

11 PORTLAND ST
MANCHESTER

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MANCHESTER

OUTSTANDING
GRADE A OFFICES
TO LET

FITTED SUITES FROM
4,629 SQ FT
TO FULL FLOORS FROM
19,579 SQ FT





AN IMPRESSIVE SPECIFICATION



REFURBISHED
BUSINESS
LOUNGE RECEPTION
SPACE



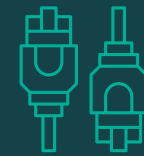
EPC
RATING B



DOUBLE-HEIGHT
GLAZING AT
ENTRANCE



FULLY FITTED
SUITES



RAISED ACCESS
FLOORS



ON-SITE
COFFEE SHOP



VRF FAN-COIL SYSTEM
ON EACH FLOOR



SECURE ON-SITE
CAR PARKING SPACES



SHOWER AND
CHANGING FACILITIES

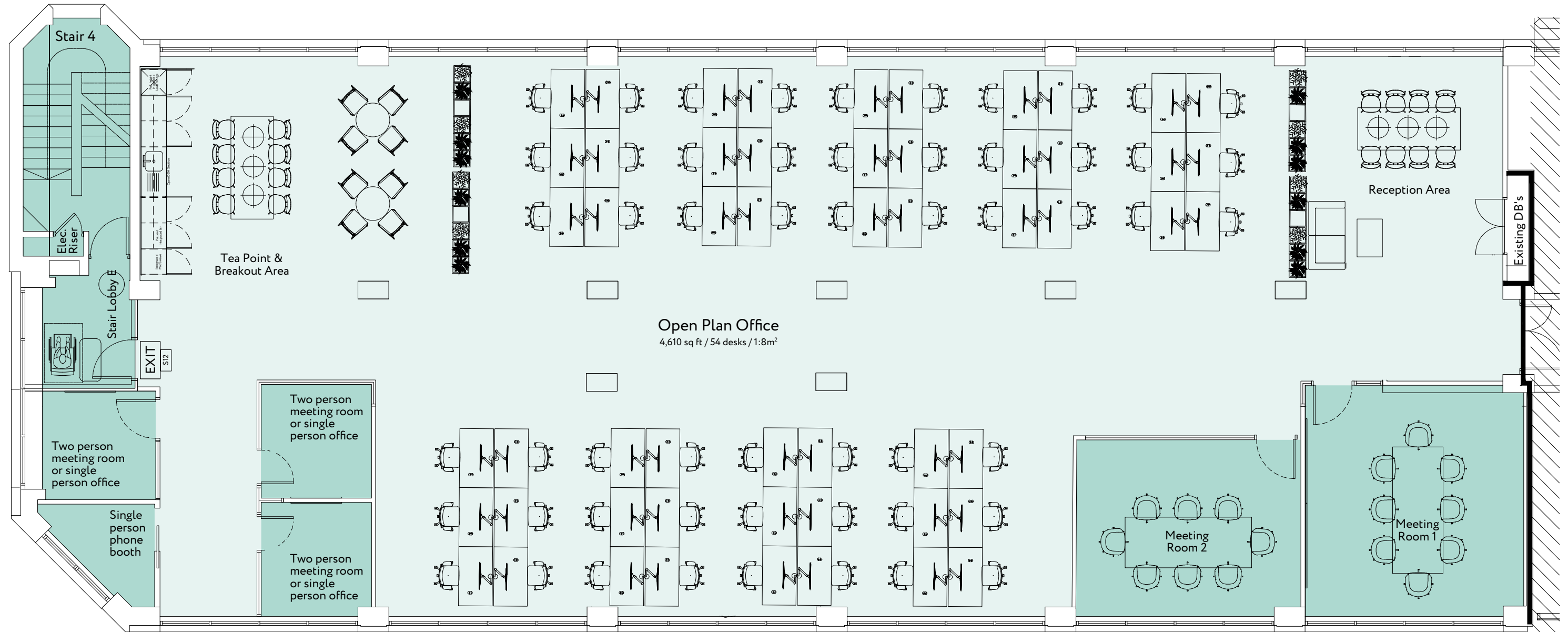


OUTDOOR LANDSCAPED
COURTYARD WITH SEATING



AVAILABILITY

DEMISE	AREA (SQ FT)	AREA (SQ M)
1st Floor Fully Fitted Suite A	4,610	428
1st Floor Part Fitted Suite B	4,753	442
7th Floor	19,579	1,834



