

Space to work Boat Shed

urbansplash

Office space to let

Space from 226 sq ft – 2,760 sq ft

90s remastered



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.

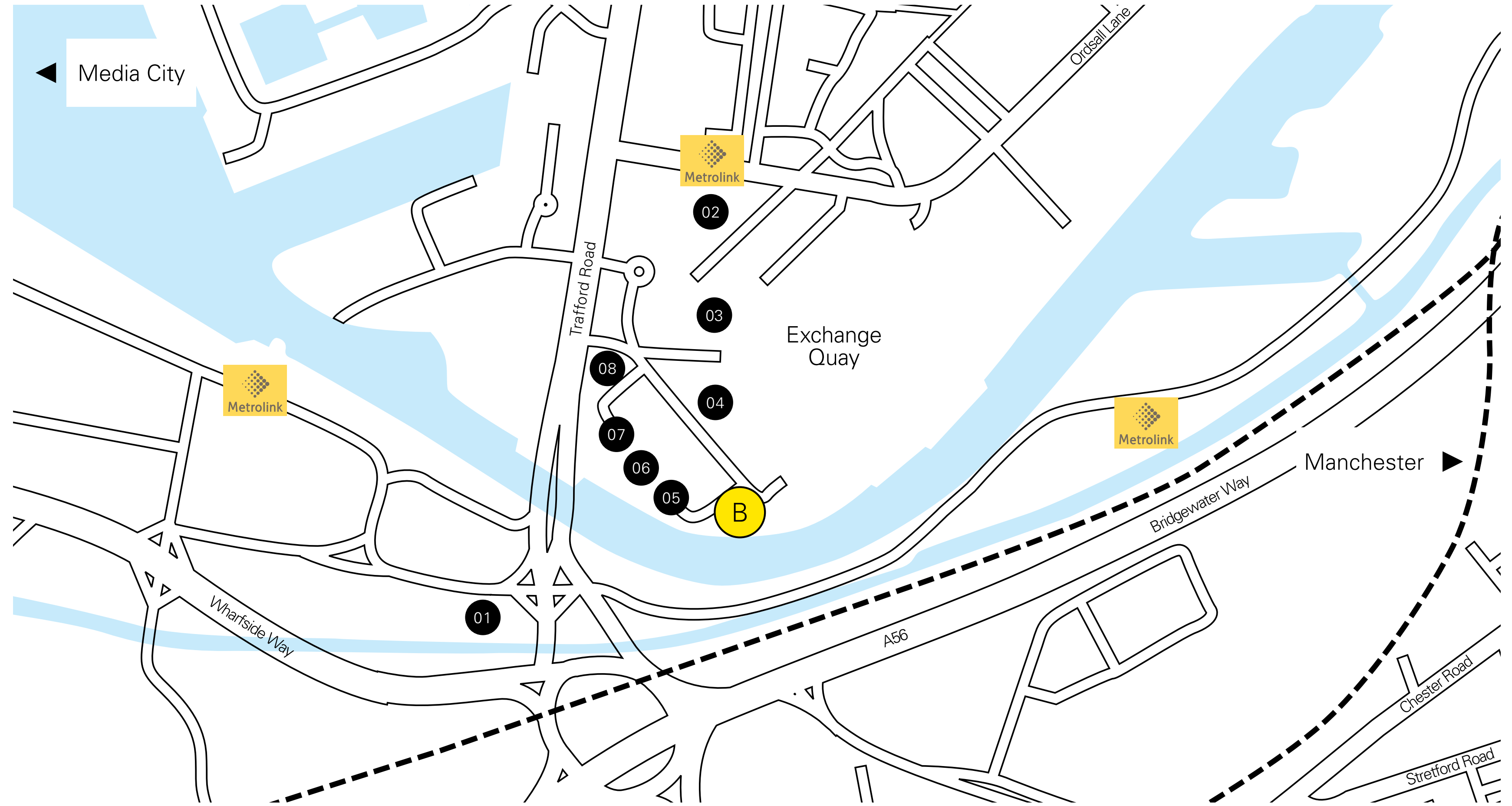


Boat Shed

Exchange Quay,
Salford M5 3EQ

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.



