

Office, retail & leisure space Manchester

Funky & affordable office,
retail and leisure space,
units from 100 to 5,000 sq ft

urbansplash

Ducie House

Ducie House was one of the first buildings in Manchester to be reinvented by Urban Splash. A former petticoat factory, it has long been home to some of the most creative businesses in the city. Past tenants have included Red or Dead, 808 State and Simply Red. Its funky and affordable space continues to attract some of the most forward thinking tenants in the city.

- Office/creative studios to let from 50 to 4,000 sq ft
- Secure on-site parking available
- Simple two-page licence on flexible monthly terms
- 33,000 sq ft of quirky, design led space
- Located on Ducie Street, close to Piccadilly Station, the Northern Quarter and the heart of Manchester city centre



Chips

New Islington

Designed by Will Alsop, Chips presents a great commercial opportunity to locate your business in a modern design classic. Funky, daring and dramatic, Chips is surrounded by canals on three sides so the commercial spaces benefit from a fantastic waterside setting, no matter which way you look.

Chips has 1,187 sq ft of commercial space available to buy or to let at ground floor level.

- Retail / leisure / office space to buy or to let in a waterside location
- Underground parking available
- Located in New Islington, within walking distance of Manchester city centre and opposite the New Islington Metrolink station
- Join existing tenant community, which includes a health and wellbeing centre, nursery, art gallery and Fab Labs - a digital fabrication laboratory!



“Urban Splash, widely regarded as the UK’s most innovative developer”

Graham Norwood, The Daily Telegraph

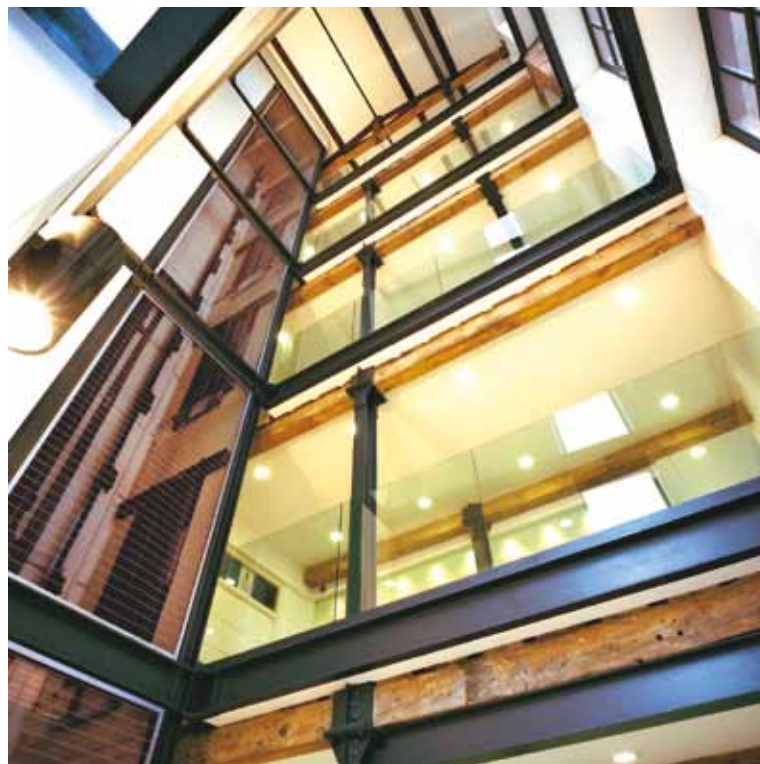


Waulk Mill

Waulk Mill is a stunning historic mill located in Ancoats Urban Village. This part of Manchester is undergoing a huge renaissance and is also opposite New Islington, an Urban Splash development which is now taking shape.

Packed with many original details and supplemented with modern design, Waulk Mill offers fantastic work space in one of Manchester's most interesting areas.

- Office space available from 1,300 to 3,000 sq ft
- Four-page simple lease on flexible terms allowing easy access
- Rents are inclusive of car parking
- Stunning Victorian architecture
- RIBA award winning office spaces
- Located adjacent to the Rochdale Canal and New Islington Canal Basin
- Site adjoins Cotton Field park in New Islington
- Close to New Islington Metrolink station