FULLY FITTED 1ST FLOOR SUITE A AYTOUN STREET 4,629 SQ FT



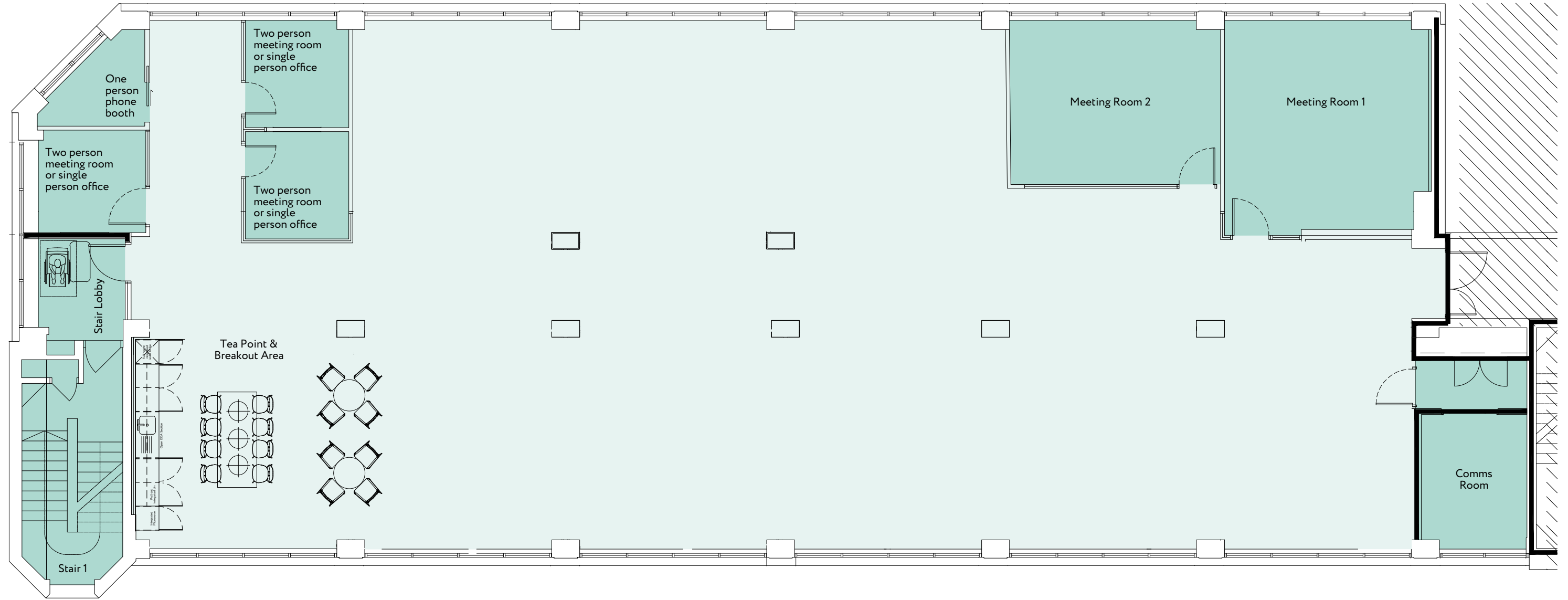
54
WORKSPATIONS

2
8 PERSON MEETING ROOMS

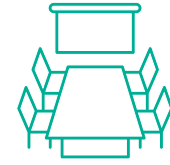
