

CANADA HOUSE

3 CHEPSTOW ST, MANCHESTER, M1 5FW

**Fully fitted and
furnished characterful
workspace to let**

From 250 SQ FT to 3,001 SQ FT

An iconic and historic building, repositioned for modern industry



Canada House
1973



The Past

Canada House is one of Manchester's most iconic former cotton warehouse buildings. Its Grade II listing and features of architectural significance makes it one of Manchester's hidden gems.

Built in 1909 as a textile packing warehouse for HS Booth and Company, and designed by W&G Higginbottom, Canada House is an Art Nouveau icon. The area surrounding Canada House originated as an open rural area adjacent to the then small town of Manchester.

As the small town developed in the early 19th Century it progressively expanded along Oxford Street / Oxford Road. Originally this part of Manchester was largely occupied by substantial mills, engineering works, and iron foundries.

Canada House
19th Century



Fast Forward

Fast forward to today and Canada House has been sympathetically restored to retain the building's character and upgraded to meet the demands of modern businesses while retaining and enhancing its original features.

Canada House is now a modern, design-led workspace which embraces the historic features and character while meeting the needs of dynamic forward-thinking businesses.

The building has exposed the original timber cotton benches, timber partitioning and lift shafts to their original layout with modern finishes.

Original staircase



One of the three meeting rooms

Bathroom



All of the existing historic character has been sensitively reinstated to its original design, embellishing the building's understated character.

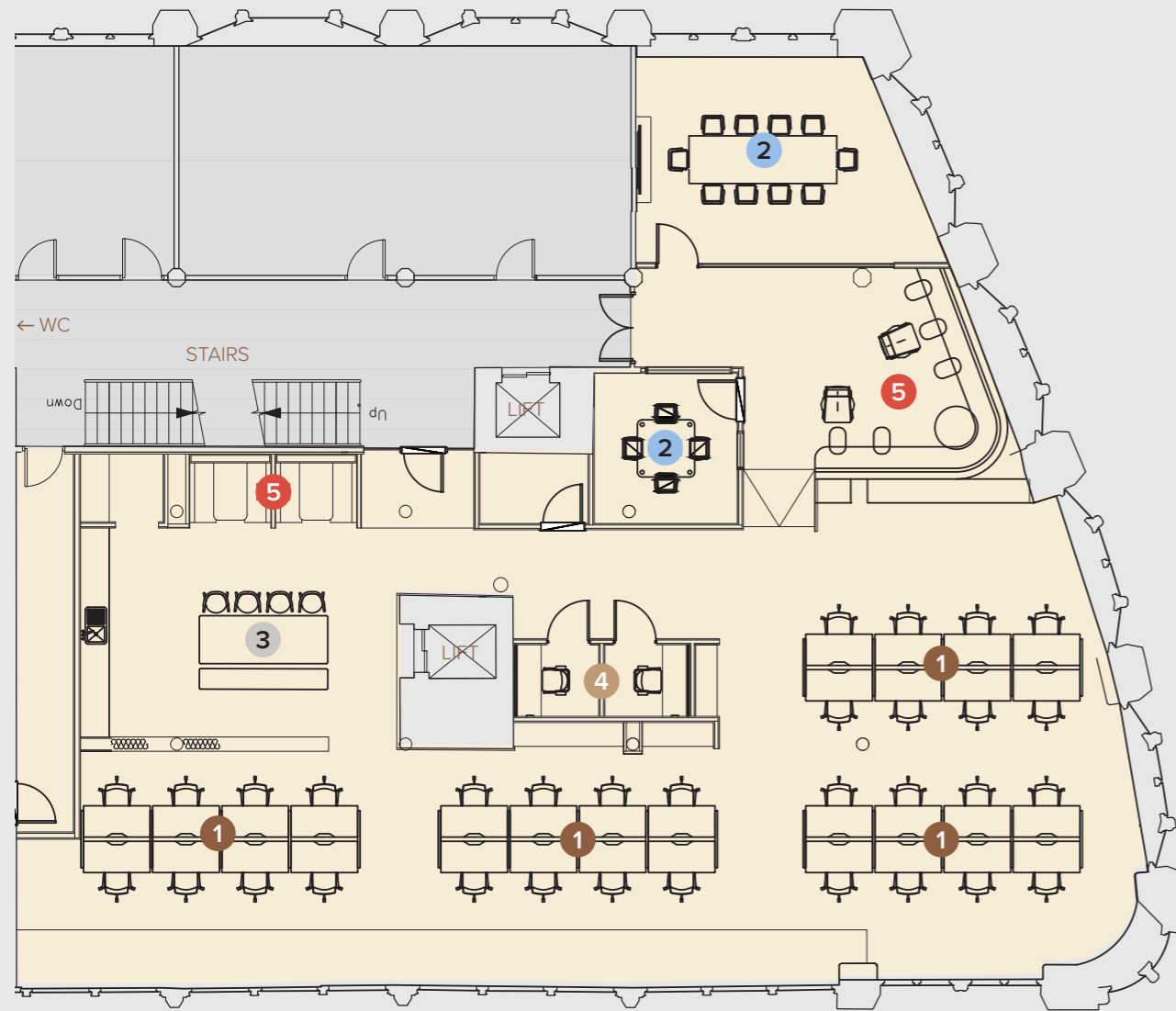
The paint scheme is sympathetic to the age of the building with the colours replicating the original scheme found beneath countless layers of paint from previous refurbishments.

