



11 PORTLAND ST
MANCHESTER

OUTSTANDING GRADE A OFFICES TO LET
SUITES FROM 4,629 SQ FT & FLOORS FROM 19,579 SQ FT

11

11 PORTLAND ST
MANCHESTER

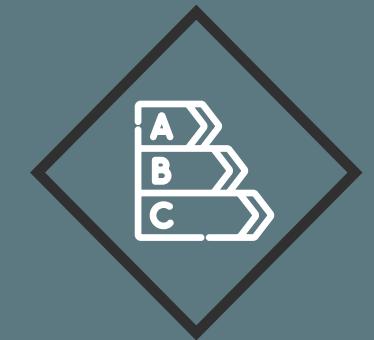
OUTSTANDING
GRADE A OFFICES
TO LET

SUITES FROM
4,629 SQ FT
FLOORS FROM
19,579 SQ FT





REFURBISHED BUSINESS
LOUNGE RECEPTION SPACE



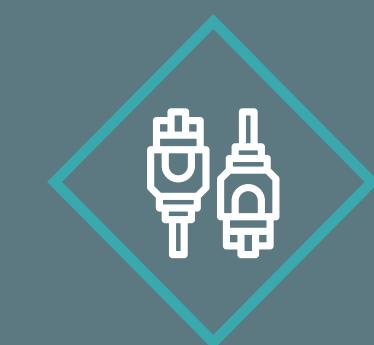
EPC RATING B



DOUBLE-HEIGHT
GLAZING
AT ENTRANCE



OUTDOOR LANDSCAPED
COURTYARD WITH SEATING



RAISED ACCESS
FLOORS



ON-SITE
COFFEE SHOP



VRF FAN-COIL SYSTEM
ON EACH FLOOR



SECURE ON-SITE
CAR PARKING SPACES



SHOWER AND
CHANGING FACILITIES

AN IMPRESSIVE SPECIFICATION

11 Portland Street comprises a total of 159,448 sq ft arranged over the basement, ground, and 8 upper floors. The office accommodation totals 152,579 sq ft.

The current owner has undertaken a £17.15m comprehensive refurbishment of the building delivering high specification office accommodation with unrivalled city-wide connectivity.



AVAILABILITY

11

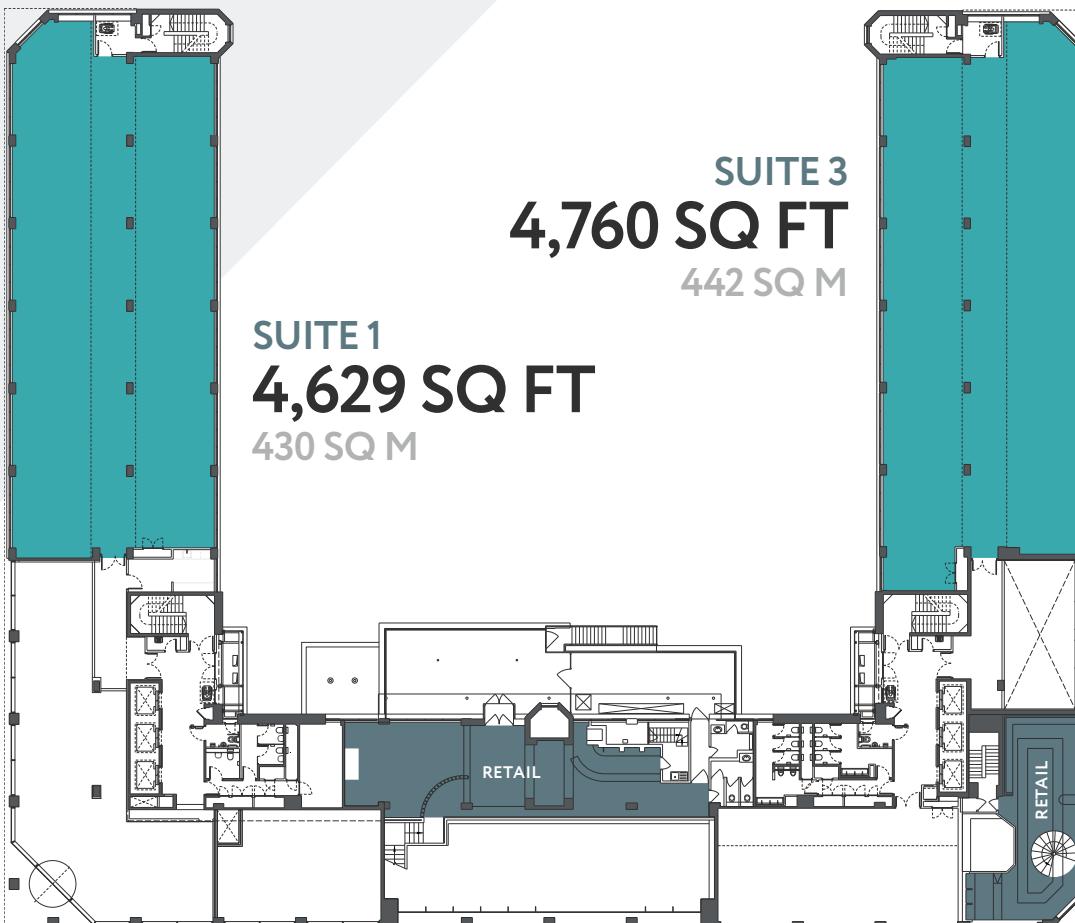
DEMISE	AREA (SQ FT)	AREA (SQ M)
Part 1st - Portland Street	4,629	430
Part 1st - Aytoun Street	4,760	442
7th	19,579	1,819



