Starting from humble beginnings, Urban Splash has been instrumental in Manchester’s reinvention from dark, satanic mills to the buzzing city it is today. We’ve been transforming places and working with Manchester’s business community for over 25 years.

Manchester was built from hard graft, great design and a desire to make the city better. It’s the same today. In Ancoats you’ll find Beehive Mill, Waulk Mill and Stubbs Mill, whilst in booming Salford Quays you can’t miss Boat Shed - all regenerated with this ethos in mind.

From converted cotton mills to a radical rethinking of a 90’s office block, our buildings are varied with spaces suitable for everyone, from a one desk start-up to a regional HQ. What unites them all is great design, attention to detail and a level of service that is typically Urban Splash.

Workspaces designed by award-winning architects creating the best working environment to attract and train top talent - massive light flooding windows in Stubbs Mill, original wooden floors at Beehive Mill and relaxing outdoor space at Boat Shed. For us, it’s more than just four walls.
Foreword

We’ve been an integral part of Manchester’s city centre regeneration since 1993. But it feels like we’ve only just begun.

A disused Victorian Mill, an iconic 90’s nightclub, the bold conversion of an uber conservative office block. Urban Splash have united a diverse collection of buildings across Manchester, making great places to work by keeping what works and losing what doesn’t, exposing the structures and providing great facilities for modern workforces.

We aspire to create spaces that enable businesses to thrive. We’re an owner led business so we understand what it takes to make your business succeed. We listen to our customers and adapt workspaces and leases, so they work best for everyone. Flexibility is in our nature.

We aim to go beyond the minimum required to deliver exceptional places to work, places we would be happy to work in ourselves (and we do!). Our head office in Castlefield is a great example of thoughtful regeneration that helped breathe life into a forgotten part of Manchester when it was built in 2002.

We’ve built up a great community of like-minded businesses across the city, we hope you’ll be the next to join us.
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“I don’t know of any other commercial property owner that puts as much effort into its portfolio as it does its people, culture and innovation.”
Max Brodie, Nice Sound
Beehive Mill
Manchester is in our DNA. It’s where we’ve grown and where our head office is.
...We go way back

There’s probably a bit of Mancunian character in the way we do business too.

We’re proud of our heritage, have an eye for an opportunity and we’re not afraid to break a few rules. We also pride ourselves on being straightforward and honest. It’s an approach that’s won us awards, accolades and lots of loyal customers.
1.5 million sq ft of commercial space across the UK. Over 400 awards. Over 500 units and 400 tenants. Space from 127 sq ft—25,000 sq ft, for businesses large and small. Eight great buildings across the city, from Trafford Park, to Salford Quays, Castlefield, Ancoats and New Islington.

Big spaces, small offices, co-working, shell and self contained units. Badass 90’s office blocks, converted mills, ultra-modern concrete and glass and three fat chips (we don’t do bland). Six page jargon free lease, move in within 24 hrs, flexible electronic leasing, hands-on management team.
Our buildings

01. Schoolhouse 654—4,857 sq ft Trafford Park

02. Boat Shed 200—8,000 sq ft Salford Quays

03. Timber Wharf 452—6,036 sq ft Castlefield

04. Beehive Mill 172—10,696 sq ft Ancoats

05. Waulk Mill 620—3,002 sq ft Ancoats

06. Mansion House 947—1,984 sq ft New Islington

07. Chips 781—6,665 sq ft New Islington

08. Stubbs Mill 25,024 sq ft New Islington

Metrolink
Ancoats
Beehive Mill
172—10,696 sq ft
Jersey Street, Ancoats

Architects: Maurice Shapero

Beehive Mill is one of Manchester’s oldest surviving cotton mills. Once home to a soap factory and the legendary Sankeys nightclub, it’s now packed with a great community of businesses and entrepreneurs.

Back in the 1800s, they built things to last, so the conversion makes the most of the building’s wonderful structure, including original timber floors, heavy cast iron columns, solid brickwork and high-pitched roofs with exposed wooden beams. New facilities now include an improved reception area, shared meeting room, new kitchens and toilets, common areas, bike racks, showers and a new urban courtyard.

