



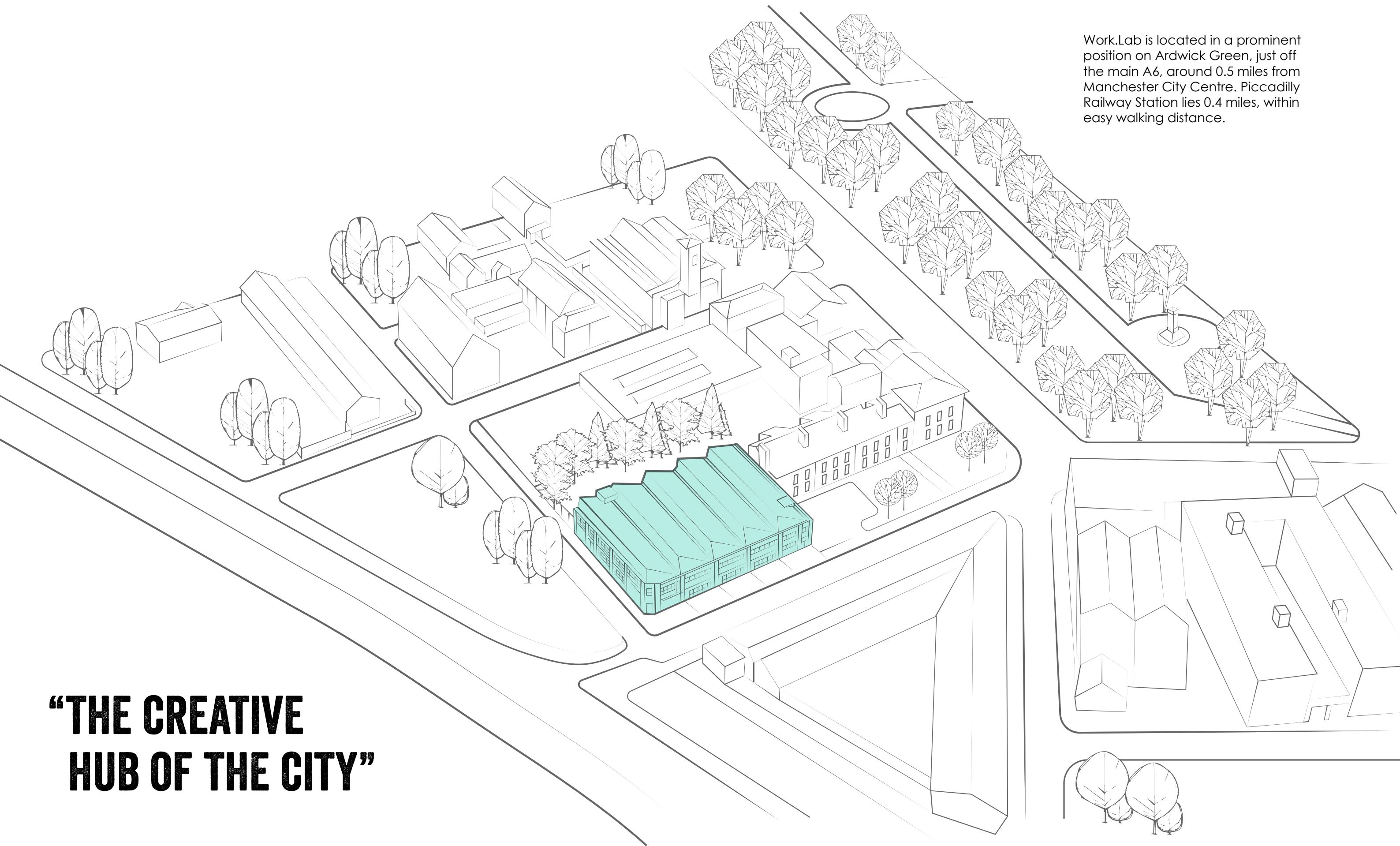
**MORE THAN A SPACE  
LARGE, VERSATILE,  
FLOODED WITH  
NATURAL LIGHT**





Work.Lab is located in a prominent position on Ardwick Green, just off the main A6, around 0.5 miles from Manchester City Centre. Piccadilly Railway Station lies 0.4 miles, within easy walking distance.

