



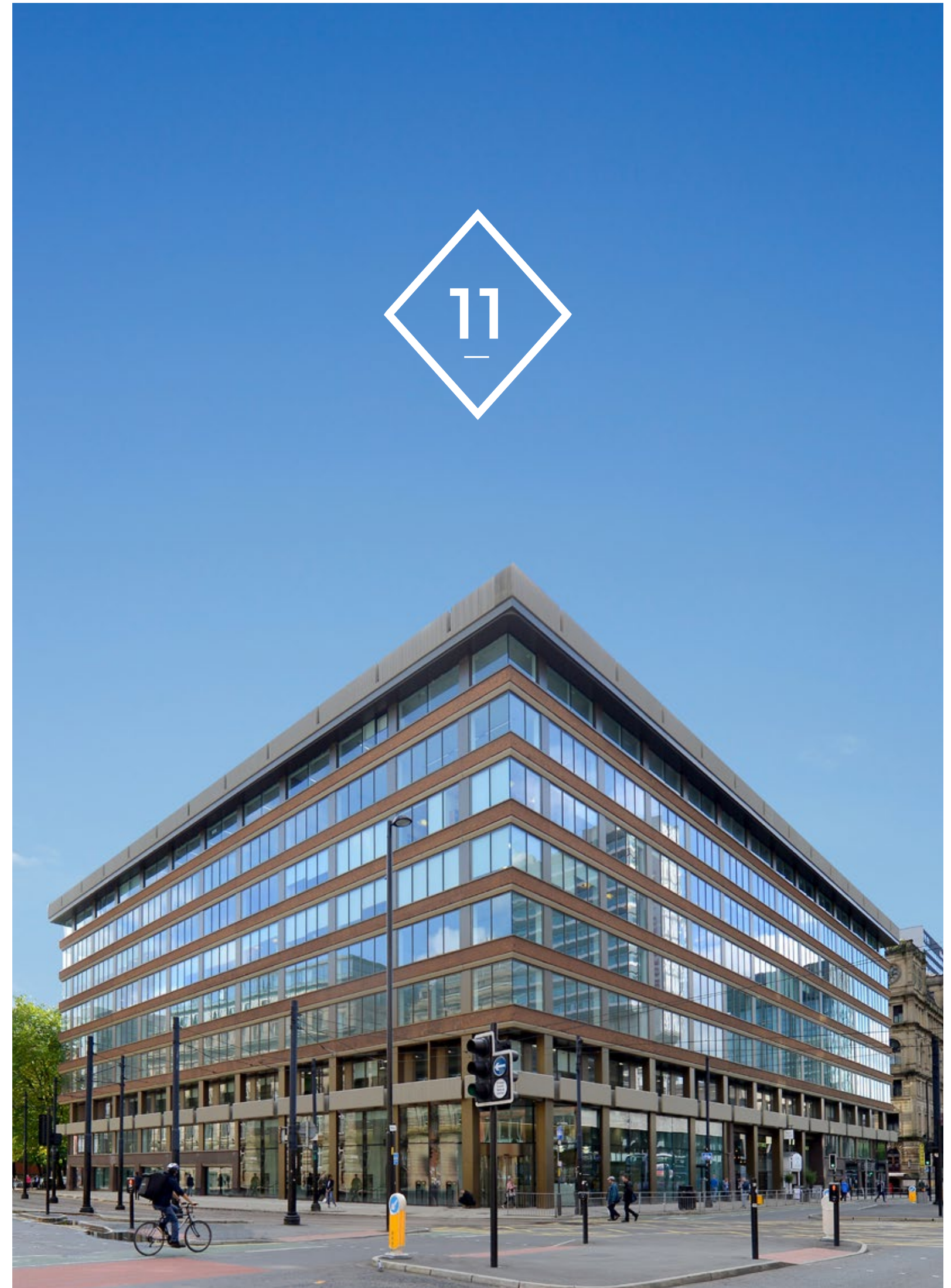
PORTLAND

STREET / MCR

ONE OF
**MANCHESTER'S
HIGHEST PROFILE**

AND
