

Three Chepstow Street  
Manchester M1 5FW

# CANADA HOUSE STUDIOS

Made in MCR 1909

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Character studios to let  
From 236 ft<sup>2</sup> to 1,234 ft<sup>2</sup>







# HISTORIC ICONIC & HARMONIC

Welcome to Canada House, a community  
of businesses in a converted textile  
warehouse in the heart of Manchester.





# MCR . LANDMARK EST . 1909

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.







An iconic and historic building, repositioned for modern industry.







# MODERN MEETS CLASSIC

CANADAHOUSE

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Canada House has been extensively and 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 its historic features 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.



REFURBISHMENT

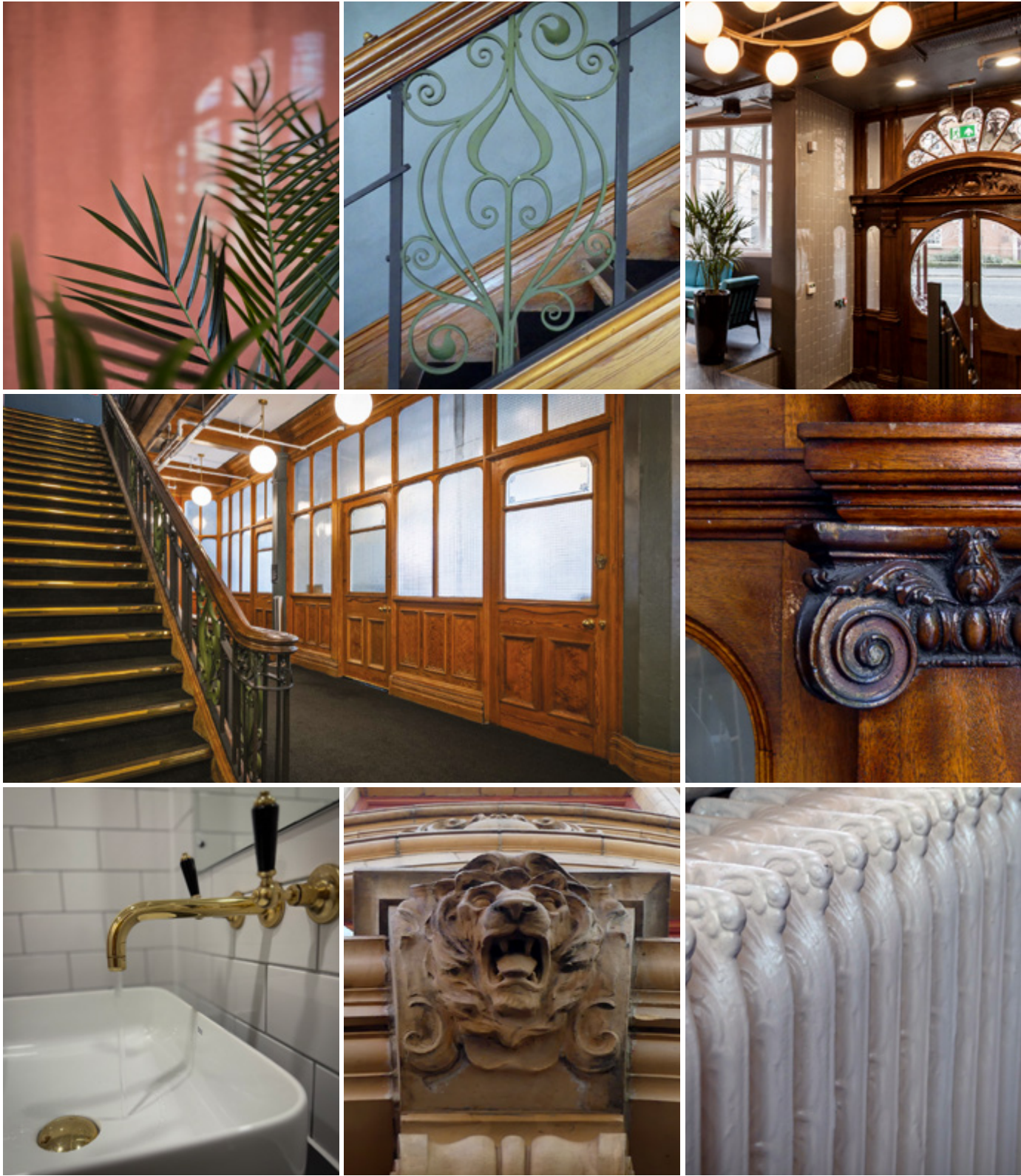
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The reception has a sense of style and grandeur with a bespoke brass lighting scheme and statement chandeliers that thread through the communal spaces.