Distance to...	
Manchester	1.5 miles
Manchester Airport	8.3 miles

- B Boat Shed
- 1 Victoria Warehouse Hotel
- 4 Wine bar
- 7 Cafe on the Quay
- 2 Exchange Quay Metrolink
- 5 Nursery
- 8 Amazon lockers
- 3 Pure Gym
- 6 Post office

On your doorstep



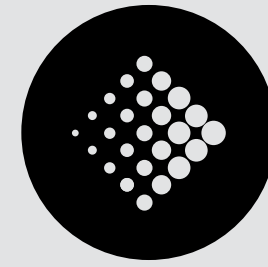
Amazon lockers



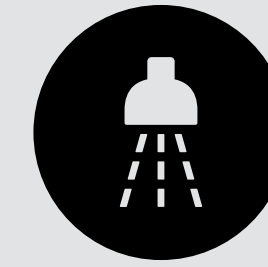
Shop & Post Office



Gym



Metrolink tram stop



Showers



Wine bar



Boat Shed Hub*



Bike storage



Nursery



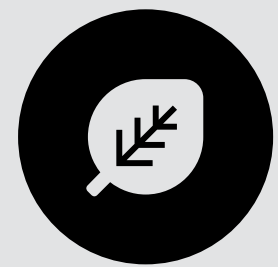
Parking & charging



Coffee shops



Meeting space*



Urban garden*



Table tennis*



Quay Kitchen



Community events



Host Connect App

**in Boat Shed*

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.

Ground floor

Please refer to pricelist for latest availability.

For accurate floorplans for individual units, please contact the Urban Splash team

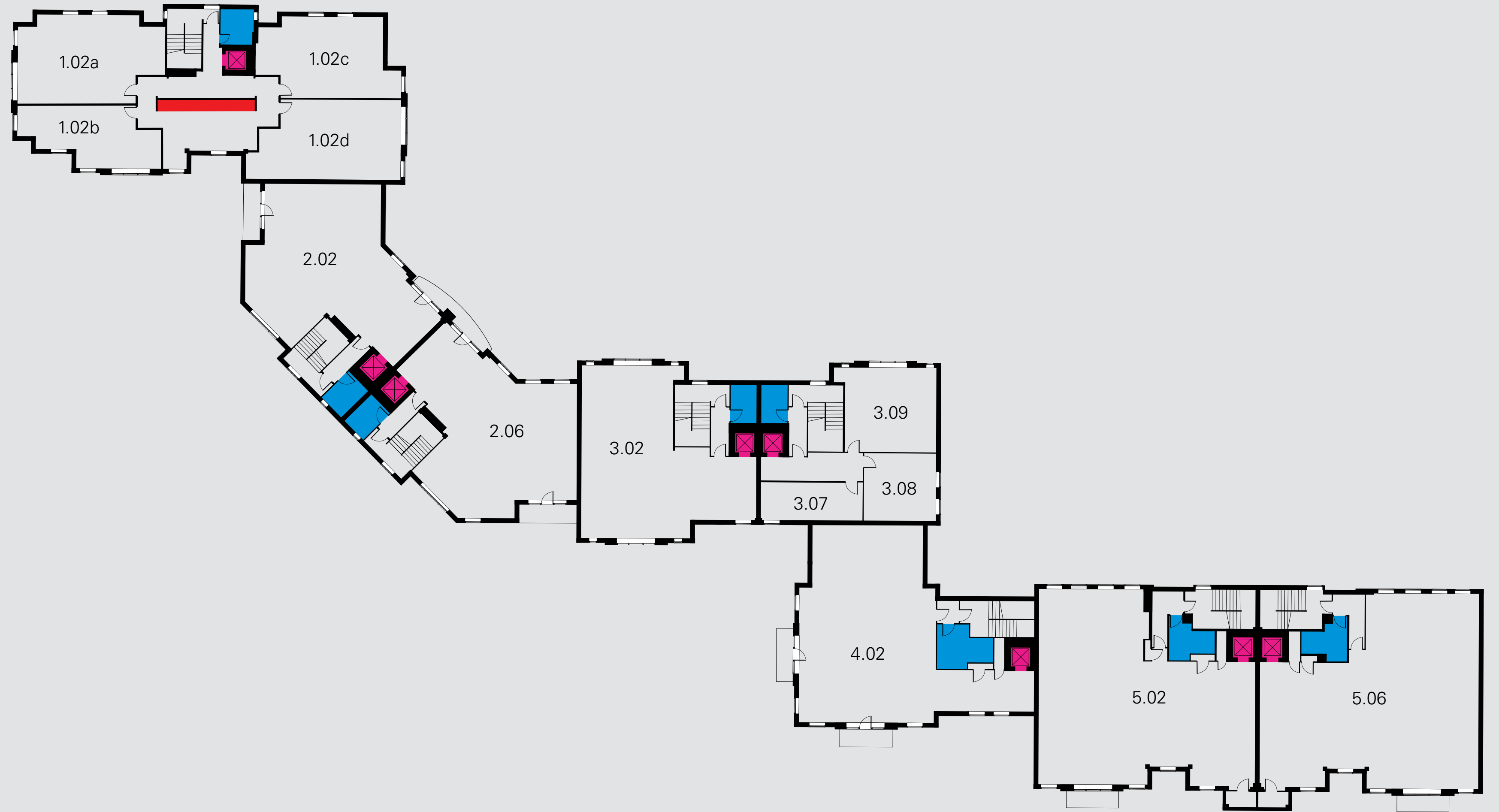
- Entrance 
- Boat Shed Hub 
- Accessible toilets 
- Lift 
- Meeting room 
- Toilets 
- Communal kitchen 
- Communal gardens 




