

Manchester One

53 Portland St, Manchester M1 3LD

Manchester One

bruntwood
SciTech

MANCHESTER ONE

The city on your doorstep



View from Manchester One

Workspace to make an impression

Manchester One is made up of 131,000 sq ft of high quality workspace set across 21 floors in the middle of Manchester city centre.

Overlooking one of the main routes through the city centre, the building is located on the corner of Portland Street and Saville Street and is instantly recognisable on Manchester's skyline. It neighbours the new innovation district, Sister, a joint venture between Bruntwood SciTech and The University of Manchester.

Manchester One delivers an impressive arrival experience for customers and visitors with a large, bright reception area and lounge space. Our hosts and on-site customer service team are always on hand whenever you need.

Upper floors in the building benefit from some of the best panoramic views across the city centre and Peak district.



Central location



9 minute walk to Manchester Piccadilly



Panoramic views



On-site parking



Secure bike storage



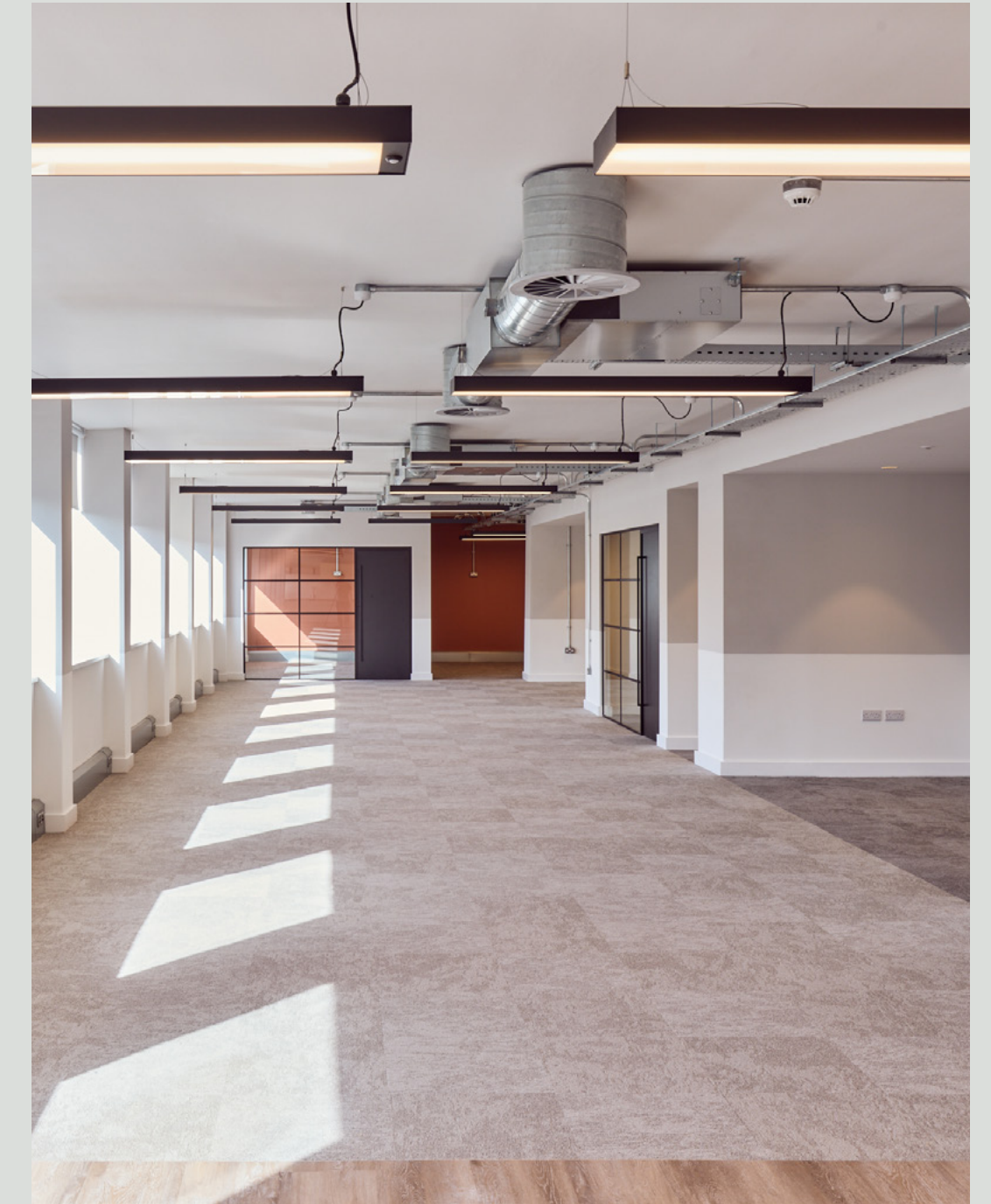
Shower and changing facilities



Take a tour

Click on the links to take a virtual tour of some of our workspace at Manchester One.

