11 PORTLAND STREET

Manchester M1 3HU

Think

BEYOND THE DESK

A new era for 11 Portland Street is here.

Fully-refurbished Grade A office space available to let.

Fitted suites from:

4,629 Sq Ft

Cat A Full Floors from:

19,579 Sq Ft





Fitted & ready to work.

Situated in the heart of Manchester, 11 Portland Street offers Grade A office space flooded with natural light and designed around the modern working day.

The double-height entrance and contemporary reception set a confident tone from arrival, while the business lounge and landscaped courtyard provide places to meet, connect and reset. A secure cycle shelter and end-of-journey facilities make active commuting easy.

The desk is just the beginning.





CAT A

Tailor your office space.



Positioned at the vibrant intersection of business and culture, 11 Portland Street offers immediate access to Piccadilly Station, the Metrolink network, and Manchester's finest dining and retail districts. It is an address designed for effortless daily travel.

The city at your doorstep.

BUILT TO GO BEYOND THE DESK

An established address offering ultimate workspace flexibility, featuring sustainable, Grade A high-specification office spaces with both fully fitted and Cat A options.

REFURBISHED RECEPTION & BUSINESS LOUNGE

SECURE ON-SITE VEHICLE PARKING

STRIKING DOUBLE-HEIGHT MAIN ENTRY