FLOORPLANS

11 PORTLAND ST
MANCHESTER

MAJOR ST

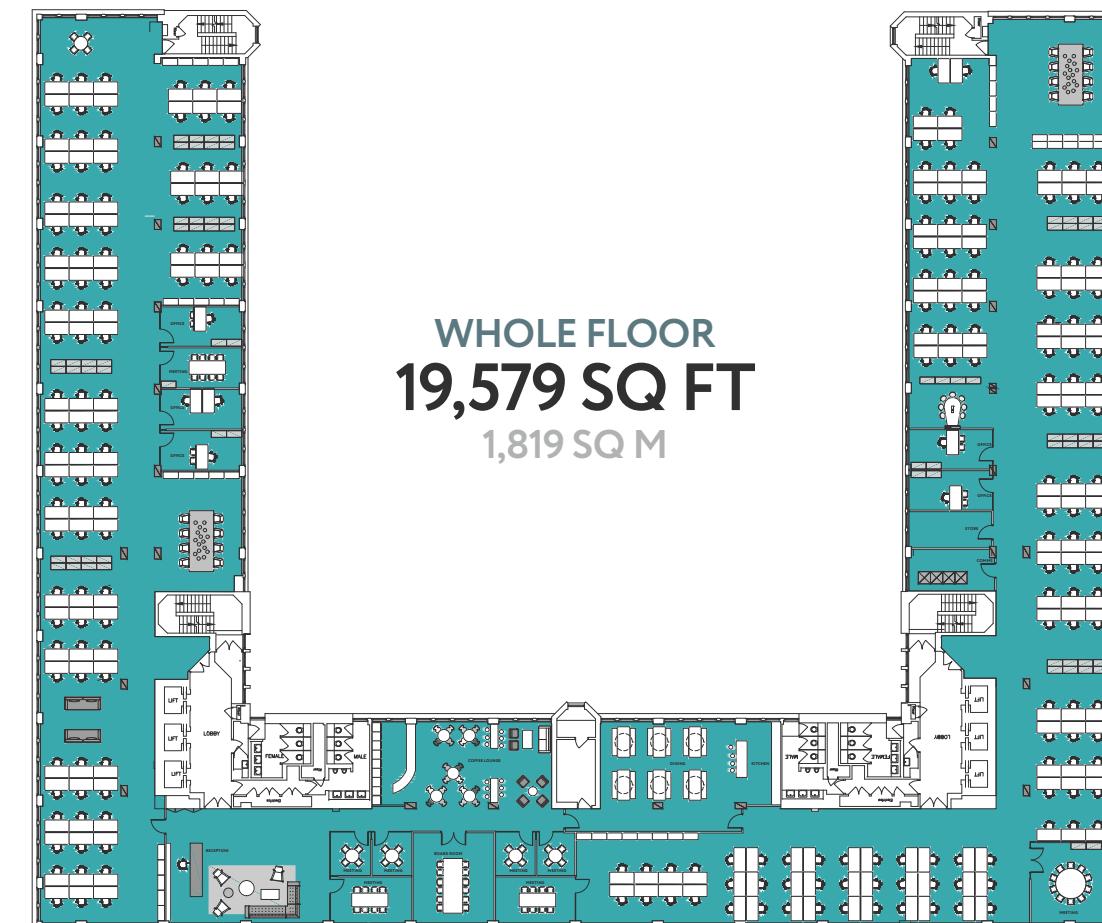


Indicative space plan.

PORLAND ST

1ST FLOOR

MAJOR ST

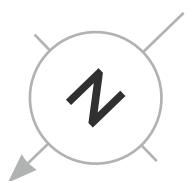


Indicative space plan.

PORLAND ST