First floor

Please refer to pricelist for latest availability.

For accurate floorplans for individual units, please contact the Urban Splash team

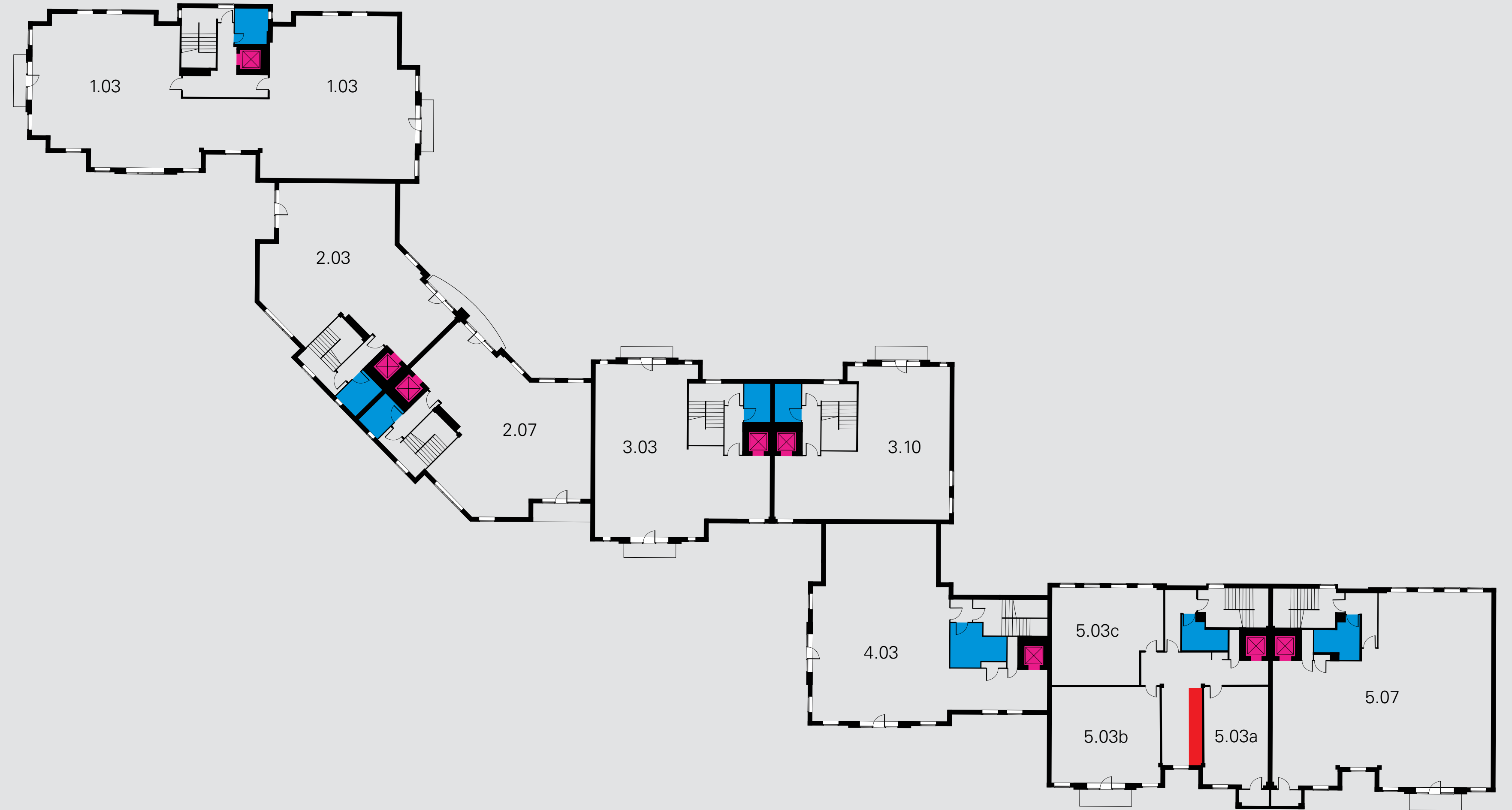


- Lift 
- Toilets 
- Communal kitchen 

Second floor

Please refer to pricelist for latest availability.

For accurate floorplans for individual units, please contact the Urban Splash team