FITTED OR FLEXIBLE CAT A SUITES

PRACTICAL RAISED ACCESS FLOORING

CONVENIENT ON-SITE COFFEE SHOP

ADVANCED VRF CLIMATE CONTROL AC

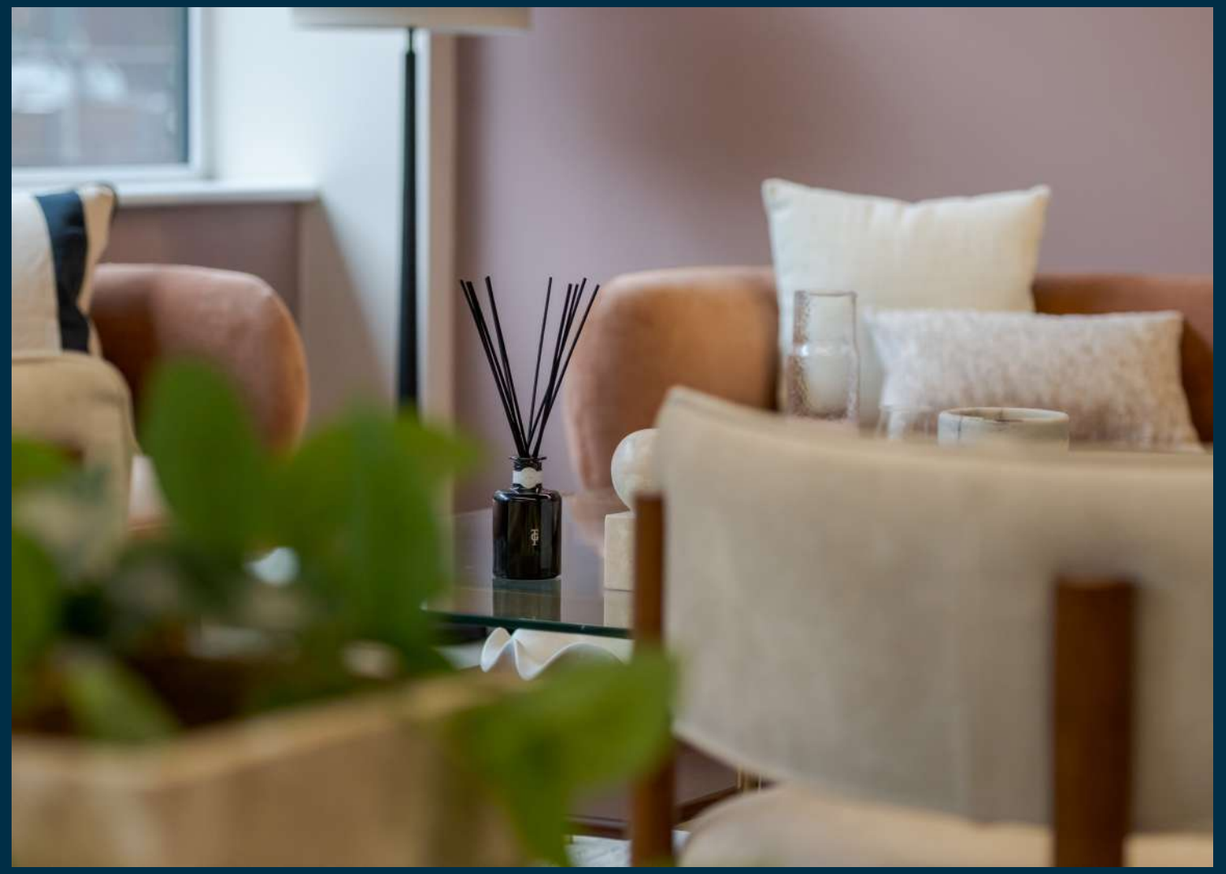
SECURE CYCLE PARKING

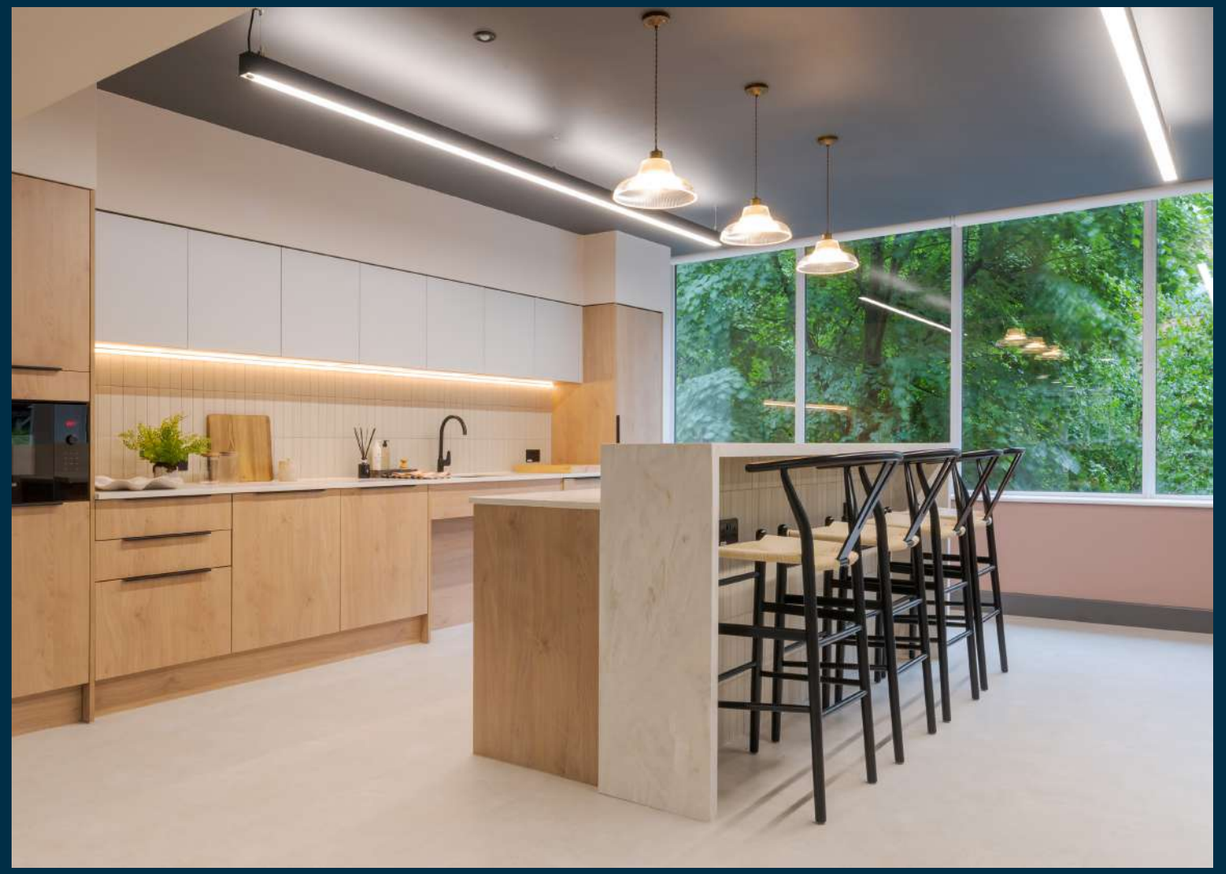
END OF JOURNEY FACILITIES

PRIME LOCATION WITHIN MINUTES OF TRAIN STATION

EPC A RATING

ALL-ELECTRIC OFFICE FLOORPLATES





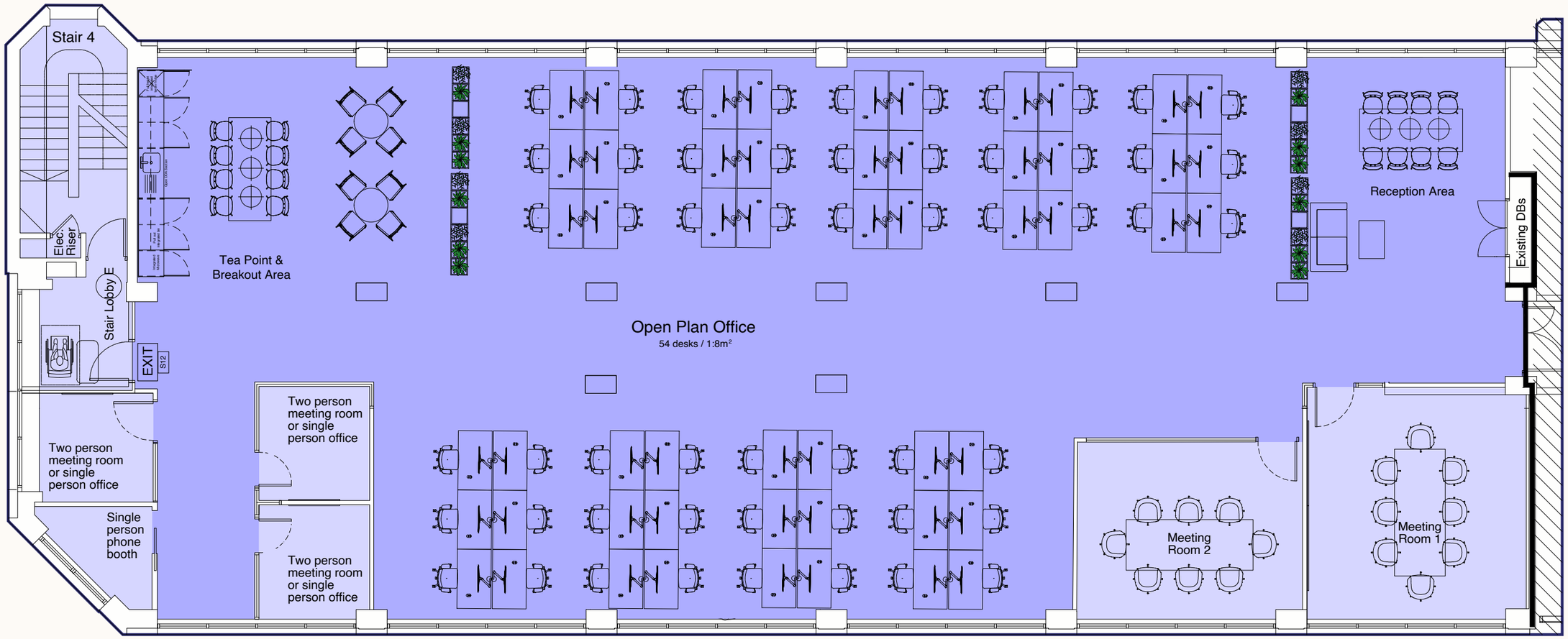

AALTO

Fitted. Furnished. Ready.

1st Floor A (4,629 Sq Ft)

Fully fitted Suite A,
Aytoun Street

- **54** WORKSTATIONS
- **2 X 8** PERSON BOARDROOMS
- **1** RECEPTION AREA
- **1** KITCHEN BREAKOUT AREA
- **4** MEETING BOOTHS



A head start, with room to adapt.