The reception has a sense of style and grandeur with a bespoke brass lighting scheme and statement chandeliers that thread through the communal spaces.



Part 3rd floor 3,001 SQ FT

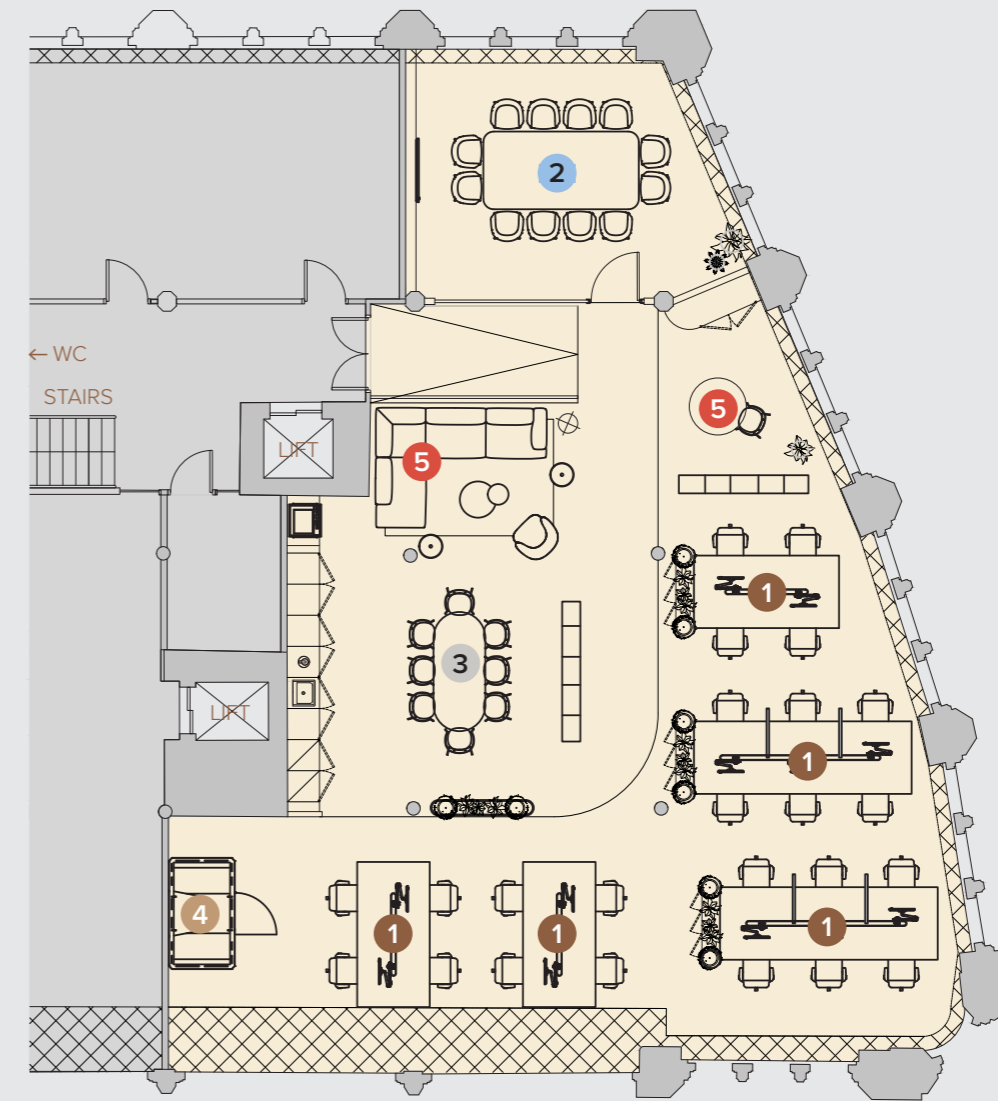
Fully fitted and furnished



- | | | | |
|---|----|---|---|
|  1. Desks | 32 |  4. Zoom rooms | 2 |
|  2. Meeting rooms | 2 |  5. Informal workspace | 2 |
|  3. Breakout areas | 1 | | |

Part 4th floor 2,000 SQ FT

Fully fitted and furnished



- | | | | |
|---|----|---|---|
|  1. Desks | 24 |  4. Zoom rooms | 1 |
|  2. Meeting rooms | 1 |  5. Informal workspace | 2 |
|  3. Breakout areas | 1 | | |

Studios

The Studio's at Canada House offer character workspace which are flooded by natural light. The Studio spaces are unique and retain the character and heritage of one of Manchester's best-known former pack houses.

