



11 PORTLAND ST
MANCHESTER

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



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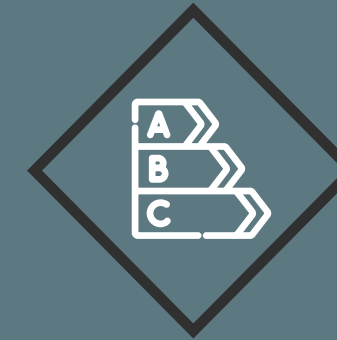
OUTSTANDING
GRADE A OFFICES
TO LET

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





REFURBISHED BUSINESS
LOUNGE RECEPTION SPACE



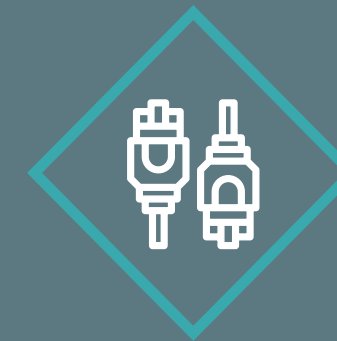
EPC RATING B



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.

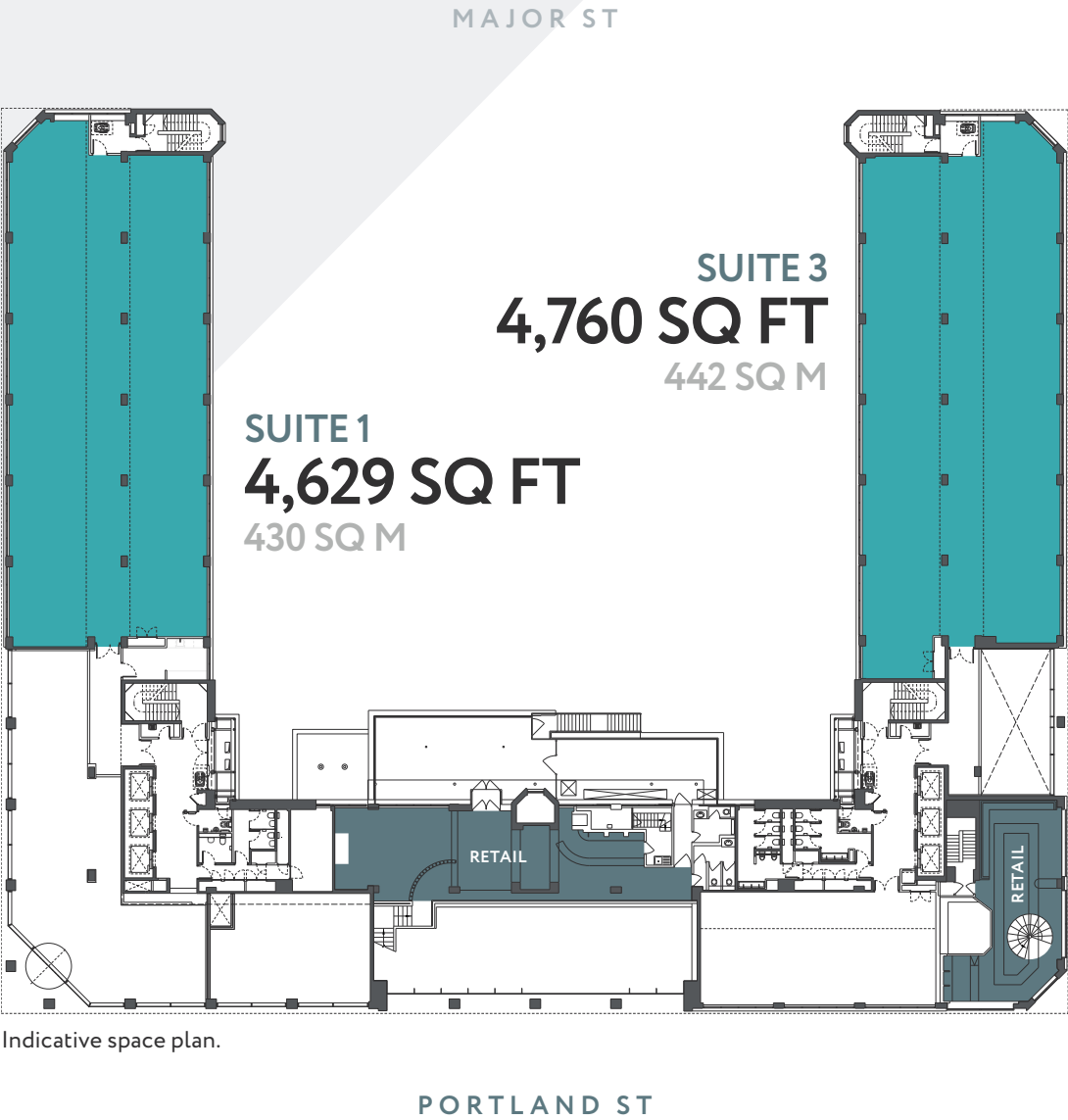


AVAILABILITY

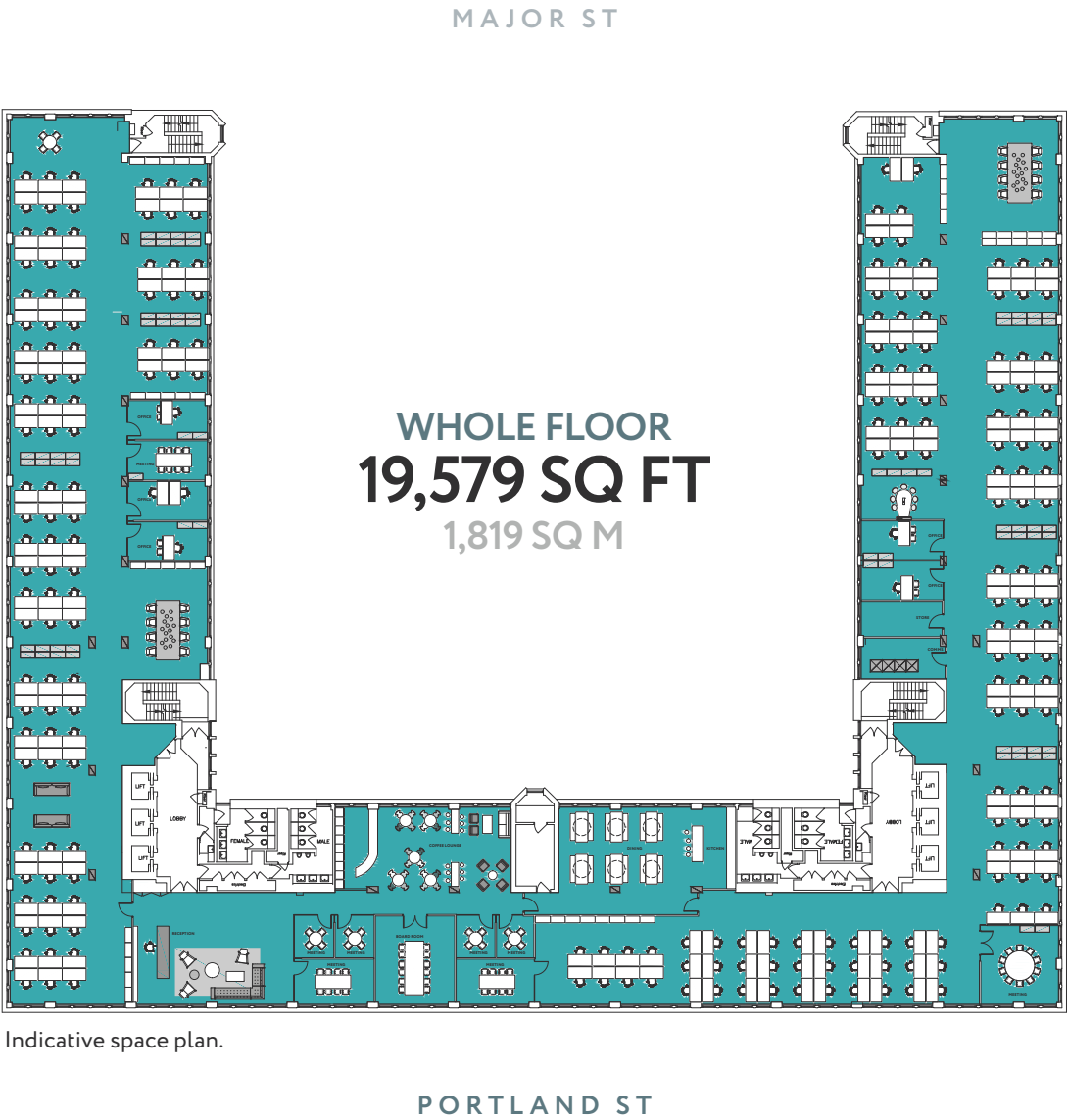


DEMISE	AREA (SQ FT)	AREA (SQ M)
Part 1st - Portland Street	4,629	430
Part 1st - Aytoun Street	4,760	442
7th	19,579	1,819