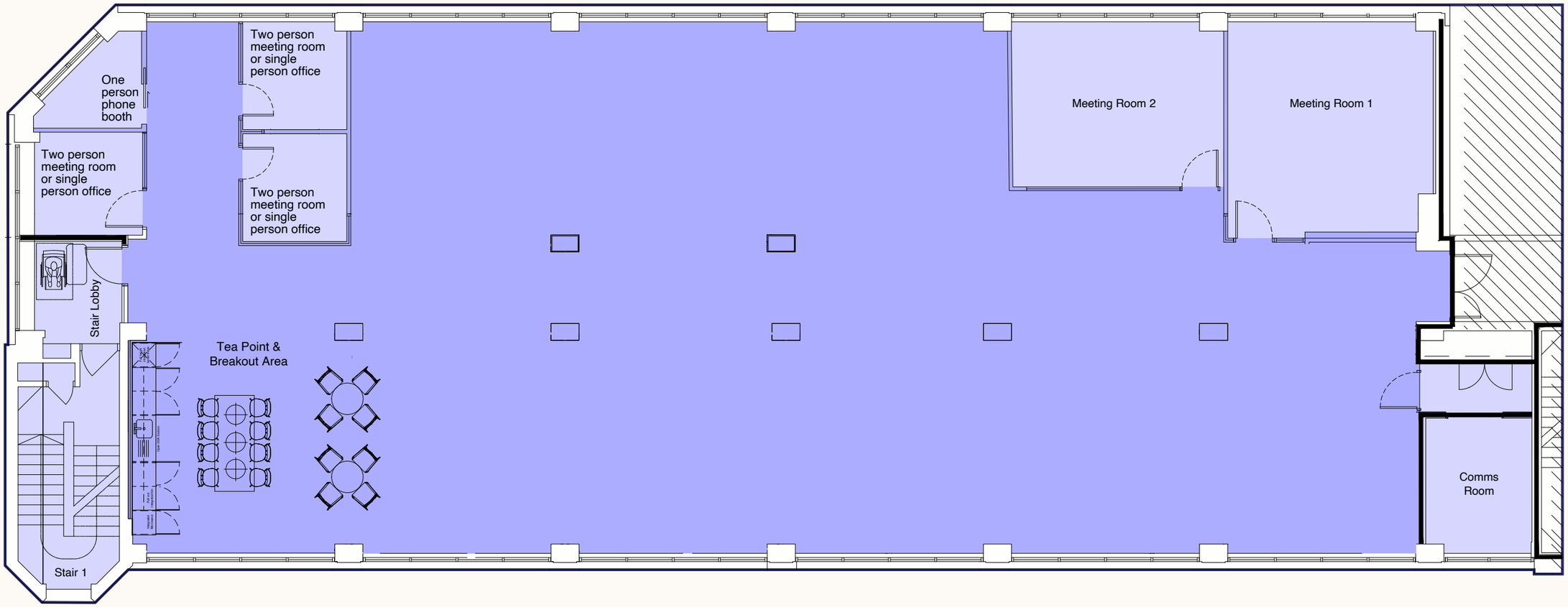
1st Floor B (4,760 Sq Ft)