All of the existing historic elements have been sensitively reinstated, displaying the building's understated character.







La Collina - built-in café



40 person Screening Room

# EASY BUILT - IN

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

At Canada House the power of community is invaluable. Collaboration spaces have been created throughout the building, allowing tenants to socialise and discuss ideas.

La Collina, the built in cafe has been designed so that tenants have easy access to a sit down meal or can grab something to go during their busy schedules.



Bookable meeting rooms



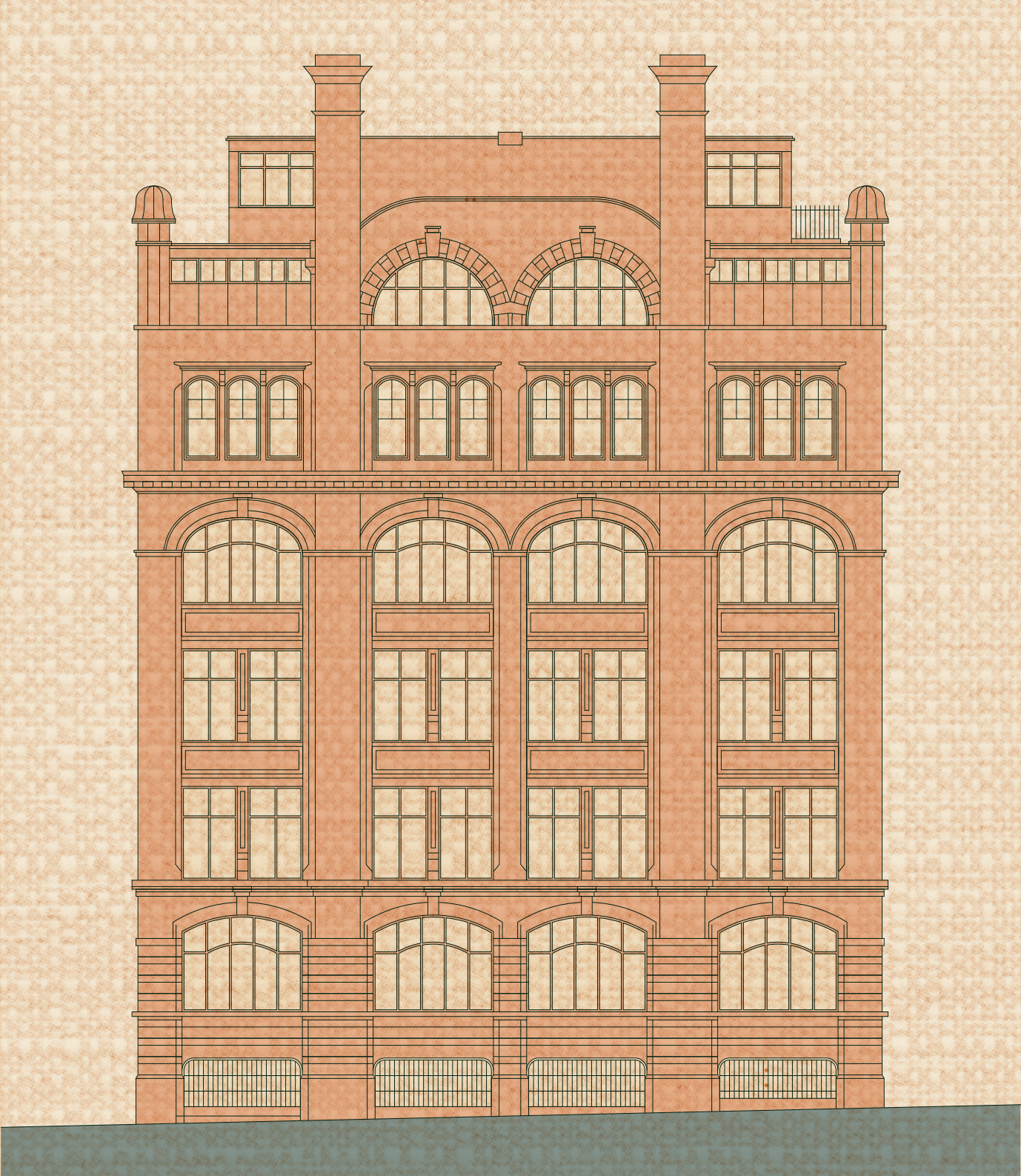


# CANADA HOUSE STUDIOS

DISCOVER  
YOUR SPACE AT  
CANADA HOUSE

240 FT<sup>2</sup> –  
3,000 FT<sup>2</sup>





# CANADA HOUSE STUDIOS

Canada House  
Availability

| Space              | Size ft <sup>2</sup>  | Size m <sup>2</sup>  | Use    | Status      |
|--------------------|-----------------------|----------------------|--------|-------------|
| Third - 3.2        | 491                   | 45.6                 | Office | Plug & Play |
| Third - 3.5        | 425                   | 39.5                 | Office | Plug & Play |
| Second - 2.2       | 738                   | 68.6                 | Office | Plug & Play |
| Second - 2.3B      | 257                   | 23.9                 | Office | Cat A       |
| Second - 2.4       | 398                   | 37.0                 | Office | Plug & Play |
| First - 1.2        | 459                   | 42.6                 | Office | Plug & Play |
| First - 1.3        | 236                   | 21.9                 | Office | Plug & Play |
| First - 1.4        | 250                   | 23.2                 | Office | Plug & Play |
| First - 1.5 & 1.6  | 794                   | 73.8                 | Office | Cat A       |
| First - 1.10       | 411                   | 38.2                 | Office | Cat A       |
| Total availability | 4,459 ft <sup>2</sup> | 414.3 m <sup>2</sup> | -      | -           |





# CANADA HOUSE STUDIOS

236ft<sup>2</sup> – 794ft<sup>2</sup>

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.





