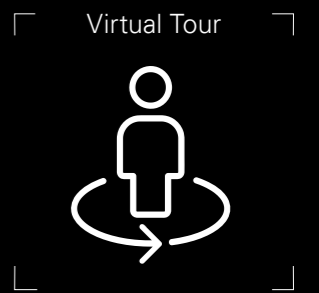
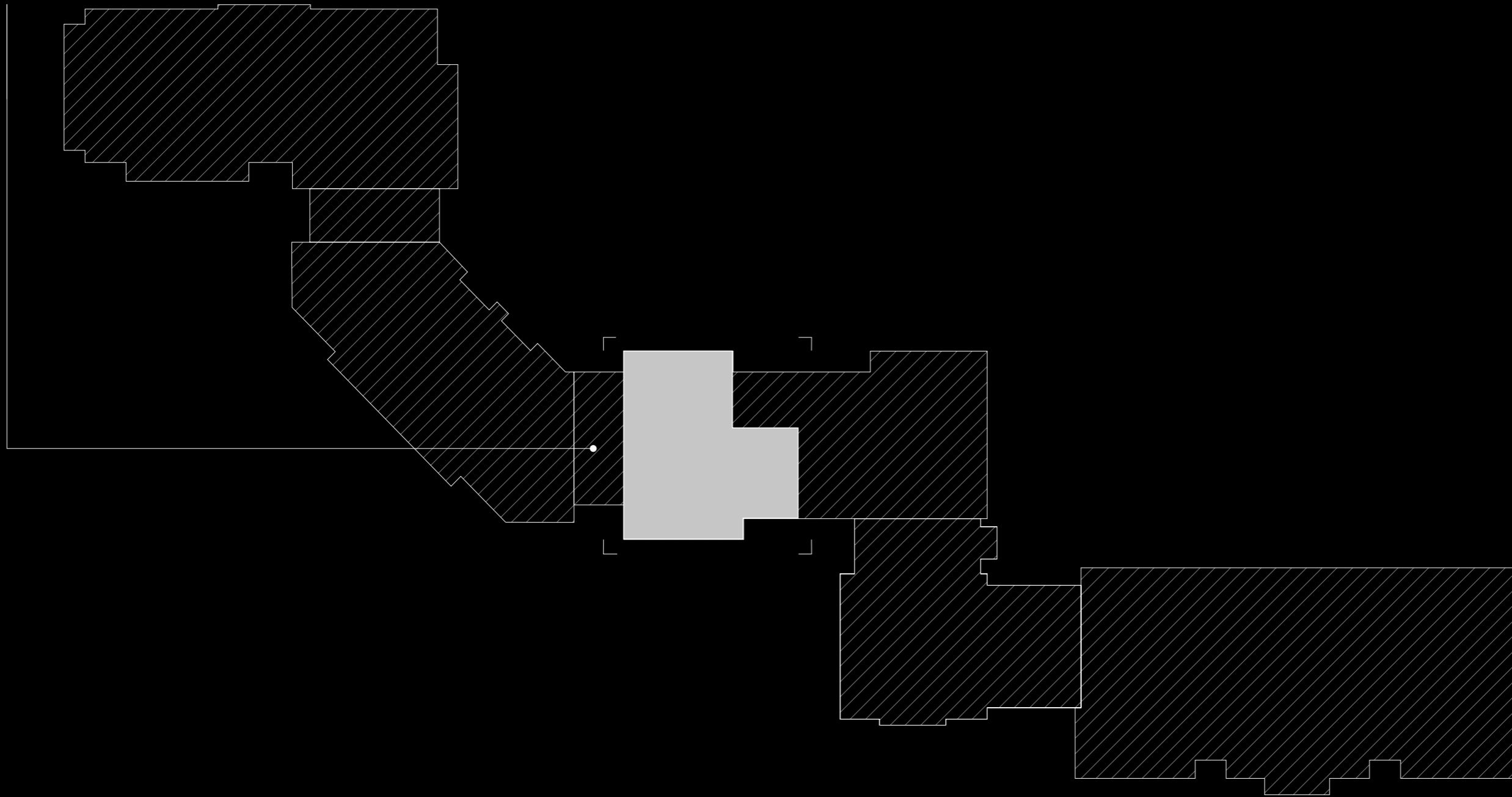


# Space to work Boatshed 3.04

urbansplash

Office Space to Let



Building	No. 3
Floor	Third
Size	1,137 sq ft
Rent	£27,288 pa (£2,274 pcm)
Parking	Available on site
Service Charge	Included

Boat Shed sits in the heart of Exchange Quay, Salford Quays. Dramatically modernised inside and out, Boat Shed is a place where professional, creative and start-up businesses can flourish.

