

Specification Space 4.0

These are the original specs for Space 3.0 which we're in at the moment

<https://hacman.org.uk/space-3-0/>

Notes

- Avoid office spaces, since people may not be happy about the noise and fumes, probably more light industrial / old mills
- business use is B1-8
- We are looking for a Light Industrial/Workshop space.
- Make sure to check if noise is an issue

The stuff we need in a space includes:

Essential

Minimum Viable Product: these are the things that we must have in order to function as a makerspace:

- Toilet
- Running Water
- Electricity
- Ability to fit internet (If in NQ we should be able to get wireless anywhere)
- 24 hour access
- In Central Manchester (within the red circle) & near good transport links (bus/tram/train)
- One external wall for fume extraction purposes (other walls, floor and roof would be handy too)
- Minimum term for lease: 3 years.
- Human-size door with ability to fit our own access systems.
- Maximum Budget - £1500 pcm inc vat / 15000pa exc vat / £7.50(exc) / £9.50(inc) per square foot (Most quoted prices on EA websites will be ex vat)
- At least 1500sqft floor space, ideally 2000sqft (I believe space 3.0 is currently 1500sqft, so we need more)

Preferred

- Disabled access / Ground Floor
- Own street door (person sized)
- Within the green circle
- Heating
- Insulation
- Windows
- Car parking

Nice to Have

- Multiple rooms for workshops
- 3 phase
- outdoor space for activities such as welding
- Ground Floor

Important Questions to Ask

- Square Footage
- Price/Rent
- Service Charge
- Rates (if rateable value <£12000 we wont have to pay them:
http://www.manchester.gov.uk/info/200012/business_rates/2042/relief_and_exemptions/4)
- Minimum Contract Length
- Heating
- Phone Line

Move Costs

- A luton with a taillift per day from Salford - £64
- Van hire per day - £15
- Cabling / Office partitions?

Possible Spaces

TODO trello list no longer present

- <https://trello.com/b/ECkv2bgw> - Main Trello list

Links

- <http://www.bruntwood.co.uk/>
- <http://www.roger-hannah.co.uk/>
- <http://www.rightmove.co.uk>
- <http://www.movehut.co.uk>
- <http://property.networkrail.co.uk/home.aspx>
- <http://www.novaloca.com/>
- <http://www.hwproperty.co.uk>
- <http://www.dh-property.co.uk/>
- <http://www.edwardsandco.com/>
- <http://www.marylandsecurities.co.uk/>
- <http://www.certproperty.co.uk/>
- <http://www.colliersproperty.co.uk/>
- <http://propertylink.estatesgazette.com>

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- [44 Edge Street Exit procedures](#)

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