1
RECEPTION AREA

1
KITCHEN BREAKOUT AREA

4
MEETING BOOTHS



PART FITTED 1ST FLOOR SUITE B
MINSHULL STREET
4,760 SQ FT



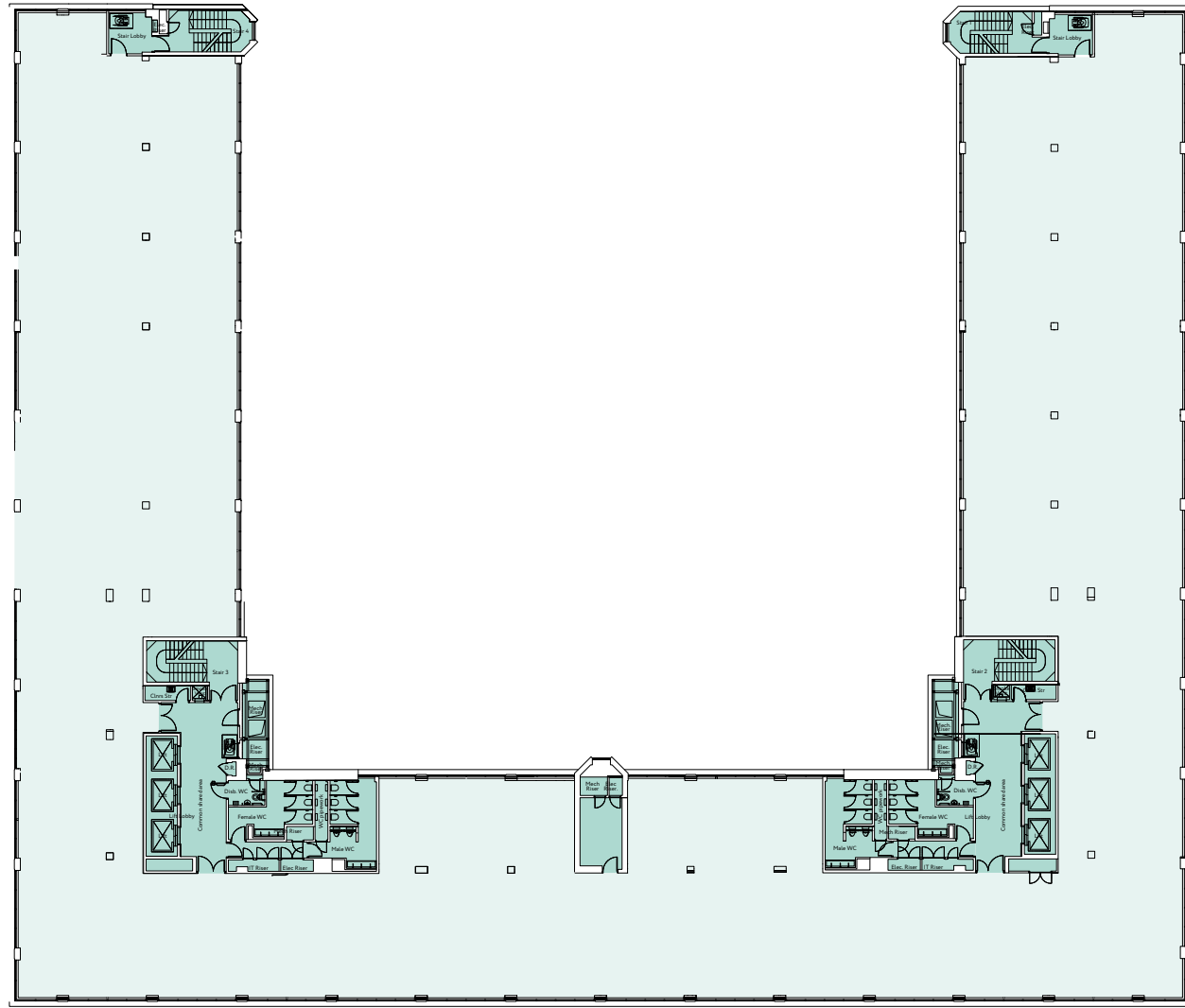
2
8 PERSON MEETING
