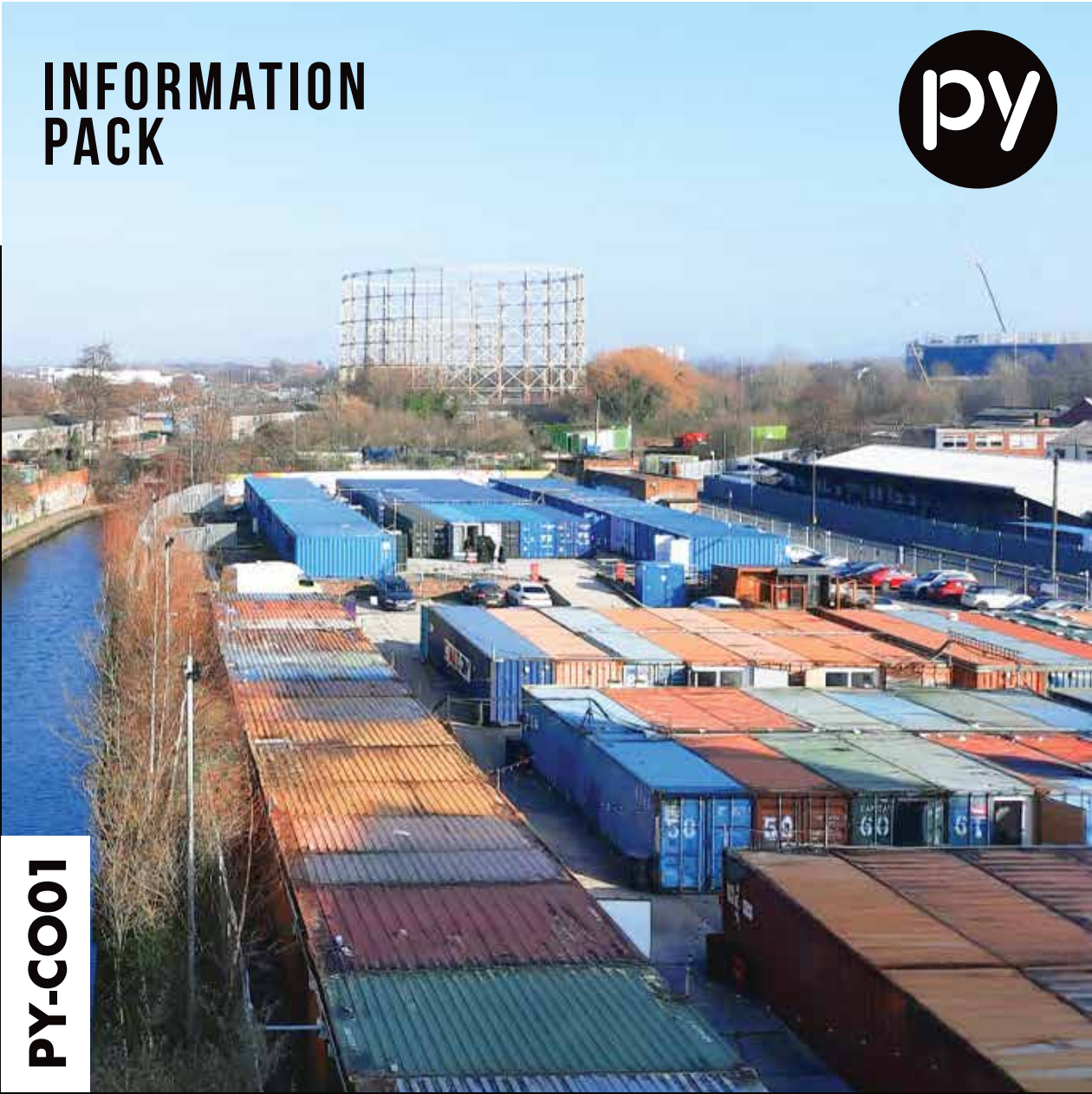


pollard yard

INFORMATION
PACK

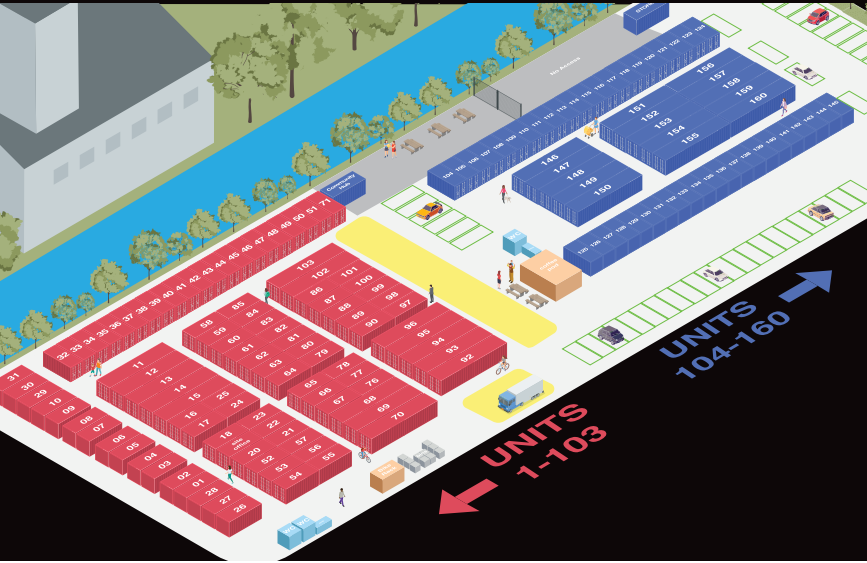


PY-CO01

A VIBRANT CONTAINER HUB FOR
INDEPENDENT RETAILERS, MAKERS & CREATIVES



WELCOME



Pollard Yard is one of Manchester's largest and most established creative container communities, home to 160 independent businesses operating across retail, music, podcasting, food, fitness, design and customer facing brands. It is a thriving ecosystem of ambitious tenants who build, collaborate and grow together in a space designed for momentum.

LOCATION

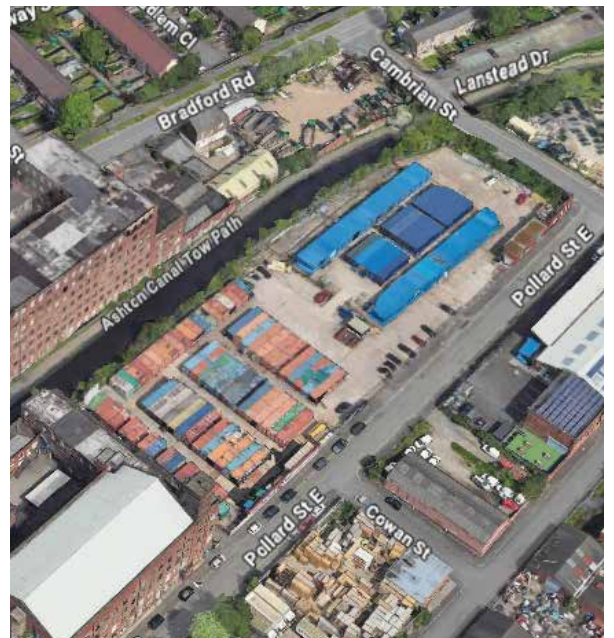
15 Pollard Street East, Manchester, M40 7QX

The 2-acre site neighbours Ancoats and New Islington, and is a 20 minute walk from the city centre along the canal.

TRANSPORT

Tram stop: Holt Town – 2 min walk

Train station: Piccadilly – 23 min walk



01. STUDIOS

A mix of 160sqft (20ft) and 320sqft (40ft) containers. Workspaces are suitable for small start-ups as well as makers, desk-based creatives, design agencies, hobbyists and retailers.

02. COMMUNITY

At its heart, Pollard Yard is about community. 160 Independent businesses work side by side, sharing ideas, support and opportunity every day. With an onsite Site Manager and a culture built on collaboration, the yard brings together an eclectic mix of creatives and entrepreneurs in a welcoming, well connected environment. Consistently full since 2021, Pollard Yard continues to grow, with an active waiting list of businesses keen to join the network.

HOW IT ALL WORKS



TERMS

01.

Our standard license agreement is a flexible rolling contract with a two-month notice period, designed to help emerging businesses grow without the burden of long-term leases.

If your circumstances change, simply provide two full calendar months' notice to vacate.

DEPOSITS

02.

Upfront, we require a deposit equivalent to one month's rent.

BUSINESS RATES

03.

Tenants are responsible for paying their own business rates, though the vast majority of our tenants do not need to pay due to Small Business Rate Relief. It is essential that you proactively register with the council when moving into a new space to avoid being billed for Business Rates. A member of our team can advise on what you need to do.

UTILITIES

04.

All utilities are included in the monthly rental fee. However, we do reserve the right to seek compensation if usage of things like electricity is deemed untypical.

INSURANCE

05.

Meanwhile Creative has public liability insurance which covers the communal areas only. We strongly recommend that you get your own contents insurance to cover your workspace and materials.