“THE CREATIVE  
HUB OF THE CITY”





# IN THE CRADLE OF HISTORY

Manchester has been a significant player on the onset of industrial revolution (1710-1860). In the past, often described as smoky and dirty city, Manchester production of cotton became legendary.

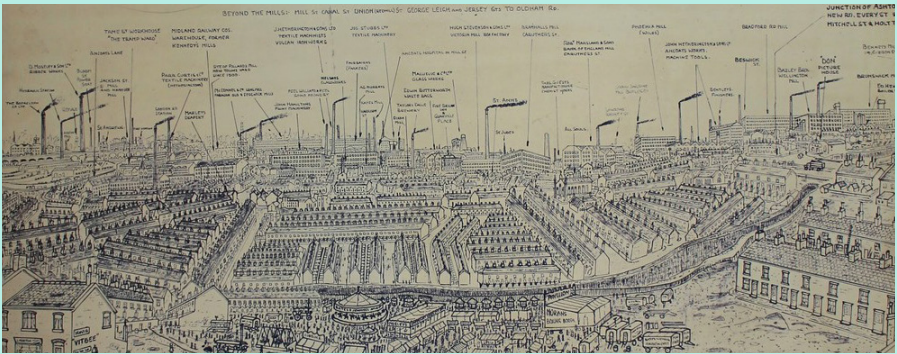
With its forest of chimneys, mills have shaped the identity of this industrial superpower.



## FORGOTTEN MILLS

Almost half of Greater Manchester's historic mills are no longer standing. Most of them have been slowly destroyed since 1980's.

A drawing of the Ancoats skyline viewed from Hillkirk Street Croft in 1930's. The Croft and the streets are long gone but the mills and some works still stand used by minor trades and let-off.



Severe pollution was one of the prices that the city paid for the unregulated early growth of the Industrial Revolution.



In 1824 a Pendelton tollkeeper, John Greenwood, set up Britain's first true public bus service and probably one of the first in the world. At its peak, Manchester had the most extensive tramway network in the country, outside London (as at 1929), with a fleet of 953 trams.





# AN INSPIRING PLACE TO WORK

Our Work.Lab was created with a belief that people need an inspiring place to work, experiment and connect. Work.Lab is the ideal workplace for anyone, from freelancers to fully formed startups. With response to the recent pandemic, we've invested in making our spaces as safe as possible. We've installed removable plexiglass screens for all dedicated workstations to reduce the risk of transmission.

Our private pods are uniquely designed to maintain privacy and comfort, so you can work in a safe environment. For more collaborative work, presentation or brainstorming, you can simply hire our private meeting room which also satisfies all the safety measures.



## FACILITIES AND FEATURES

- Reception area
- LED light fittings
- Exposed mechanical and electrical systems
- Male, female and disabled bathroom facilities
- Bike storage
- Shower room
- Private meeting room
- Open pods
- Private pods
- Screened single desk working spaces
- Recreational space
- Coffee shop