ROOMS



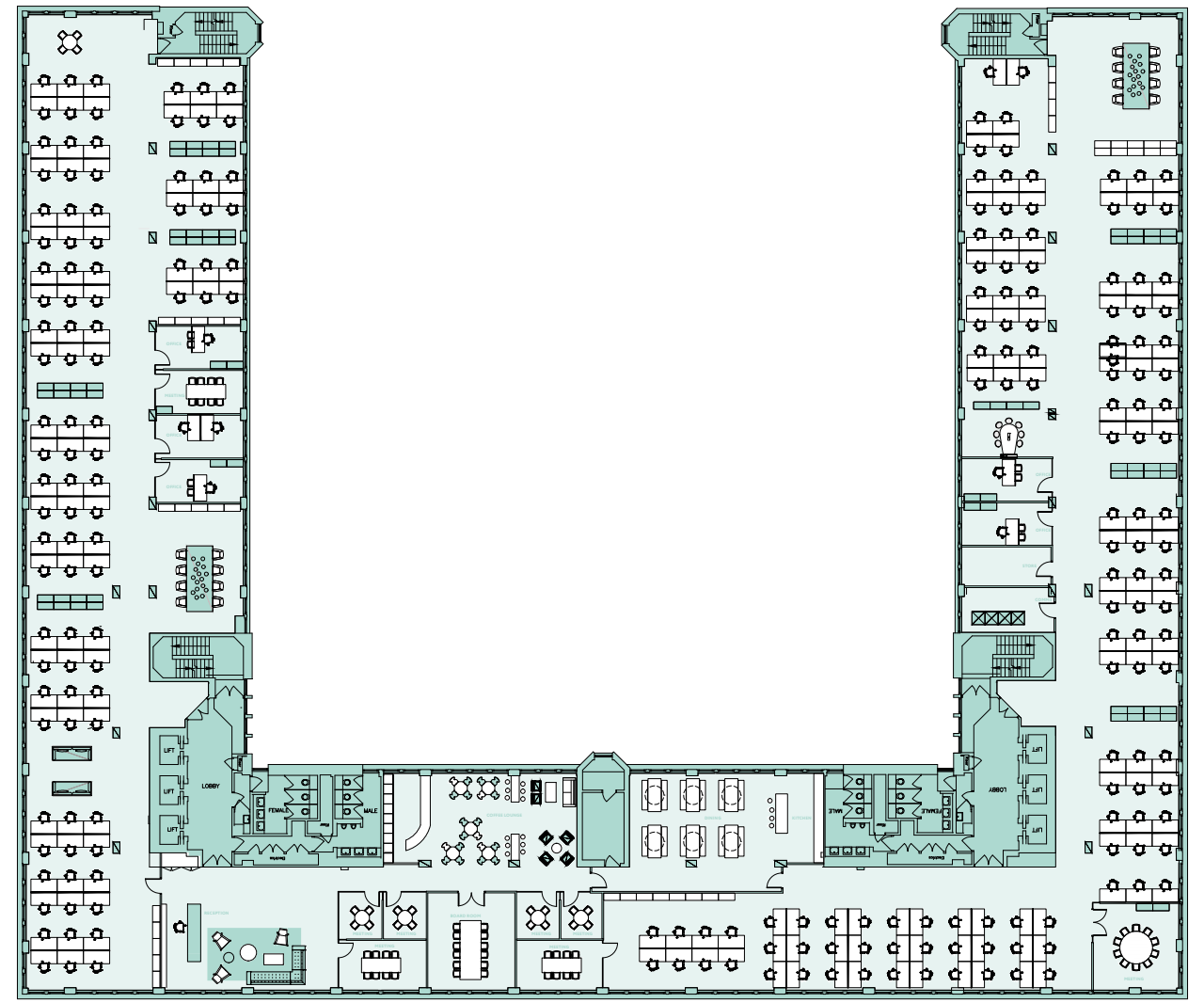
1
KITCHEN BREAKOUT
AREA



4
MEETING
BOOTHS



PORTLAND ST

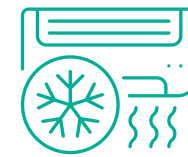


Indicative space plan.