FLOORPLANS

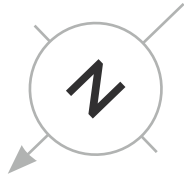


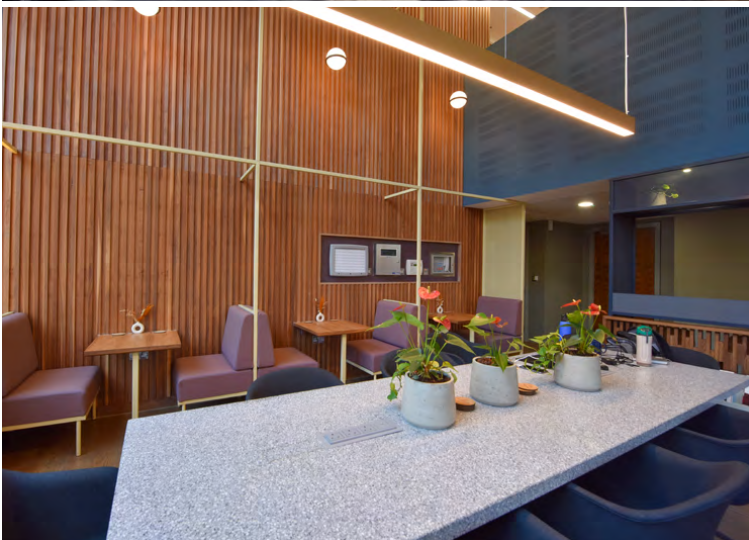
1ST FLOOR



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







SALFORD QUAYS

MEDIACITY UK

HILTON HOTEL

DEANS GATE / CASTLEFIELD

DEANS GATE

MANCHESTER CENTRAL

SPINNINGFIELDS

TOWN HALL

CENTRAL BUSINESS CORE

CITY TOWER

PICCADILLY GARDENS