**BEST-CONNECTED
BUILDINGS**

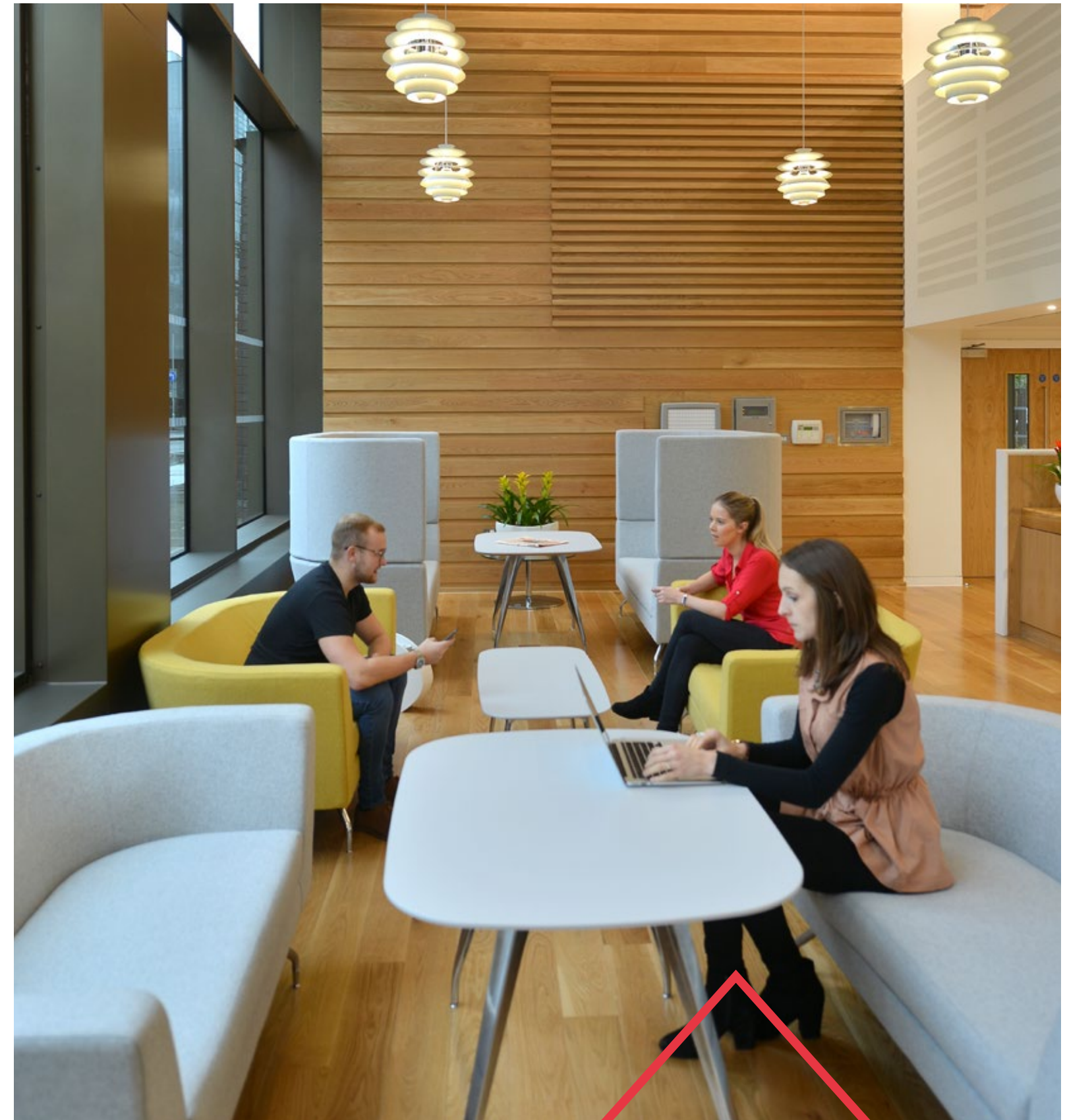
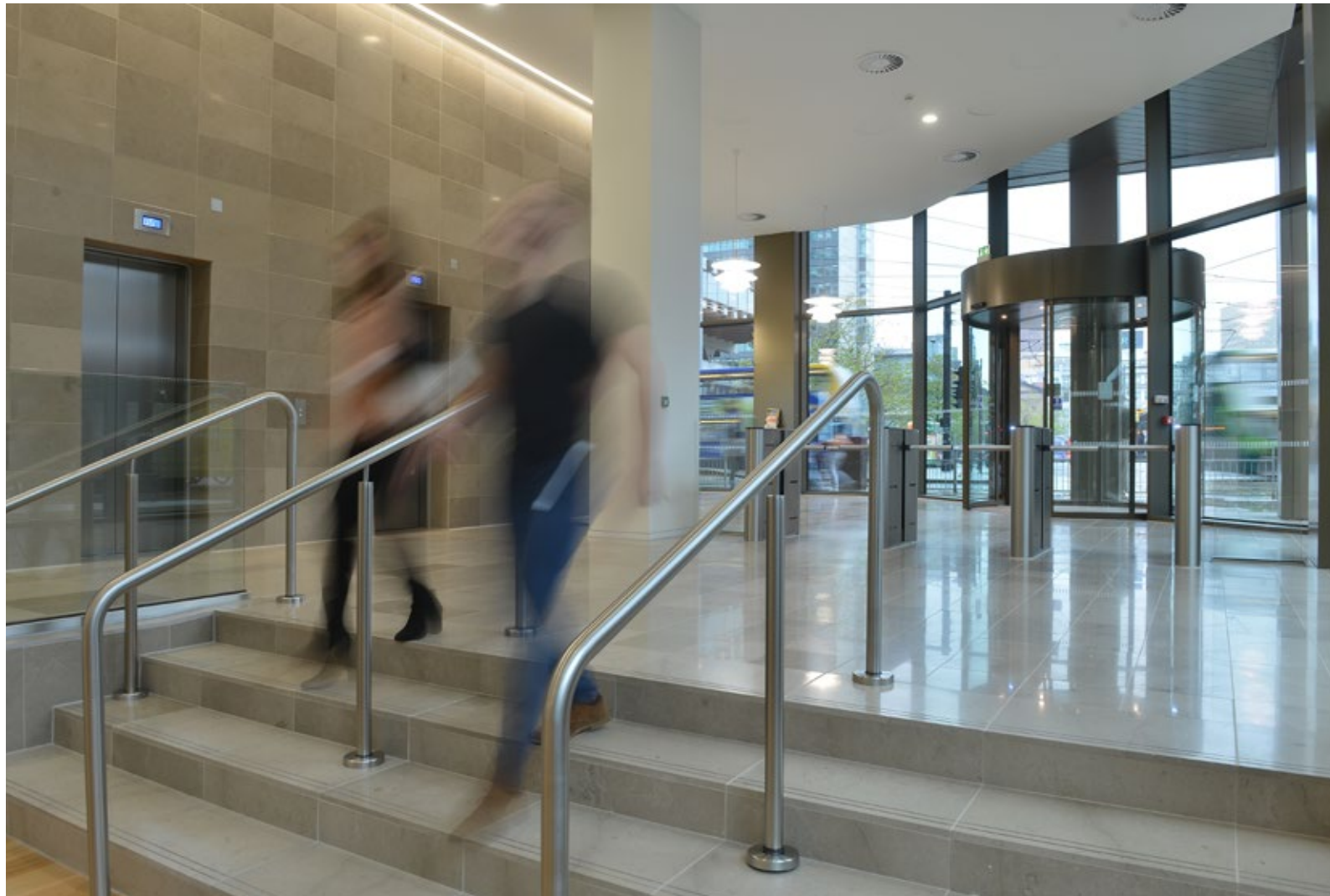
PORTLAND STREET / MCR