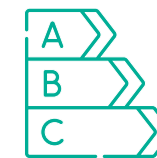
7TH FLOOR
PORTLAND STREET
19,579 SQ FT



LED
LIGHTING



VRF AIR
CONDITIONING



EPC
RATING B



OPEN PLAN
CAT A

11 PORTLAND ST
MANCHESTER





SALFORD QUAYS

MEDIACITY UK

HILTON HOTEL

CENTRAL BUSINESS CORE

DEANSGATE / CASTLEFIELD

MANCHESTER CENTRAL

SPINNINGFIELDS

CITY TOWER

PICCADILLY GARDENS

ARNDALE CENTRE

DEANSGATE

TOWN HALL

ST PETER'S SQUARE

EXCHANGE SQUARE

OXFORD RD

PALACE THEATRE

MARKET ST

THE PRINCIPAL HOTEL

MARKET ST

MANCHESTER UNIVERSITIES

PICCADILLY GARDENS

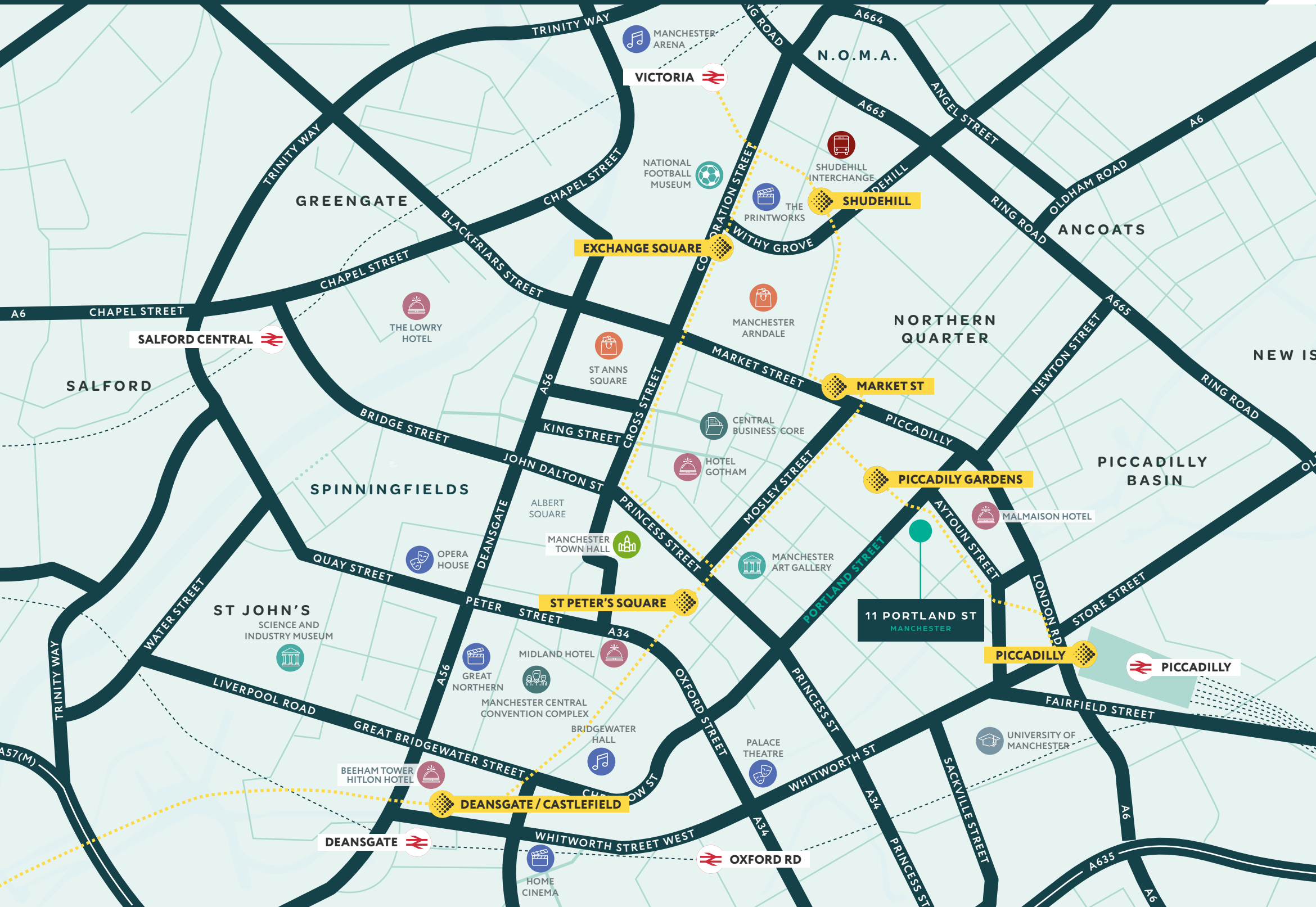
NORTHERN QUARTER

MACDONALD MANCHESTER HOTEL

PICCADILLY

11 PORTLAND ST
MANCHESTER

PICCADILLY