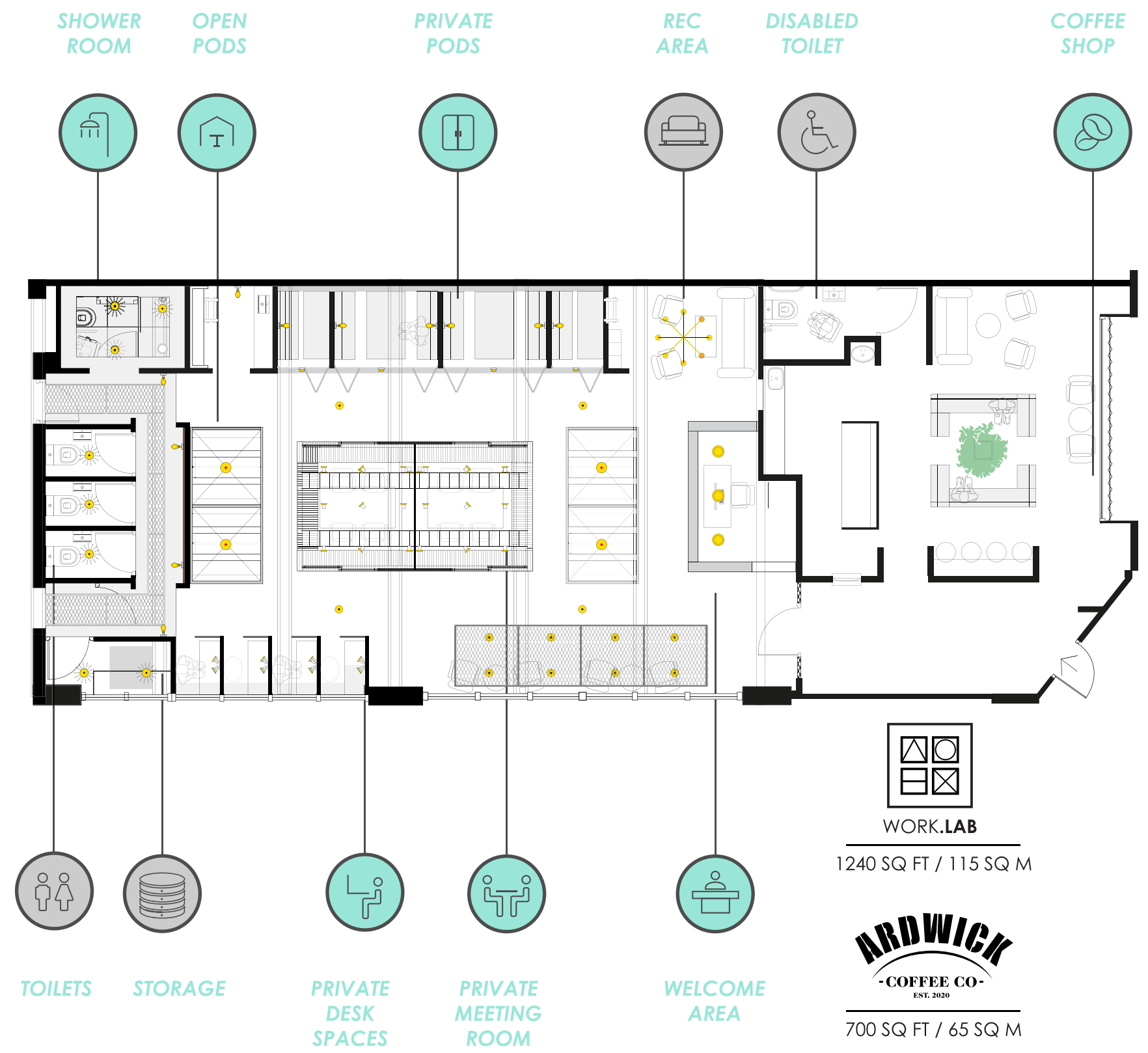




# WELCOME TO WORK.LAB

## SCHEDULE OF AREAS

- Welcome area/reception
- Recreational area
- Private pods
- Open pods
- Single desk area
- Storage
- Shower room
- Coffee shop
- Male, female and disabled toilets
- Private meeting / presentation room







## AT THE BEGINNING

Every beginning is challenging. To ensure that our vision for co-working space was to succeed, we have put a lot of thought to the initial planning. Keeping in mind the historical heritage of the building, we have maintained an industrial theme which was and still is very prevalent in Ardwick Green.