Part-fitted Suite B,
Minshull Street

2 X 8 PERSON BOARDROOMS

1 KITCHEN BREAKOUT AREA

4 MEETING BOOTHS

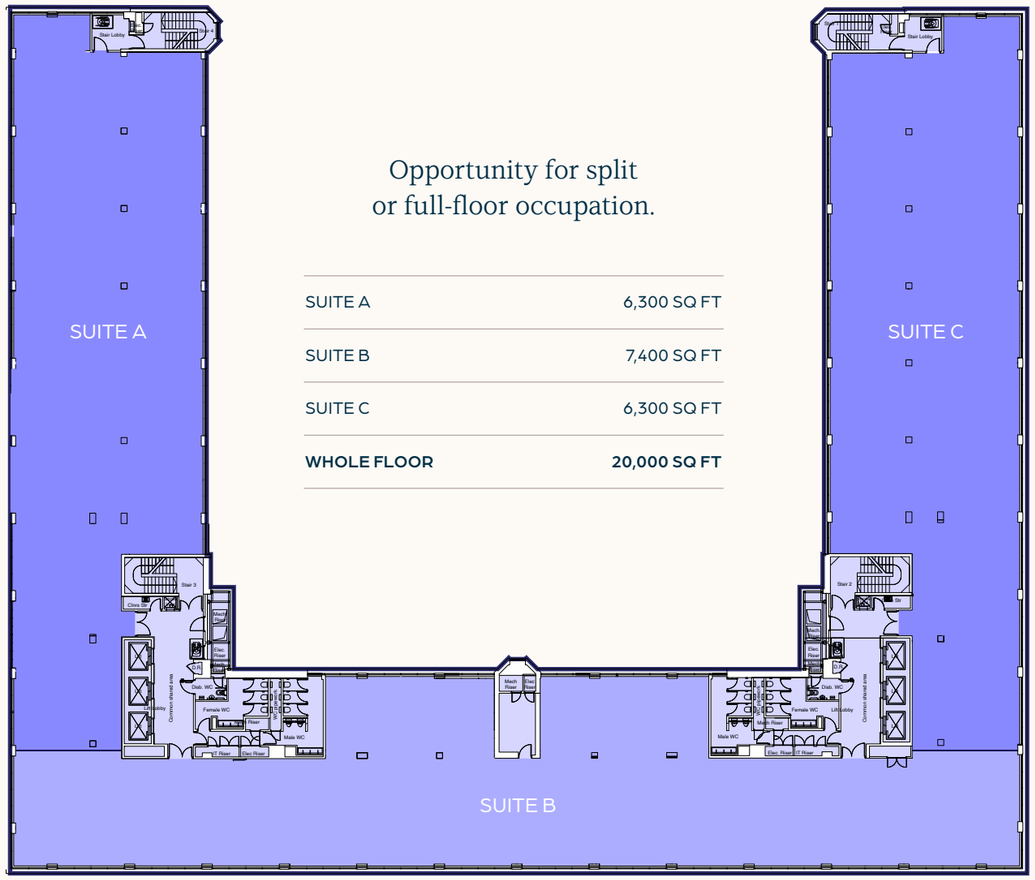


Full floor.
A blank canvas.

7th Floor (20,000 Sq Ft)

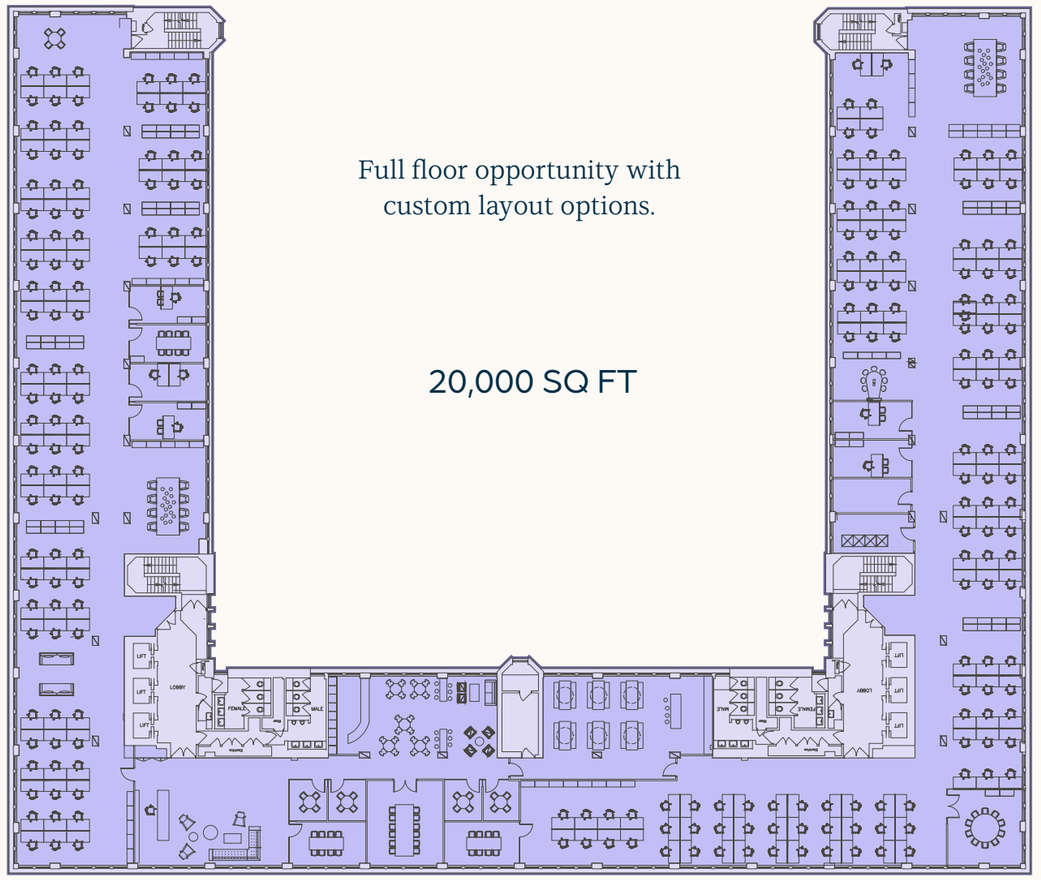
Portland Street

The seventh floor can be occupied as a whole or divided to create three separate suites from approximately 6,300 sq ft. The proposed subdivision provides occupiers with a choice of floorplates, allowing the space to accommodate a range of requirements.



Opportunity for split or full-floor occupation.

SUITE A	6,300 SQ FT
SUITE B	7,400 SQ FT
SUITE C	6,300 SQ FT
WHOLE FLOOR	**20,000 SQ FT**



Full floor opportunity with custom layout options.

20,000 SQ FT

Plans are for indicative purposes only.