The Studio's come furnished with power data and are offered on an all-inclusive simple to understand rent.

The Studio's benefit from access to communal meeting and breakout space in a building full of community and like-minded occupiers. The Studio's are the perfect place for occupiers to grow their business in an inspiring working environment.

Precedent imagery of look & feel



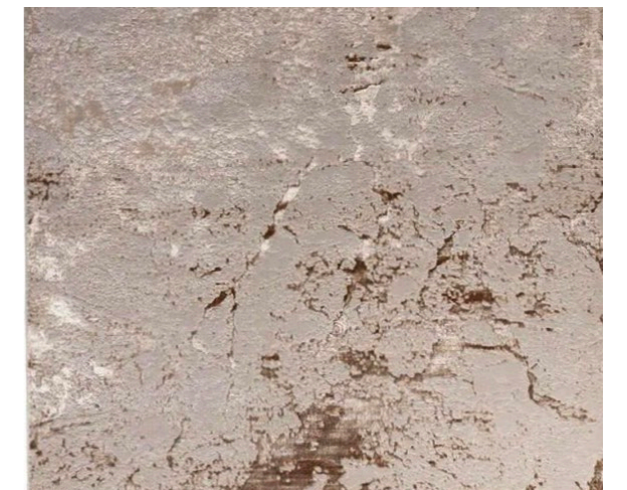
Precedent imagery of look & feel

Precedent imagery of look & feel



Sizes available from 250 SQ FT to 750 SQ FT

Precedent imagery of look & feel













Ground floor entrance



Suite look & feel



Building specification

-  **Air conditioning**
-  **Bookable meeting facilities**
-  **Raised access floors**
-  **24/7 access**
-  **Strip LED lighting**
-  **Manned Reception**
-  **Onsite showers**
-  **Cycle Storage**
-  **Passenger lifts**
-  **On-site Café**