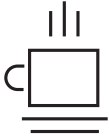

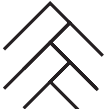









# BEAUTIFULLY CONCEIVED SPACE IN A UNIQUE AREA OF MANCHESTER

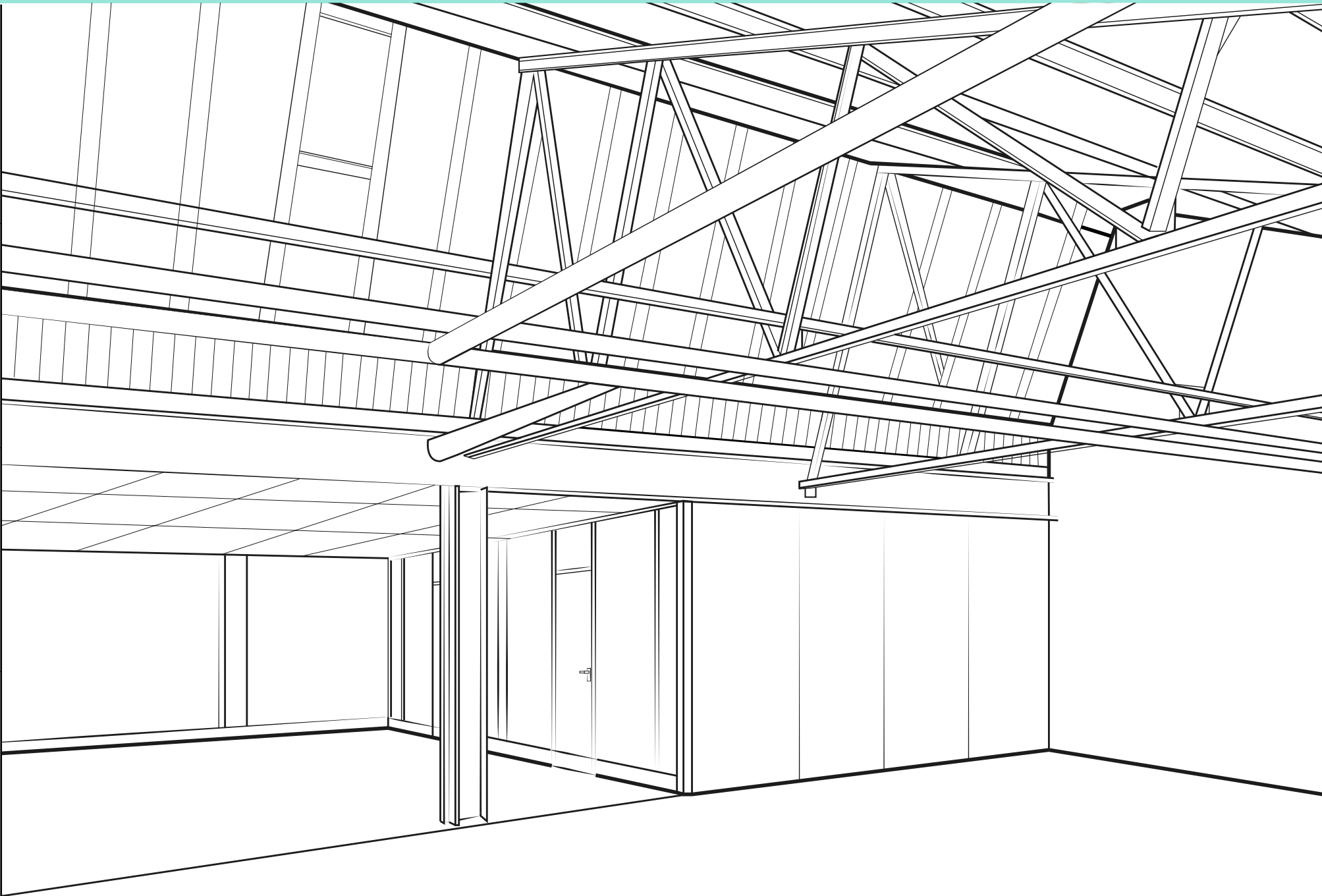
Work.Lab is a co-working space based in Ardwick Green. The surrounding areas are currently undergoing an exciting re-development in Mayfield and Picaddilly. Manchester's strength has always been its people. Talent is born here and drawn here.