7TH FLOOR

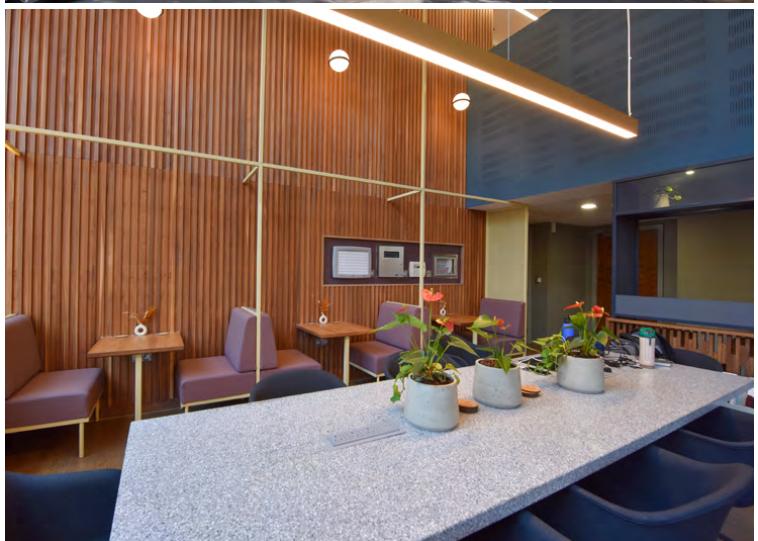
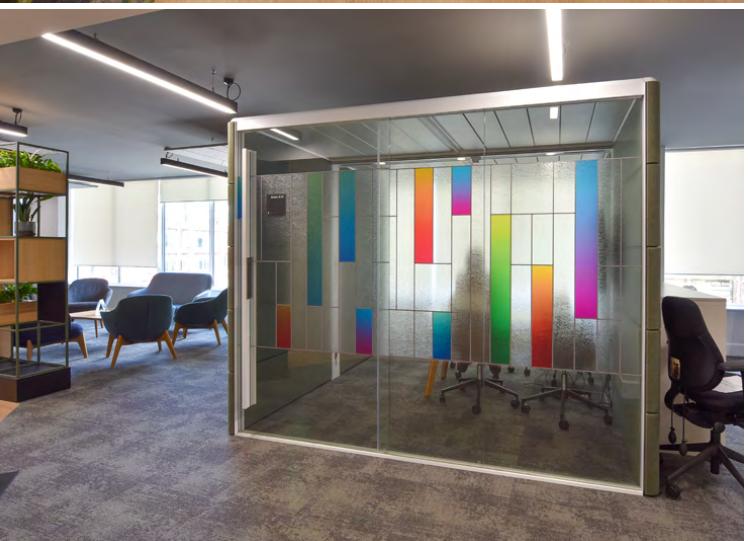
Reception Area
9 x Meeting Rooms
4 x Open Plan Meeting Areas
Kitchen/Dining
222 x Open Plan Desks
5 x Cellular Offices
1 x Comms Room