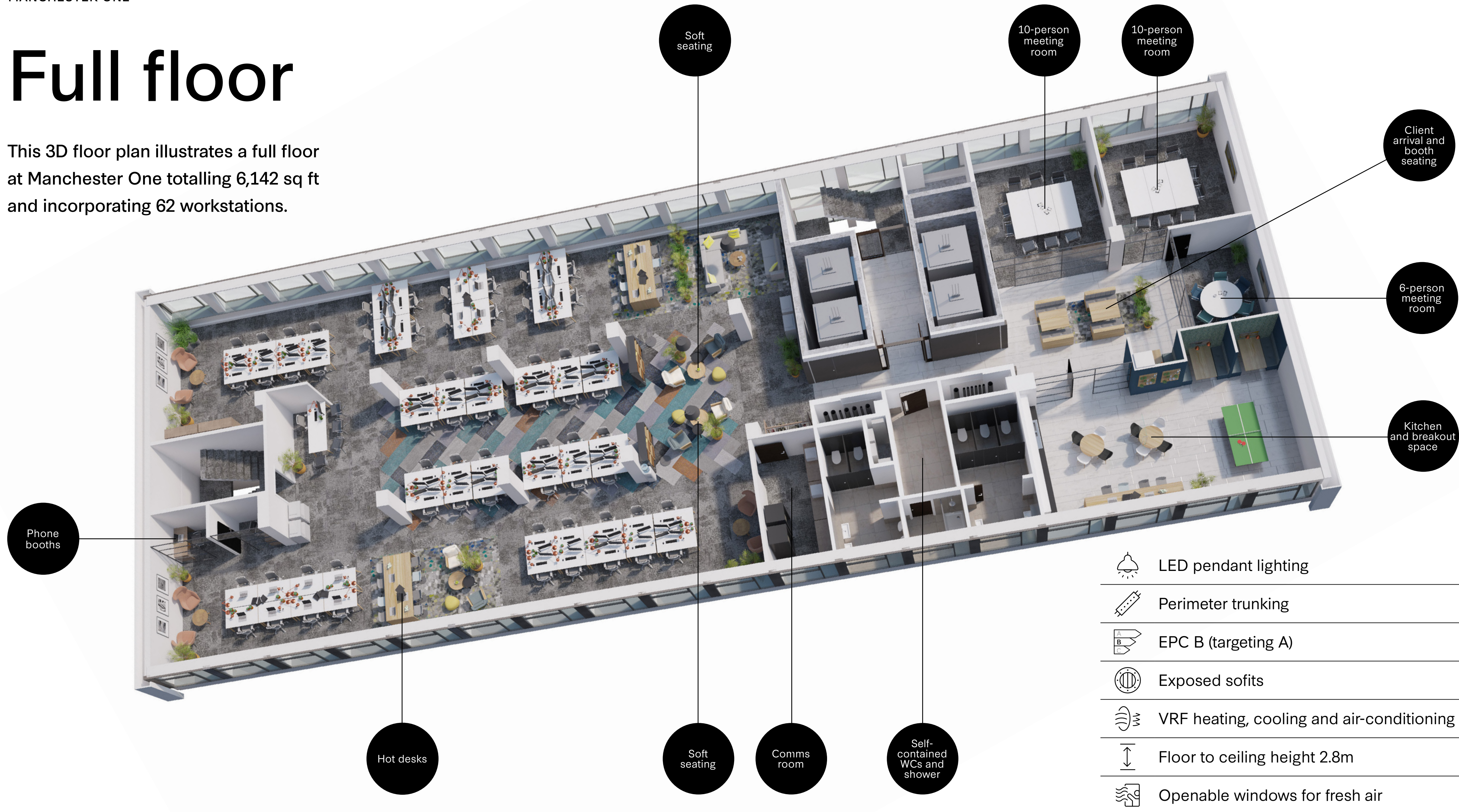
Space	Size sq ft	Size people	Furnished
Suite 3D	2,094	21	✓
Suite 7B	4,360	52	✓
Suite 18B	4,360	52	✓