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, bike racks and showers. Situated 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. Boat Shed is in the perfect place for businesses looking to join this growing community.



### 3.04 Third Floor



### 3.04 Third Floor



### 3.04 Third Floor



## 3.04 Third Floor



# External

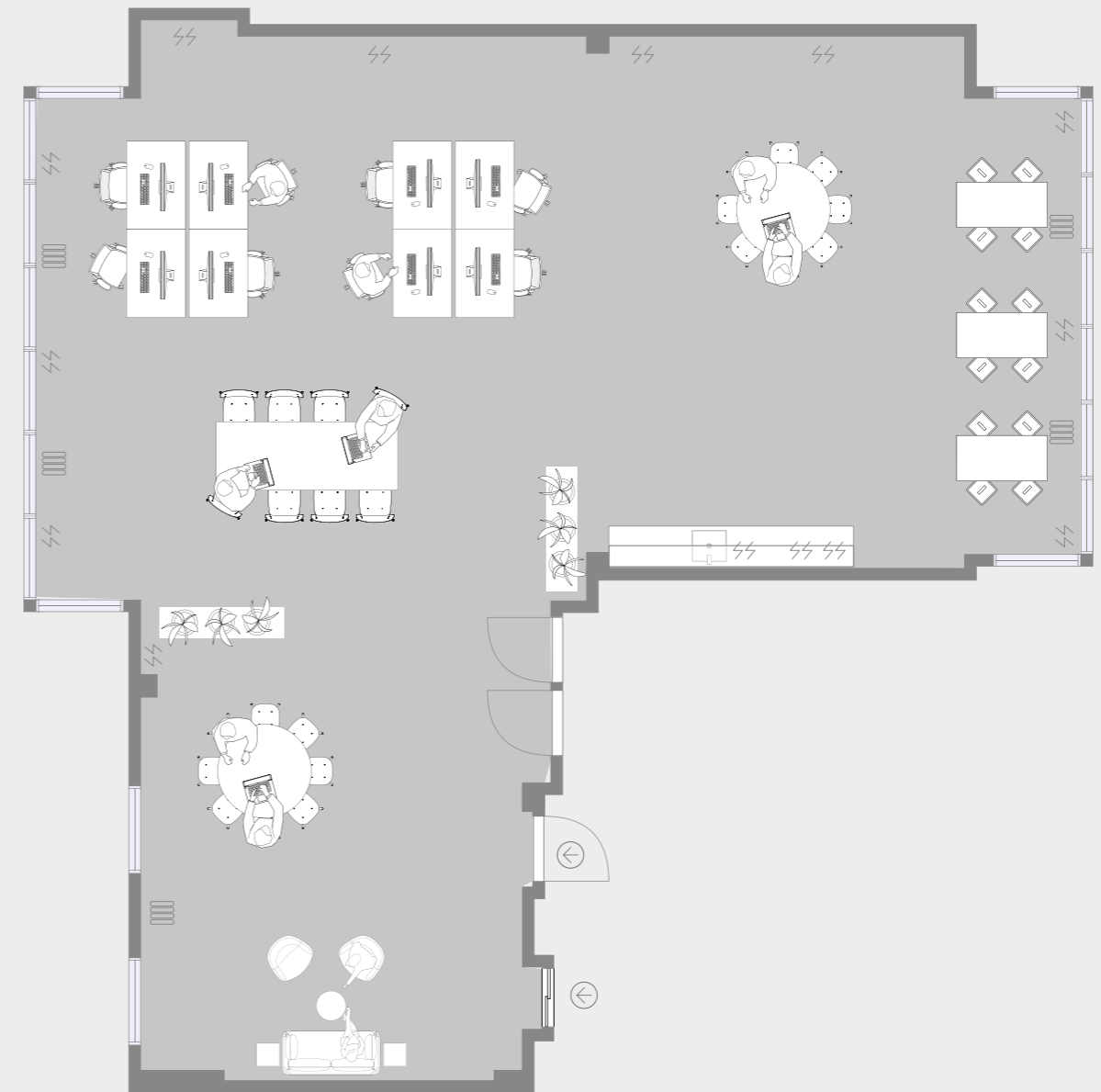
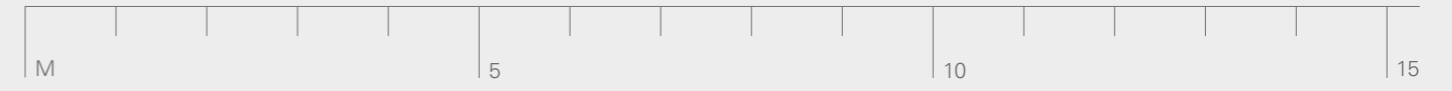
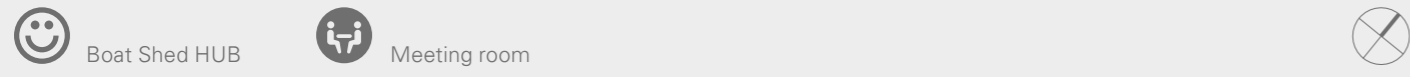





