AN OUTSTANDING LOCATION

11 Portland Street occupies a highly prominent position on Portland Street fronting Piccadilly Gardens in the heart of Manchester city centre. Piccadilly Gardens is one of Manchester's key city centre hubs, providing unmatched transport connectivity via bus and tram. Manchester Piccadilly is less than a 5 minute walk from the property.

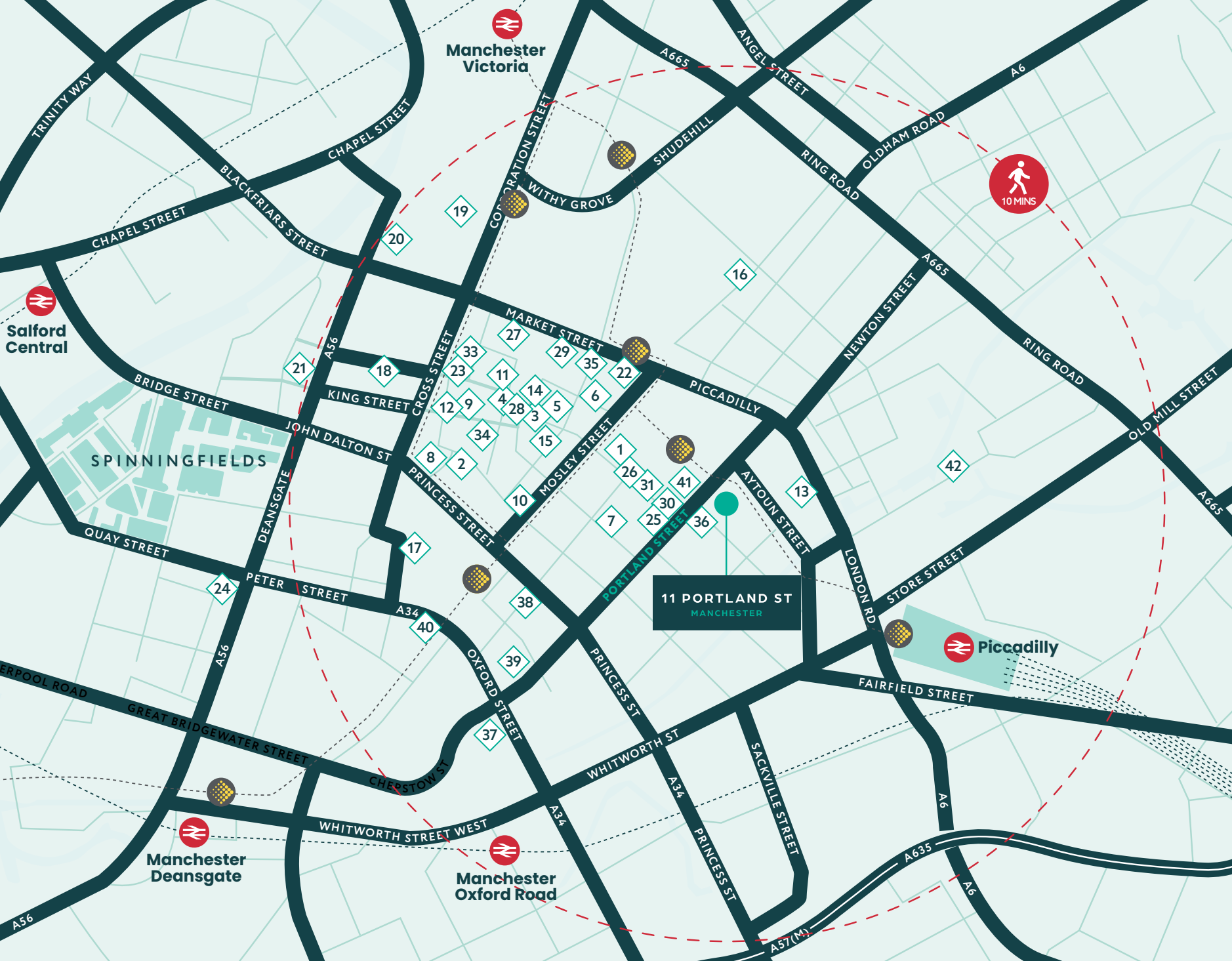
The property also borders Aytoun Street which provides direct access to Manchester Piccadilly Station in less than a 5-minute walk. Direct access to the Metrolink tram system is provided by Piccadilly Gardens station situated directly opposite the property.