06. INTERNET

Digital Utilities offer fast fibre internet with symmetrical download/upload speeds up to 100mbps. Prices start at £10 per month with a one-off activation fee of £30.

07. TEMPERATURE

Our converted shipping containers are pretty well insulated, but should you need to alter the temperature you are welcome to use your own heater or fan. Please note that fan heaters are not permitted.

08. SECURITY

Each container is fitted with a padlock on the exterior swing doors, with lockable sliding doors inside. The site is secured with key code entry and CCTV surveillance.

We also have an out of hours security company we use for any emergencies.

09. WASTE & CLEANING

Tenants can dispose of two bags of general waste and two bags of recycling per studio each week. Additional allowance may be available upon request. We clean and maintain communal areas but not private spaces.

10. CONTAINER DIMENSIONS

INTERNAL DIMS (MM)

	20FT	40FT
HEIGHT:	2250	2250
WIDTH:	2300	2300
LENGTH:	5700	12000

OUR MISSION

Meanwhile Creative was established with two goals in mind: to unlock dormant commercial space for positive use and curate flexible workspace for creatives, start-ups and small independent businesses.





HELPFUL INFO

01. AS SEEN

All studios are taken 'as seen,' so assume your unit will be provided to you in the same condition as when you viewed it.

02. ALTERATIONS

We encourage you to make your space your own, but we ask that you complete a simple online form beforehand. Typical changes including painting walls, putting up shelves or replacing flooring. Sometimes there are conditions on an alteration such as 'making good' at the end of your tenancy.

03. PETS

Extremely well behaved dogs are allowed on site but must be kept on a lead when outside of your container.

04. NUISANCES

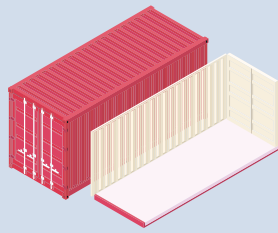
We operate a fairness policy whereby you as a prospective tenant should judge whether or not your activities are likely to cause a nuisance to others. This may include noise, smells, mess etc. If problems can't be solved it can result in your tenancy being terminated.

05. PARKING

Very limited parking is available on a first come first serve basis.

PRICES

01.



£305per month

160sqft (20ft)
OSB chipboard lined

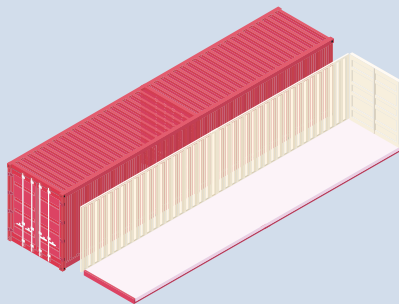
02.



£355per month

160sqft (20ft)
Plywood lined with rear window
and humidity fan

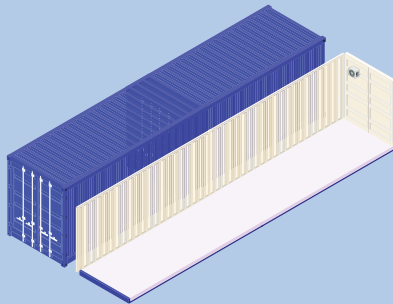
03.



£525per month

320sqft (40ft)
OSB chipboard lined

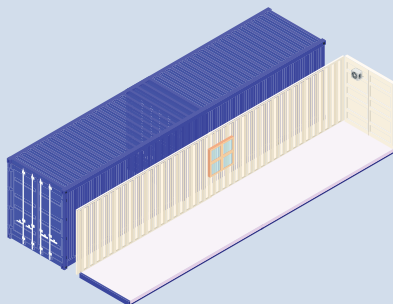
04.



£605per month

320sqft (40ft)
Plywood lined with humidity fan

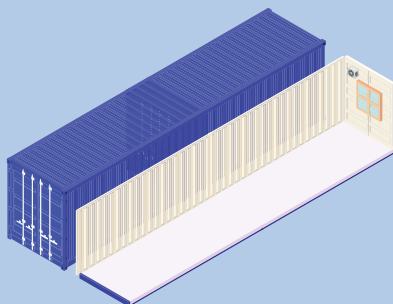
05.



£630per month

320sqft (40ft)
Plywood lined with humidity fan
and side window

06.



£655per month

320sqft (40ft)
Plywood lined with humidity fan
and rear window. Front facing unit

THANK YOU



For more information or to be added to our mailing list and notified when spaces will be available, please email our team:

Contact Info

WEBSITE

www.meanwhilecreative.co.uk

EMAIL

pollardyard@meanwhilecreative.co.uk

SOCIAL

@pollard_yard