



A central Manchester location  
with first-class fibre connectivity.

## The property

Bruntwood have invested over £2m to redevelop the 21-storey 'Manchester One' to create a highly sophisticated city centre working environment with a sought-after M1 postcode.

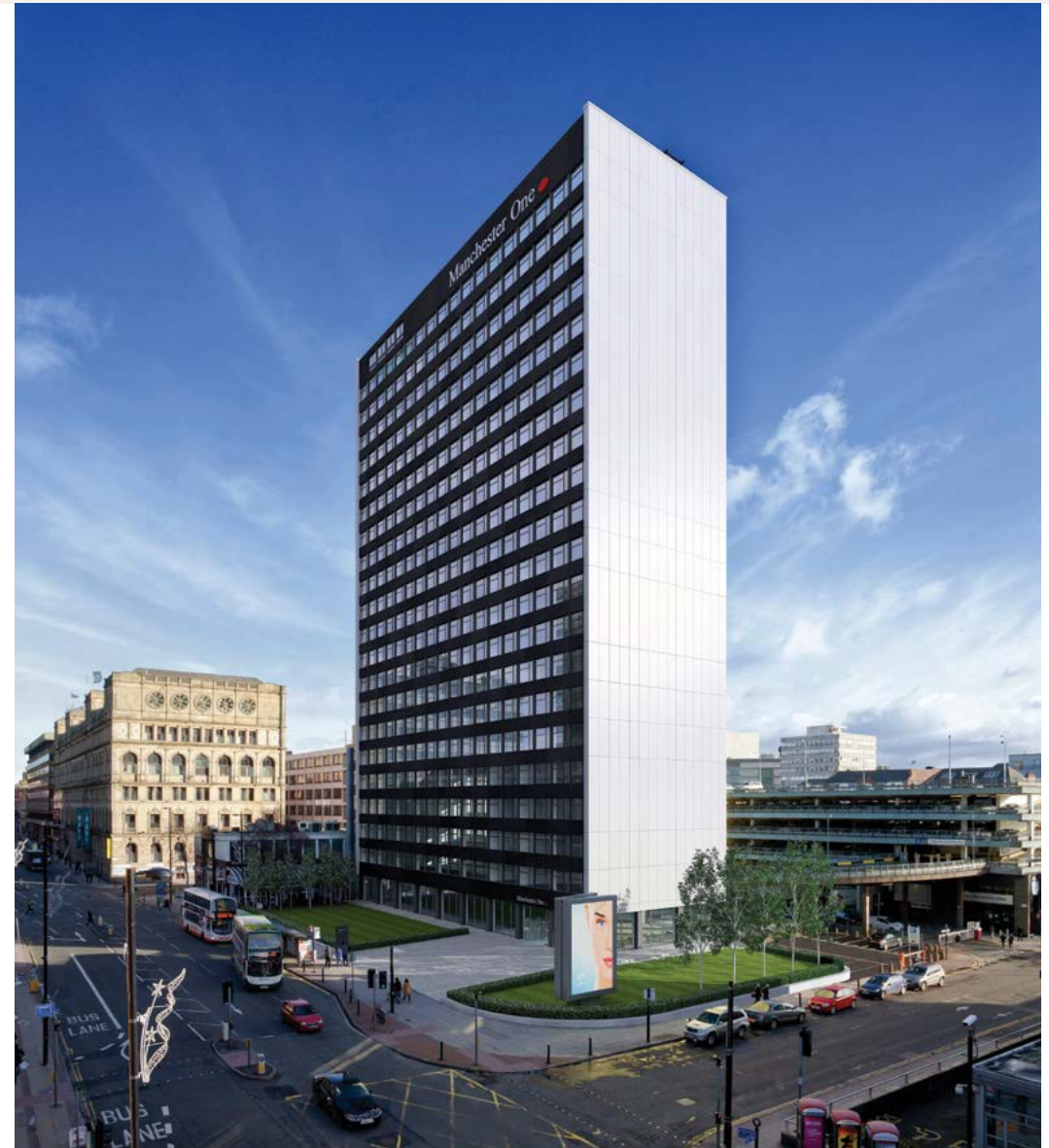
Formerly known as 'Portland Tower' and located on the corner of Portland Street and Sackville Street, the redevelopment of the building has been substantial. Both inside and out Manchester One has been redeveloped to compliment today's business needs in terms of flexibility, usability and digital connectivity.