11 Portland Street is strategically positioned close to Manchester's traditional office core and benefits from proximity to Manchester's Northern Quarter and Ancoats districts. The area has firmly established as Manchester's most popular place to live, work and socialise, home to a host of independent shops, cafes, bars and restaurants.

The property also benefits from further amenity provision provided by Manchester's premier shopping locations such as Market Street, the Arndale Centre, and Exchange Square.

11 PORTLAND ST
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AN IMPRESSIVE AMENITY OFFERING



BARs & EATERIES

- 1 Alchemist
- 2 Directors Box
- 3 Cibo
- 4 All Bar One
- 5 Grand Pacific
- 6 Browns
- 7 Teppanyaki
- 8 Piccolino's
- 9 Town Hall Tavern
- 10 Salut
- 11 Sam's Chop House
- 12 Miller & Carter
- 13 The Malmaison
- 14 Lucky Cat
- 15 Black Sheep
- 16 Beermoth
- 17 Maray
- 18 El Gato Negro



MAJOR RETAILERS

- 19 Selfridges
- 20 Harvey Nichols
- 21 House of Fraser
- 22 Primark
- 23 Boots
- 24 Royal Exchange



CONVENIENCE STORES

- 25 Tesco Metro
- 26 M&S Simply Food
- 27 Pret
- 28 Starbucks



HEALTH & WELLBEING

- 29 The Gym Portland St
- 30 Puregym Market St
- 31 Fit4Less Gym



HOTELS & STAYS

- 32 Hotel Gotham
- 33 King Street Town House
- 34 Britannia Hotel
- 35 The Mercure Piccadilly
- 36 The Ibis Portland St
- 37 Princess Street Hotel
- 38 Novotel
- 39 The Midland
- 40 Brooklyn Hotel
- 41 Dakota Hotel



WALKING TIMES

Spinningfields	9 mins
House of Fraser	6 mins
Arndale Shopping Centre	5 mins
Harvey Nichols	10 mins
St. Peter's Square Metrolink	3 mins
Oxford Road Station	12 mins
Deansgate Station / Metrolink	14 mins
Piccadilly Station (Metrolink)	5 mins



RAIL TIMES

Liverpool	36 mins
Leeds	47 mins
Sheffield	50 mins
Birmingham	1 hr 28 mins
London Euston	2 hrs 5 mins
Newcastle	2 hrs 18 mins
Edinburgh	3 hrs 2 mins
Glasgow	3 hrs 12 mins



METROLINK TIMES

Piccadilly Station	3 mins
Victoria Station	7 mins
Old Trafford	11 mins
Etihad Stadium	12 mins
Media City	17 mins
Altrincham	26 mins
Manchester Airport	50 mins

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FURTHER INFORMATION



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