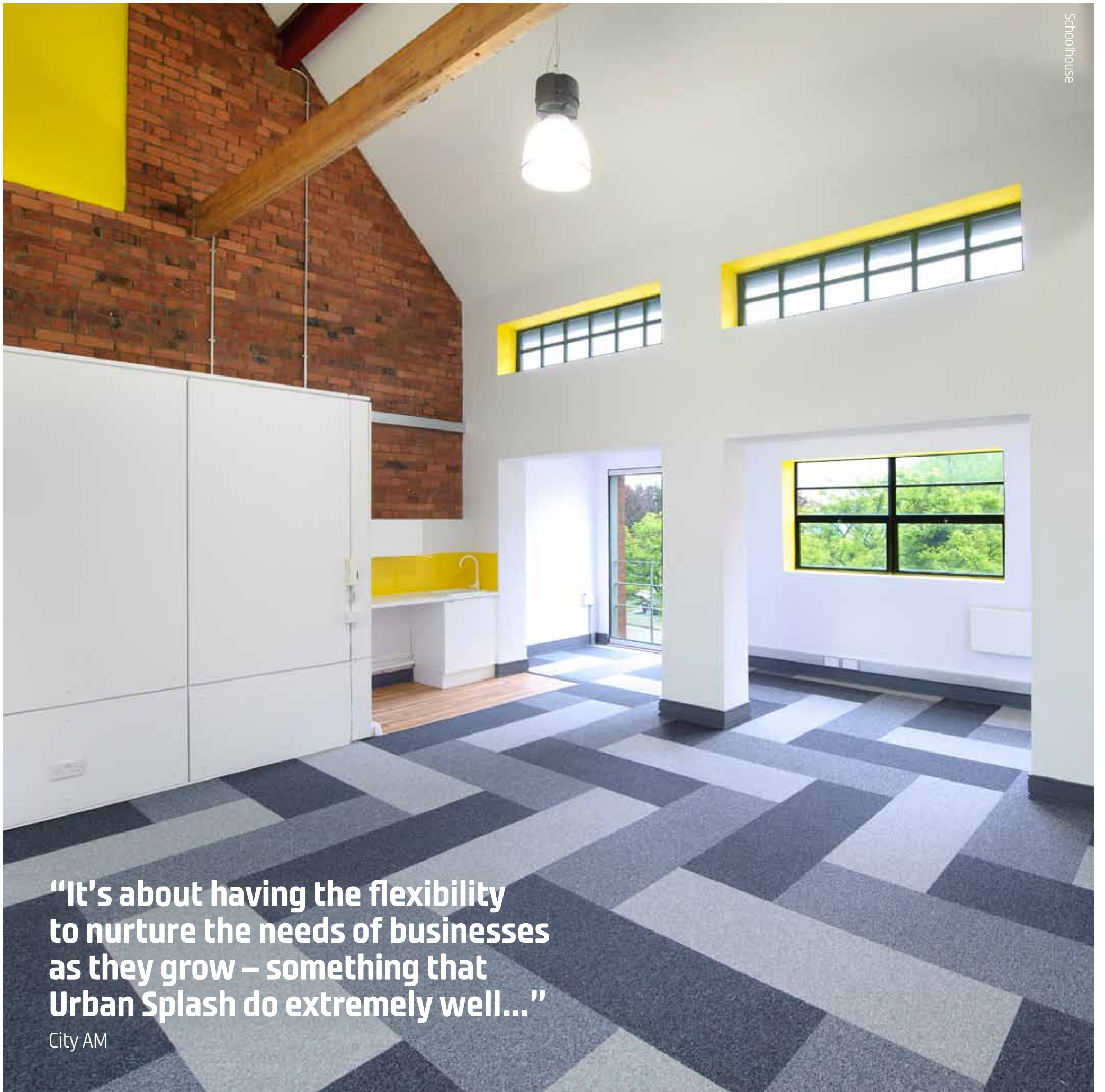


Schoolhouse Trafford Park

Formerly a derelict school, the School House was lovingly redeveloped by Urban Splash to create design-led office space in the heart of Trafford Park. Packed with original features and modern amenities, the School House is one of the most popular places to work in Trafford Park.

