

ONE

PORTLAND STREET
MANCHESTER // M1 1RG

THE ITALIAN GEM
ONE

LOCATION

IN THE HEART OF MANCHESTER CITY CENTRE

Situated at the corner of Piccadilly and Portland Street, One Portland Street enjoys fantastic views over Piccadilly Gardens and proximity to an endless list of cafés, bars and restaurants. Networking and conducting business could not be easier. The building lies at the centre of the city's multimodal integrated transport network. Just two minutes from Manchester Piccadilly train station and with the Metrolink on its doorstep, the location is chock full of potential and opportunities for your business.

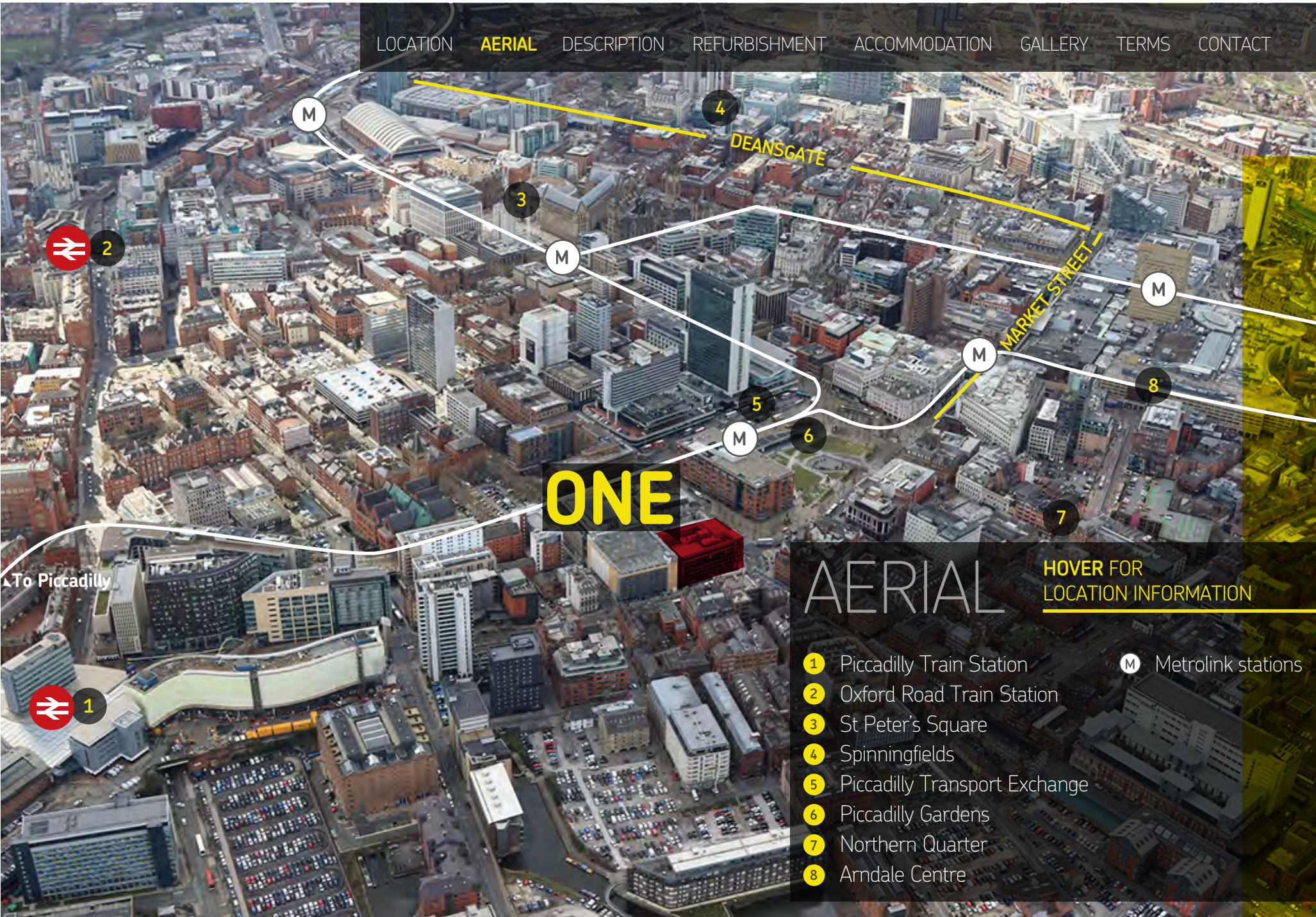
[CLICK FOR MAPS](#)



ONE

PORTLAND STREET

[CLICK FOR LOCATION](#)



ONE

AERIAL

HOVER FOR LOCATION INFORMATION

- 1 Piccadilly Train Station
 - 2 Oxford Road Train Station
 - 3 St Peter's Square
 - 4 Spinningfields
 - 5 Piccadilly Transport Exchange
 - 6 Piccadilly Gardens
 - 7 Northern Quarter
 - 8 Arndale Centre
- M Metrolink stations

▲ To Piccadilly

DESCRIPTION

HIGH QUALITY FLEXIBLE OFFICE SPACE

Offering an attractive and contemporary work place, One Portland Street is one of Manchester's premier destinations for businesses seeking affordable, flexible office accommodation that is the perfect fit.

KEY BENEFITS:

- Recently refurbished reception area and office space
- High quality refurbished office space
- Energy efficient chillbeam lighting and air conditioning system
- Raised floors
- 2 passenger lifts
- On-site management team, with 24hr building access
- On-site car parking and cycle storage
- EPC rating C



REFURBISHMENT

The building is to undergo refurbishment works with a fantastic new extended entrance with a double height manned reception area. In the basement, a new cycle store and shower facilities are being provided to help improve services for the occupiers.