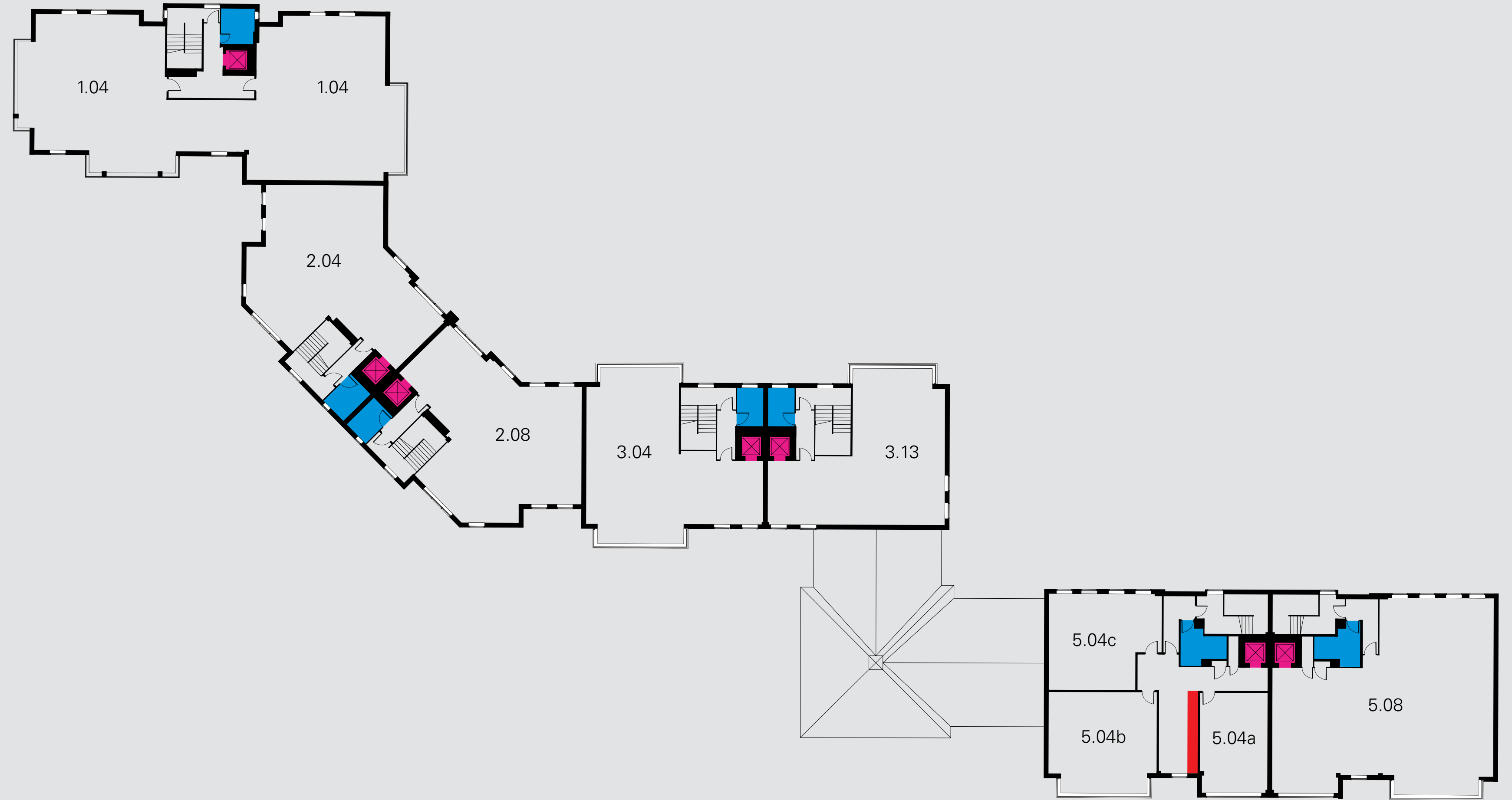




- Lift 
- Toilets 
- Communal kitchen 

Third floor

Please refer to pricelist for latest availability.

For accurate floorplans for individual units, please contact the Urban Splash team



- Lift 
- Toilets 
- Communal kitchen 

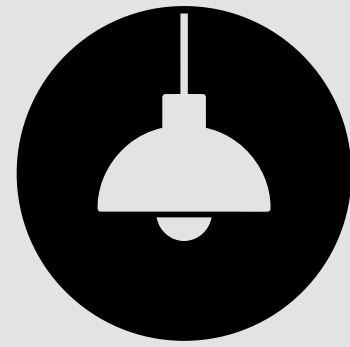
Specification

Meeting spaces



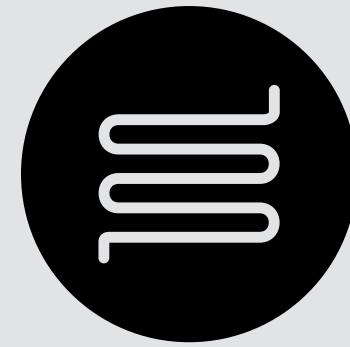
Meet and work from the dedicated on-site meeting room including TV, Wi-Fi and Apple TV.

Lighting



This installation provides 400 lux at desk level.

Heating



Gas central heating (included in service charge).

Communal toilets



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

Lift



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

Kitchen



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

Data



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

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 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.

Rent inclusive packages

We understand that no two businesses are the same, which is why our commercial spaces come with flexible occupancy options to match the way you work. With three distinct packages to choose from, you can decide exactly how much support and convenience you'd like built into your lease.

Our tiered packages ensure you have the freedom to pick the level of service that suits your business best. Whether you want control, convenience, or a complete turnkey solution, our spaces are designed with flexibility at their heart, helping you create the right environment to grow.