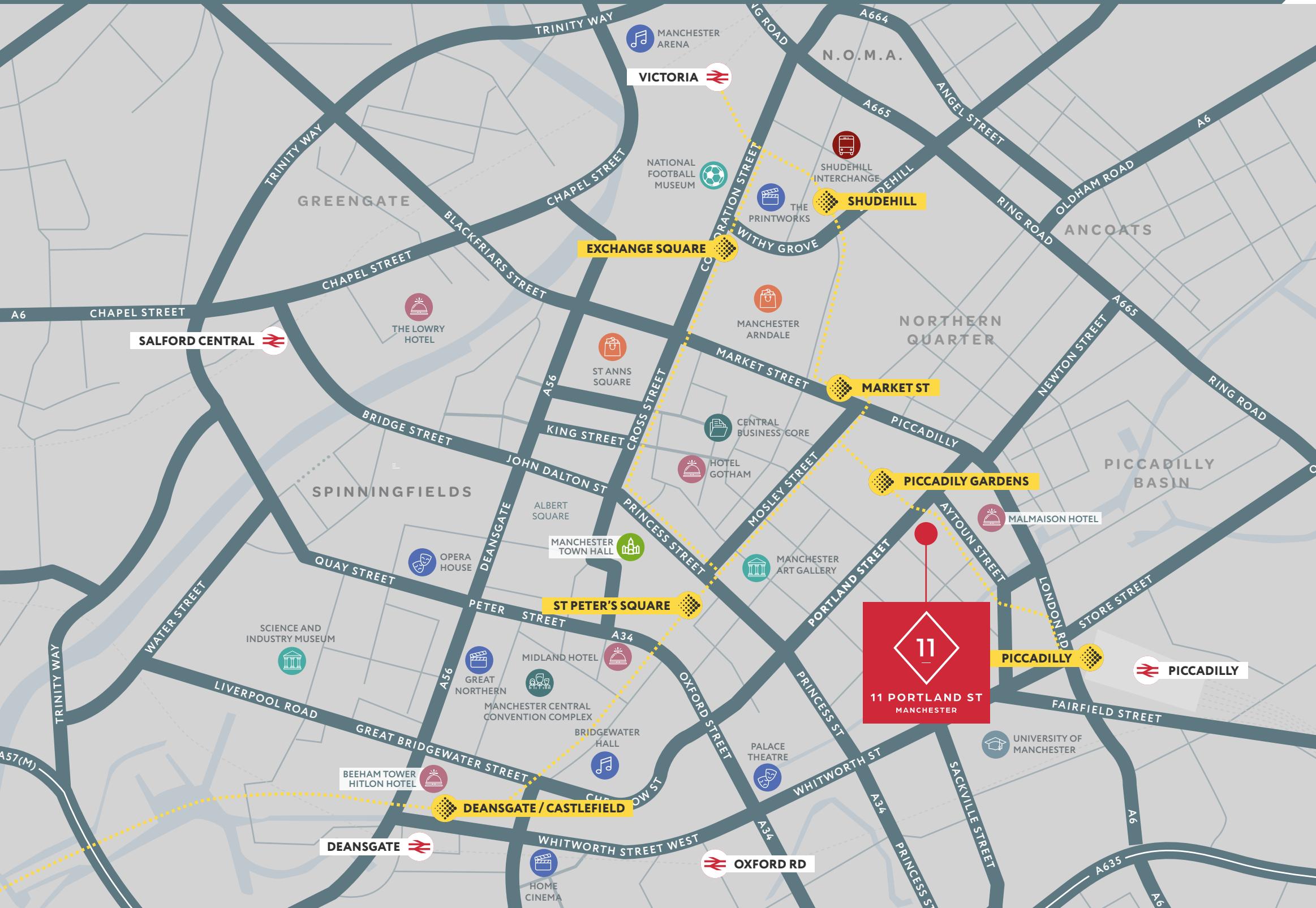
MINSHULL ST

9

11 PORTLAND ST
MANCHESTER







11
PORTLAND ST
MANCHESTER



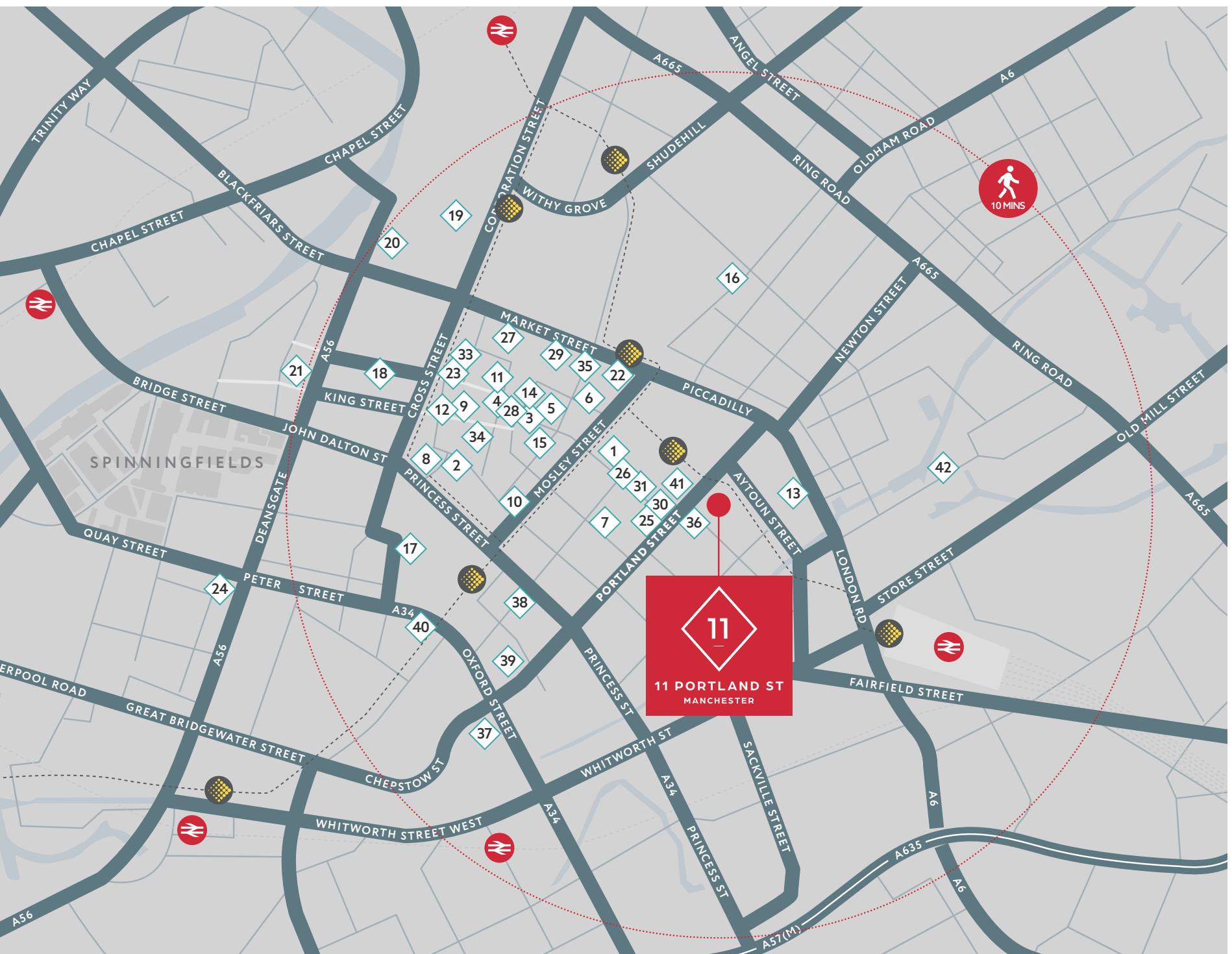
AN OUTSTANDING LOCATION

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.



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



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

(FROM ST PETERS SQ METROLINK)



11 PORTLAND ST
MANCHESTER



**11 PORTLAND ST
MANCHESTER**

FURTHER INFORMATION



Daniel Barnes

dbarnes@savills.com

+44 (0) 7870 186 410

Oliver Luckman

oliver.luckman@savills.com

+44 (0) 7815 032 115

Rob Yates

rob.yates@cushwake.com

+44 (0) 7747 008 442

Joe Parker

joe.parker@cushwake.com

+44 (0) 7717 356 582

IMPORTANT NOTICE: Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. September 2025.