Originally designed by Leach Rhodes Walker architects and built in 1963 as St Andrew's House, Bruntwood acquired the building in 1994. Manchester One houses a total of 131,000 sq ft of high quality office accommodation, available from 800 to 18,000 sq ft, on short and long-term leases.

With a new identity, a new name, a new reception, redesigned communal spaces and completely refurbished office spaces, Manchester One delivers a brand new experience for customers and visitors alike. But one thing remains constant – and that's Manchester One's city centre location, doorstep amenities and proximity to the city's main rail and tram interchanges.

Manchester One is a great location for technology and media businesses and will in future benefit from a gigabit of internet connectivity. Other innovations planned for the building include a 'Business Lounge' for customers, with great views across the city and the Peak District and access to high-speed fibre broadband capabilities.

All this comes with the added benefit of meeting rooms for hire and a dedicated on-site customer service team to manage the reception area and ensure the smooth operation of the building. Add to that secure cycle racks, on-site shower facilities and ample car parking options and Manchester One presents an ideal opportunity for your business to grow and move closer to Manchester's professional heartland.



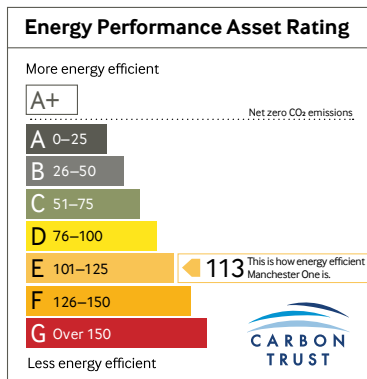
## Specification

An instantly recognisable feature of the Manchester skyline, Manchester One also comes with some of the best panoramic views of the city and the Peak District.

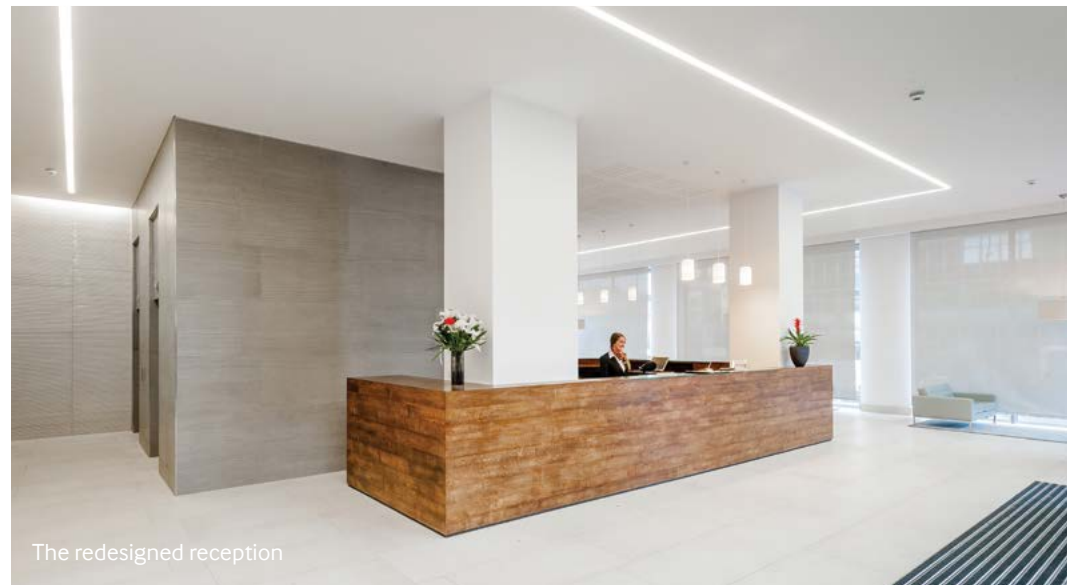
Being an island site in the city means you're not overlooked by other buildings so your office is saturated with natural light, creating airy, open-plan spaces. The new look and feel to the building is designed to impress and inspire. The ground floor landscaping at Manchester One has been redesigned, with an abundance of grass, box hedgerows and silver birch to give an impressive and calming feel to your approach to the building.

