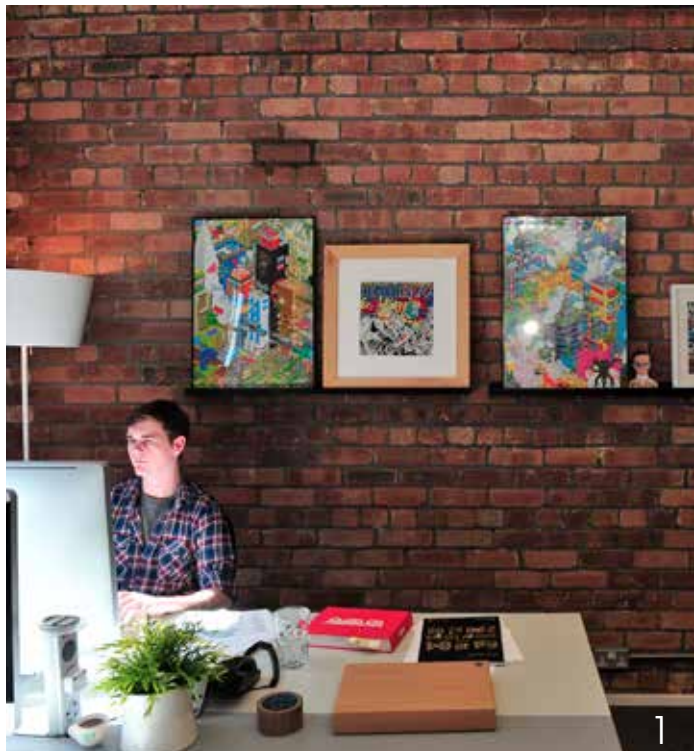


urbansplash

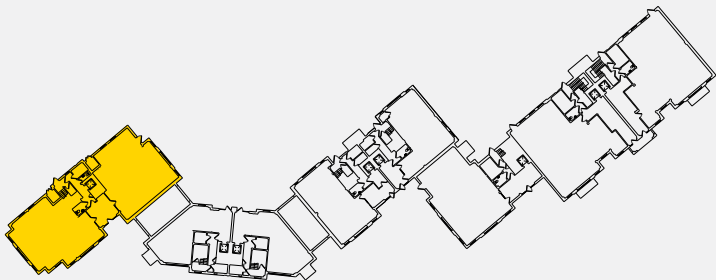
# We've done this before...

We take great pride in regenerating our buildings. We're really excited to be injecting new energy into Boat Shed!

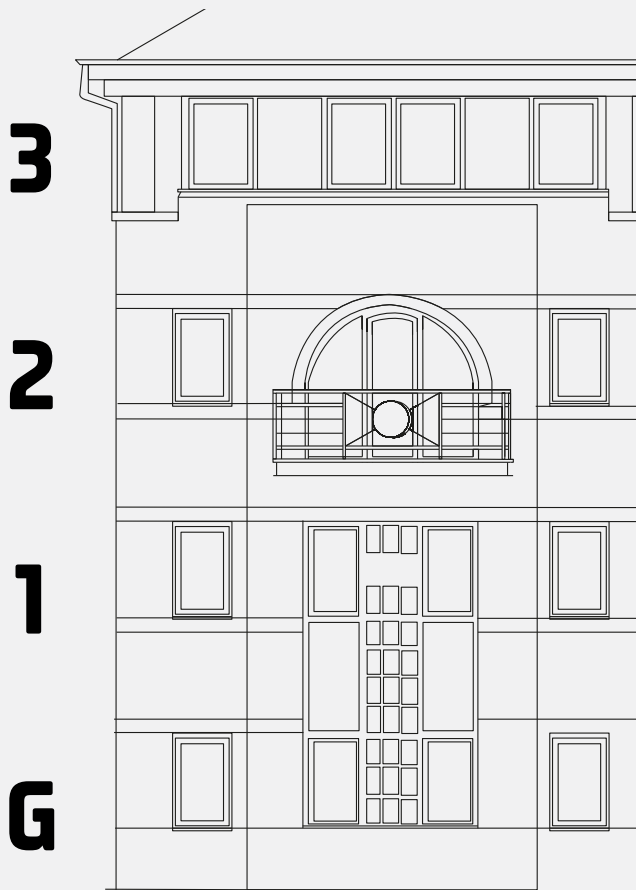
- 1 Vanilla Factory, Liverpool
- 2 Mills Bakery, Royal William Yard, Plymouth
- 3 Fort Dunlop, Birmingham
- 4 Waulk Mill, Manchester