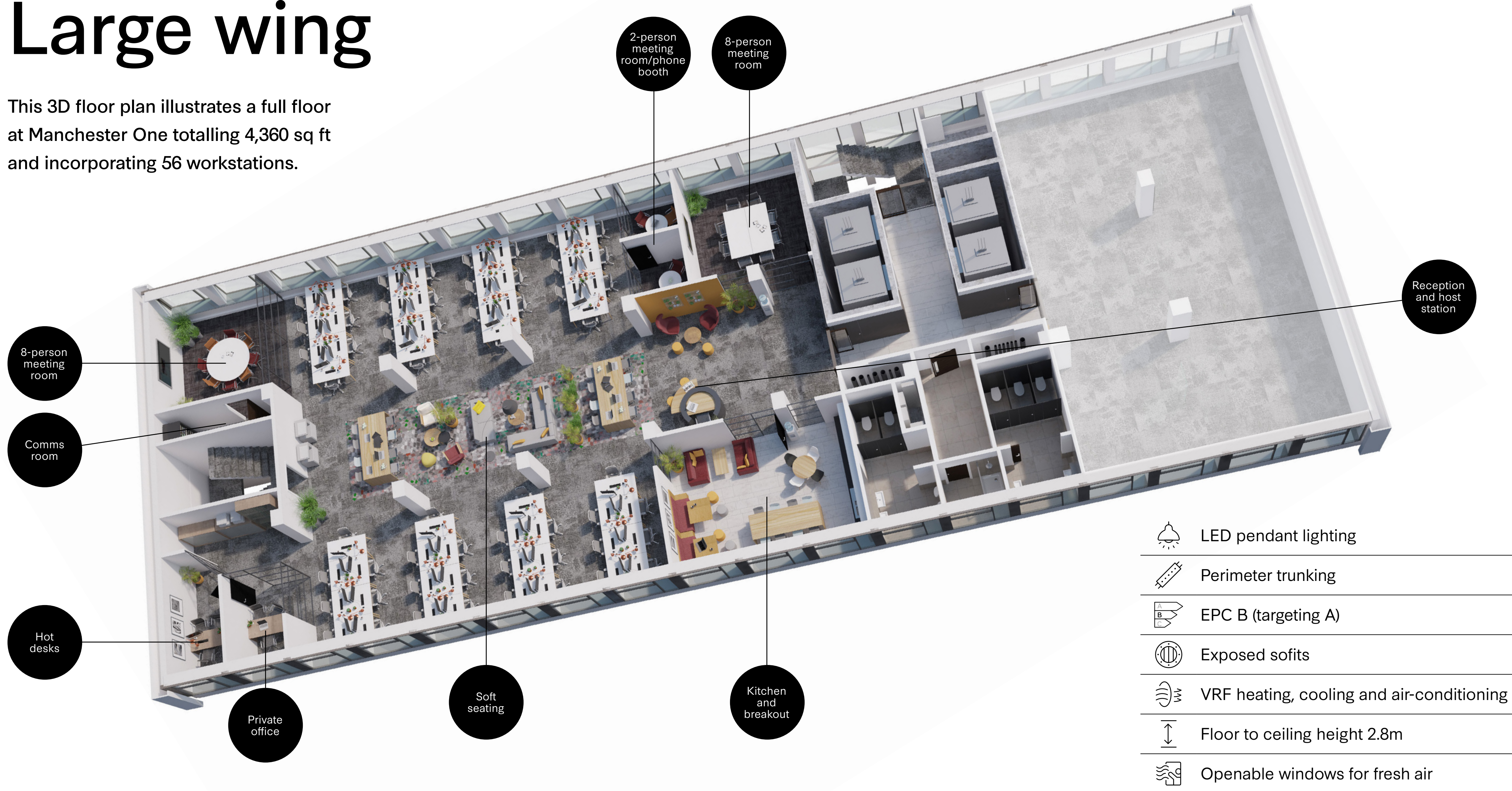
Full floor

This 3D floor plan illustrates a full floor at Manchester One totalling 6,142 sq ft and incorporating 62 workstations.