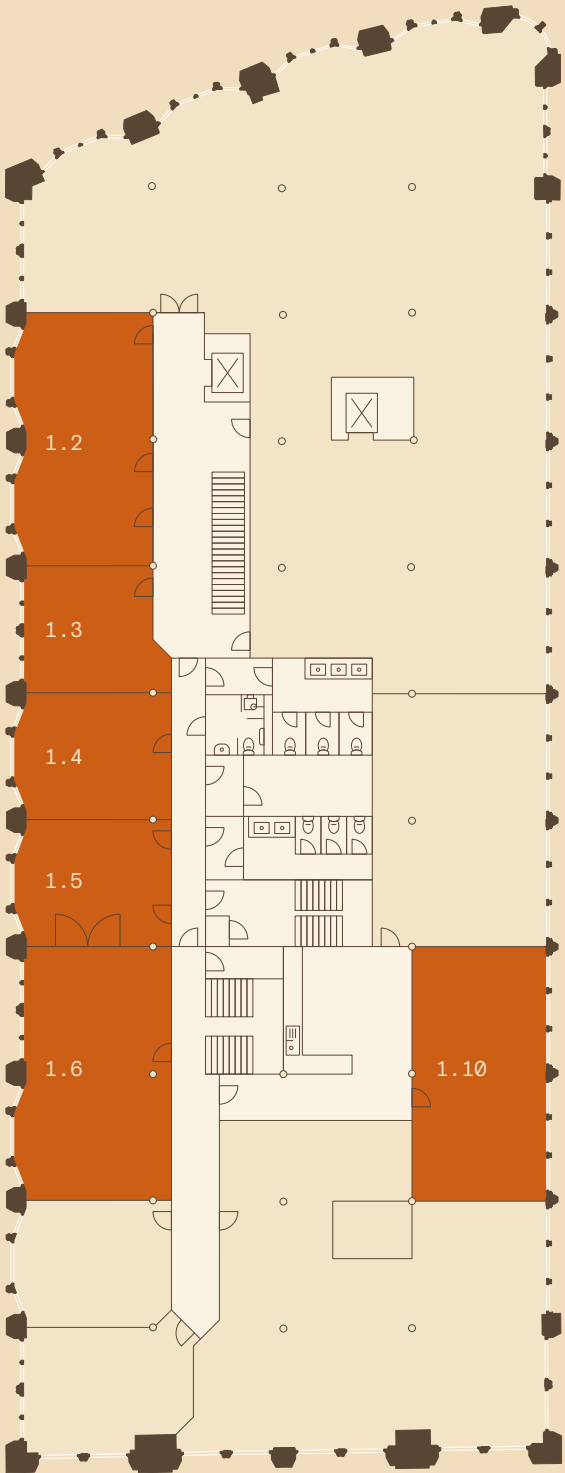


# FIRST FLOOR

| Space     | Size ft <sup>2</sup> | Size m <sup>2</sup> | Status      |
|-----------|----------------------|---------------------|-------------|
| 1.2       | 459                  | 42.6                | Plug & Play |
| 1.3       | 236                  | 21.9                | Plug & Play |
| 1.4       | 250                  | 23.2                | Plug & Play |
| 1.5 & 1.6 | 794                  | 73.8                | Cat A       |
| 1.10      | 411                  | 38.2                | Cat A       |



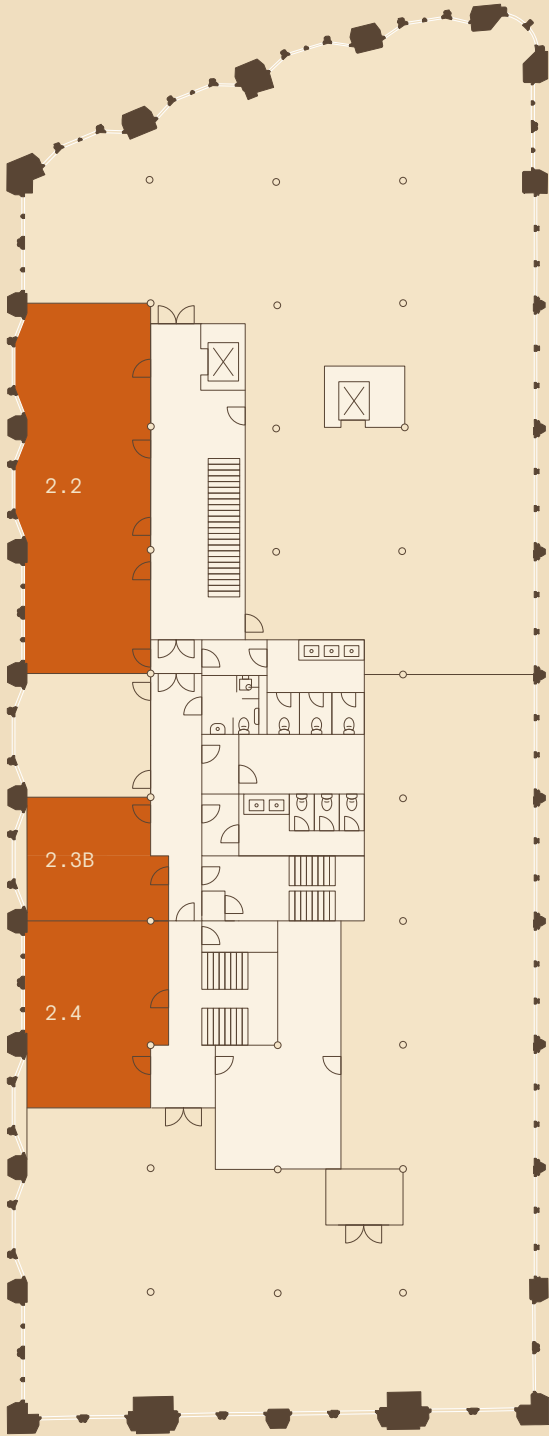
Plan not to scale.  
For indicative purposes only.