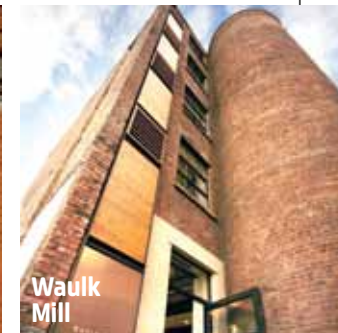
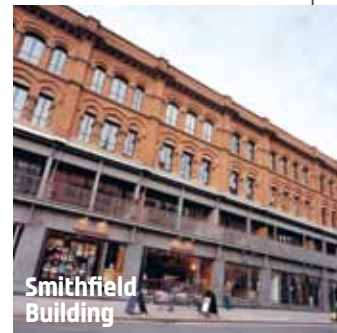
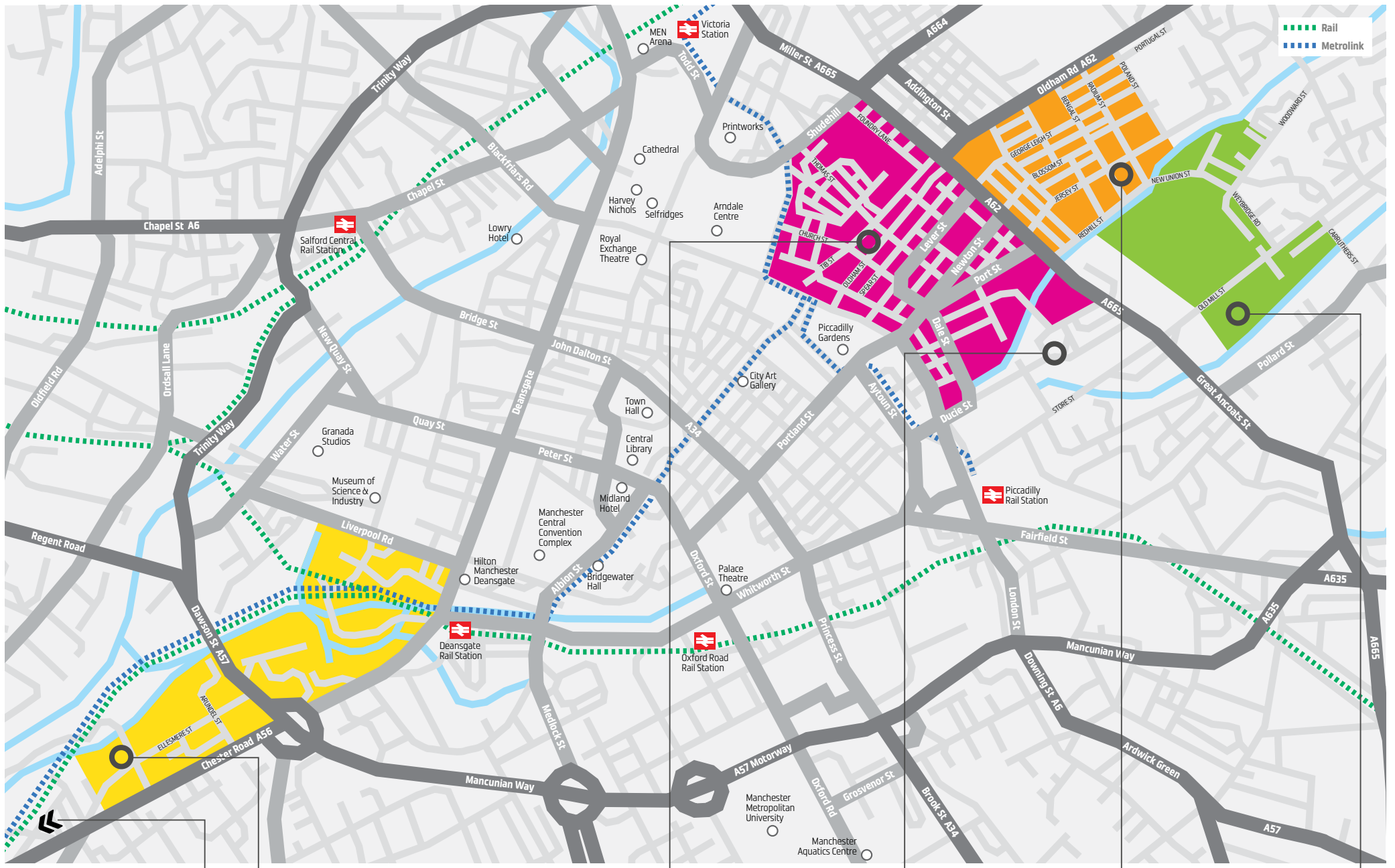
- Office space available from 920 to 5,000 sq ft
- Flexible terms
- Rents are inclusive of car parking
- Close to Trafford Park Village with lots of shops and amenities
- Contains its own pocket park - a hidden gem in Trafford Park
- Close to Salford Quays, MediaCity, ITV Studios and Old Trafford





“It’s about having the flexibility to nurture the needs of businesses as they grow – something that Urban Splash do extremely well...”

City AM



Manchester

■ Castlefield
 ■ Northern Quarter
 ■ Ancoats Urban Village
 ■ New Islington

Urban Splash has been delivering stunning regeneration schemes in Manchester since the early 1990's. Each building is unique, quirky and developed for modern uses. They all share quality in their design and ability to win major design awards.

Contact the Commercial team for viewings

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