Community

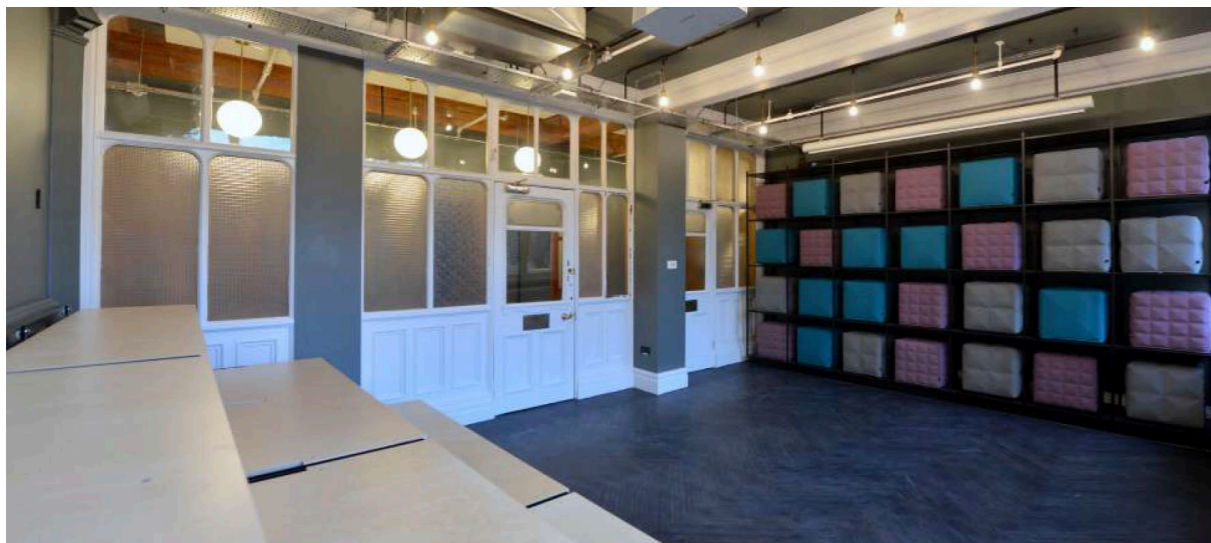
The design has been focused on creating real personal connections while also focusing on our occupiers health and wellbeing.

Collaboration spaces have been created throughout the building to create a community, allowing tenants to socialise and collaborate.

A cycle park has been installed in the basement as well as three meeting rooms and a screening room on the ground floor which are all available to use as you please.



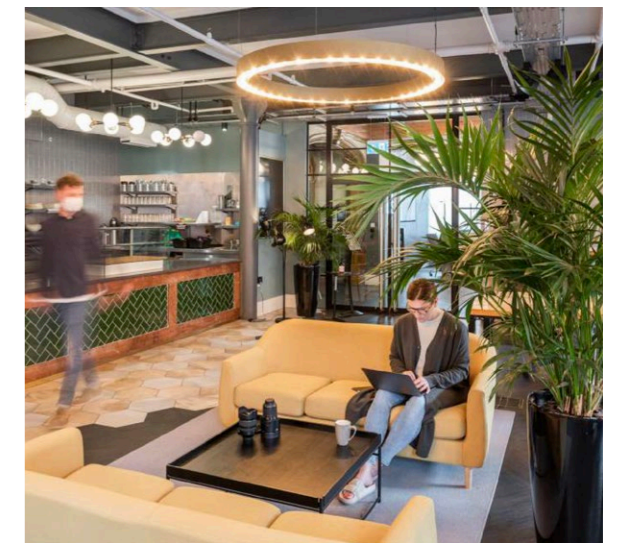
Bookable meeting room facilities, equipped with audio visual equipment



40 person Screening Room



The power of community is invaluable at Canada House. Businesses and individuals will benefit from the support of others and be part of something truly unique.