# SECOND FLOOR

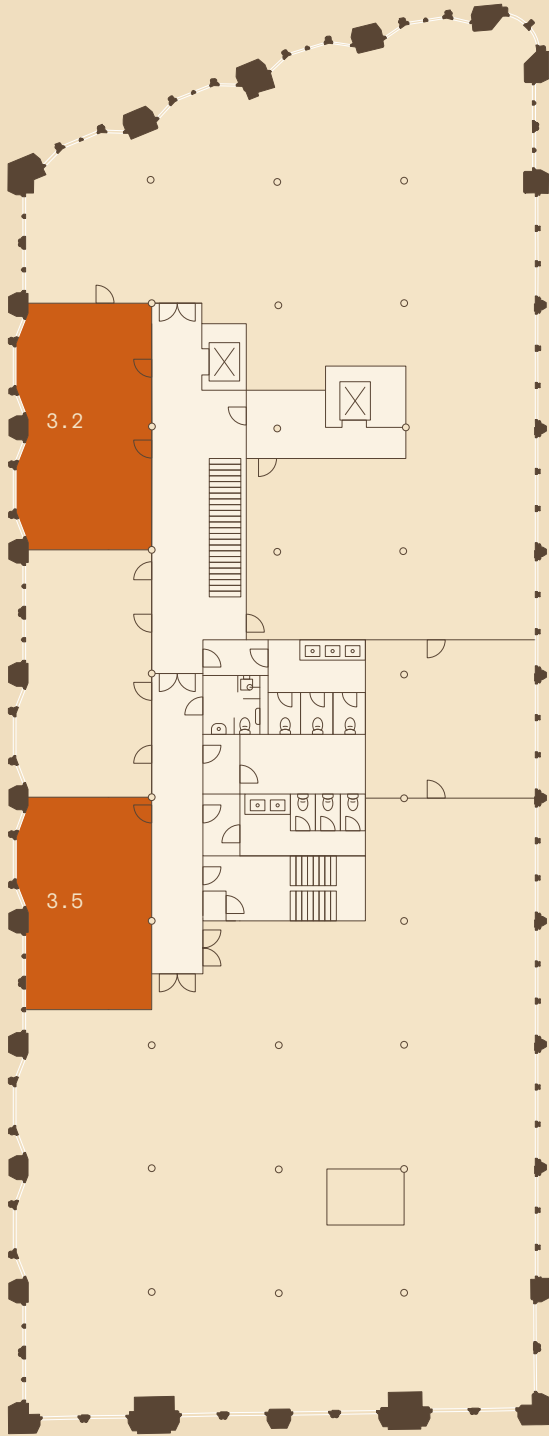
| Space | Size ft² | Size m² | Status      |
|-------|----------|---------|-------------|
| 2.2   | 738      | 68.6    | Plug & Play |
| 2.3B  | 257      | 23.9    | CAT A       |
| 2.4   | 398      | 37.0    | Plug & Play |



Plan not to scale.  
For indicative purposes only.

