

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.





CATA

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



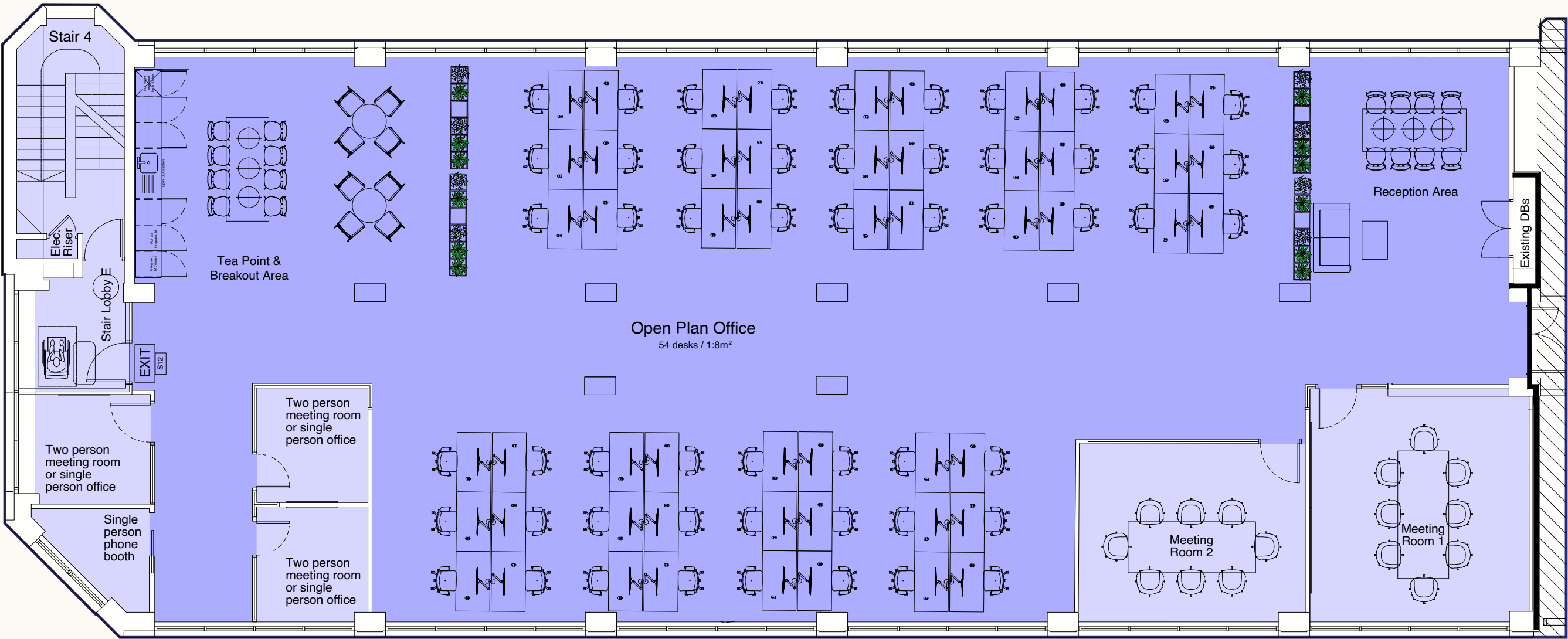


Fitted. Furnished.
Ready.

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.