Arriving in reception, visitors experience a large, open and contemporary space. The quality of materials is high – from bespoke brown oak reception desks, 'Ergon' stone wall and floor tiles and 'Kobe' designer lighting. Club-lounge style seating areas feature coffee tables with built in iPads for internet access and information on local amenities.

- Office suites available from 800 sq ft to 18,000 sq ft
- Air conditioning
- Recessed modular lighting
- Channel flooring



The new lift lobby (CGI)



The redesigned reception

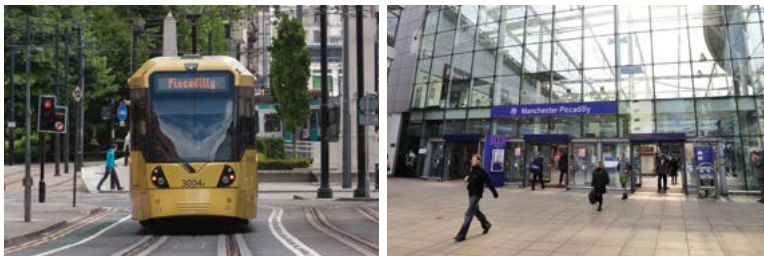


## Location

Manchester One is all about the location and is the city's prime office location for customers who need fast and easy access to Manchester's commuter network.

Office staff only have to walk across the road to access the city's main bus and tram interchange at Piccadilly Gardens. For rail users, Manchester Piccadilly, Oxford Road and Victoria train stations are within five to ten minutes' walk. Being located on Portland Street also means you're situated on one of the city's main arterial bus routes and with a bus stop on your doorstep, office staff can expect convenient and regular access to out of town districts.

Customer car parking is available to the rear of Manchester One as well as direct access to the Chorlton St NCP car park via a private gateway link off the main reception.



## Amenities

### Amenities

When you work at Manchester One, you make the most of the city as the location means you're spoilt for choice for local amenities. Just a short walk away, you'll find a wide choice of restaurants, bars, cafes, supermarkets, eateries, health clubs and cultural hot spots.

Across the road is New York Street with a range of amenities on offer, from the boutique sandwich shop Philpotts, 'The Grill on New York Street', the widely-acclaimed 'The Alchemist', a 24-hour access 'Pure Gym' and 'Generation Pop', a contemporary art gallery.

A wider selection of cafes, restaurants, newsagents and restaurants can also be found on Portland Street and Oxford Street, just five minutes walking distance. And if retail therapy is your thing then Manchester's main shopping districts of Market Street, Northern Quarter, Deansgate and King's Street are all within easy walking distance.