We want to give people an opportunity to realize their full potential and work in one of the historic districts that helped shape the character of the city.





 <p>Fresh local coffee</p>	 <p>Cycle storage</p>	 <p>Original features</p>
 <p>Private meeting room</p>	 <p>Concierge reception</p>	 <p>Print facilities</p>
 <p>Private courtyard</p>	 <p>Recreational area</p>	 <p>Disabled access</p>
 <p>Fast internet connection</p>	 <p>Shower on site</p>	 <p>Connected to the city</p>



# BECOME A LOCAL

With an excellent connections to the city centre, universities, shopping and food quarters, you'll never feel far away from your next adventure



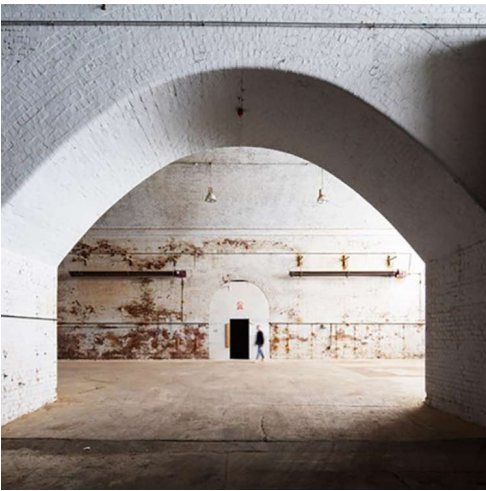
# CITY AT ITS BEST



## A CITY WITH THE 21ST CENTURY AT ITS FEET

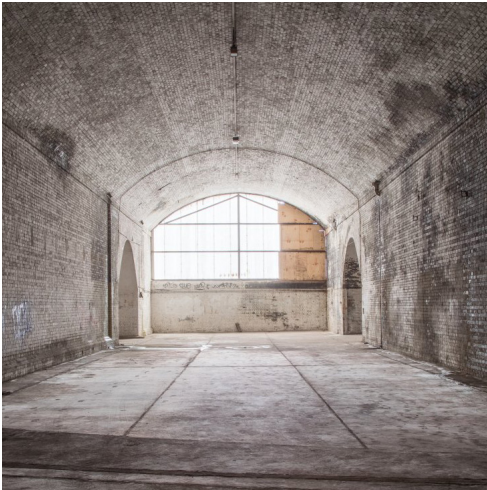
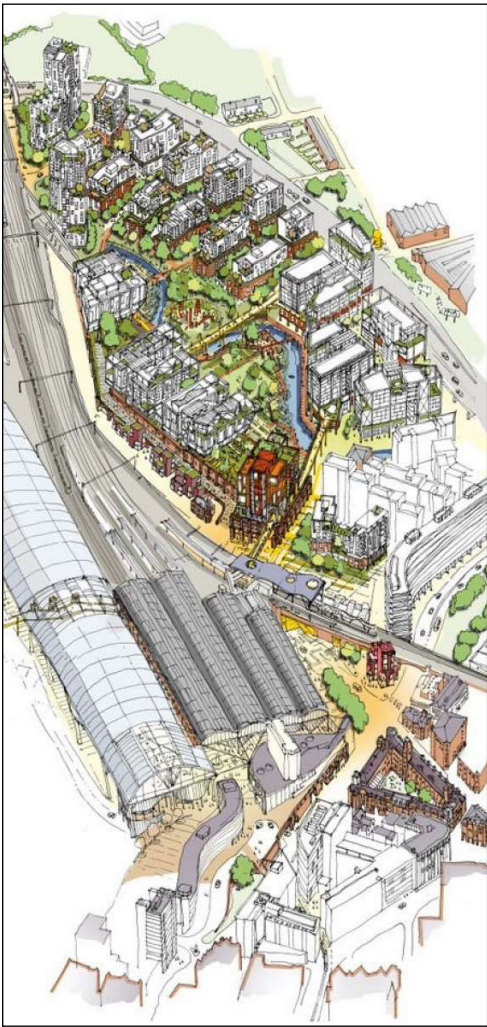
A major new re-development has commenced in Mayfield and Piccadilly area attracting competitive, creative and open minded poeple to work in the city with a thriving economy.