**The sleek, secure and all-new
reception area is as welcoming
as it is impressive.**

A longstanding feature of Manchester's skyline, 11 Portland Street has recently undergone significant refurbishment and is now dramatically re-energised.



New glazing throughout has transformed the look and feel of the building, providing an abundance of natural light. The re-positioned and contemporary reception, creates the perfect ambience for any company looking to project a modern, confident image.



- Crafts - Northern Quarter Makers Markets
- Grooming/beauty
- Gym membership deals
- Offers and links to local businesses



- Lunchtime yoga
- Food and drink - seasonal treats, artisanal pop-ups, bake-offs
- Cycle clinics
- Dry cleaning service

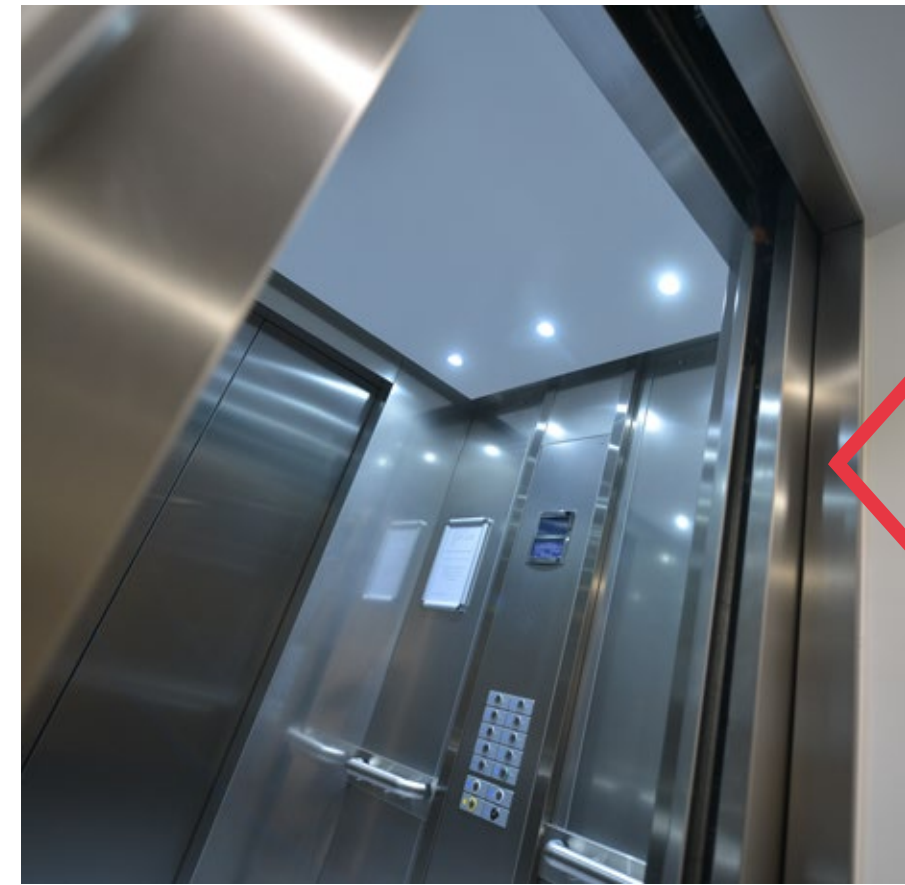


Premium specification meets state-of-the-art design.