11 PORTLAND STREET

MANCHESTER

In the heart of











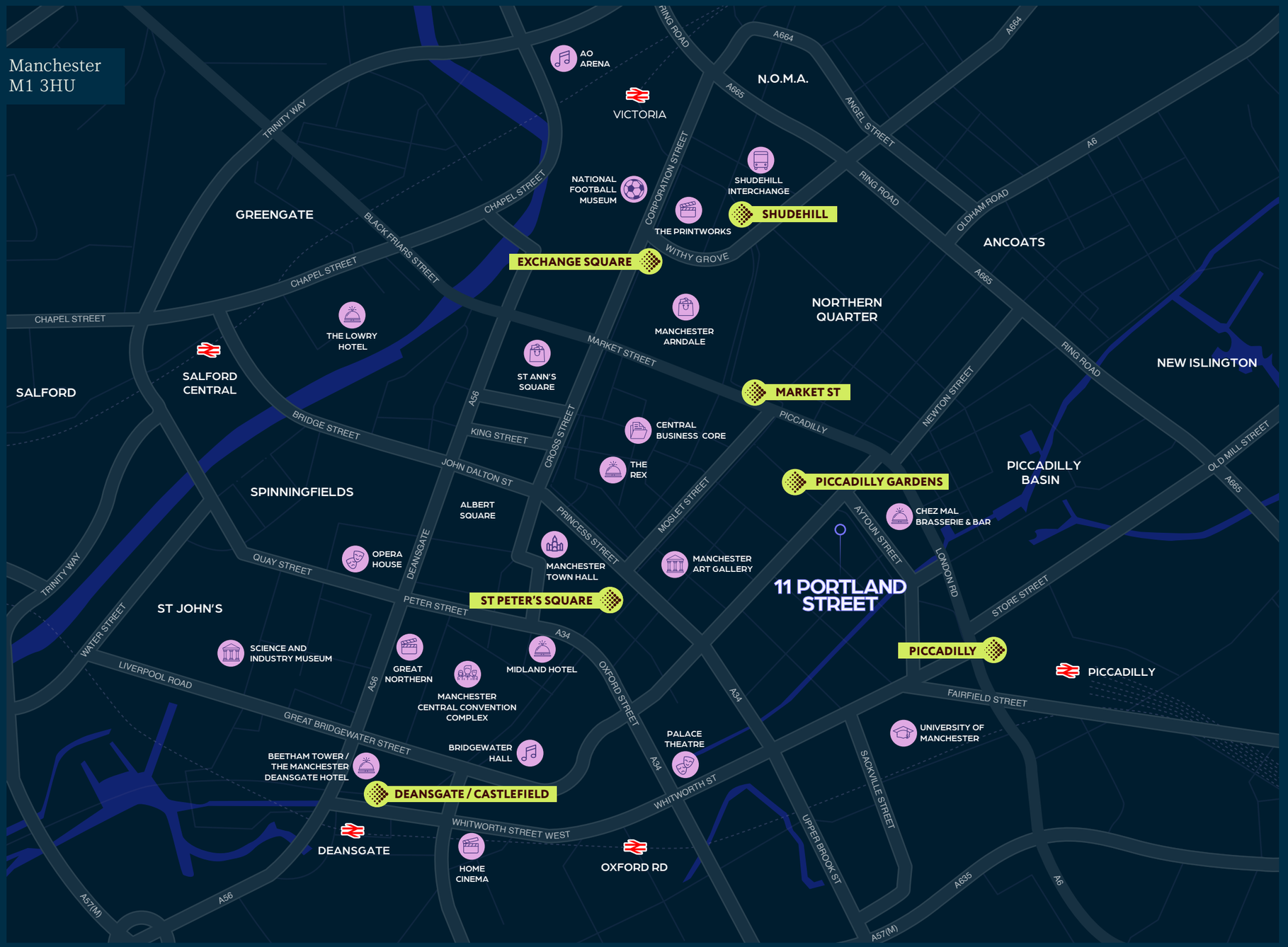




Connected to more.

11 Portland Street occupies a prime position fronting Piccadilly Gardens in Manchester city centre. The location offers exceptional connectivity, with the Metrolink tram directly opposite and Manchester Piccadilly Station just a 5-minute walk away.

Bordering the vibrant Northern Quarter and traditional office core, occupiers enjoy immediate access to top amenities. The area features abundant independent bars and dining alongside major retail destinations like Market Street and the Arndale Centre.