There are plenty of food quarters in surrounding area of Ardwick and Mayfield.

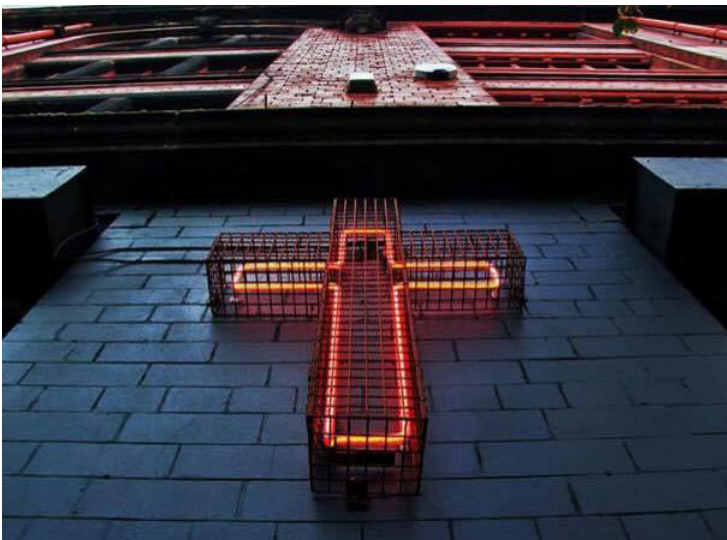


## WAY BACK

The history of the city is rich, diverse, and industrious. Manchester has a unique industrial character with its heritage, distinctive personality and architectural quirks.

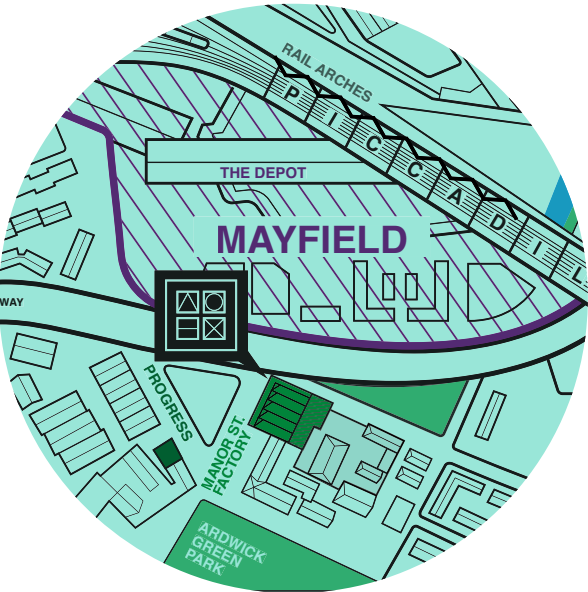








# EXPLORE



- 3 MIN walk to Ardwick Green
- 10 MIN walk to Piccadilly Station
- 10 MIN walk to Manchester University
- 20 MIN walk to Piccadilly Gardens
- 20 MIN walk to Northern Quarters
- 25 MIN walk to Oxford Road
- 25 MIN walk to China Town
- 30 MIN walk to Deansgate
- 30 MIN walk to Arndale





- **20 MIN** walking distance to Arndale Shopping Center
- More than **150** restaurants and food quarters in the city center area
- **TWO** major cinema complexes
- **THREE** city universities with strongest graduate retention rate outside London

- **MANCHESTER INTERNATIONAL AIRPORT** is the third busiest airport in the UK
- **15TH** the position Manchester achieved on Lonely Planet’s ‘Best places to visit in 2016’, list sitting ahead of Nashville and Rome



