



ONE

PORTLAND STREET
MANCHESTER // M1 1RG



LOCATION

IN THE HEART OF MANCHESTER CITY CENTRE

Situated at the corner of Piccadilly and Portland Street, One Portland Street enjoys fantastic views over Piccadilly Gardens and proximity to an endless list of cafés, bars and restaurants. Networking and conducting business could not be easier. The building lies at the centre of the city's multimodal integrated transport network. Just two minutes from Manchester Piccadilly train station and with the Metrolink on its doorstep, the location is chock full of potential and opportunities for your business.

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ONE

PORTLAND STREET

[CLICK FOR LOCATION](#)



Deansgate-Castlefield
14 minutes

St Peter's Square
8 minutes

Market Street
4 minutes

Exchange Square
10 minutes

ONE

AERIAL

- 1 Piccadilly Train Station
 - 2 Oxford Road Train Station
 - 3 St Peter's Square
 - 4 Spinningfields
 - 5 Piccadilly Transport Exchange
 - 6 Piccadilly Gardens
 - 7 Northern Quarter
 - 8 Arndale Centre
- M Metrolink stations

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DESCRIPTION

HIGH QUALITY FLEXIBLE OFFICE SPACE

Offering an attractive and contemporary work place, One Portland Street is one of Manchester's premier destinations for businesses seeking affordable, flexible office accommodation that is the perfect fit.

KEY BENEFITS:

- Recently extended and refurbished reception
- Exposed services refurbished office space
- New LED lighting
- New VRF air conditioning system
- Raised access floor
- 2 Passenger lifts
- On-site management team with 24 hour building access
- Secure basement car parking
- New cycle racks with maintenance area and shower facilities
- EPC rating C

REFURBISHMENT

The building has recently undergone a significant refurbishment of the reception area to include a new extended double height entrance. In the basement a new cycle store and shower facilities have been provided to improve services for the occupiers.



NEW REFURBISHED RECEPTION



NEW BASEMENT SHOWERS & CYCLE STORE

ACCOMMODATION

A RANGE OF SIZES AVAILABLE

Fully refurbished and enjoying full height glazing, One Portland Street is an exceptional and inspirational working environment, ideal for businesses looking for the ability to up or downsize as their requirements change.

Extending over seven floors, the building totals 59,000 sq ft and is already home to a diverse range of occupiers including well-known retailers such as Tesco and Costa on the ground floor.

