THE BONDED WAREHOUSE

MANCHESTER’S INNOVATION DISTRICT
Granada, a true icon that has dominated the skyline of Manchester for over 50 years.

A landmark that was the first significant post-war development in Manchester, created by the Bernstein Brothers, which housed the first purpose built TV studios.

In Manchester’s ever-evolving landscape, the brand new era of Granada is emerging, a reinvention of an iconic district, bringing business, creativity and living together.

We want to invite you to your new home, a fresh community with a vibrant scene of arts and culture, food and drink, music and media.

EAT, SLEEP, WORK, PLAY
GET CONNECTED TO OLD GRANADA STUDIOS

Concept images have been included within this brochure. The images are used for indicative purposes only and are not internal photographs of the building.
NOW ALLIED LONDON HAVE TAKEN CONTROL, WE ARE REINVENTING THIS ALREADY RESONANT PLACE AND INVITING YOU TO MAKE YOUR MARK AND SITUATE IN A NEW HIVE OF MANCHESTER ACTIVITY. WE ARE PROVIDING A CANVAS FOR EMERGING TALENT AND NEW THINKING THROUGH A RANGE OF WORKSPACES SUPPORTED BY POP-UP MARKETS, WEEKEND FOOD & DRINK FESTIVALS, LIVE MUSIC, THEATRE AND ART.

GRANADA’S INDUSTRIAL EVOLUTION
FLEXIBILITY
OLD GRANADA STUDIOS PROMISES TO PROVIDE THE MOST INNOVATIVE AND CREATIVE WORKSPACE FOR PROFESSIONALS AND ENTREPRENEURS ACROSS MANCHESTER CITY CENTRE.
InsPIra TIOn

Be InSPired Working In The Centre of Manchester’s Most Exciting Estate, An environment that encourages Positivity and Innovation.
The Bonded Warehouse is part of Allied London’s hello Project, which is our vision for the next generation of workspace.

hello is a culture, which facilitates the way the UK’s emerging creative & corporate organisations operate and grow.

Plug into hello and join this way of working.

The hello product provides an eco-system, with both digital & physical interfaces, to enhance your way of working – your culture!

The hello ecosystem includes a range of incubators, accelerators and corporate workspace solutions, incorporating a robust infrastructure with accessible support services.

hello provides solutions in London, Manchester and Leeds.

It isn’t just bricks and mortar that can make an impact, but also harnessing the strength of emerging trends to ensure our developments are at the cutting edge of business needs.

The Bonded Warehouse is a building from the hello Work range that provides a more flexible approach and offering solutions for the demands of forward thinking organisations. These can be small or large spaces where design and environments remain key priorities and look to accommodate future opportunity.
BUSINESS IS ABOUT PEOPLE.
PEOPLE NEED TO BE ENERGISED.
IN THE RIGHT ENVIRONMENT,
PEOPLE WILL CREATE AND
PRODUCE TO NEW HORIZONS.

A period of recovery can be a great time to realign your business, re-position and re-energise. Take the opportunity to not only be ready for growth and recovery but to harness management of staff, clients and suppliers; making a statement about your future and your ambition, with a physical presence that reflects your business.

The Bonded Warehouse seeks to create change by evolving a unique workplace where people can prosper and develop. The size, scale and volume of the space provides stunning large floor plates that encourage interaction and collaboration within the workforce.
LEVEL 3

GRAPE STREET

SELF CONTAINED WORKSPACE AVAILABLE

LEVEL 2

GRAPE STREET

OPEN FLOOR PLAN

GRAPE STREET

INDICATIVE SPACE PLAN

LEVEL 4
15,800 sq ft
LEVEL 5
15,800 sq ft
LEVEL 6
15,800 sq ft
TOTAL
47,400 sq ft

NOTES:

DO NOT SCALE FROM THIS DRAWING

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AREA MEASUREMENT

Nett Internal Area (NIA) method of measurement from the Code of Measuring Practice, in text, on the drawing. All dimensions and levels should be read, only from those values stated in writing to OBI Property LLP before proceeding with work.

The contractor shall check and verify all dimensions on site and report any discrepancies of any kind has been, or is, granted to any third party whether by provision of copies or originals of the drawings or otherwise unless otherwise agreed in writing.

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The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of construction.

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15,800 sq ft

1 x 140 open plan staff spaces

1 x 16 person boardroom

1 x 8 person boardroom

1 x 12 person meeting room

2 x 1 person managers office

1 x Tea point/breakout area

1 x Reception area

1 x Server room
Anyone who isn’t familiar with this pocket of Manchester is really missing out. Some of Manchester’s coolest leisure operators have clustered in the western area of the city and the quality of the business community across the road at Spinningfields is truly world class. You have an opportunity to be part of this community.
HELLO WORK PROVIDES WORKSPACE SOLUTIONS, DESIGNED AROUND PEOPLE AND PLACES, RATHER THAN JUST BUILDINGS.

hello Work’s role is the promotion, leasing, sales and management of our workspaces.

hello Work is the curator of spaces, the cultural manager that facilitates our hello ecosystem. hello Work has been developed to offer the best infrastructure platform and support services for the technological and fast-paced environment we now work in.

If that’s not enough, it won’t take you long to get to know your neighbour and generate new business. hello Work provides a community of like-minded people that embrace new ways of working and aim to achieve consistent success.

PLEASE GET IN TOUCH TO DISCUSS YOUR FUTURE WORKSPACE

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