ARNDALE CENTRE

PALACE THEATRE

ST PETER'S SQUARE

EXCHANGE SQUARE

OXFORD RD

THE PRINCIPAL HOTEL

MARKET ST

MARKET ST

MANCHESTER UNIVERSITIES

PICCADILLY GARDENS

NORTHERN QUARTER

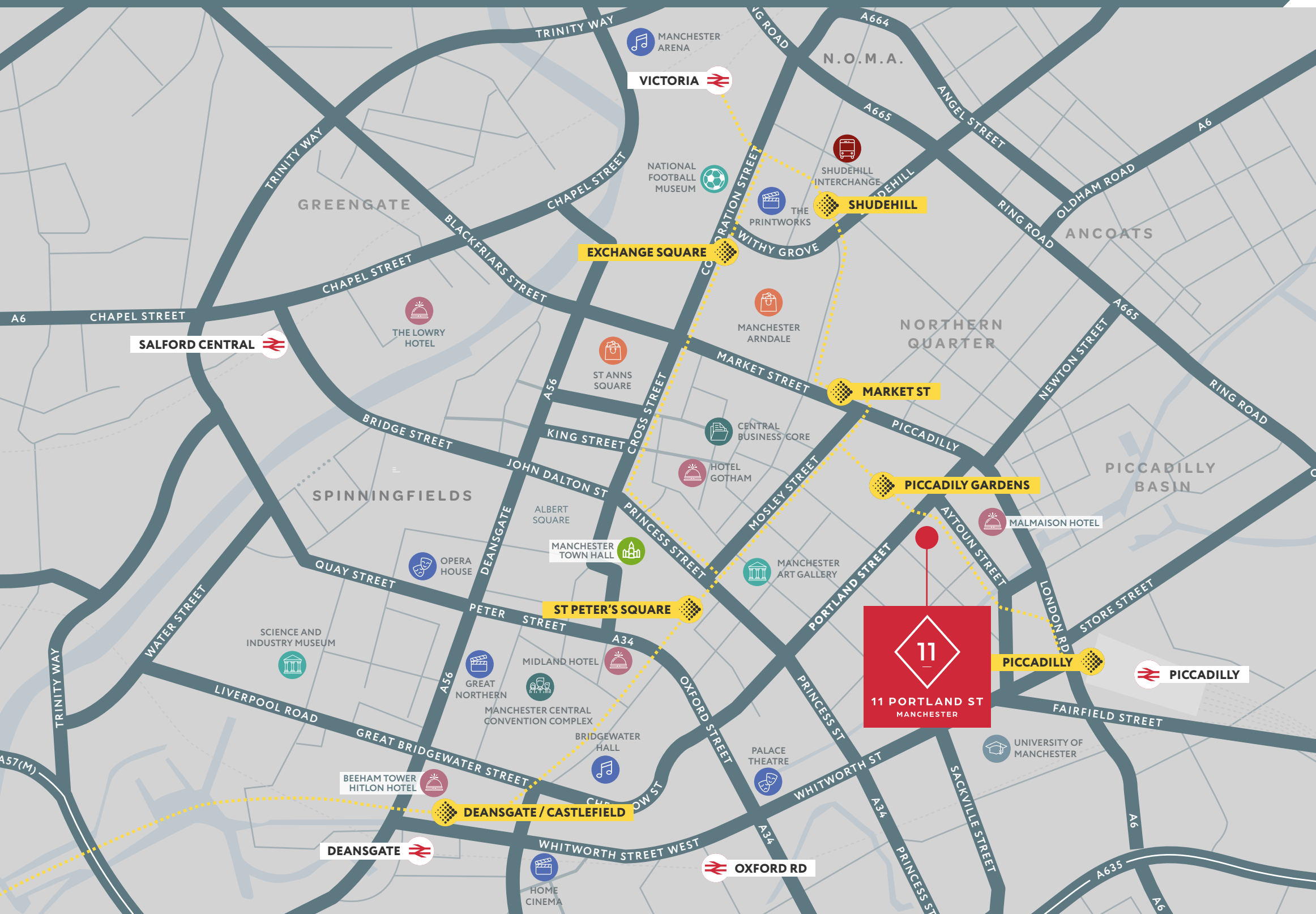
MACDONALD MANCHESTER HOTEL

PICCADILLY

PICCADILLY

11

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.