# GETTING ABOUT



- Mainline railway station Piccadilly is just walk **10 MIN** away
- With three services per hour you can be in London in just over **2 HOURS**
- The **ORDSALL CHORD** creates a link between Victoria, Oxford Road and Piccadilly Stations

TRAINS FROM PICCADILLY STATION	
• Leeds	49 min
• Liverpool	47 min
• Birmingham	1 hr 28 min
• London	2 hrs 06 min
• Glasgow	3 hrs 19 min





TWELVE

1948

Construction work starts

1965

The bulding is used as a warehouse

1969

The buildings becomes a milk float base

1964

Ardwick Hippodrome demolition

1967






Opening of Mancunian Way

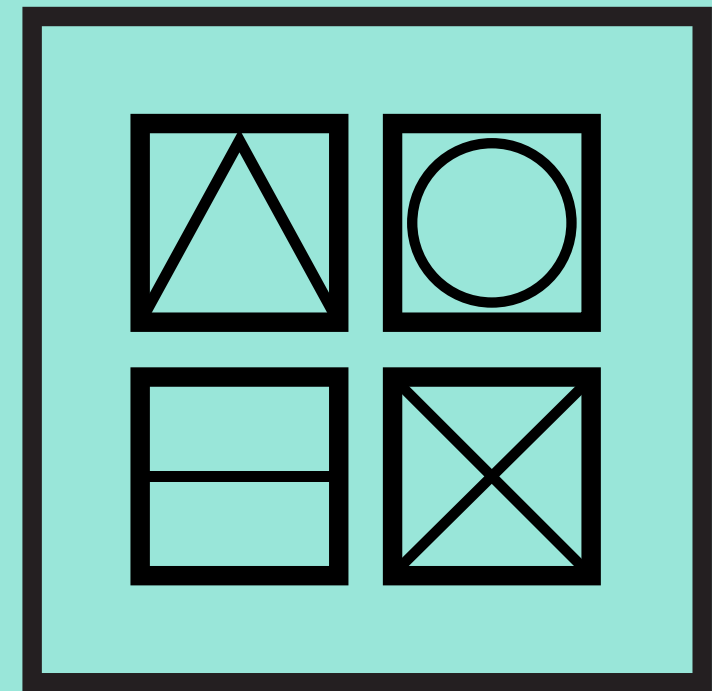
1980

The textile manufacturing begins in the building

2021

Work.Lab is officially opened for business





WORK.LAB

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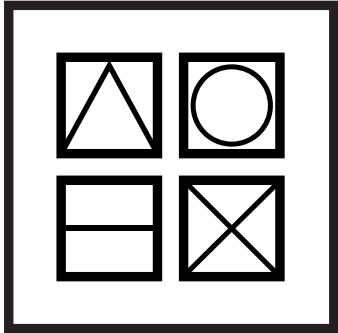
# IT'S A COMMUNITY OF MANCHESTER MICRO-BUSINESSES THAT BRINGS INDUSTRY AND CREATIVITY

