
SOAPWORKS

A BUILDING LIKE NO OTHER.

Originally built as a working soap factory, Soapworks' legacy of making and doing still shapes the place today. Space with substance, not just square footage, at the centre of Manchester's working world.

High-quality space, regular events and on-site amenities come together to create something people want to be part of.

- >> Fully fitted workspace available at Salford Quays
- >> From 5,593 sq ft to 10,815 sq ft
- >> Ideal for teams of 40–120 people
- >> Ready to move in now



WORK SOMEWHERE THAT WORKS FOR YOU.

SEAMLESSLY CONNECTED ACROSS MANCHESTER.

Direct tram access.

Walk to MediaCity & city centre.

Easy access to the M60 and beyond.



	Tram	Bike	Motor Scooter	Car	Tram
TRAM STOP	2	1	1		
CITY CENTRE	30	7	12	5	10
MEDIA CITY	25	9	15	7	15
TRAIN STATION		9	17	10	15
AIRPORT				20	50
M60/M62				5	



CONNECTED.

DISCOVER HERE

LIFE AT SOAPWORKS MOVES AT A DIFFERENT PACE.

Start the day by the water. Step into work. Step away just as easily.

With culture, food and green space all nearby, Salford Quays offers a balance that's hard to find elsewhere in the city.



SOCIALISE HERE



Where Manchester comes to relax; open water, big skies, independent food and a cultural scene that runs all year.

UNWIND HERE

DESCRIPTION	SIZE (SQ FT)	SPECIFICATION
THE FILLING ROOM (GRND FLOOR)	5,593	FITTED & FURNISHED
B101 (1ST FLOOR)	10,817	FITTED



- >> Onsite café/restaurant
- >> Bike storage with shower/changing facilities
- >> Secure car parking
- >> EV charging points

- >> VRF heating/cooling
- >> Full access raised floors
- >> Onsite building management team
- >> 24 hour security

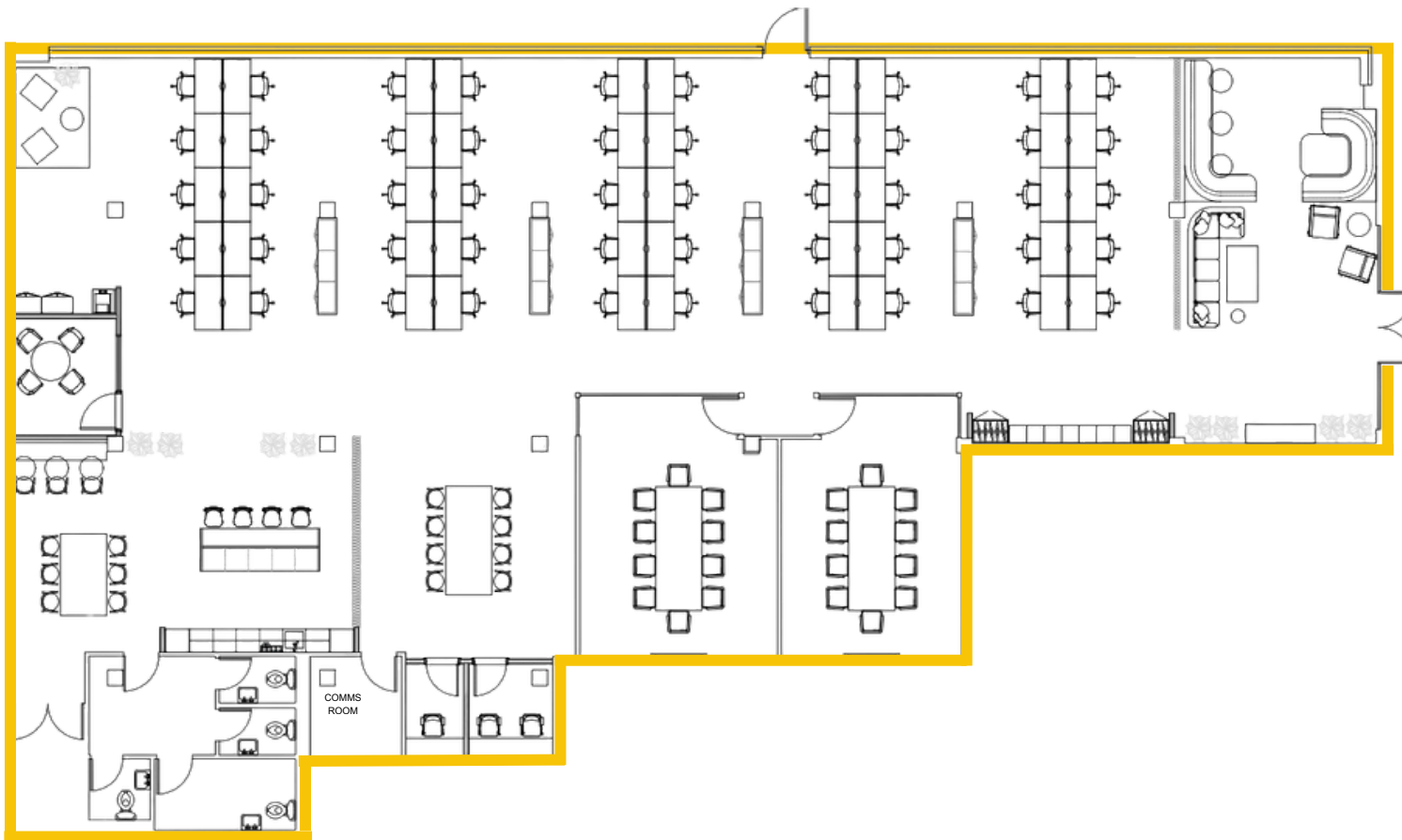
- >> Pendant LED lighting
- >> Fitted and furnished options available
- >> DDA compliant