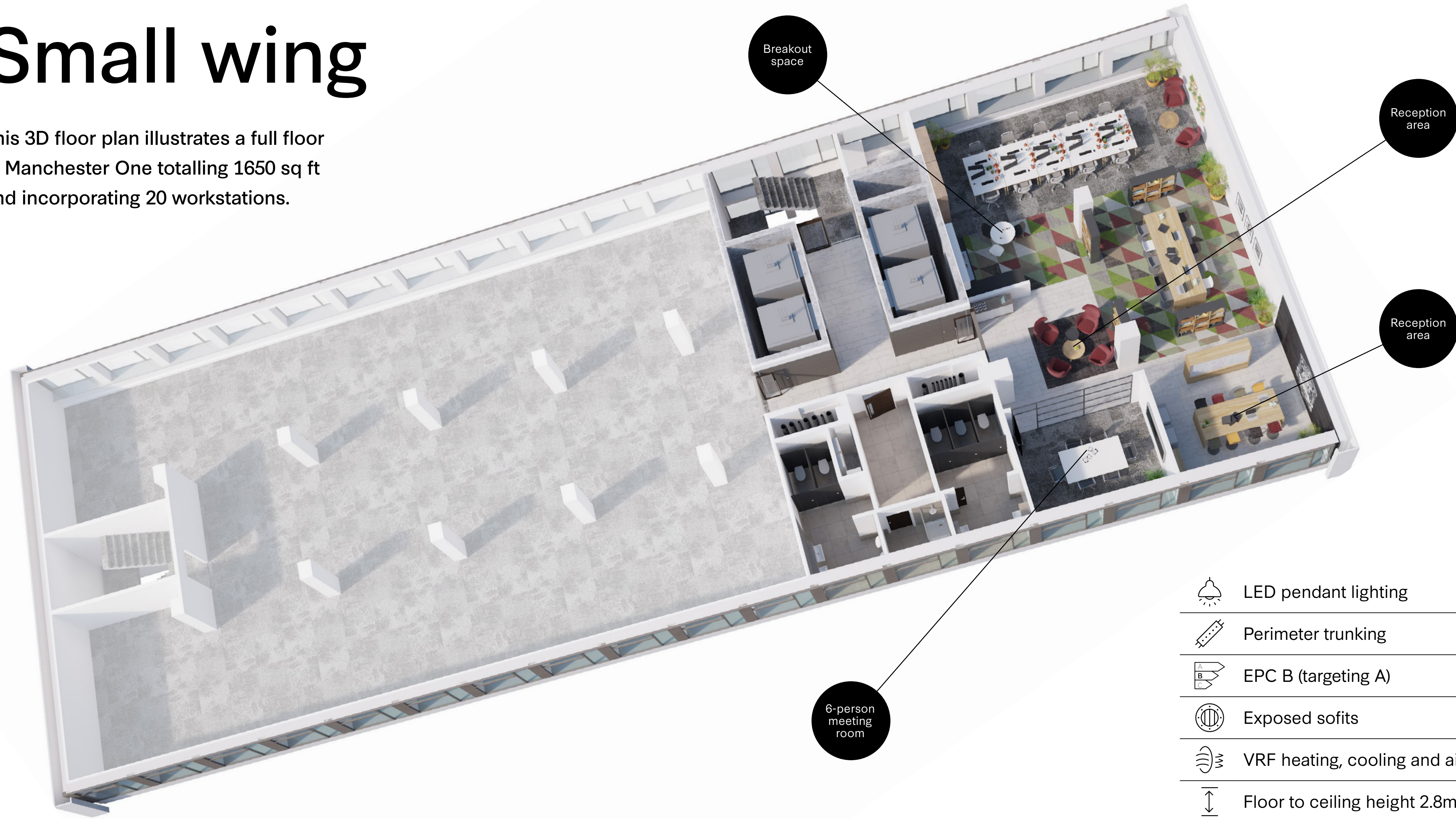
Large wing

This 3D floor plan illustrates a full floor at Manchester One totalling 4,360 sq ft and incorporating 56 workstations.



Small wing

This 3D floor plan illustrates a full floor at Manchester One totalling 1650 sq ft and incorporating 20 workstations.