## SPECIFICATIONS

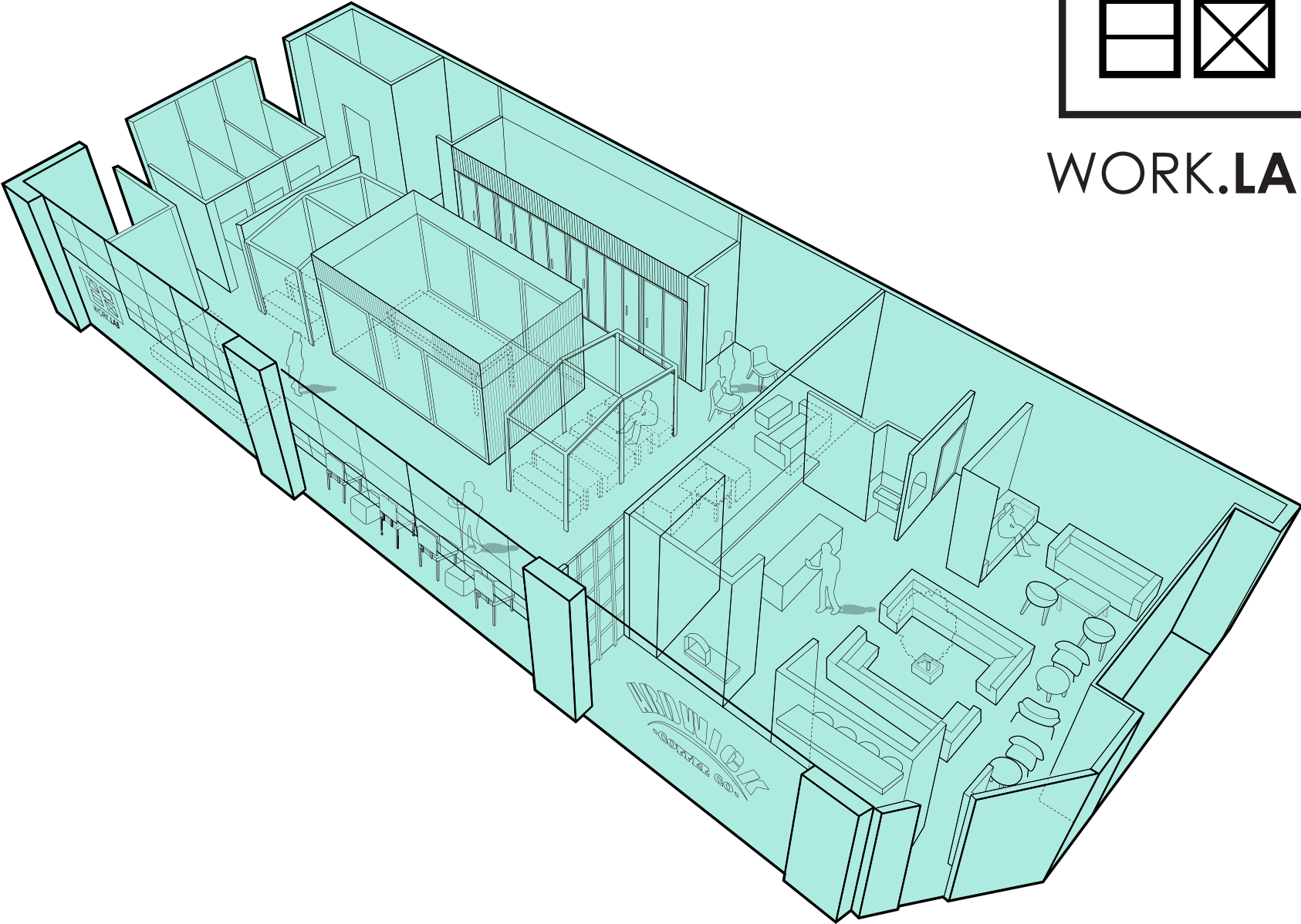
- ORIGINAL STRUCTURAL FEATURES  
WITH HIGH INDUSTRIAL CEILINGS
- PAINTED PLASTER WALLS
- SECURE ACCESS CONTROL
- NEW SUSPENDED CEILING  
MOUNTED LED LIGHT FITTINGS
- DISABLED ACCESS
- SECURE BIKE STORAGE UNIT IN  
COURTYARD
- CAT 6 CABLING INSTALLATION
- PRIVATE CAR PARK
- FULLY MOTION ALARMS
- OUTDOOR COURTYARD  
RECREATIONAL SPACE



**WORK.LAB OFFERS  
EVERYTHING YOU  
COULD WANT FROM A  
WORK ENVIRONMENT,  
ALLOWING YOUR  
COMPANY TO TRULY  
MAKE THE SPACE  
ITS OWN**



**WORK.LAB**



**GET IN TOUCH**

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