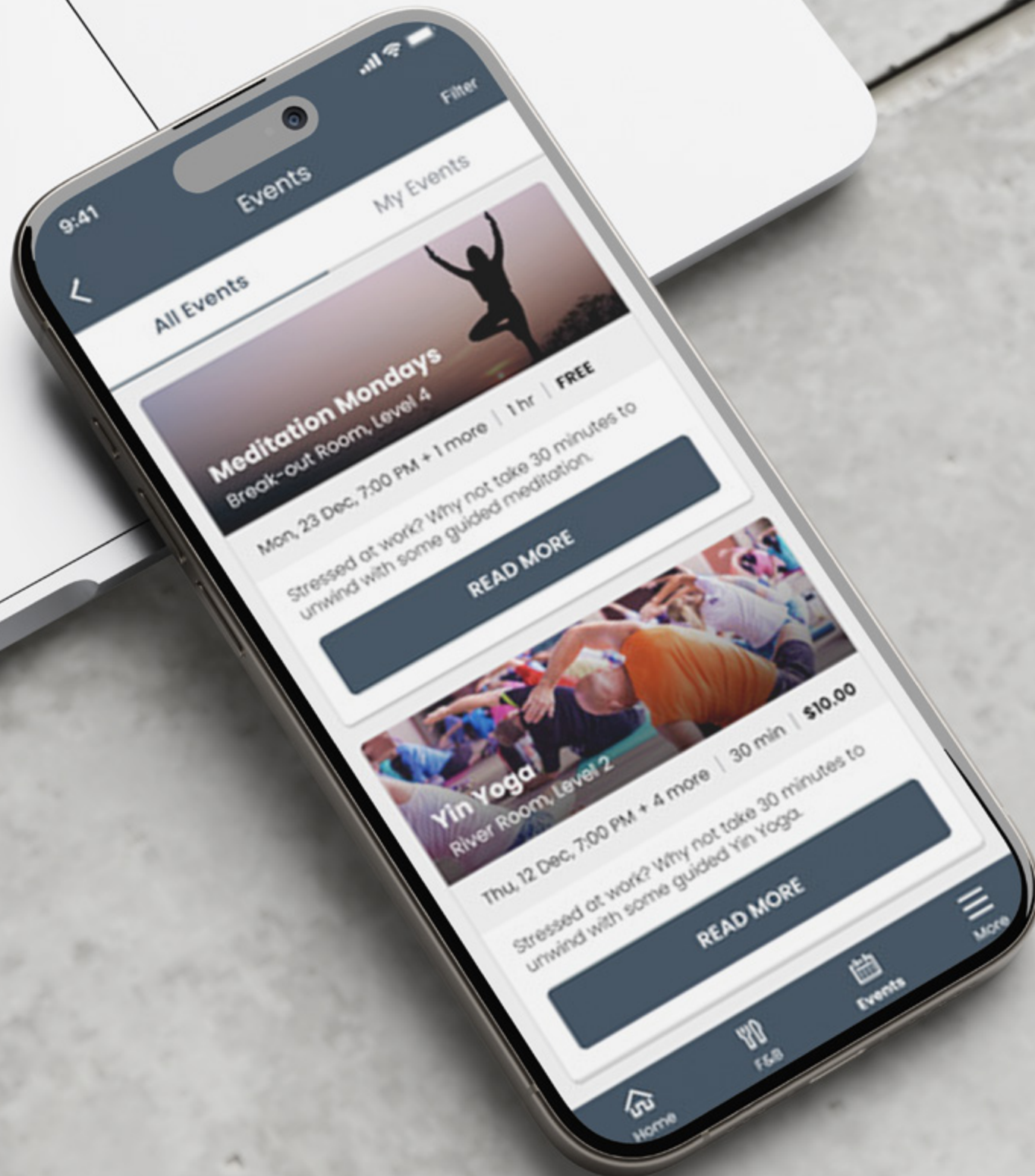
# THIRD FLOOR

| 425 | Size ft² | Size m² | Status      |
|-----|----------|---------|-------------|
| 3.2 | 491      | 45.6    | Plug & Play |
| 3.5 | 250      | 39.5    | Plug & Play |



Plan not to scale.  
For indicative purposes only.





# FINGER ON THE PULSE

The Canada House community has access to the Host app, which is designed to maximise the experience.

Host is a premier experience app that 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.

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.

*host*  
FROM CBRE



Café



Retail



Travel Info



Services



Events



Engagement





# BUILDING SPECIFICATION

|                                                                                                        |                                                                                                               |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Air conditioning     |  Bookable meeting facilities |
|  Raised access floors |  24/7 access                 |
|  Strip LED lighting   |  Manned reception            |
|  On-site showers    |  Cycle storage             |
|  Passenger lifts    |  On-site café              |

# 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), CO <sub>2</sub> , 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                                                 |
|  EPC Rating B for the whole buildings                                                                                      |                                                                                                                                                                                       |





# TAILORED FOR YOUR BUSINESS

|                                                                                                    | Ready to Fit<br>(aka Cat A) | Ready to move in   |               |
|----------------------------------------------------------------------------------------------------|-----------------------------|--------------------|---------------|
|                                                                                                    |                             | Fitted & Furnished | Fully Managed |
| Flexible terms (lease length, breaks etc.)                                                         | X                           | X                  | X             |
| Onsite amenities (showers, bike storage, drying room, wellness room)                               | X                           | X                  | X             |
| Bookable meeting rooms                                                                             | X                           | X                  | X             |
| 24 hour access                                                                                     | X                           | X                  | X             |
| Instant access to fibre internet                                                                   | X                           | X                  | X             |
| Fully furnished (with desks, chairs etc)                                                           |                             | X                  | X             |
| Kitchen                                                                                            |                             | X                  | X             |
| All inclusive fixed cost<br>(combines rent, service charge, insurance, business rates & utilities) |                             | X<br>Flexible      | X             |
| Cleaning (daily / weekly)                                                                          |                             | X<br>Flexible      | X             |
| Heating & cooling and other technical support                                                      |                             |                    | X             |