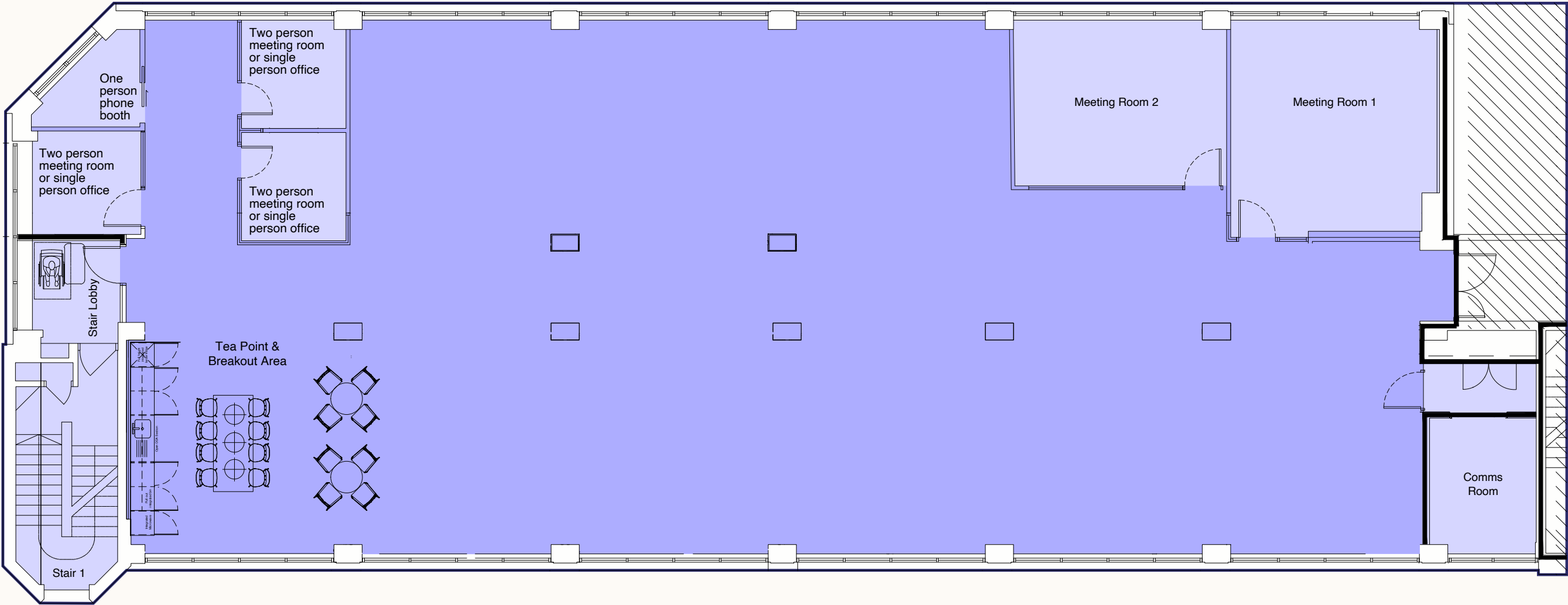
1st Floor B (4,760 Sq Ft)

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.