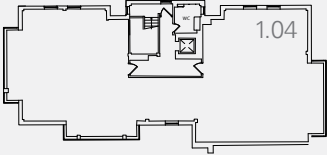
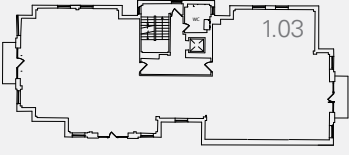
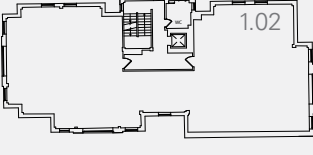


# Boat Shed Building 1 Availability

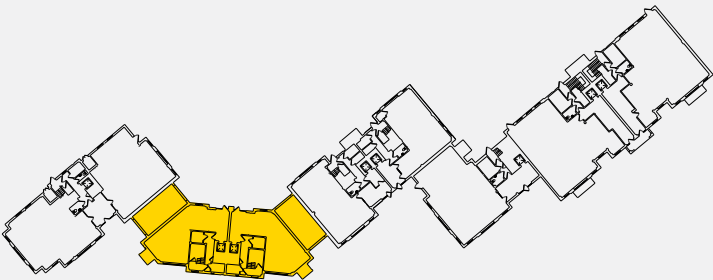


# 1

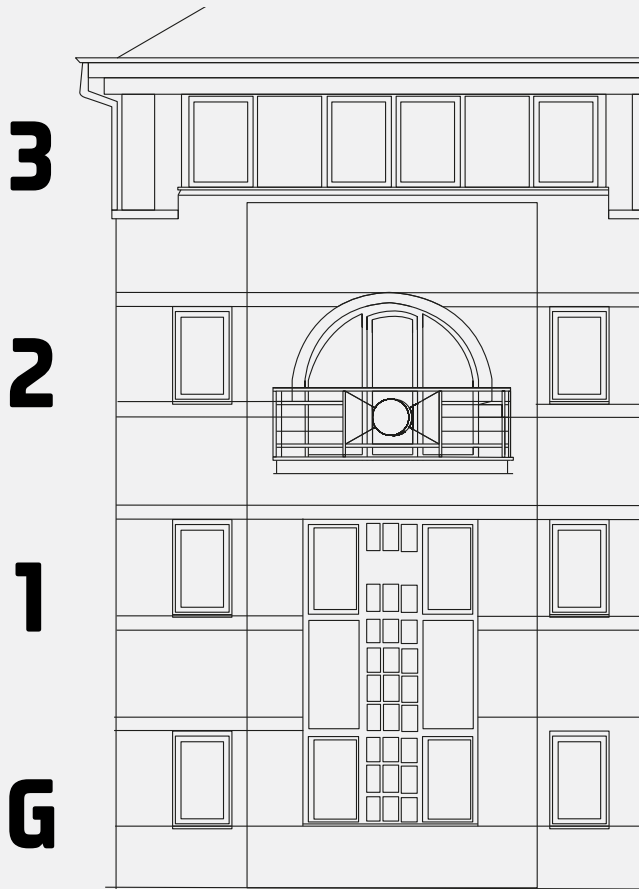


|                                                                                       | Unit                  | Sq ft                 | Availability              |
|---------------------------------------------------------------------------------------|-----------------------|-----------------------|---------------------------|
|    | 1.04                  | 2,760                 | Occupied                  |
|   | 1.03                  | 2,722                 | Occupied                  |
|  | 1.02                  | 2,696                 | Occupied                  |
|  | <b>1.01b</b><br>1.01a | <b>1,252</b><br>1,258 | <b>To Let</b><br>Occupied |