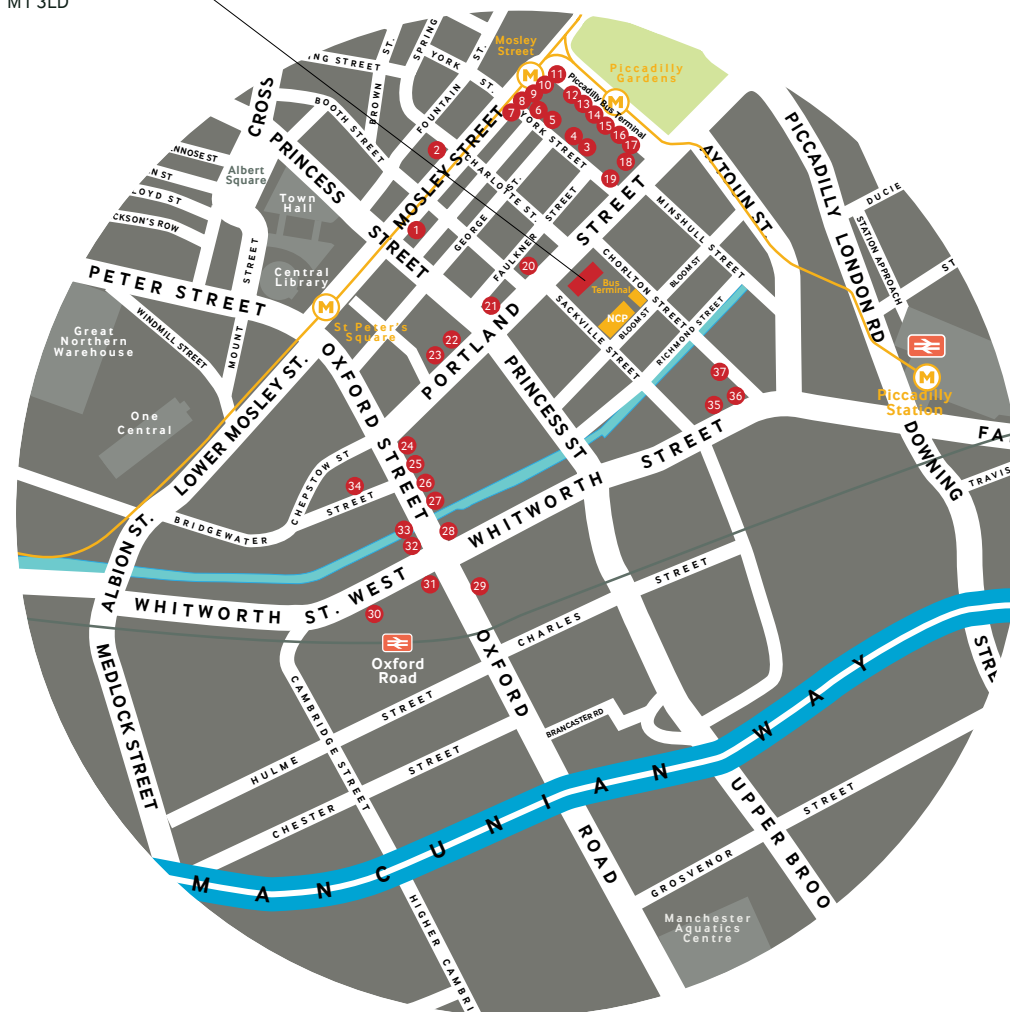
If your business entertaining takes a cultural turn, Manchester's impressive City Art Gallery, the Royal Exchange Theatre, the Palace Theatre and the 'Cornerhouse' arts and film centre are all nearby. If your clients or staff need overnight accommodation, in addition to the Mercure Manchester Piccadilly Hotel at Piccadilly Plaza, within five minutes' walk of Manchester One you'll also find the Ibis Hotel, The Britannia, the Novotel and the Princess Hotel to name but a few.

### Key

- 1 Manchester Art Gallery
- 2 Sainsbury's
- 3 Grill on New York Street
- 4 Philpotts
- 5 Generation Pop Art Gallery
- 6 The Gym
- 7 The Alchemist Bar
- 8 Subway
- 9 Greggs
- 10 Krispy Kreme
- 11 Marks & Spencer
- 12 Quality Save
- 13 Tesco
- 14 Starbucks
- 15 Newsagent
- 16 Spar
- 17 MCR Visitor Centre
- 18 Mercure Hotel
- 19 Post Office
- 20 Cashpoint
- 21 The Old Monkey Pub
- 22 Ibis Hotel
- 23 Novotel Hotel
- 24 Philpotts
- 25 Tesco
- 26 Pizza Express
- 27 Caffè Nero
- 28 Palace Theatre
- 29 Palace Hotel
- 30 Gorilla Bar
- 31 The Cornerhouse
- 32 Sainsbury's
- 33 Felcini
- 34 Bannatyne Gym
- 35 Olive Deli
- 36 Tribeca Bar

## Manchester One

53 Portland Street  
Manchester  
M1 3LD



## Availability

We can help you with everything from free space planning through to the entire project management of your office fit-out.

This example layout shows how a full floor of office space (6,050 sq ft) encompassing 64 work stations can be designed to create an effective working environment. This is just one way of dividing up the space, but our in-house space planners can help you by visualising alternative layout options to suit your own specific requirements.

We understand that creating the right working environment is essential in giving your business the best possible chance of success, so we are committed to doing everything we can to make your office just right for you.