**NEW REFURBISHED RECEPTION
COMING SOON**



NEW BASEMENT SHOWERS & CYCLE STORE

ACCOMMODATION

A RANGE OF SIZES AVAILABLE

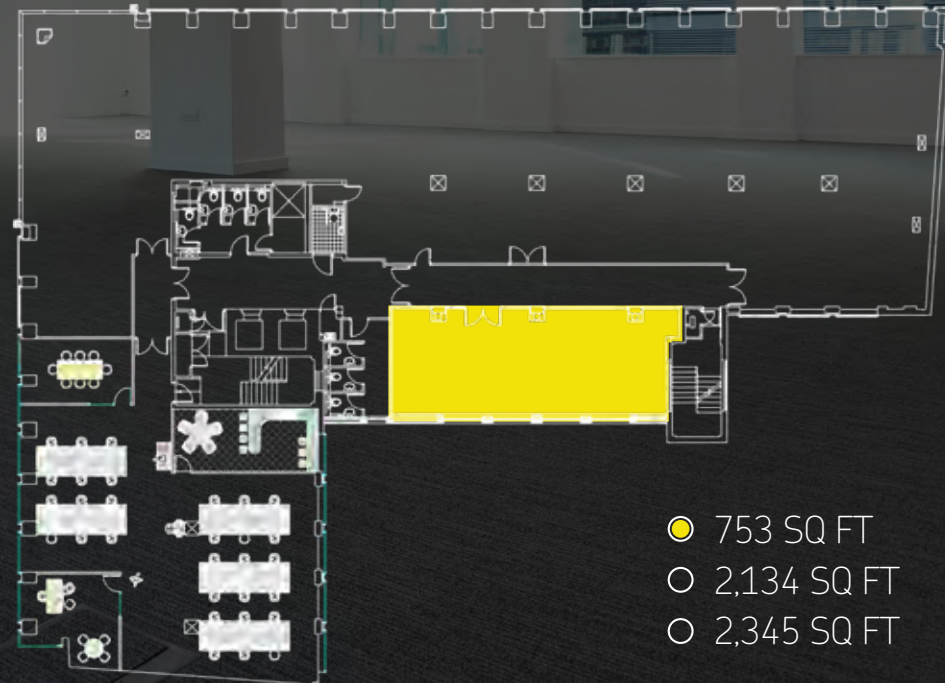
Fully refurbished and enjoying full height glazing, One Portland Street is an exceptional and inspirational working environment, ideal for businesses looking for the ability to up or downsize as their requirements change.

Extending over seven floors, the building totals 59,000 sq ft and is already home to a diverse range of occupiers including well-known retailers such as Tesco and Costa on the ground floor.

A RANGE OF FLEXIBLE SUITE SIZES

Suites from 750 sq ft to 2,500 sq ft currently available.

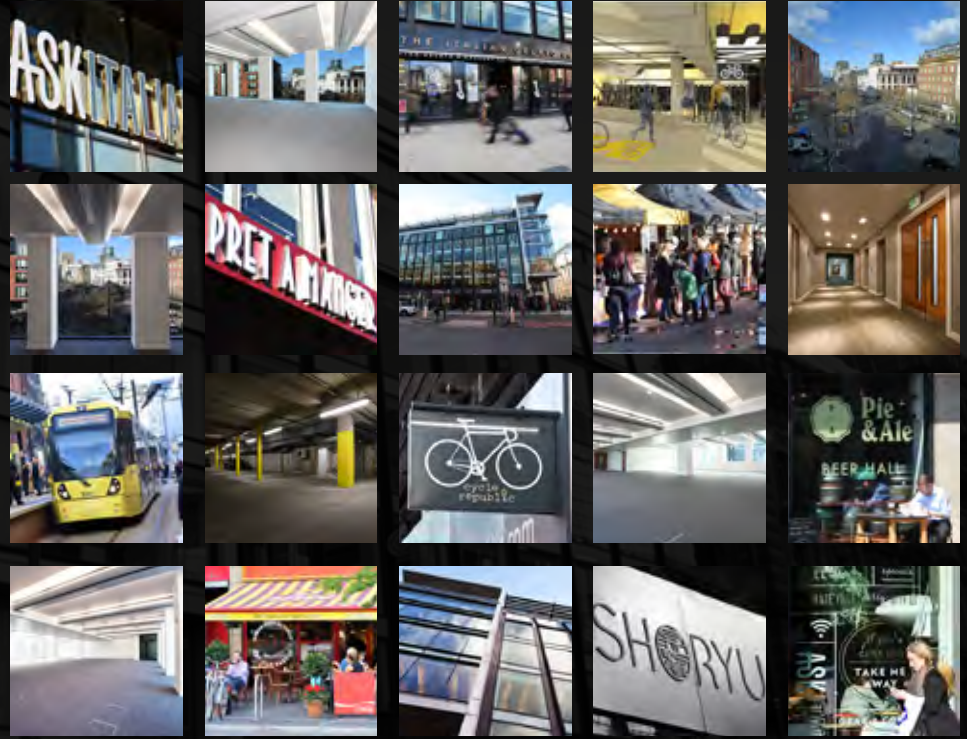
Select from possible suite demises below:



- 753 SQ FT
- 2,134 SQ FT
- 2,345 SQ FT

GALLERY

CLICK ON THE THUMBNAILS BELOW



TERMS

TERM

The accommodation is available on a leasehold basis for a term of years to be agreed.

QUOTING RENT

Upon application.

RATES

The incoming tenant will be responsible for the payment of business rates levied on the accommodation.

EPC

Certificate available upon request.



CONTACT

**FOR MORE INFORMATION OR TO ARRANGE
A VIEWING PLEASE CONTACT THE AGENTS:**

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