Breakout space

Reception area

Reception area

6-person meeting room

-  LED pendant lighting
-  Perimeter trunking
-  EPC B (targeting A)
-  Exposed soffits
-  VRF heating, cooling and air-conditioning
-  Floor to ceiling height 2.8m
-  Openable windows for fresh air

Workspace options




Design a workspace perfectly tailored to your needs, with the freedom to customise a package that suits you.

Leased

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.




Key features:

-  Space personalised to your requirements
-  Optional design and fitout service
-  You're in control of your day-to-day operations

Furnished

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data—so you can focus on work, not setup.




Key features:

-  Interior designed by us
-  Fit-out and furniture included
-  Ready to move in straight away

Managed

Our managed solution takes our Furnished offering one step further. Designed for businesses of any size, it includes the fit-out, furnishings and bespoke interior design, alongside rent, utilities, and connectivity—all in one customisable bill.









Key features:

-  Fit-out and furniture included
-  All operational services included
-  One single customisable bill

Compare our workspace options

	Leased	Furnished	Managed
Flexible terms	✓	✓	✓
Fitout delivered by us	Optional	✓	✓
Furniture package		✓	✓
One single bill			✓
Electricity			✓
Internet	Referral	Referral	✓
Cleaning	Referral	Referral	✓
Facilities management			✓
Dilapidations			✓
Secure parking (building dependent)	Optional	Optional	Optional

What's included:

-  **25% off** meeting rooms
-  On-site gym and changing facilities (building dependent)
-  24/7 building access
-  Wellness programme
-  Cycle storage and lockers
-  Events programme
-  Access to on-site facilities
-  Business support

Community facilities

At Bruntwood SciTech, we know it's often the little things that matter so we have provided a few extras to really help you settle in.

Customers at Manchester One can enjoy the facilities at Neo which stands opposite overlooking Portland Street. The building offers a studio gym, customer lounge space and large outdoor roof terrace. So whether you want to workout before the day starts, enjoy a sunny lunchtime outside or some extra breakout space for meetings we've got you covered.