Ground floor Coffee lounge

Your Neighbours



Timetastic.

CARRICK
REAL ESTATE //



axonmoore

PK3



KJ TAIT
ENGINEERS



Environmental & Social Impact

Canada House has been refurbished with sustainability in mind.

The building has been delivered to run with the minimum possible environmental impact and to foster positive social impact.



Gold Ska environmental rating for minimising waste and negative impact in the refurbishment



5,000 litre Rainwater and Harvesting tank collecting and treating rainwater for use in the WCs



Air quality sensors monitor particulate matter (PM2.5), toxic chemicals (TVOCs), CO2, humidity and temperature



All of the Canada House team in the building are employed in line with the Living Wage Foundation



100% of landlord controlled waste avoids landfill



Landlord space is on a 100% Green Energy Supply

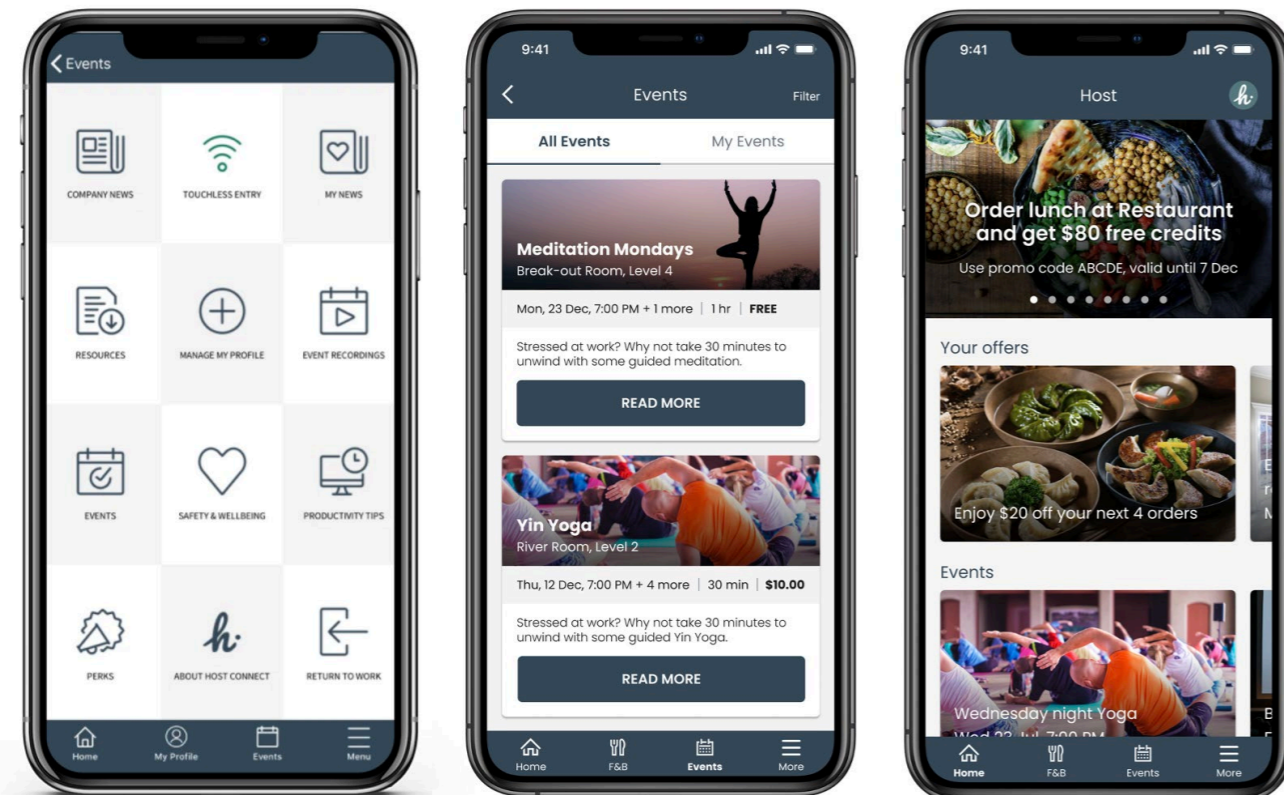
host

The Canada House community will have access to the Host app, which is designed and delivered to maximise the experience.