Specification

- New double-glazed windows throughout
- Repositioned and extended reception area
- Double-height glazing at entrance
- Newly-landscaped outdoor courtyard with seated breakout areas
- Raised access floors
- New mechanical and electrical systems throughout
- VRF fan-coil system on each floor
- 25 secure on-site car parking spaces
- Showers, lockers and changing facilities

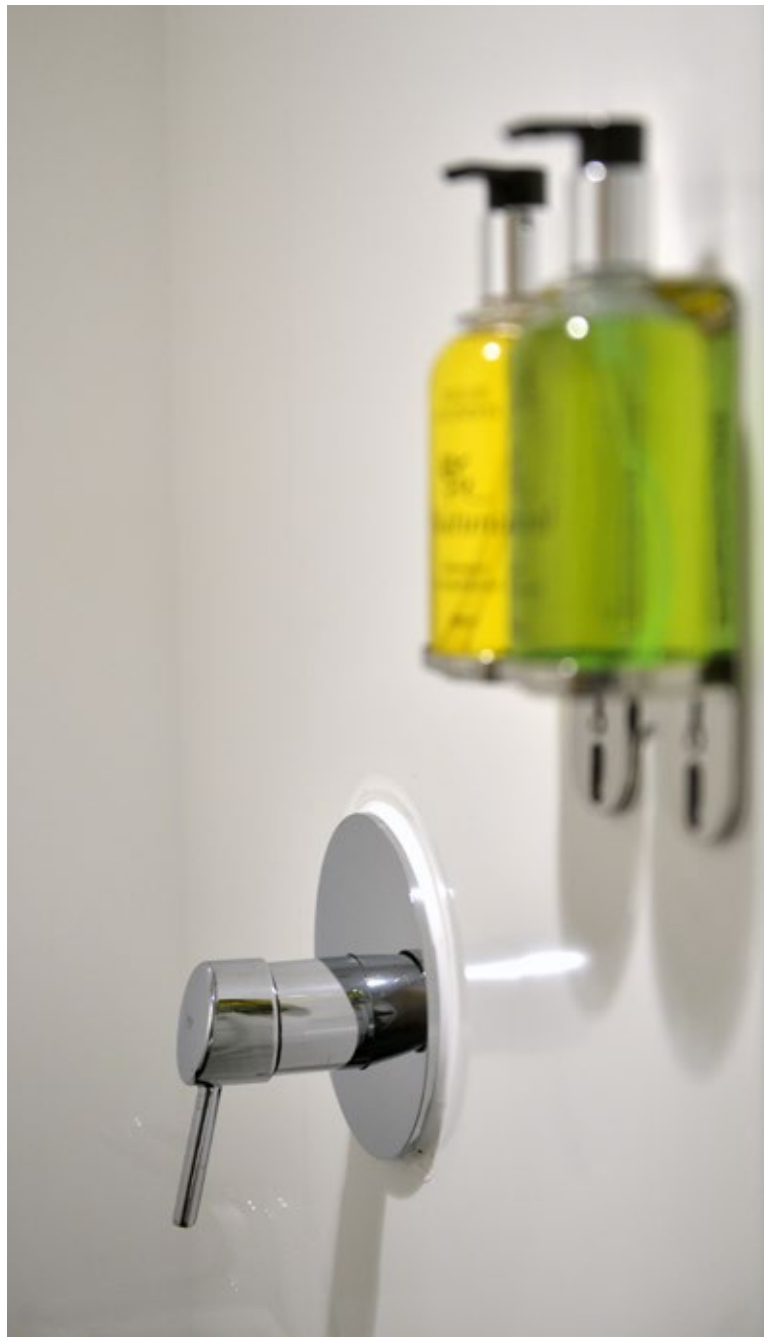


**Space
and
Light**

The refurbished 11 Portland Street offers clean lines, minimalist modernity and optimised natural light.







Showers

Premium shower facilities for those who prefer a more physical morning commute.