Located in Ancoats Urban Village - one of the city’s most exciting neighbourhoods, full of independent retailers like Rudy’s Pizza, Kettlebell Kitchen, Trove Bakery & Café and Seven Brothers Brewery. It’s buzzing with independent spirit and was recently named by The Times as one of the 20 hippest communities in the UK. It also has great transport links - close to Piccadilly and Victoria train stations, along with easy access to the motorway network and Manchester Airport.

Facilities

- Parking
- Lift
- Toilets
- Accessible toilets
- Showers
- Communal kitchens
- Bike racks
- Common room
- Meeting room
- Urban courtyard

Featured Tenant:
Princes Trust
Ashley James Consulting are one of our wonderful tenants based in Beehive Mill in Manchester. They help recruit the best sales and recruiter talent into some of the hottest brands in the North. Ash Knight, Director at Ashley James, tells us more about what it is like at Beehive Mill.

AK: Beehive Mill fits our style, personality and brand as a business. We really liked the exposed brick and steel works, wooden floorboards and industrial vibes and of course the heritage of Beehive Mill. Being an early adopter we were excited about the future plans for the communal areas of the building too! It’s accessible, a short walk from major stations and tram stops, nice places to grab your lunch by the canal in the sun (or rain, after all it is Manchester!).

US: What do you like most about working in Ancoats?
AK: Great bars, eateries and a really trendy part of town, Ancoats is a great place to be, everything is being developed and we’re seeing new stuff popping up each month. We love the industrial vibe, Victorian buildings/ architecture, cobbled streets and such like.

White Rabbit is a creative branding agency, specialising in packaging and branding for food and drink businesses of all shapes and sizes! Here, Michael Senior, Partner at White Rabbit tells us what they think about Beehive Mill.

MS: We wanted a creative space that reflected our ethos and personality. We liked its history as well as the location in the up and coming Ancoats area. We also liked features such as the old industrial lift and original brickwork and wooden flooring!

US: What do you like most about working in Ancoats?
MS: We feel part of a creative community with other companies within the building. Other businesses are friendly and it offers an opportunity to collaborate on projects. It is also a great location, being well positioned around new bars and restaurants and a real buzz about the place.

US: Will the new refurbishment works in Beehive make a difference?
MS: Plans look really exciting and can’t wait to see it when completed. To have a communal breakout space will be advantageous to us as well as showers so we have the option to cycle to work.
Waulk Mill
620—3,002 sq ft
Bengal Street, Ancoats

Architects: Jonathon Davidson

Waulk Mill helped spearhead the revival of Ancoats and it’s won a RIBA award for architecture. Beautiful original features include cobbled exterior spaces, cast iron columns, exposed wooden beams and blasted brickwork. Combine these with carefully considered modern interiors like the dramatic stone staircase linking all floors and the bright, light filled atrium and you’ve got workspaces with bags of character.

It’s also in a very cool part of town. Just over the road from our Beehive Mill workspaces, it puts you in the heart of Ancoats Urban Village. Full of independent retailers like Ancoats General Store, Café Cotton and artisan bakery Companio all just minutes away.

Facilities

- Parking
- Lift
- Toilets
- Accessible toilets
- Shower
- Communal kitchen

Urban courtyard

Waulk Mill
Alan Houghton is the MD/Co-Founder at Loaf, a creative studio crafting in brand campaigns & brand customer experience based in Waulk Mill.

AH: We believe brands are experiences. They should stir the imagination and build desire, not just provide function. We help innovative brands engage by harnessing the power of emotion. We work with our clients to deliver a more emotive brand experience through campaigns and brand customer experience.

www.loaf.agency

US: What made you choose Waulk Mill?

AH: Before we moved, we spent a lot of time looking for the best place for our agency to set roots for the next stage in its growth. When we visited Waulk Mill, and our soon-to-be studio, we instantly saw its potential and knew it would be a fantastic space to create the feel we wanted. When embarking on the refurb - which Urban Splash were very helpful with - we took a lot of inspiration from the mill and the surrounding area with its industrial heritage to create the vibe we wanted. We were keen for the space to reflect our location and creative ethos so we sourced many of its features from architectural salvage yards in the area to give originality to the fit out.