# Boat Shed Building 2 Availability

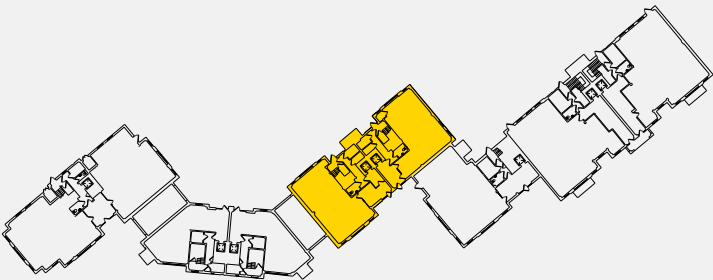


2

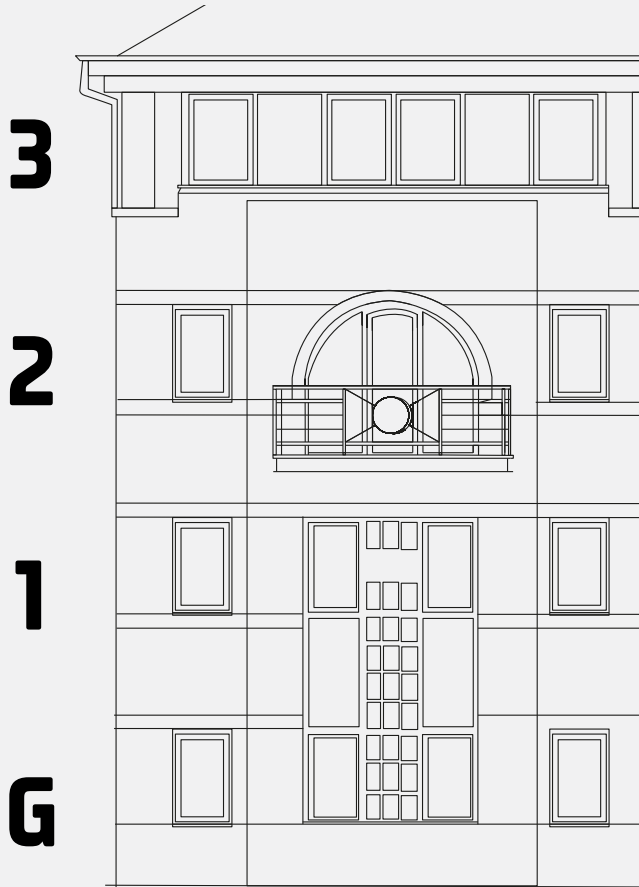


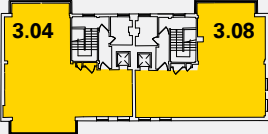
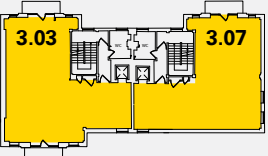
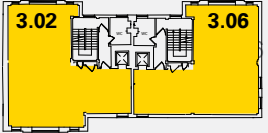
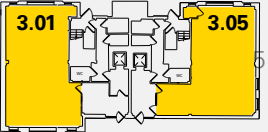
|  | Unit        | Sq ft        | Availability  |
|--|-------------|--------------|---------------|
|  | 2.08        | 1,213        | Occupied      |
|  | 2.04        | 1,268        | Occupied      |
|  | <b>2.07</b> | <b>1,214</b> | <b>To Let</b> |
|  | <b>2.03</b> | <b>1,281</b> | <b>To Let</b> |
|  | 2.06        | 1,221        | Occupied      |
|  | 2.02        | 1,279        | Occupied      |
|  | 2.05        | 595          | Occupied      |
|  | 2.01        | 619          | Occupied      |