**6,050**

TOTAL SQ FT OF OFFICE SPACE

**5**

NUMBER OF DEDICATED MEETING ROOMS



**1**

SERVER / COMMS ROOM



**64**

NUMBER OF WORK STATIONS



**2**

NUMBER OF PRIVATE OFFICES



**2**

LIBRARY / STORAGE ROOM



**1**

DEDICATED RECEPTION



**1**

NUMBER OF KITCHEN/BREAKOUT AREAS



**1**

SOFT SEATING / INFORMAL MEETING AREA



# Full floor 3D space plan



 **6,050**  
TOTAL SQ FT OF OFFICE SPACE

 **5**  
NUMBER OF DEDICATED MEETING ROOMS

 **64**  
NUMBER OF WORK STATIONS

 **2**  
NUMBER OF PRIVATE OFFICES

 **1**  
DEDICATED RECEPTION

 **1**  
NUMBER OF KITCHEN/BREAKOUT AREAS

 **1**  
SERVER / COMMS ROOM

 **2**  
LIBRARY / STORAGE ROOM

 **1**  
SOFT SEATING / INFORMAL MEETING AREA

PORTLAND STREET

# Large wing 3D space plan



4,400

TOTAL SQ FT OF OFFICE SPACE



1

NUMBER OF BOARDROOMS



52

NUMBER OF WORK STATIONS



2

NUMBER OF PRIVATE OFFICES



1

DEDICATED RECEPTION



1

NUMBER OF KITCHEN/BREAKOUT AREAS



1

NUMBER OF DEDICATED MEETING ROOMS



1

LIBRARY / STORAGE ROOM