AVAILABLE NOW.

THE FILLING ROOM

FITTED & FURNISHED | 50 DESKS INSTALLED | PLUG & PLAY

READY TO MOVE IN



5,593 sq ft.

SPECIFICATION

- >> New LED lighting
- >> Demised VRF System
- >> Raised Access Floor
- >> 1:10
- >> Demised Toilets

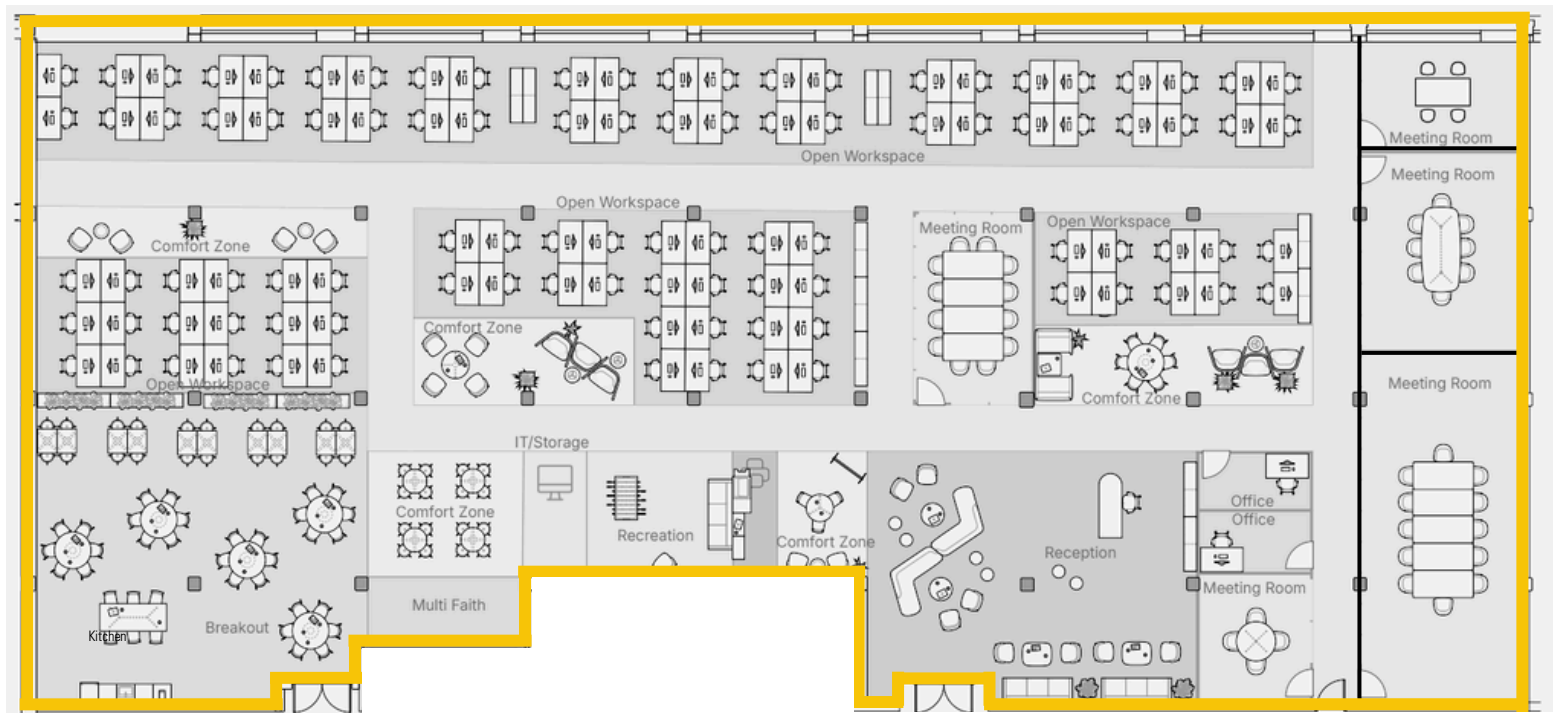
FITTED LAYOUT

- >> 50 Desks Installed
- >> 2 x 10-Person Meeting Rooms with Plug & Play AV
- >> 1 x 4 Person Meeting Room
- >> 2 x Quiet Rooms / Zoom Pods
- >> 4 x Demised Toilets
- >> Spacious Kitchen with Breakout Area
- >> Reception/Welcome Space
- >> Secure Lockers

SUITE B101

FITTED

100 DESK POTENTIAL | LARGE COLLABORATION SPACES | ADAPTABLE LAYOUT



SPECIFICATION

- >> New LED lighting
- >> Demised VRF System
- >> Raised Access Floor
- >> 1:10

EXAMPLE HIGH DENSITY LAYOUT

- >> 100 Desks
- >> 2 x 12 Person Meeting Room
- >> 1 x 8 Person Meeting Room
- >> 2 x 4 Person Meeting Room
- >> 2 x Quiet Working Offices
- >> Large Cosy Meeting Spaces
- >> Spacious Kitchen with Breakout Areas
- >> Reception & Relaxed Space
- >> Secure Lockers

10,817 sq ft.



GREAT EVENTS, NO HASSLE.

Everything from our original event calendar is designed to make the working day more interesting, engaging and worth the commute.

A workplace your team genuinely wants to be part of. Through carefully curated events and experiences, we bring energy and variety into the everyday so you can stay focused on your business while everything else is taken care of.