# IN GOOD COMPANY

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |





CANADA HOUSE

AERIAL

VICTORIA

MANCHESTER  
ARNDALE

SHUDEHILL

EXCHANGE SQUARE

MARKET SQUARE

PICCADILLY GARDENS

TOWNHALL

ALBERT  
SQUARE

CENTRAL  
LIBRARY

ST PETER'S SQUARE

MIDLAND  
HOTEL

GREAT NORTHERN  
WAREHOUSE

MANCHESTER  
CENTRAL

BRIDGEWATER  
HALL

CANADA HOUSE

DEANS GATE

DEANS GATE





Haunt MCR



The Temple



Kimpton Clock Tower



Hawksmoor Manchester



King Street Townhouse



Bundobust Brewery



Ditto Coffee



Rain Bar





Coffee

- 01 200 Degrees Coffee
- 02 Atrium Coffee
- 03 Black Sheep Coffee
- 04 Ditto Coffee
- 05 Haunt MCR
- 06 Java Bar Espresso
- 07 The Vienna Coffee House

Bars & Restaurants

- 08 Blackbird Kitchen @ Gorilla
- 09 Bundobust Brewery
- 10 Hawksmoor Manchester
- 11 Rain Bar
- 12 Sushi Mami
- 13 The Temple
- 14 Turtle Bay

Hotels

- 15 Hotel Gotham
- 16 Kimpton Clock Tower
- 17 King Street Townhouse
- 18 Leonardo
- 19 The Midland
- 20 Stock Exchange Hotel
- 21 voco Manchester

Gyms

- 22 Absolute Body Solutions
- 23 Bannatyne Health Club
- 24 Frank Fitness
- 25 Jetts 24HR Gym
- 26 JD Gyms
- 27 PureGym
- 28 ViBE Mosley Street

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.

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



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.

-  Oxford Road Station 0.2 miles / 5 minutes.
- Deansgate Station 0.4 miles / 9 minutes.
- Piccadilly Station 0.7 miles / 17 minutes.





CANADA HOUSE  
Three Chepstow Street  
Manchester M1 5FW  
  
W3W:///youth.merit.counts

CANADAHOUSE

LOCATION



# FUTURE UPGRADES

Various common areas of Canada House are being invested in to bring new amenities and facilities for all occupiers to enjoy.



## End of journey

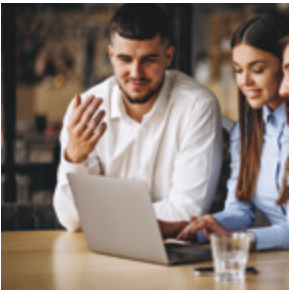
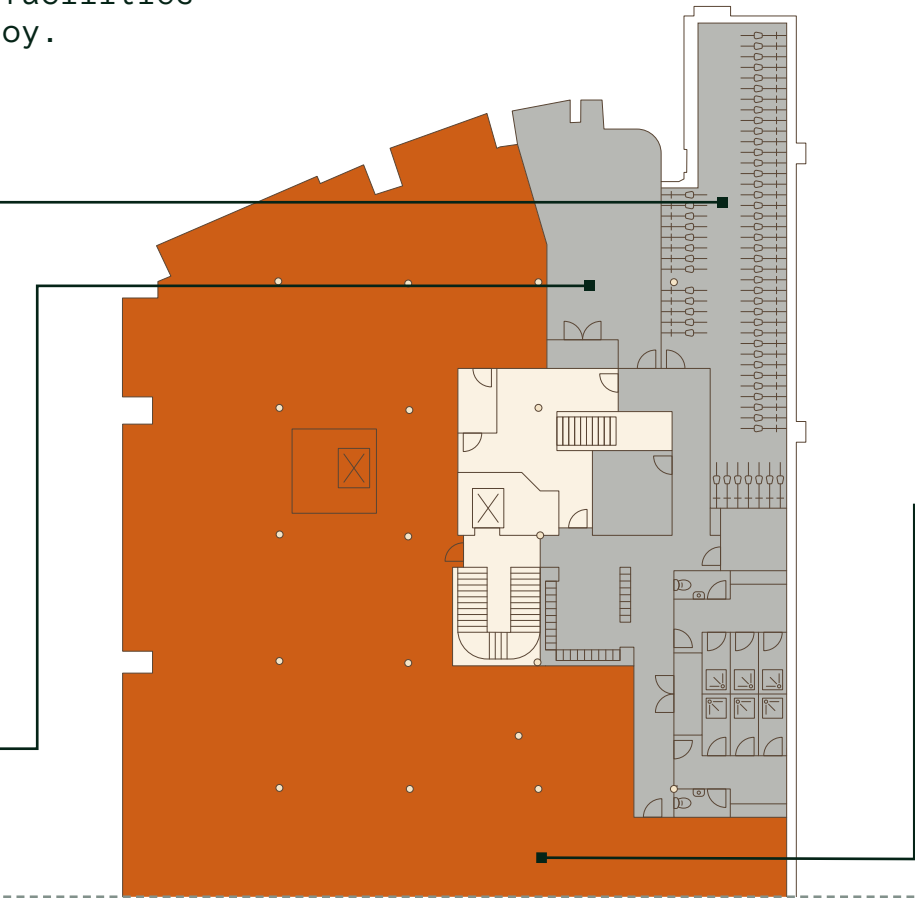
Secure cycle parking and end of journey facilities.