# Communal Hub

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.





Virtual Tour	Details				Facilities						
	Unit	Floor	Sq Ft	Sq M	Wall sockets	Floorboxes	Heating	WC'S	Kitchen	Lift	
	3.04	Third	1,137	106	11	—	5	Communal	Internal	6 Person	

 Amazon Lockers	 Shop & Post Office	 Gym	 Metrolink tram stop	 Showers
 Wine Bar	 Coffee shops	 Bike storage	 Nursery	 Parking & charging
 Quay Kitchen	 Meeting space*	 Urban Garden*	 Table Tennis*	 Boat Shed HUB*
 Community events	 Host Connect App			

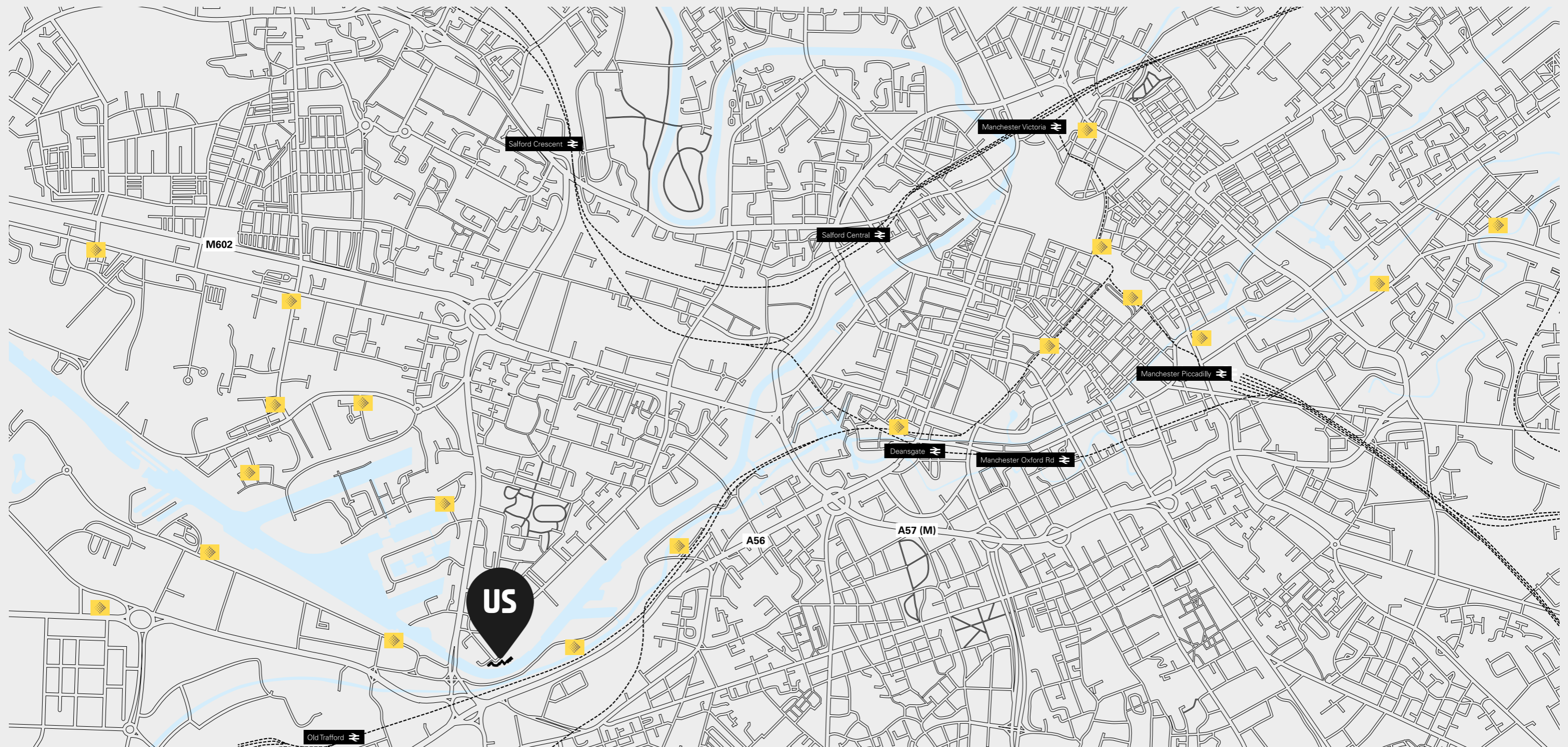
\*In Boat Shed

Meeting spaces	Dedicated on-site meeting room including TV, Wi-Fi and Apple TV
Lighting	400 lux at desk level
Flooring	All floors are carpeted with Forbo Tessera 500 x 500 tiles
Heating	Gas central heating (included in service charge)
Toilets	Located throughout the buildings, with disabled toilet on all ground floors
Lift	There is a single lift to all upper floors of the building
Kitchen	Large units have a bespoke kitchen**.Smaller units enjoy communal kitchens
Data	The tray network provides wire ways for future Cat 5e/Cat 6 data cabling

\*\*With space for a dish washer and fridge.

# Boat Shed, Exchange Quay, Salford, M5 3EQ

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 in 8 minutes. 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.



# Work with US



## It's all about you



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:

### 01

#### Hands-on

We own and manage our buildings, they mean a lot to us so we keep them in great condition. We'll get to know you, your staff and your business. You'll have a dedicated Urban Splash point of contact so you never have to go round the houses to connect with US.

### 02

#### Fast work

Viewed the space? Want to move right in? 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, flexibly designed to suit you and the needs of your business.

### 03

#### Zero jargon

We keep it simple with no over the top legal speak, so you won't need a solicitor unless you want one. With fair, affordable and transparent rents, we'll never hide fees in the small print.

## Our Team



**Kelly Young**  
New Business Coordinator  
KellyYoung@urbansplash.co.uk  
0333 666 0000



**Lindsay Noel**  
Boat Shed Host  
LindsayNoel@urbansplash.co.uk  
0333 666 0000

#### Our Agents

### Edwards & Co

**Oliver Woodall**  
Edwards & Co — Associate Director  
oliver@edwardsandco.com

**Ed Keaney**  
Edwards & Co — Director  
ed@edwardsandco.com

### CANNING O'NEILL

**John Nash**  
Canning O'Neill — Director  
John@canningoneill.com

**James Dickinson**  
Canning O'Neill — Director  
James@canningoneill.com

# Make me yours

Get in touch



0333 666 0000

[space@urbansplash.co.uk](mailto:space@urbansplash.co.uk)

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