



Thread Works

113-115 Portland St.

Restaurant/bar To Let

Manchester City Centre
Hospitality opportunity
7,104 sq ft

bruntwood
SciTech

Unlock the potential

Part of our thriving Thread Works cluster of buildings, we're delighted to present this hospitality opportunity at 113-115 Portland Street in the heart of Manchester city centre.

The location is home to digital, media and other creative endeavours, with onsite parking and a short walk from every travel connection you could want – all wrapped up in an industrial Grade II listed Victorian warehouse.

The retail unit itself offers a unique opportunity across the basement and ground floor. Formally operating as popular ramen and karaoke bar House of Fu, the space would also suit a range of operators from independent shops to cafes and service retailers.



Oxford Road Corridor in numbers

70,000
students with 70% graduate retention rate

63,400
people work here, estimated to increase to 74,000

57%
of its activity is in knowledge intensive sectors

91,000
Oxford Road weekly footfall

£3 billion
per year — that's 20% of Manchester's economy over the last five years.



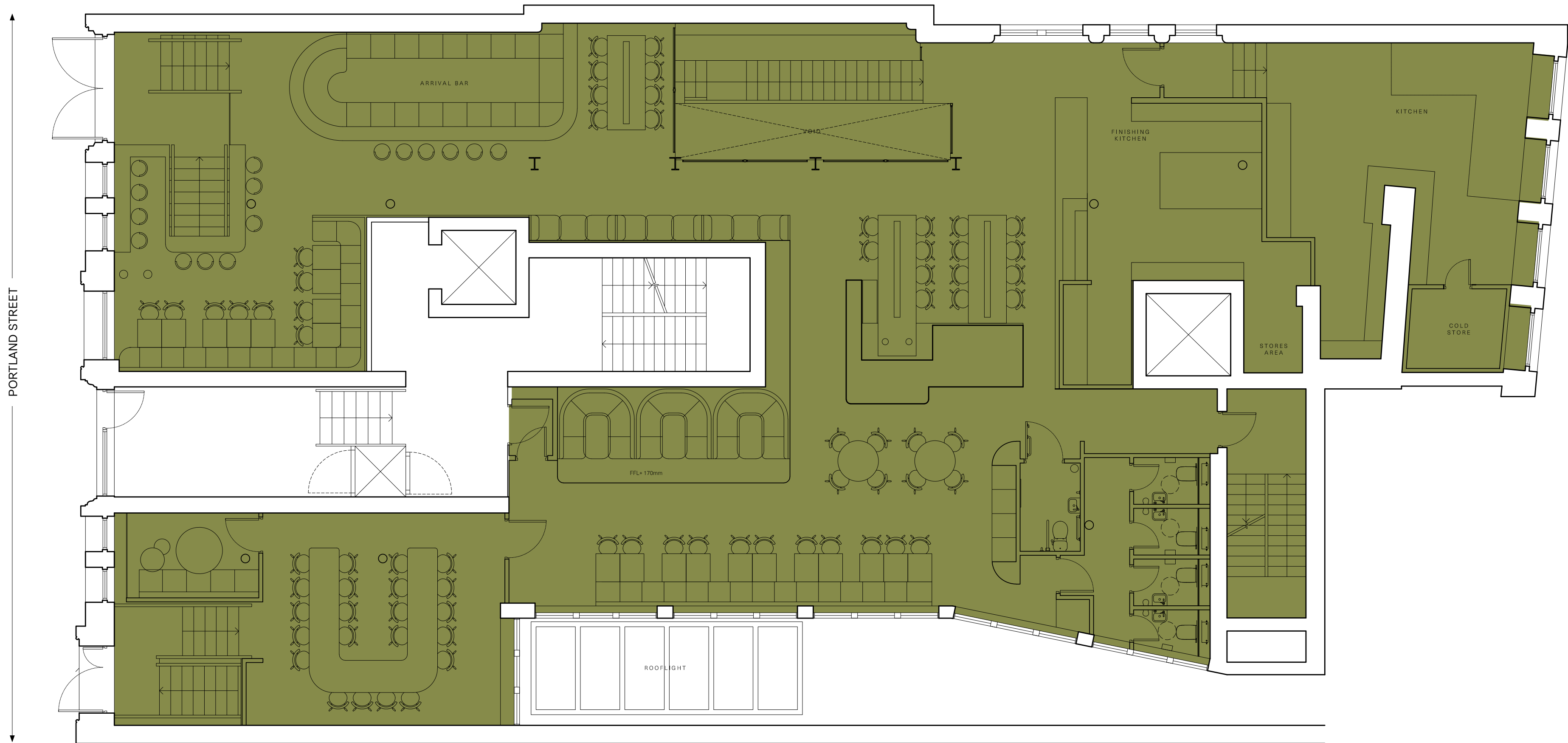
RETAIL / RESTAURANT/BAR TO LET



RETAIL / RESTAURANT/BAR TO LET

Ground Floor

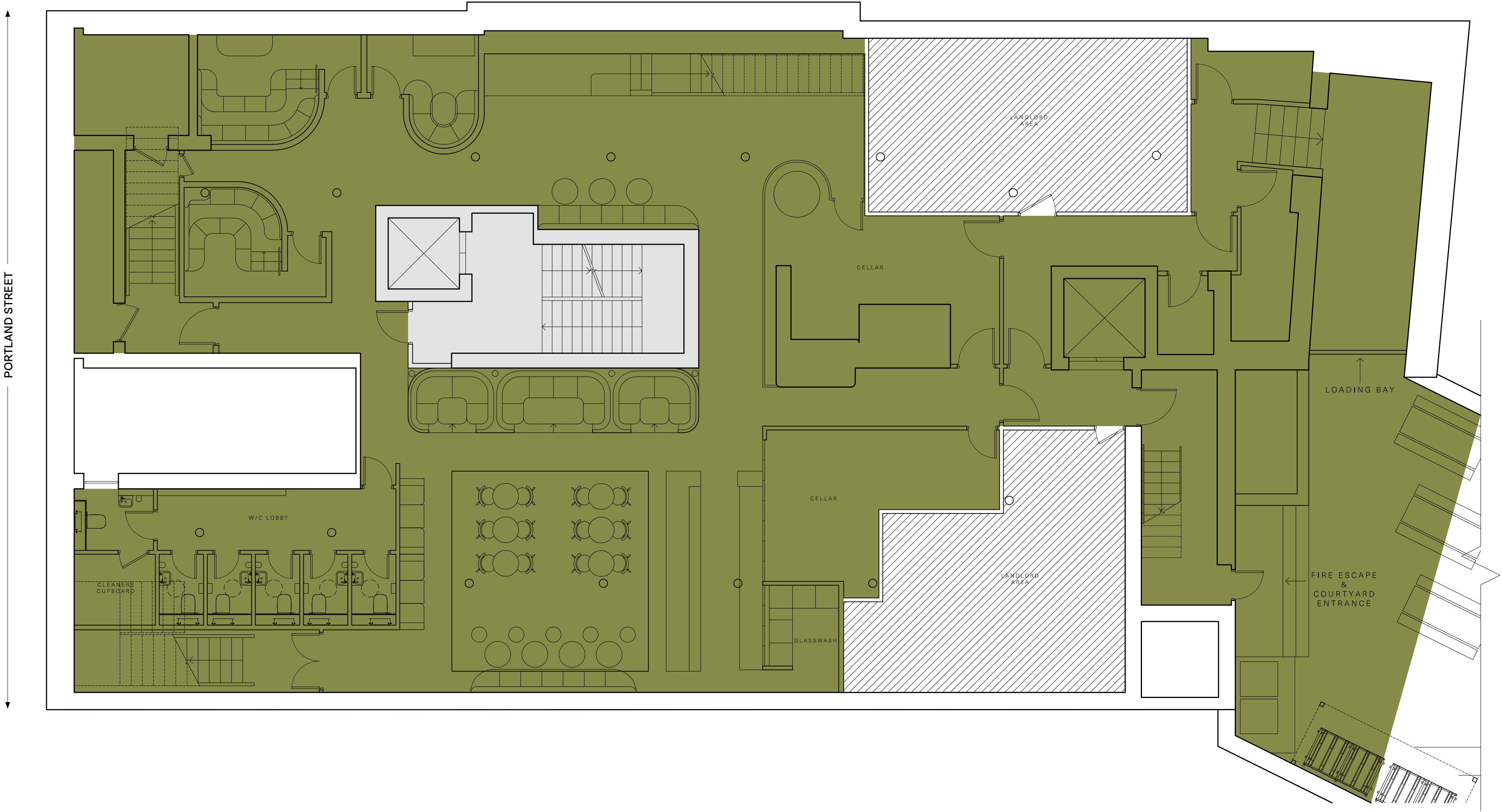
3800 sq ft. Option to take the ground floor only