01

Essential

Covers the basics and gives tenants flexibility to manage their own additional services.

What's included:

- Rent
- Service charge
- Heating

02

Inclusive

Provides an all-in package with utilities, cleaning, Wi-Fi, and building insurance bundled together.

What's included:

- Rent
- Service charge
- Building insurance
- Heating
- Cleaning
- Electricity
- Wi-fi

03

Furnished

Adds a ready-to-use, fully furnished workspace on top of the inclusive offer.

What's included:

- Rent
- Service charge
- Building insurance
- Heating
- Cleaning
- Electricity
- Wi-fi
- Fully furnished

Our team



Lindsay Noel
Boat Shed Host
LindsayNoel@urbansplash.co.uk



Richard Lace
Head of Commercial Lettings
RichardLace@urbansplash.co.uk



Ryan Leigh
Commercial Lettings Surveyor
RyanLeigh@urbansplash.co.uk



Kelly Young
Lettings Negotiator
KellyYoung@urbansplash.co.uk

Agents

Oliver Woodall
Associate Director
Edwards
Oliver@edwardsandco.com

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

Fionnuala McCallion
Senior Surveyor
Canning O'Neill
Fionnuala@canningoneill.com

urbansplash

Get in touch



0333 666 0000

space@urbansplash.co.uk

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them. No person in the employment of Urban Splash has any authority to make or give any representation of warranty in relation to this property. Money Laundering — In line with The Money Laundering Regulations 2017, Urban Splash and/or their representative Agents are obligated to verify ID for all clients that are conducting property transactions through the Company.