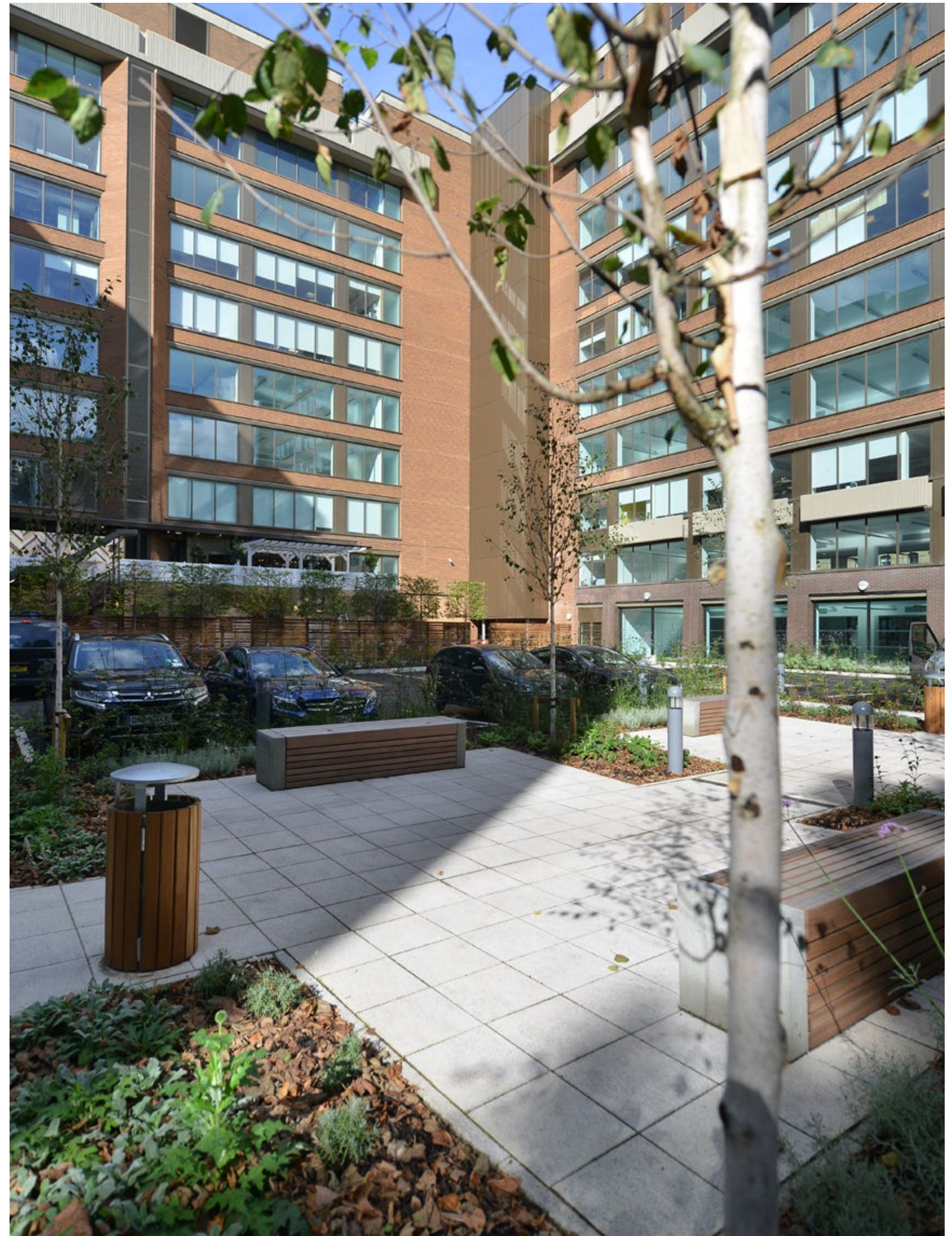
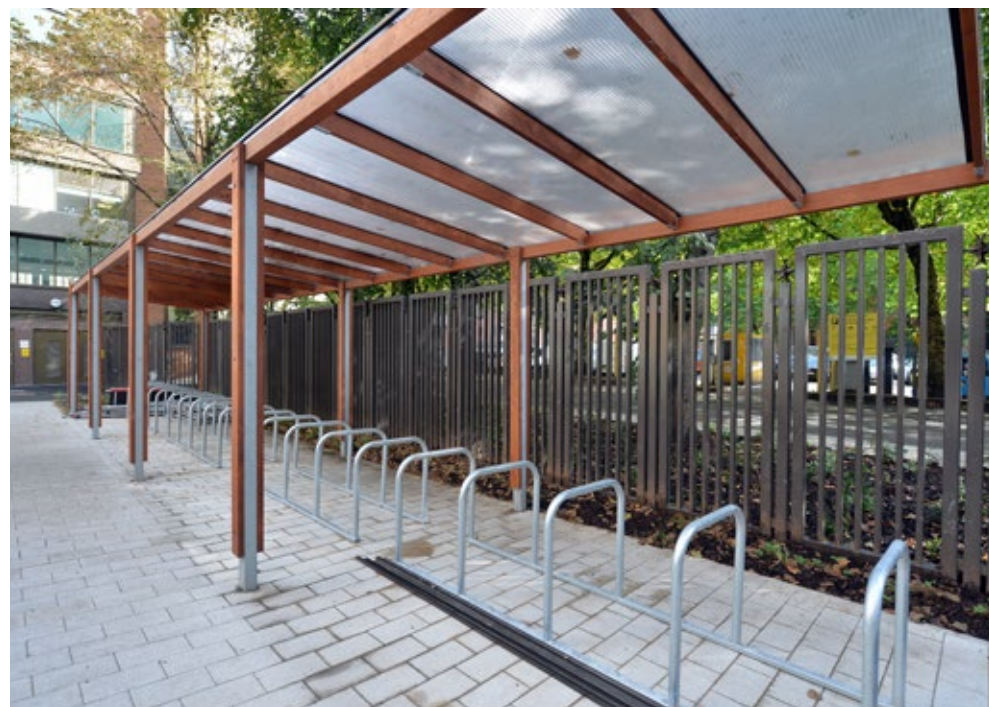
Manchester has seen a boom in cycle-commuting in recent years, aided by serious investment in the city's bike lanes. With its showers, lockers and changing spaces, 11 Portland Street is remarkably cyclist-friendly.



Courtyard

The building's external space has been transformed into a peaceful and appealing courtyard.

Breakout areas and co-working spaces are an essential part of any truly modern workplace. 11 Portland Street's courtyard offers a relaxed environment for collaborative working and head-clearing screen breaks.