# Boat Shed Building 3 Availability



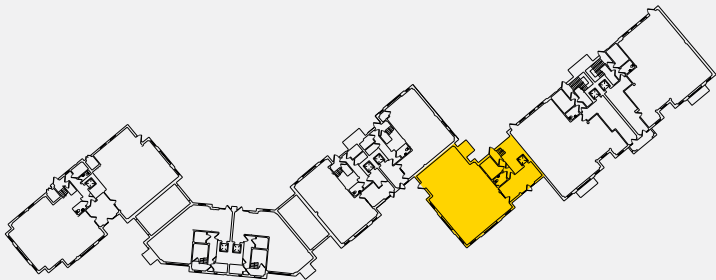
3

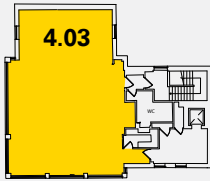
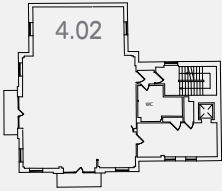
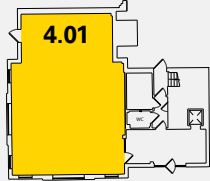


|                                                                                       | Unit | Sq ft | Availability |
|---------------------------------------------------------------------------------------|------|-------|--------------|
|    | 3.08 | TBC   | To let       |
|                                                                                       | 3.04 | TBC   | To let       |
|   | 3.07 | TBC   | To let       |
|                                                                                       | 3.03 | TBC   | To let       |
|  | 3.06 | TBC   | To let       |
|                                                                                       | 3.02 | TBC   | To let       |
|  | 3.05 | TBC   | To let       |
|                                                                                       | 3.01 | TBC   | To let       |

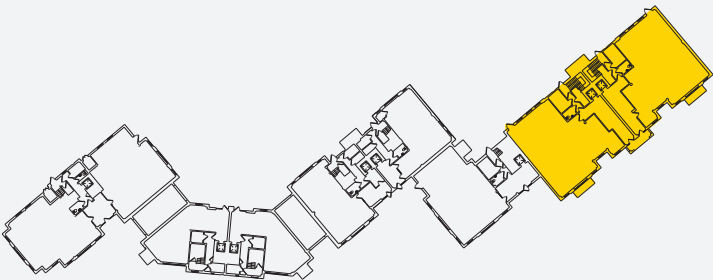
# Boat Shed Building 4 Availability

4



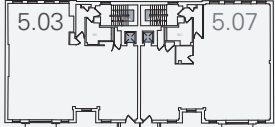
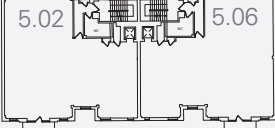
|                                                                                       | Unit | Sq ft | Availability |
|---------------------------------------------------------------------------------------|------|-------|--------------|
|   | 4.03 | 1,575 | To Let       |
|  | 4.02 | 1,562 | Coming soon  |
|  | 4.01 | 1,401 | To Let       |

# Boat Shed Building 5 Availability



5



|                                                                                       | Unit        | Sq ft        | Availability  |
|---------------------------------------------------------------------------------------|-------------|--------------|---------------|
|    | 5.08        | 1,948        | Occupied      |
|                                                                                       | <b>5.04</b> | <b>1,960</b> | <b>To Let</b> |
|   | 5.07        | 1,943        | Occupied      |
|                                                                                       | 5.03        | 1,960        | Occupied      |
|  | 5.06        | 1,935        | Occupied      |
|                                                                                       | 5.02        | 1,947        | Occupied      |
|  | <b>5.05</b> | <b>1,683</b> | <b>To Let</b> |
|                                                                                       | <b>5.01</b> | <b>1,676</b> | <b>To Let</b> |

# Get in touch

## Urban Splash

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DISCLAIMER: These particulars do not form any part of a contract. The information in these particulars was correct at the time of collation and is designed to be illustrative of the development. Certain details are subject to change. Plans are not to scale. Images are representative of the space and may not be the actual unit. For further details contact a member of the commercial team.

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