Travel Times:

Walking	Time
St. Peter's Square Metrolink	3 mins
Arndale Shopping Centre	5 mins
Manchester Piccadilly Station	5 mins
Spinningfields	9 mins
Harvey Nichols	10 mins
Oxford Road Station	12 mins

Rail	Time
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	Time
Piccadilly Gardens	1 min
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

Beyond your desk.

Bars & Eateries

1. The Alchemist
2. The Director's Box
3. Cibo
4. All Bar One
5. Grand Pacific
6. Browns
7. Teppanyaki Chinatown
8. Piccolino
9. Town Hall Tavern
10. Salut
11. Sam's Chop House
12. Miller & Carter
13. Chez Mal Brasserie & Bar
14. Lucky Cat
15. Black Sheep Coffee
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 Express
26. M&S Piccadilly Rail Foodhall
27. Pret
28. Starbucks

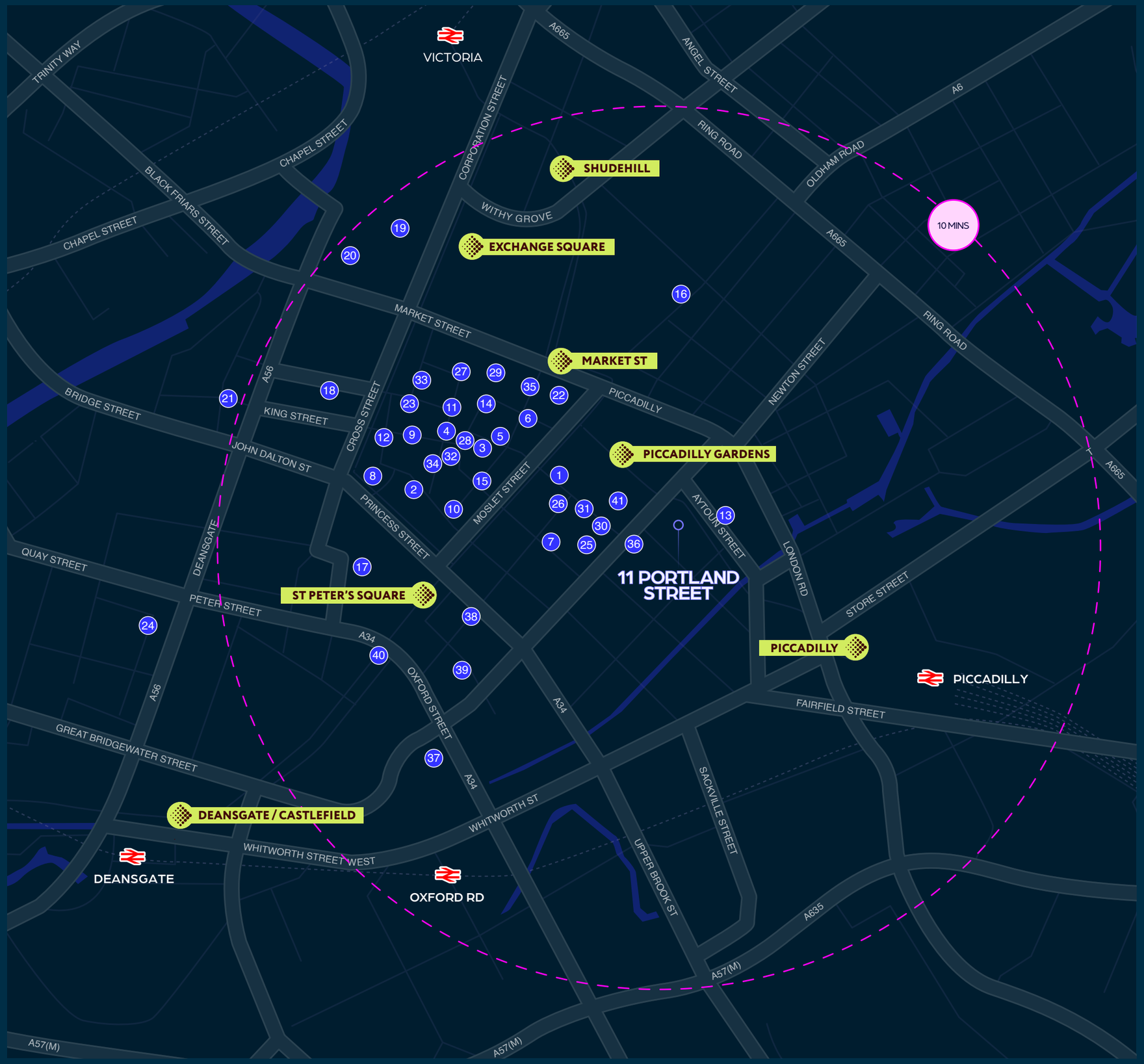
Health & Wellbeing

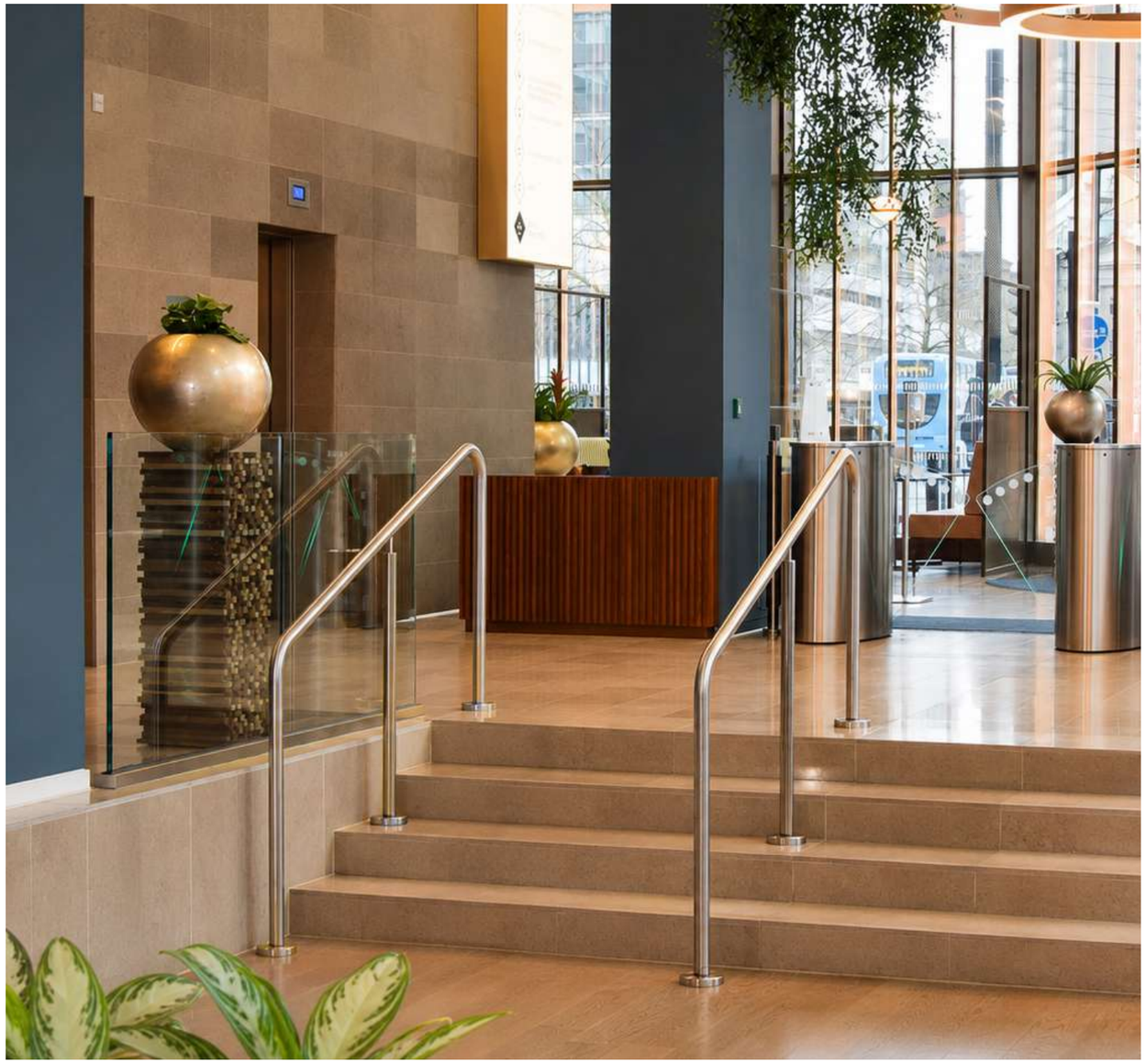
29. The Gym Portland St
30. PureGym Manchester Market Street
31. Anytime Fitness Manchester Central

Hotels & Stays

32. The Rex
33. King Street Town House
34. Britannia Hotel
35. The Mercure Piccadilly
36. The Ibis Portland St
37. The Alan
38. a&o Manchester City Centre
39. The Midland
40. voco Manchester – City Centre
41. Dakota Hotel













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