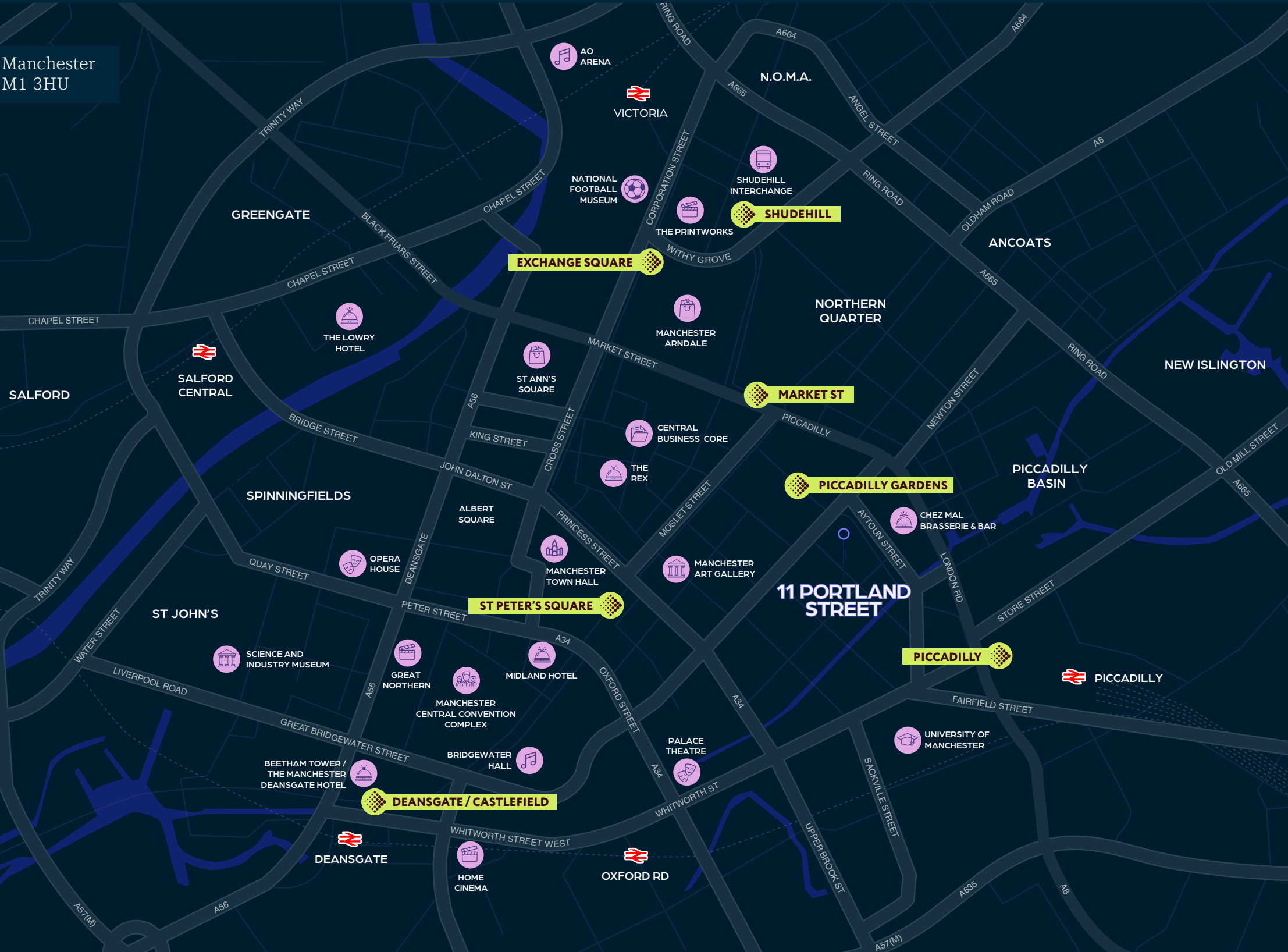


Plans are for indicative purposes only.

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

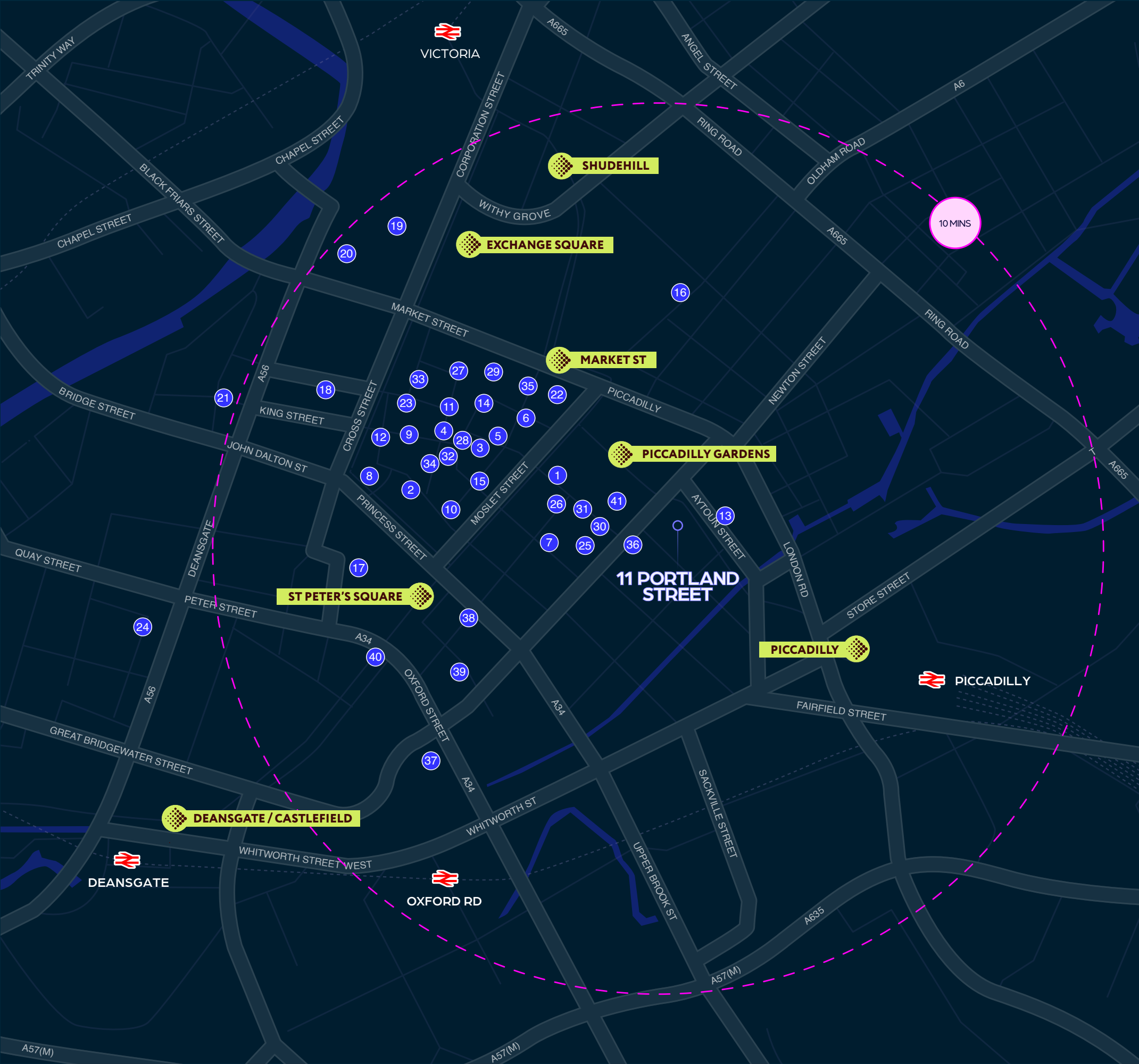
- 25. Tesco Express
- 26. M&S Piccadilly Rail Foodhall
- 27. Pret
- 28. Starbucks