A RANGE OF FLEXIBLE SUITE SIZES

FIRST FLOOR

Suite A – 4,107 sq ft

SECOND FLOOR

Suite B – 4,140 sq ft

FOURTH FLOOR

Suite B/C/D – 5,723 sq ft

Suite E – 749 sq ft

FIFTH FLOOR

Suite A – 2,622 sq ft

Suite D – 745 sq ft

Suite E – 2,586 sq ft

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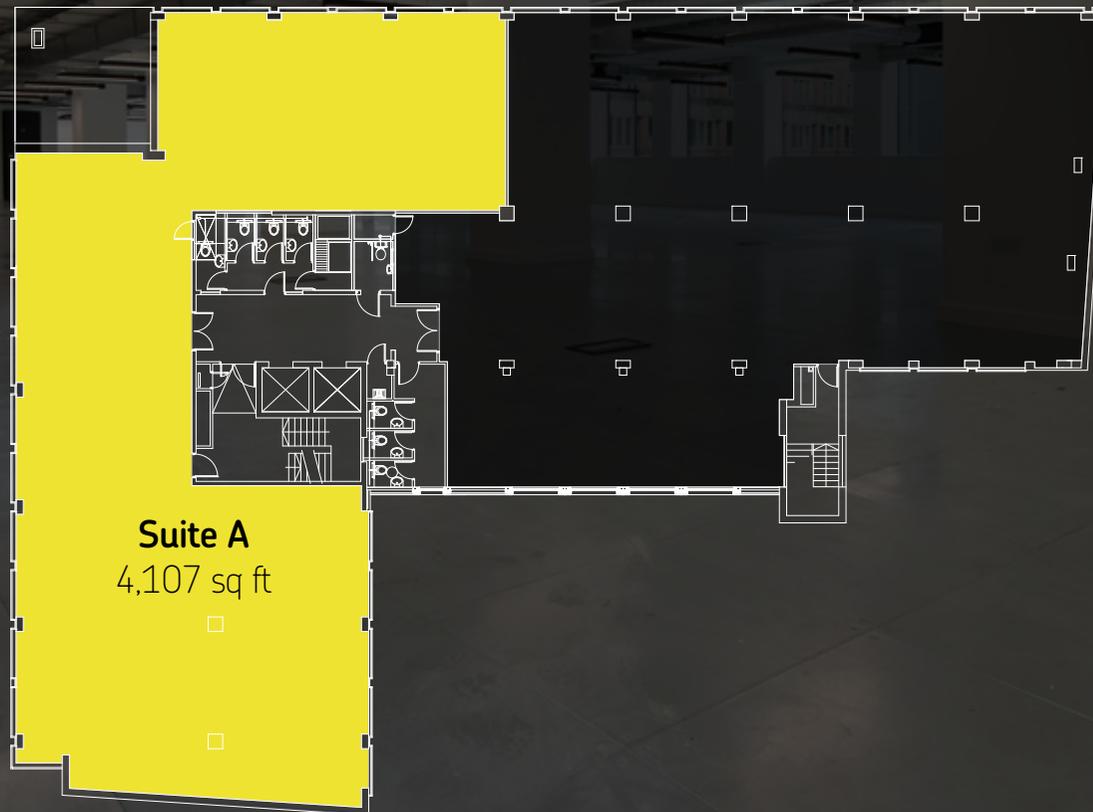
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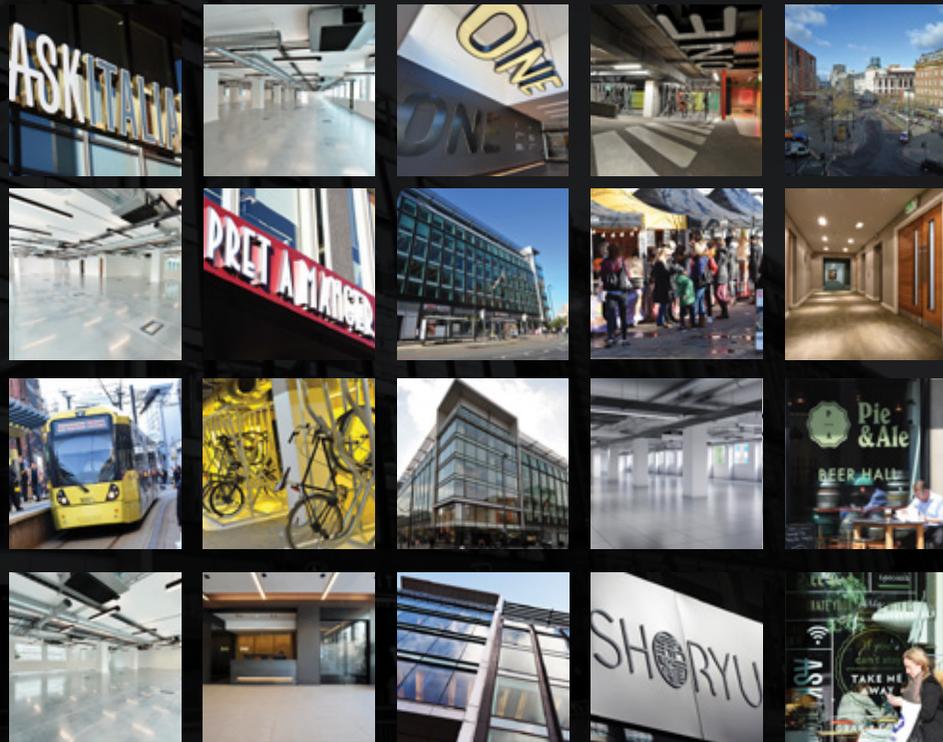
PORTLAND STREET

LONDON ROAD



GALLERY

CLICK ON THE THUMBNAILS BELOW



TERMS

TERM

The accommodation is available on a leasehold basis for a term of years to be agreed.

QUOTING RENT

From £25.00 per sq ft.

RATES

The incoming tenant will be responsible for the payment of business rates levied on the accommodation.

EPC

Certificate available upon request.



CONTACT

**FOR MORE INFORMATION OR TO ARRANGE
A VIEWING PLEASE CONTACT THE AGENTS:**

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