Studio access



Showers



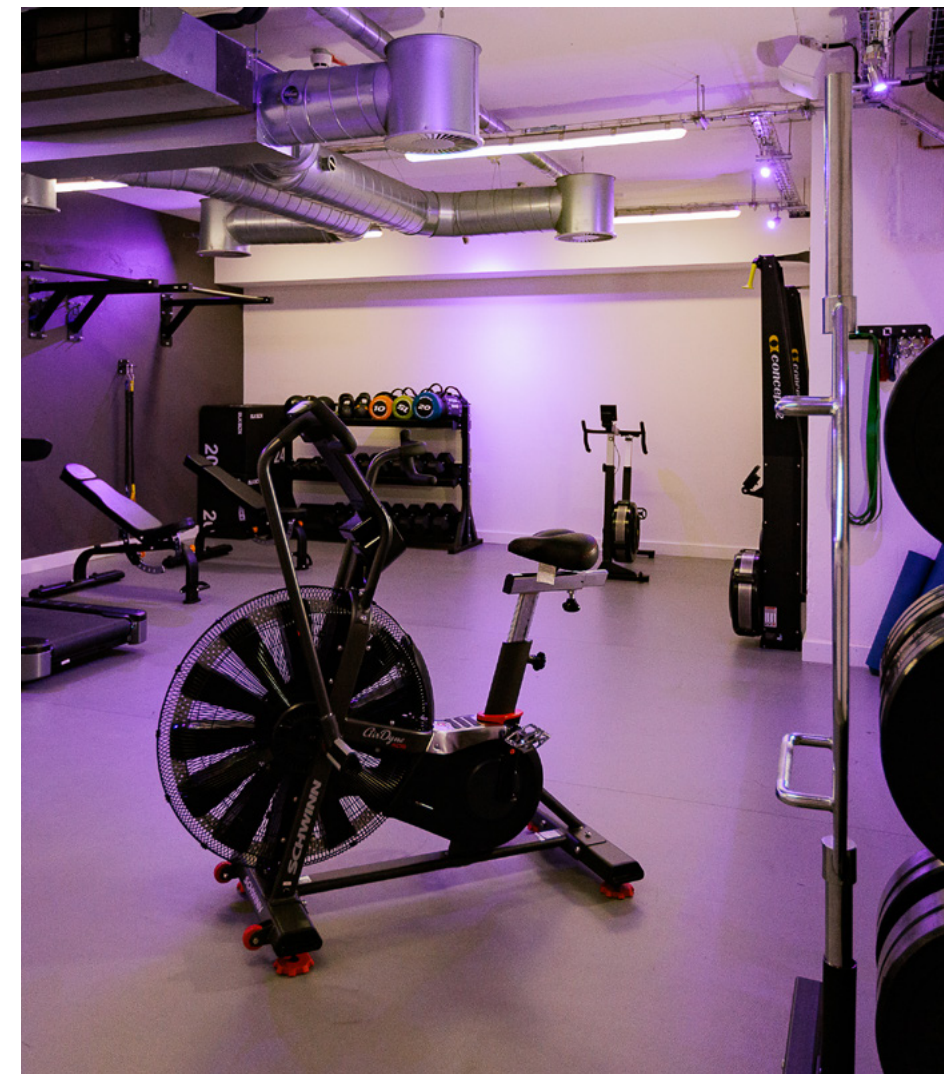
Customer lounge



Roof terrace



Community events





At the centre of it all

Retail & Leisure

- 1 Kimpton Clocktower Hotel
- 2 Sainsbury's
- 3 NCP Car Park
- 4 Boots
- 5 McDonald Town House Hotel
- 6 Midland Hotel
- 7 Tesco Express
- 8 Marks and Spencer
- 9 NCP Car Park
- 10 Malmaison Deansgate

Drinking & Dining

- 1 Pret a Manger
- 2 Foundation Coffee
- 3 Bunsik Manchester
- 4 Pizza Express
- 5 Grand Cafe Piccolino
- 6 Rudy's Pizza
- 7 Maya
- 8 Madre
- 9 Wagamama
- 10 BrewDog Doghouse

Bruntwood SciTech City Centre Innovation Hubs and Campuses

- 1 Bloc
- 2 Neo
- 3 Pall Mall
- 4 Sister
- 5 Circle Square

- 6 111 Piccadilly
- 7 Blackfriars House
- 8 Centurion House
- 9 The Alberton
- 10 York House



9 MINUTES

Walk to Piccadilly Station



5 MINUTES

To Oxford Road Station



5 MINUTES

Walk to St Peter's Square Metrolink



14 MINUTES

Walk to Manchester Victoria Station

We offer more than just workspace

At Bruntwood SciTech, we put our customers at the heart of what we do.

As well as providing premium workspaces, we offer specialist business support as standard and we're perfectly placed to help companies form, scale and grow.

Join our Manchester community of over 400 like-minded businesses.



Community events and wellbeing programme



Specialist business, talent and finance support



Overall Winner of Winners at the UK Customer Experience Awards 2022



Discounted event and meeting room spaces

You'll be in good company, Manchester One is home to:

HITACHI
Inspire the Next

SIEMENS



mobysoft



CONNECTIVITY

Download the Bruntwood App

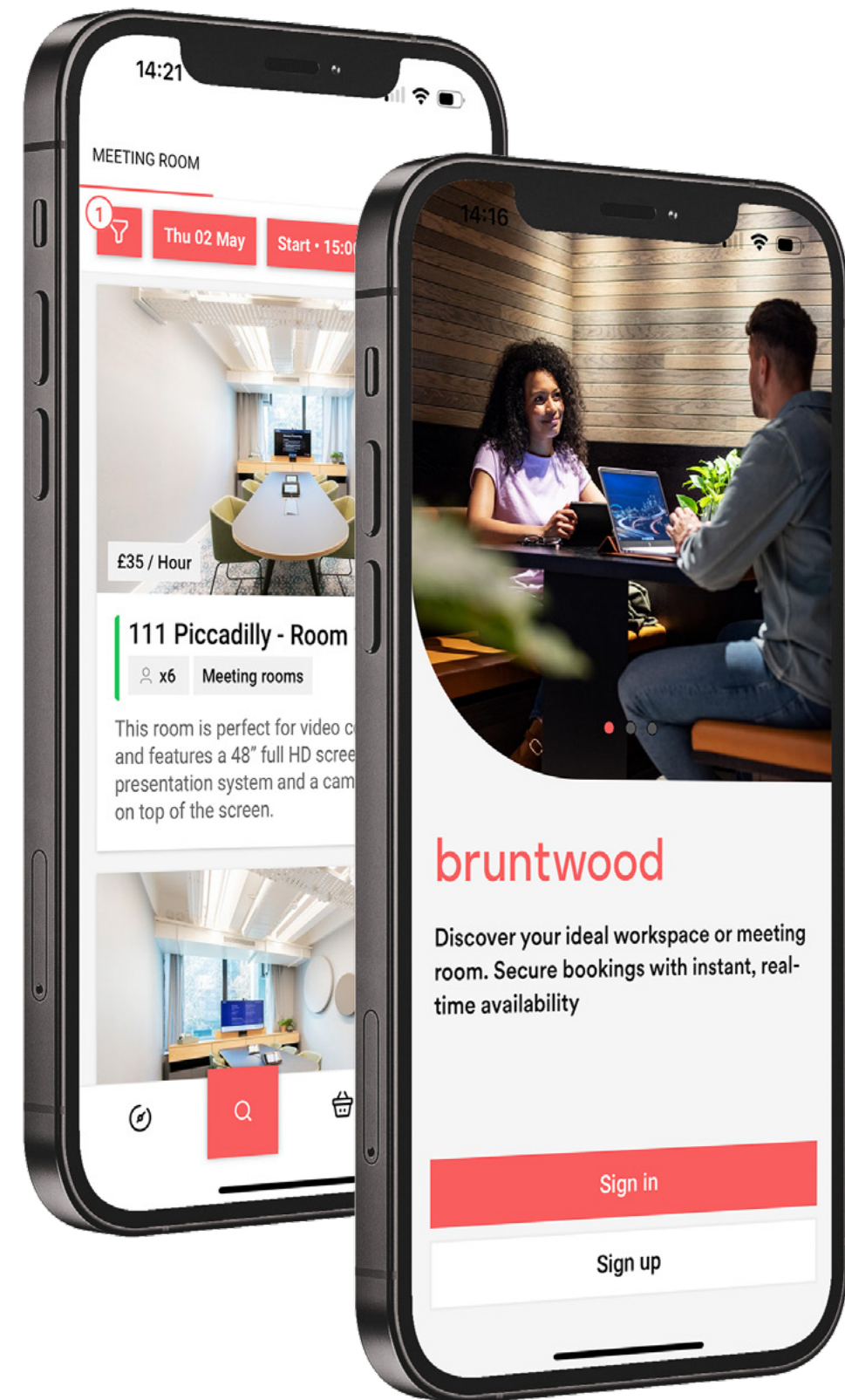
We offer more than just workspace

By being part of the Bruntwood SciTech community, you're not just taking space in Manchester, you are part of a national network of innovators across Liverpool, Leeds, Birmingham and Cambridge.

We will work in partnership with you to support your ambitions and successes, connecting you to your target market through our network of cities and communities.

Book meeting rooms, RSVP to events, and receive exclusive discounts.

Available on:



Powering economies through innovation in our cities

Bruntwood SciTech is a joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund.

We're the largest dedicated property platform serving the UK's innovation economy - the perfect place for forward-thinking businesses to scale and grow.

4.8M

Sq ft of world-class specialist workspace

£500M

Recent investment from Bruntwood, Legal & General and Greater Manchester Pension Fund (GMPF)

Home to **1,100** high growth start-ups, scale ups, and global businesses

31 city centre innovation hubs and **9** campuses

4.8m sq ft of world-class specialist workspace

Dedicated to supporting the growth of the UK's innovation-led businesses

Recent investment of **£500 million** from Bruntwood, Legal & General, and new partner, Greater Manchester Pension Fund (GMPF)

Our mission is to grow a **£5 billion** UK-wide portfolio that can support **2,600** high-growth businesses by 2032



A culture of sustainability

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind in four key areas:



Investing in renewable energy - all common areas, serviced offices and our own offices are using grid-supplied electricity generated from renewable sources



Upgrading existing buildings - for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



Creating new, net zero buildings - our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



Recommending sustainable interior design options - from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

View our Sustainability Brochure



Click or scan

It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

For more information, or if you have any questions, our dedicated team is ready to assist at sustainability@bruntwood.co.uk



To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas*, a significant milestone on our path to net zero.

*Where we get our electricity from the National Grid.

Interested in locating your business at Manchester One?

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