First Floor Plan

Suite 1 - 4,629 sq ft, Suite 2 - 4,760 sq ft, Suite 3 - 1,254 sq ft

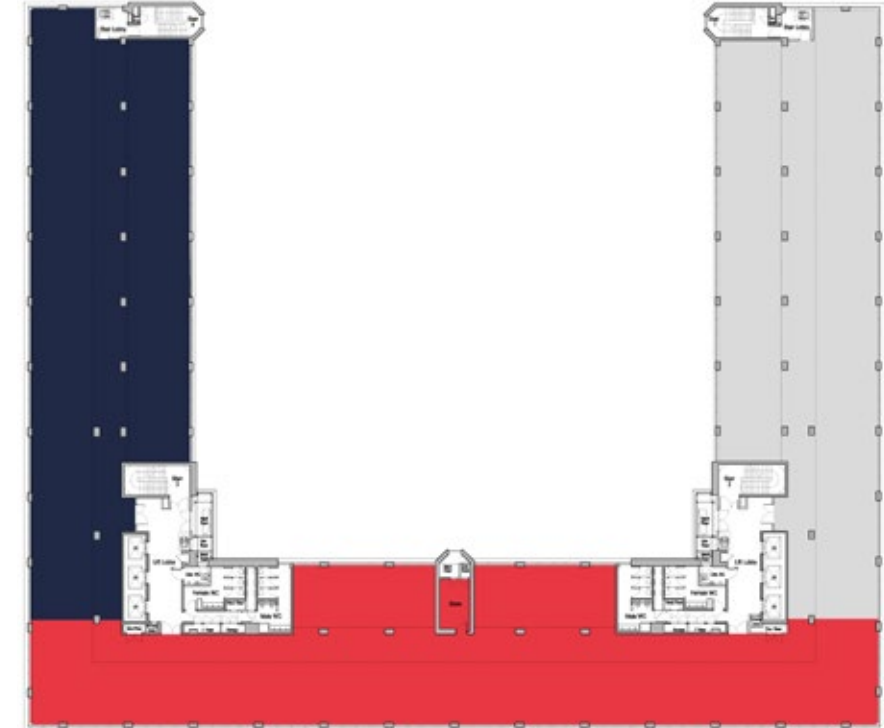


Portland Street

Retail

Floor Plan 3 Way Split

Indicative suites circa 6,500 sq ft

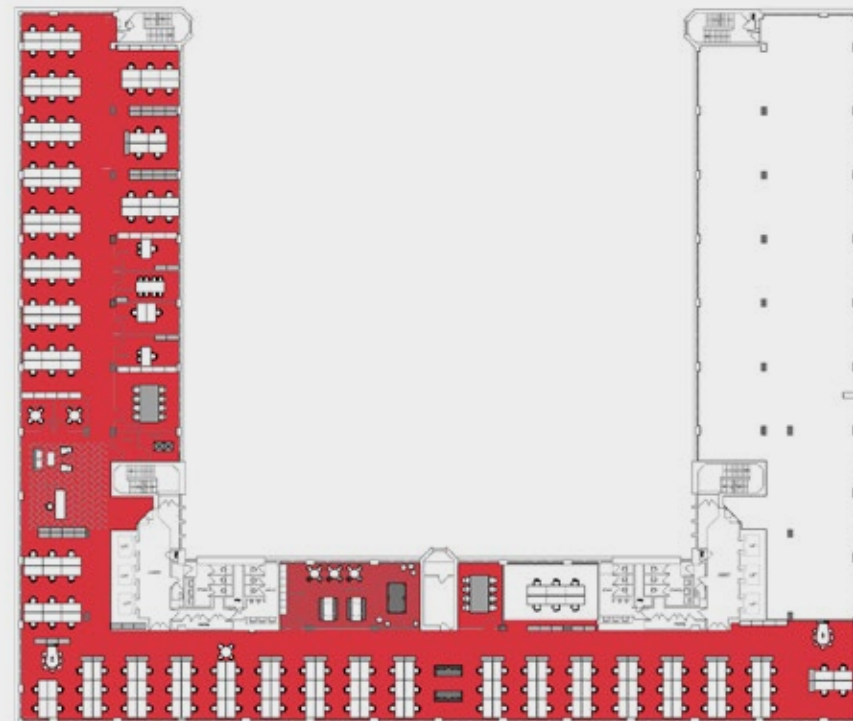


Availability

Eighth Floor	LET	
Seventh Floor	LET	
Seventh Floor	6,308 sq ft	586 sq m
Sixth Floor	LET	
Fifth Floor	LET	
Fourth Floor	19,732 sq ft	1,833 sq m
Third Floor	19,686 sq ft	1,829 sq m
Second Floor	LET	
First Floor 1	4,629 sq ft	437 sq m
First Floor 2	4,760 sq ft	442 sq m
First Floor 3	1,254 sq ft	116 sq m
Ground Floor 2	3,599 sq ft	334 sq m
Ground Floor 1	3,597 sq ft	334 sq m