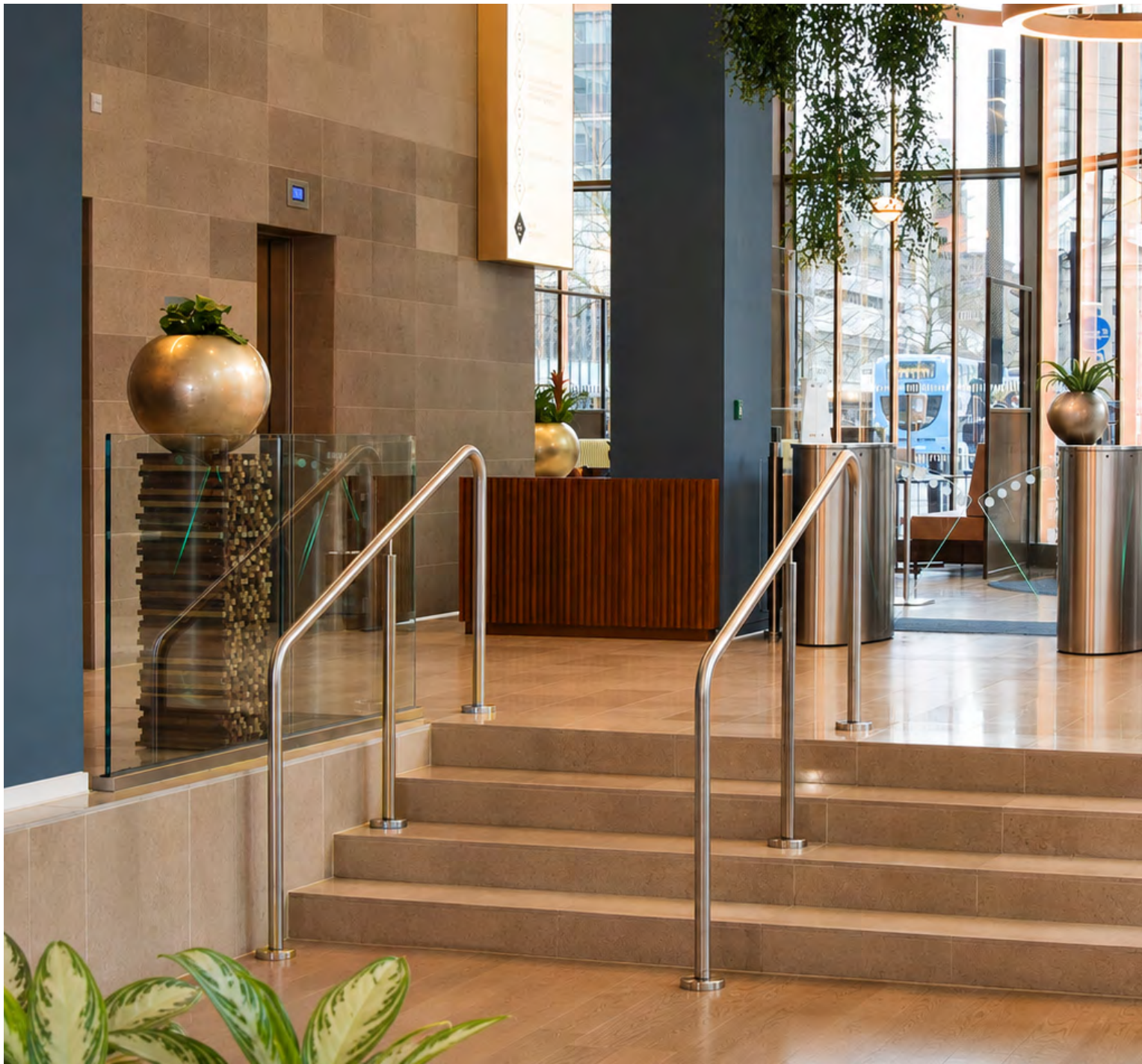
Health & Wellbeing

- 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





11 PORTLAND STREET

For more information please
contact one of our agents.



DANIEL BARNES
+44 (0) 7870 186 410
dbarnes@savills.com

OLIVER LUCKMAN
+44 (0) 7815 032 115
oliver.luckman@savills.com



JAMES DEVANY
+44 (0) 7525 582 901
james.devany@jll.com

FREYA SHARPE
+44 (0) 7707 164 930
freya.sharpe@jll.com