## Gym / yoga studio

State of the art gym and yoga studio available to all Canada House occupiers.

Indicative images.



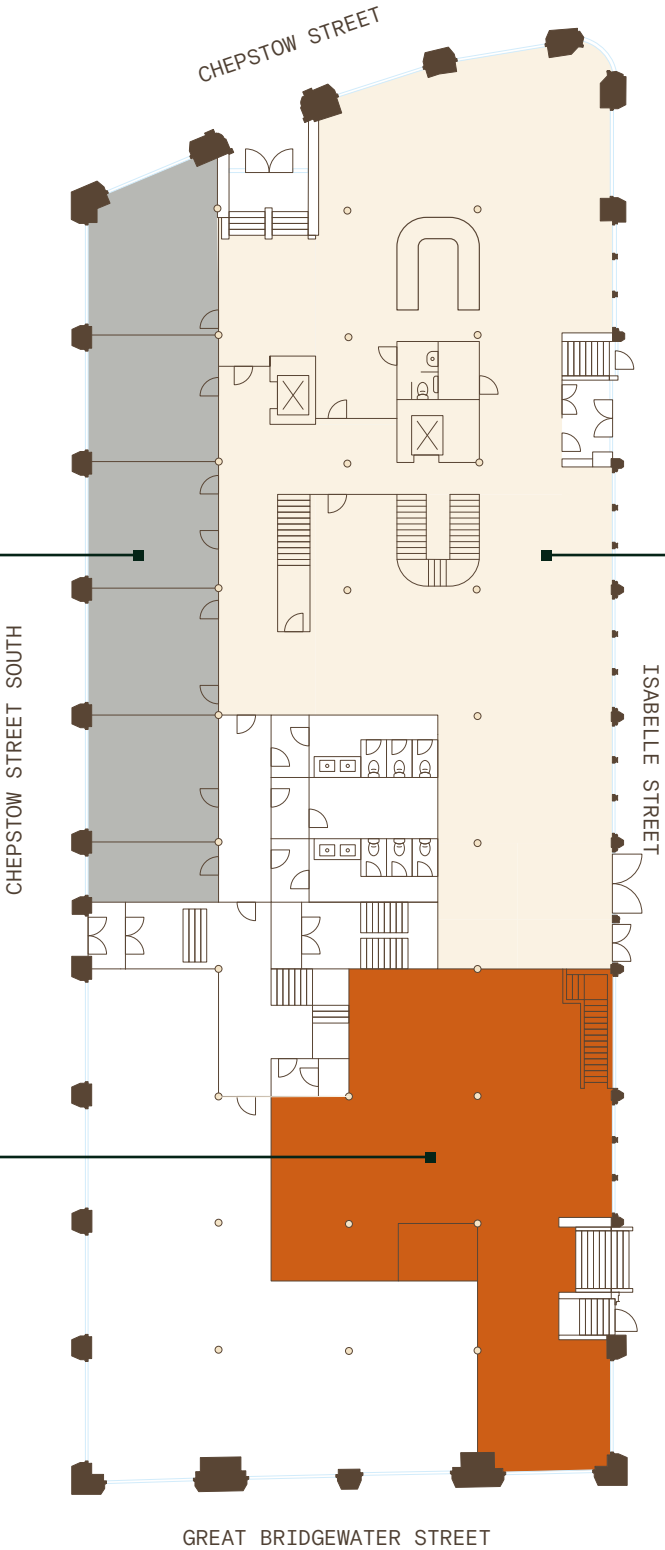
## Meeting rooms

Bookable meeting rooms available to all Canada House occupiers.



## Self-contained office space

Self-contained 11,000 ft<sup>2</sup> opportunity over ground and basement floors.



## Reception / Café

Spacious reception area with integrated café.





Further information



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CANADAHOUSE



canadahousemanchester.com

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