Space Plan Split Floor

Indicative suites circa 13,500 sq ft

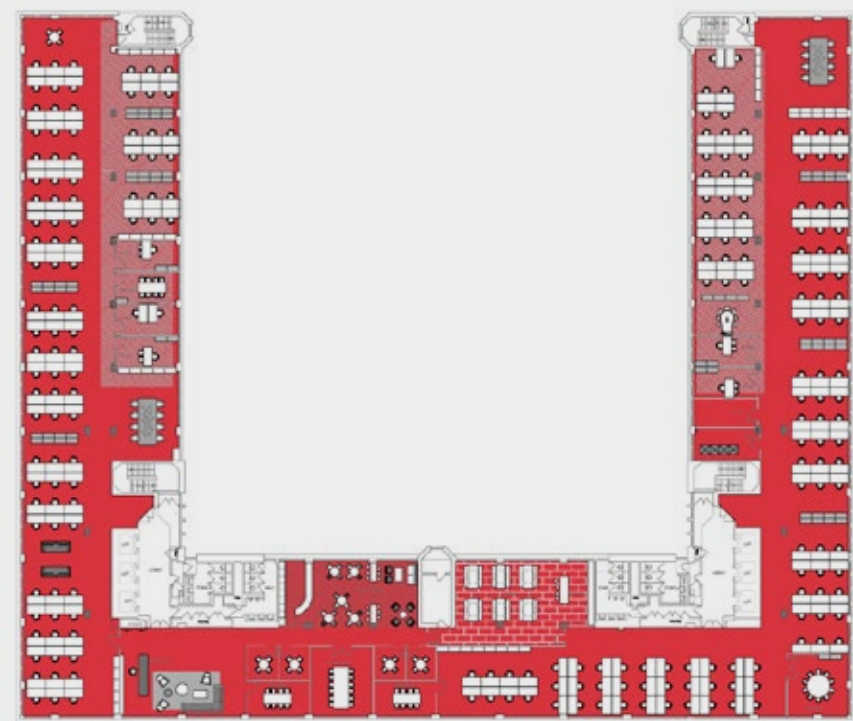


Portland Street

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Space Plan Full Floor

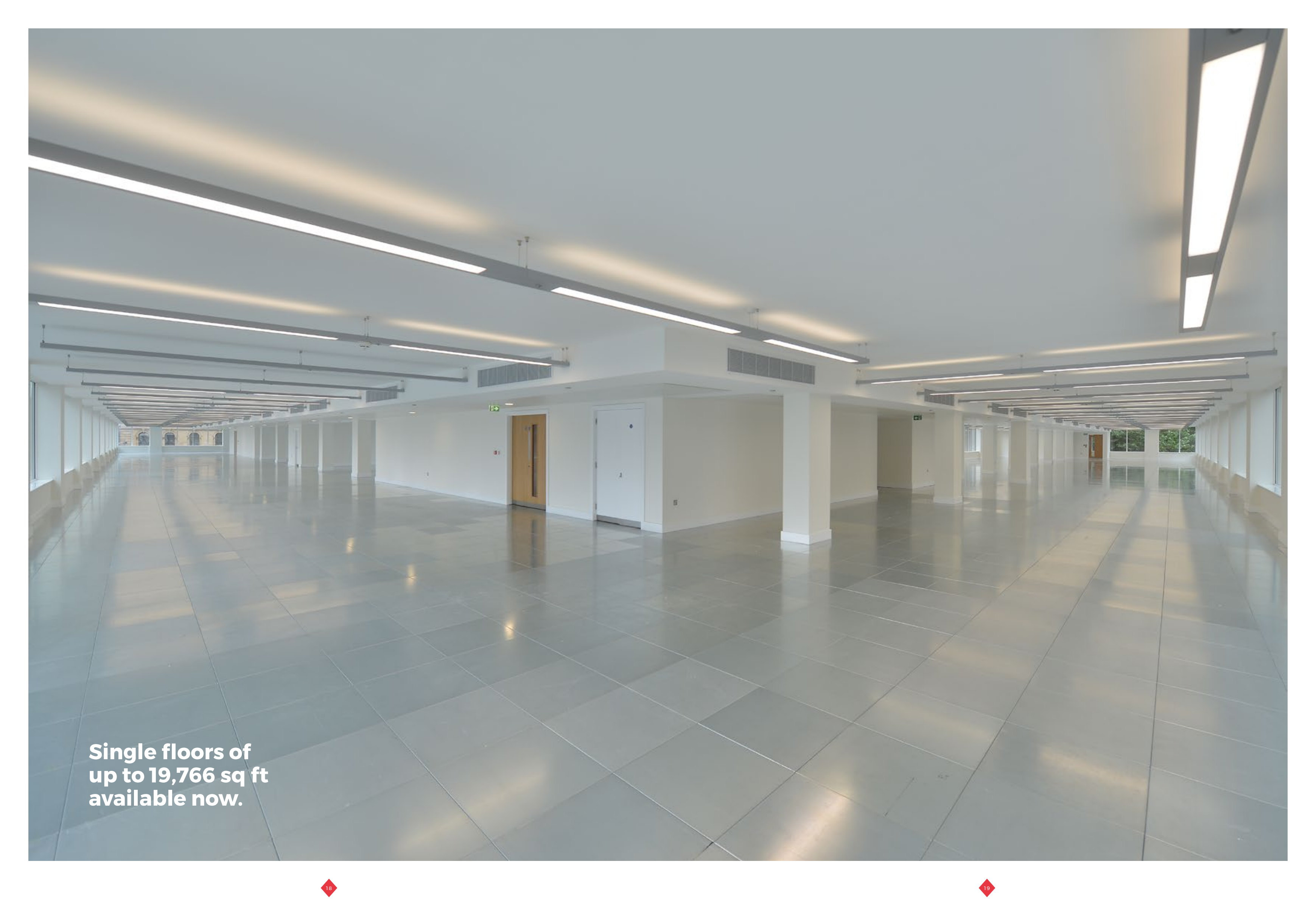
Indicative suites circa 19,579 sq ft



Reception Area
5 x Meeting Rooms
Kitchen/Breakout
180 x Open Plan Desks
3 x Cellular Offices
3 x Open Plan Meeting Areas
1 x Comms Room