US: What do you like most about working in Ancoats?

AH: Ancoats is a fantastic part of Manchester with lots of character and personality; there’s something for everyone. It’s far enough from the hustle and bustle of the centre but only a 10 minute walk away. The area is going through a massive transformation, there isn’t a better time or place for a creative business to set roots. It’s important that we immerse ourselves with the history, culture, and like-minded businesses and leaders. With Manchester’s industrial heritage in abundance, and a good mix of old and new buildings, there’s lots of cool and original businesses around such as Jersey Street Barbers, restaurants and bars aplenty like Rudy’s, Scrancoats, and we could never forget Seven Brothers just around the corner. It’s a great mix for both work and play. The area has everything we wanted for our agency, its culture, and values. I don’t think anywhere else would have given us the feeling we wanted when clients visit and the staff come to work. Watch this space... The next 12 months will see even more transformation and a thriving community unfold creating a vibe in the city like nowhere else.

US: What do you think of Urban Splash?

AH: We have been aware of Urban Splash for years and always admired their creative approach to redevelopment. They manage to rejuvenate areas through their innovative schemes by creating places to live and work that push boundaries. Each is unique and full of character but never loses the essence and heritage of the area. They’re an innovative and forward facing development company with an abundance of personality and passion.
New Islington
Chips was the first commercial building in New Islington. It’s still one of its best. With canals on three sides it has a unique waterside setting with lots of flexible studio/business space on the ground floor.

Located in New Islington, only a short walk into Manchester city centre with Piccadilly train station about a 10-15 minute stroll away. The New Islington tram stop opposite Chips now serves the area as part of the Metrolink expansion.

New Islington has its very own health centre, as well as its own park and marina, complete with canal boat moorings.

Facilities

These units are all self-contained giving you the flexibility to include the features and facilities you want for your business. We won’t hold you back.

Whether you want to go big or keep it more simple we’re happy to help. For more info and to discuss your ideas, please get in touch with our commercial lettings team by emailing space@urbansplash.co.uk.
Before and after Chips, 2008

Before and after Chips, 2016
Stubbs Mill followed the fate of many Manchester mills falling into disuse and decline. In 2016 we transformed it into contemporary workspace, whilst retaining the raw, industrial features that make mills like this so special. We kept the exposed steel beams, brickwork and made a feature of Stubbs’ striking North lit roof, which gave fantastic 4m ceiling heights and feature glazing - designed to maximise natural light throughout the building.

Just before we completed, global sports brand Fanatics pre-let the entire space. It’s now home to hundreds of Fanatics staff, all of them benefiting from its awesome location in New Islington.
Before and after

Stubbs Mill, 2015

Stubbs Mill, 2018
Mansion House
947—1,984 sq ft
Old Mill Street, New Islington

Architects: shedkm

Coming soon — we’re creating almost 6,000 sq ft of ground floor commercial space across three new ultra-modern apartment buildings. These waterside shell spaces overlook New Islington Marina and Cotton Field Park, in an area full of people enjoying canalside living, right next to Manchester city centre.

New Islington is somewhere that combines urban living with suburban tranquillity; it’s a place where you can get to work easily, but get away from it all as well.

Join the likes of Pollen Bakery, Jersey Street Social Club, Hope Mill Theatre and the New Islington Free School who’ve all taken up residence in this thriving area of regeneration.

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Boat Shed
300—8,000 sq ft
Exchange Quay, Salford

Once an unloved 90’s office block, transformed by Urban Splash into a landmark waterside building and some of the most vibrant workspaces in Salford Quays. Boat Shed is a place where professional, creative and start-up companies can meet like-minded neighbours (BBC and ITV to name a couple), attract high quality people and watch their businesses flourish.

There’s a café, shower, bike racks, common spaces, a meeting room and beautiful riverside views from the landscaped gardens. Plus, wine bar, nursery and gym all within Exchange Quay. Location wise it couldn’t be better. Close to MediaCityUK, all major transport networks, with the tram practically on the door step and there’s on-site parking.