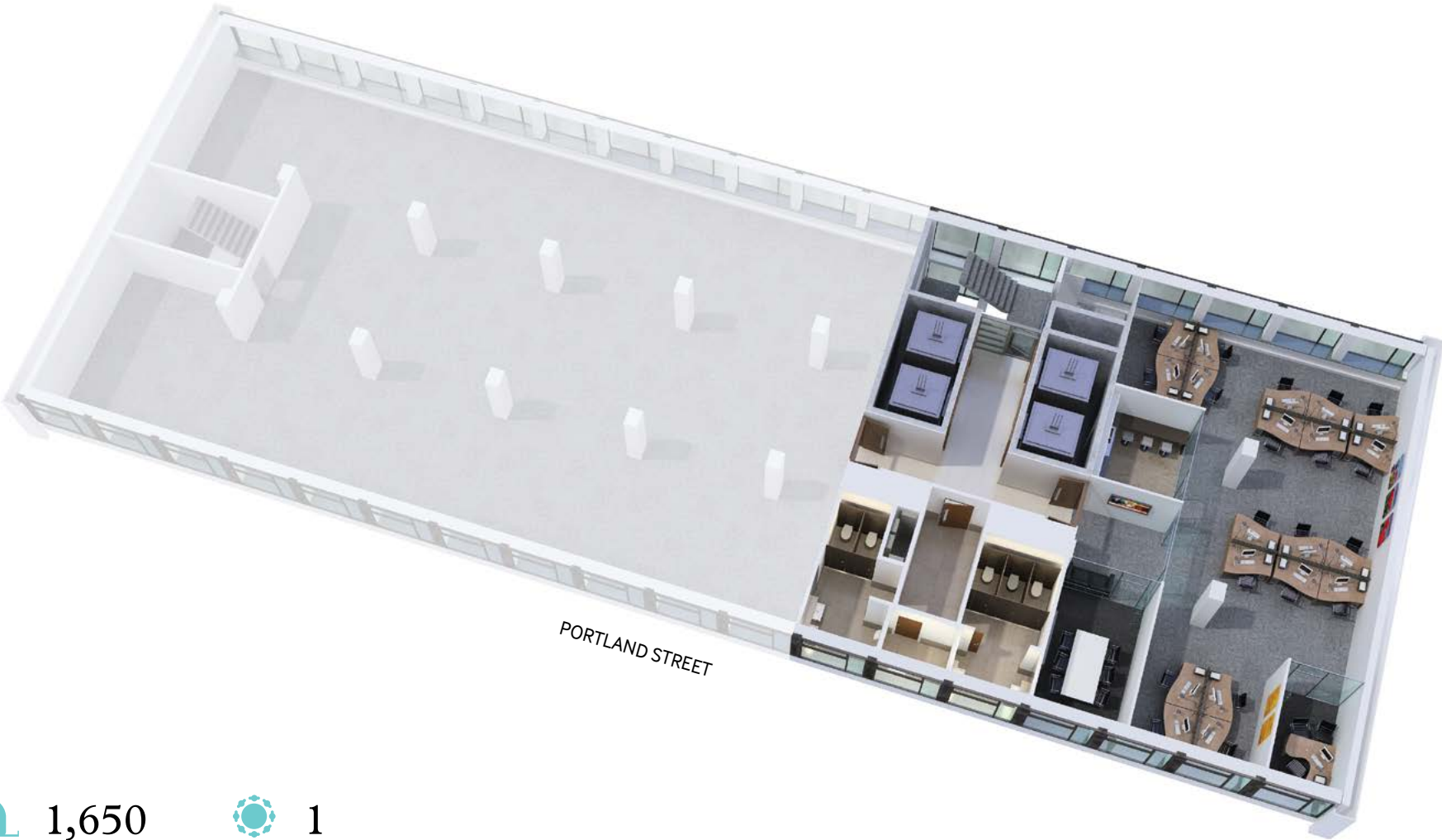
1

SERVER / COMMS ROOM

PORTLAND STREET



Small suite 3D space plan



1,650

TOTAL SQ FT OF OFFICE SPACE



1

NUMBER OF DEDICATED MEETING ROOMS



21

NUMBER OF WORK STATIONS



1

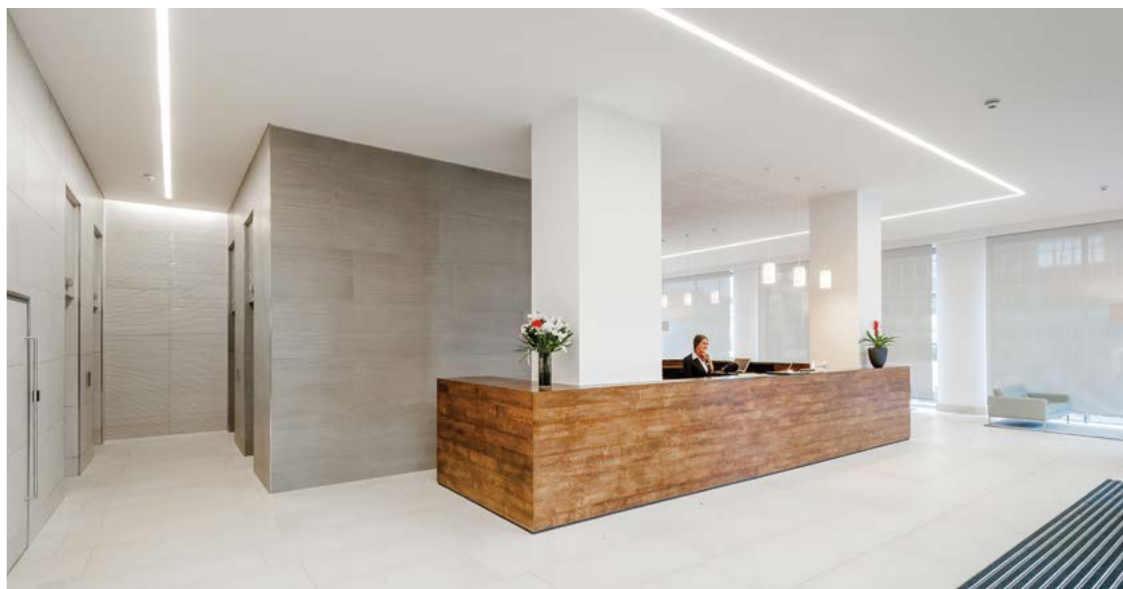
NUMBER OF PRIVATE OFFICES



1

NUMBER OF KITCHEN/BREAKOUT AREAS

Gallery







Piccadilly Gardens





Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed. At Bruntwood we own and manage over 101 properties in Manchester, Liverpool, Leeds and Birmingham. Whether you need a single desk for a day or a whole building for 25 years, we have the right solution to suit your business.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefits to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. We recognise that different businesses have different needs, so our portfolio has a range of property types that enable us to match businesses to the right environment for them to flourish. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