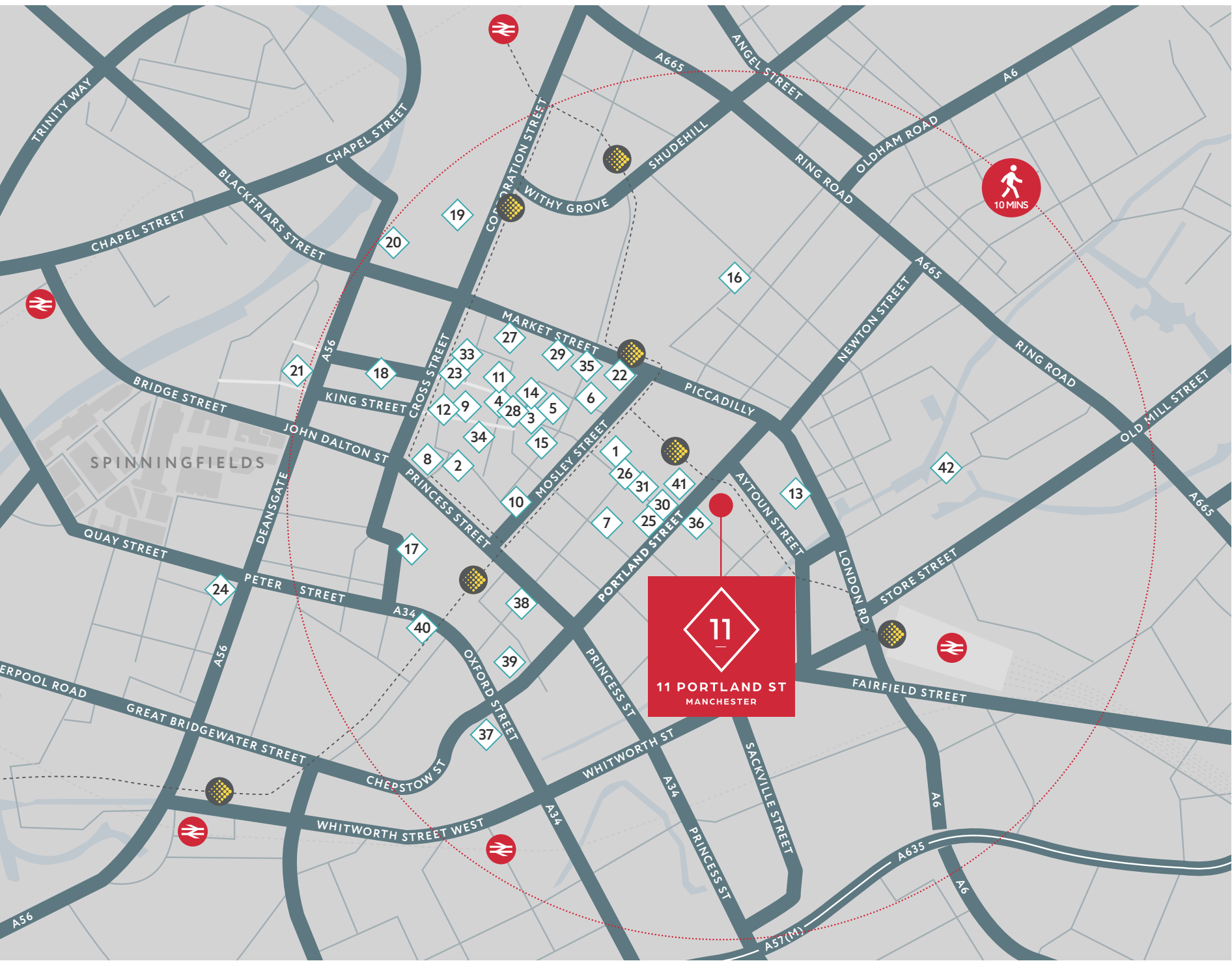
11 Portland Street is strategically positioned close to Manchester's traditional office core and benefits from proximity to Manchester's Northern Quarter and Ancoats districts. The area has firmly established as Manchester's most popular place to live, work and socialise, home to a host of independent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



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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

(FROM ST PETERS SQ METROLINK)



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FURTHER INFORMATION



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