UNMISSABLE EXPERIENCES.

One of a kind events that get staff talking.



ENRICHING TEAMS.

Where teams want to spend time together.



DOING GOOD.



Meaningful initiatives & opportunities to learn.



- EPC A <<
- BREEAM Excellent <<
- Pro-active Tenant Energy Monitoring Scheme & Data Sharing <<
- Lower energy costs: solar energy powering 12.5% of site <<
- 100% Green Energy <<
- 80,000+ bees, yearly organic honey harvest & interactive events <<

ENVIRONMENTAL



 <p>3000+ EQ. TREES PLANTED PY</p>	 <p>58,467 KG PREVENTED PER YEAR</p>
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- Local team sponsorships <<
- Promoting local vendors <<
- Seasonal donation drives <<
- Donate 1000+ items of aid every year <<

COMMUNITY



ESG AT THE CORE.

Managed by:



PROPERTY
SOLUTIONS

bankfoot|APAM

SOAPWORKS

AVAILABLE TODAY.

TENURE: Leasehold.

RENT: On application.

SERVICE CHARGE: A service charge will be payable.

CAR PARKING: Available to rent at an additional cost.

VAT: All prices are quoted exclusive of, but may be subject to.

BUSINESS RATES: Business rates will be payable.

VIEWING: Strictly by appointment with agents.

ENQUIRE NOW:

Edwards.

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