RETAIL / RESTAURANT/BAR TO LET

Lower Ground Floor

3304 sq ft



RETAIL / RESTAURANT/BAR TO LET

Total sq ft 7,104 sq ft



An opportunity in the heart of the city

Perfectly located on the Oxford Road Corridor, 113 Portland Street is close to Manchester's universities, museums and galleries and is a hub for post-work fun with Refuge, Gorilla, Dog Bowl, The Ritz and HOME all on the doorstep.

Leisure

- 1 The Midland Hotel
- 2 Kimpton Clocktower
- 3 Home Cinema
- 4 Gorilla
- 5 O2 Ritz
- 6 Ambers
- 7 Junk Yard Golf

Eating & Drinking

- 1 Fumo by San Carlo
- 2 Turtle Bay
- 3 Ditto
- 4 Dog Bowl
- 5 Bundobust Brewery
- 6 Listo Burrito
- 7 The Refuge
- 8 Archie's
- 9 Doug's Hamburgers
- 10 Half Dozen Other
- 11 Federal Coffee



Our portfolio includes the following:



Rudy's
PIZZA NAPOLETANA

BREWDOG

NORD[★]

ANCOATS
COFFEE CO. 

DI+++
COFFEE 

BUNDOBUST

higher
ground



Second
City^{LT}
Coffee^{D.}

Bring your ideas to life

From new concepts to the tried and tested, we provide a bespoke service offering flexible opportunities in vibrant places to enable your business to engage, thrive and grow.

Bruntwood SciTech creates and manages some of the most innovative retail and leisure spaces across Manchester, Liverpool, Cheshire, Leeds and Birmingham.

Our team of specialists work with over 150 operators including independent shops, restaurants, bars, cafes and street food traders as well as national retailers, gyms, and hotels.

Visionary

We're a team of forward-thinking retail and leisure experts with a track record in creating industry firsts. We love the pace and constant change created by our industry, which is why we work with both leading brands and promising entrepreneurs with fresh ideas.

Relationship focussed

We'll collaborate with you to find the perfect fit for your retail or leisure business. We carefully align your brand with the perfect destination, space and support.

Invested in you

We know what it takes to create successful retail and leisure brands. All of our spaces and destinations provide ideal conditions to launch new concepts. Our products and services scale flexibly as you grow, meaning you'll always be in the perfect place.



Get in touch

bruntwood
SciTech

Matthew Pazos
matthew.pazos@bruntwood.co.uk
0746 915 0245

savills

Jack Wagland
jack.wagland@savills.com
07816 184 029



Jonathan Thompson
jt@ltlproperty.com
0161 260 0062

bruntwood
SciTech

bruntwood.co.uk/scitech