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

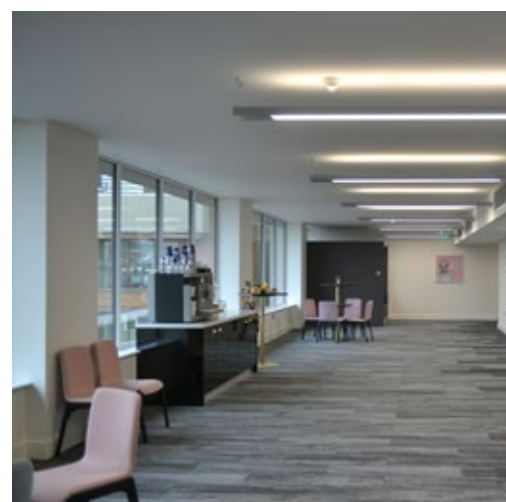
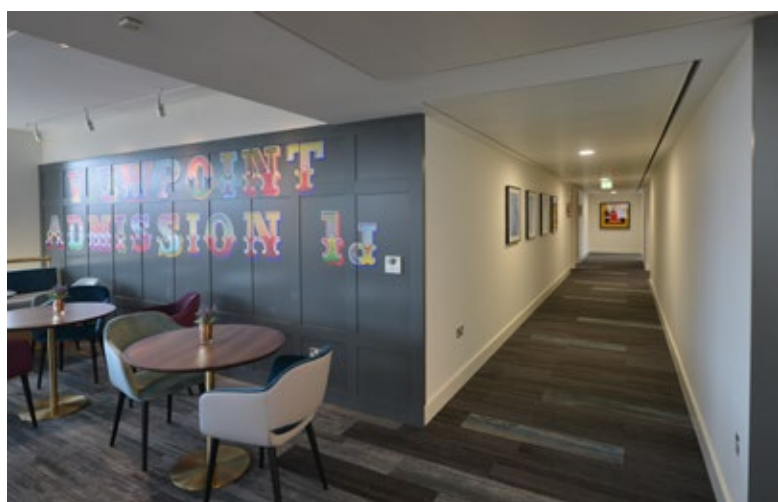
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A wide, empty hallway with a polished, reflective floor and recessed ceiling lights. The hallway is long and straight, with a series of white columns supporting the ceiling. The floor is made of large, light-colored tiles that reflect the overhead lights. The ceiling is white with long, recessed light fixtures. The walls are also white, and there are several doors along the side. The overall atmosphere is clean, modern, and spacious.

**Single floors of
up to 19,766 sq ft
available now.**



The results of etc.venue's eclectic approach to décor, demonstrate just how adaptable 11 Portland Street's floorplates are.



Manchester: a modern European city with a proud heritage and shining future.



Manchester city centre is more vibrant and engaging than ever before. Whether you're after fine dining, boutique shopping or a spot of culture, few destinations in the UK can compete.



While Manchester has attracted every key leisure and retail chain, it's the independent businesses – from Home Arts Centre in Deansgate to the famed Rudy's Pizza in Ancoats – that give the city its unique flavour.



Students

Number of students in Greater Manchester

99,025



Student retention rate

66% of students who study in the North West gain employment in the region after graduating

66%



Population

Within 1 hour drive of Greater Manchester

7,200,000



- 1. Pizza Express
- 2. ASK Italian
- 3. Byron
- 4. The Grill on New York Street

- 5. Giovanni's Deli
- 6. Starbucks Coffee
- 7. Caffè Nero
- 8. Zizzi's



Metrolink



3-4 minute walk

- Piccadilly Gardens
- Metrolink
- Manchester Ardale
- The Northern Quarter
- Piccadilly Station



5-7 minute walk

- St Ann's Square
- Central Library
- St Peter's Square Metrolink
- King Street



10-12 minute walk

- Spinningfields

With 93 stations spread across 57 miles of track, Manchester's Metrolink is the largest light-rail system in the UK.



Manchester boasts one of the most modern and public transport systems in the UK.



Located in the very heart of the Manchester, 11 Portland Street couldn't be better connected to the rest of the city – and beyond. With Piccadilly Gardens adjacent, bus and Metrolink tram stops are right on your doorstep, while Manchester Piccadilly is less than five minutes' walk away. Be wherever you need to be, quickly.



Manchester Piccadilly Station

A four-minute walk to Piccadilly and mainline national rail services.

4 Mins



City-Wide Connectivity

Rail, bus and metro right on your doorstep.



Walking Times

Piccadilly Gardens	1 min
Arndale Centre	4 mins
Piccadilly Station	4 mins
Albert Square	9 mins
Oxford Road Station	10 mins
Victoria Station	13 mins



Train Times

London	2 hrs 8 mins
Liverpool	49 mins
Leeds	49 mins
Manchester Airport	14 mins
Birmingham	1 hr 26 mins



Tram Times

Manchester Airport	35 mins
Altrincham	20 mins
Didsbury	20 mins
MediaCity UK	15 mins
Bury	25 mins



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