Host is a premier experience app/ platform and is integral to the management of the building. It's a people-led approach through customer experience, professionals, and the delivery of bespoke advisory services.

The Host solution drives opportunities, resulting in sophisticated and refined experiences delivered consistently across all building touch points.









Experience Services

Promoting amenities and services

Host promotes amenities and services within Canada House as well as the surrounding area. Information is readily available to occupiers at the touch of a button.

Canada House offers the following:

-  **Cafe**
-  **Retail**
-  **Travel Information**
-  **Services**
-  **Events**
-  **Engagement**



Great Northern Warehouse

Manchester Central

Bridgewater Hall

Midland Hotel

Manchester Arndale

Town Hall

Albert Square

Central Library



 TRAIN STATION

 METROLINK

Connectivity

Canada House is one of the best-connected buildings in the City, located just a 3 minute walk from Manchester's central hub; St Peter's Square.

Oxford Road Train Station is around the corner with Piccadilly station also close by. This allows for a quick and easy journey to the office whilst also providing excellent links to both London, Edinburgh and other UK regions.

- | | | | |
|-------------------------------|--------------------------|-------------------------|---------------------|
| 1. Mr Cooper's House & Garden | 7. Caffè Grand Piccolino | 13. Society | 19. Philpotts |
| 2. Steak & Lobster | 8. Wagamama | 14. Bridgewater Hall | 20. Tesco Express |
| 3. Albert's Schloss | 9. The Anthologist | 15. Rain Bar | 21. The Refuge |
| 4. Radisson Edwardian Hotel | 10. Fumo, San Carlo | 16. Peveril of the Peak | 22. Principal Hotel |
| 5. Hawksmoor | 11. Don Giovanni's | 17. Pret A Manger | |
| 6. Albert's Chop House | 12. Costa Coffee | 18. Nudo Sushi Box | |



St Peter's Square



Perfectly located

Canada House is at the top of the list when it comes to aesthetics but that's not all it boasts about. Located in the heart of the city centre you'll find everything you need all just a stone's throw away.

Spinningfields and the charming streets of the Northern Quarter just a short walk away. Canada House is perfectly located for all your out of office needs.

You will never run out of places to see with First Street, Deansgate,

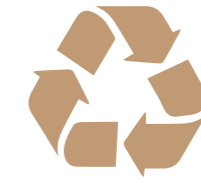
A building owned and managed by Grosvenor

At Grosvenor our focus is on creating places where communities, business and nature thrive.



Zero Carbon

52% emissions reduction from business operations across all scopes by 2030. 90% reduction and Net Zero by 2040. We are working to achieve NABERS base rating 4.5* across our regional offices.



Zero Waste

Zero avoidable waste to landfill and circularity principles embedded across our value chain by 2030.



Valuing Nature

20% increase in biodiversity on managed green spaces by 2030.



Inclusive Partnerships

We will support our people and partners and work together to have a greater impact in our places and sector.



Thriving Economies

Enable thriving local economies, prioritising inclusive growth and championing business diversity.



Community Wellbeing

Increased wellbeing in our properties and places.



Service Charge

A service charge will be payable.

EPC

Available on request.

Rateable Value

The occupier will be responsible for the payment of business rates. We recommend that interested parties make their own enquiries with the local authority.

Terms

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms.

Contact

For further information please contact:

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