Facilities

- Parking
- Lift
- Toilets
- Accessible toilets
- Showers*
- Kitchen
- Bike racks*
- Common room
- Meeting room
- Urban courtyard

*On-site but not in main building
Trafford Park
Schoolhouse
654—4,857 sq ft
Third Avenue, Trafford Park

Architects: Urban Splash

Schoolhouse is situated in the heart of Trafford Park and was the first Urban Splash scheme to receive an RIBA award for architecture. These former school buildings are packed with character and original features including high ceilings, exposed brickwork, timber beams and huge windows and now provide modern, high specification workspaces. There’s also a pocket park and loads of on-site car parking.

With Trafford Park literally on the doorstep, you have everything you need for local amenities. There are great transport links - the Metrolink stop is only two minutes’ walk away, along with easy access to Piccadilly and Victoria train stations, the motorway network and Manchester Airport all nearby.

Facilities
- Parking
- Toilets
- Communal kitchens
- Pocket park
Castlefield
A building so desirable that we moved our Head Office here, Timber Wharf was our first new build development and is now home to a vibrant Castlefield community of residents, businesses, shops and bars.

Timber Wharf is just a ten minute walk to the city centre along the Bridgewater Canal towpath. It has excellent transport links with Cornbrook Metrolink stop in one direction and Deansgate station in the other, by car there is direct access onto the Mancunian Way and further motorway network.

Facilities

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“Splash leads, you lot follow.”

Tom Dyckhoff,
The Guardian
It’s all about... You.

We’ve always believed that treating tenants as customers is how you win loyalty and build communities. That’s why we put as much effort into looking after customers as we do into creating award-winning buildings.
We cut out complexity and jargon. We adapt workspaces and leases to work for you. We love watching small businesses succeed and love helping large PLCs find workplaces that reflect their character and ambition. We also take pride in building relationships over the years.
We hope you’ll join us,
like all these lovely people did...

UK Fast  ASK Property Paradise Works Artist Studios Forbidden Planet
Flannels Urban Splash Wearecommit Ltd Drumbeat Manchester City
Council  Leesa Sleep Ltd  Code Computer Love Ltd Moorfields Media
Jewish Heritage UK  Marie Curie  FC United Manchester  Manchester
Jazz Festival  Sixt Rent A Car Ltd  Manchester Pride Ltd  MEN Media
Ltd  Bikram Yoga (UK) Ltd  North Tea Power LLP  Oxfam  Piccadilly
Records Ltd  Live Nation (Venue) UK Ltd  Full Circle Arts  New East
Manchester NHS Property Services Ltd 808 State  Ear To The Ground
Simply Red  ANS Software  A Guy Called Gerald (amongst others)
Flexible leasing
We offer flexible leases from one year to 25 years and everything in between to suit you and the needs of your business.

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

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? With our in-house short form lease we can make that happen within 24 hours.

Affordable rents
Fair, affordable and transparent. We’ll never hide fees in the dreaded small print.

Hands on team
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.
Urban Splash transforms unloved places, adding value through design to create wonderful new neighbourhoods that are a joy to live and work in.

We started out providing commercial space for start-up creative businesses in Afflecks Arcade in Manchester and now provide over 1.5 million sq ft of commercial space across the UK for all sorts of businesses, from one-man-bands to big-hitting PLCs, from independent retailers to national restaurant chains.

We win awards for our architecture, but know the quality of our customer service is just as important. We’re “hands-on” in how we do things: solving problems, being available when you need to speak to us and making sure you can put faces to names. We pride ourselves on our affordable rents, short form leasing and simple, flexible terms.

According to The Daily Telegraph we’re “widely regarded as the UK’s most innovative developer” and we’ve come this far by ignoring rules and creating spaces that we’d choose to work in ourselves. When we started out, people told us we were being naïve, but we knew there must be other people out there who wanted character, individuality and good design.

It turned out we were right.
We go way back
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Urban Splash has been instrumental
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dark, satanic mills to the buzzing city
it is today. We've been transforming
places and working with Manchester's
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Inspiring space
Workspaces designed by award-
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For us, it's more than just four walls.