**Talk to us today on 0161 233 7877.**

**101**

TOTAL NUMBER OF PROPERTIES

**6,035,000**

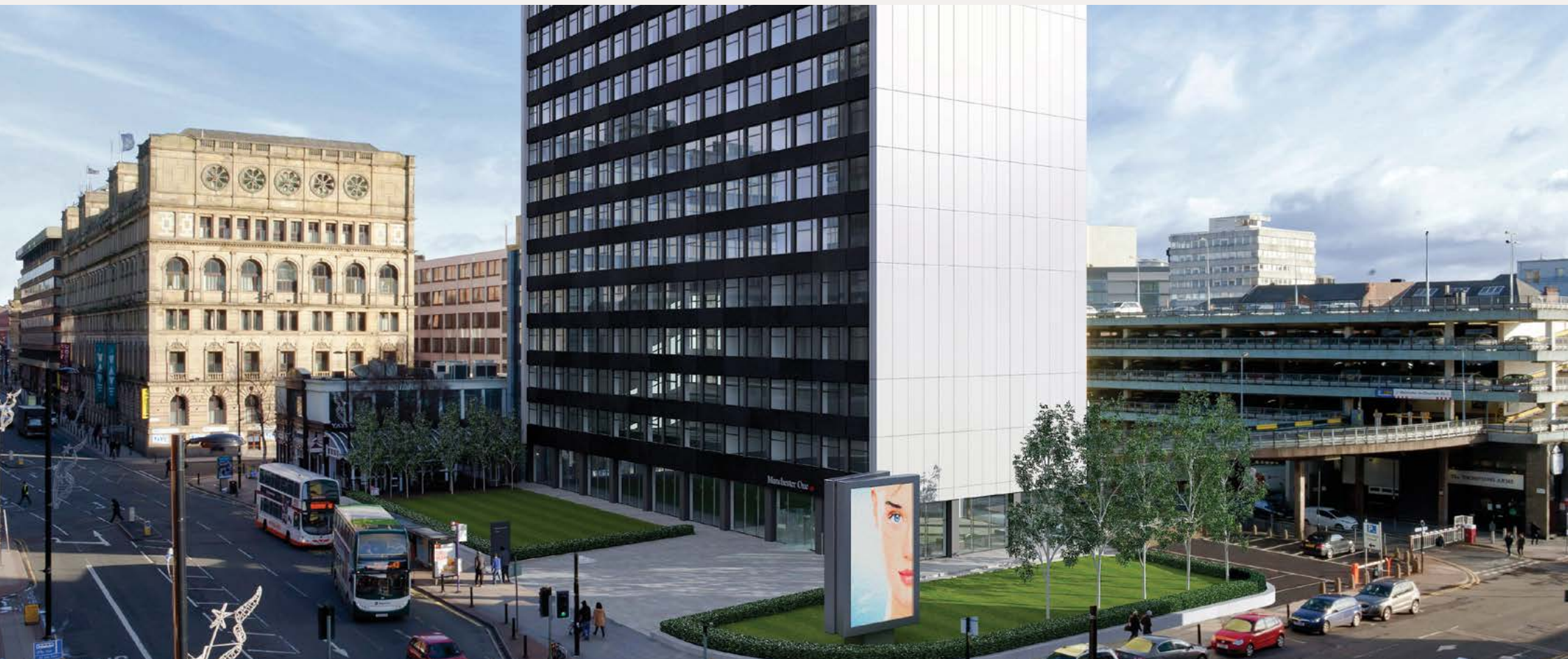
TOTAL OWNERSHIP IN SQ FT

**2,009**

TOTAL NUMBER OF CUSTOMERS

**10%**PROPORTION OF ANNUAL PROFITS  
GIVEN TO ARTS, CHARITY, CIVIC AND  
ENVIRONMENTAL ORGANISATIONS

Contact us



If you have an office requirement, no matter how large or small, please feel free to call Bruntwood on **0161 233 7877** and a member of our team will be happy to talk through your options with you.

Alternatively please visit **[www.bruntwood.co.uk/manchesterone](http://www.bruntwood.co.uk/manchesterone)** for further information.

This brochure is set out as a general guide and is not intended to form any part of a future contract.