



Manchester One

53 Portland Street, Manchester M1 3LD

bruntwood



Make an impression

Manchester One is made up of 131,000 sq ft of high quality workspace set across 21 floors in the middle of Manchester city centre.

The building is located on the corner of Portland Street and Sackville Street and is an instantly recognisable feature of the Manchester skyline.

With a new reception and refurbished office spaces, Manchester One delivers an impressive experience for customers and visitors. A dedicated on-site customer service team is on hand to greet your guests and manage the smooth operation of the building.

Manchester One's city centre location gives easy access to rail and tram interchanges and secure cycle racks, on-site shower facilities and ample car parking options make getting in and out of the city a breeze.

The airy, open-plan workspaces enjoy an abundance of natural light and the upper floors come with some of the best panoramic views of the city and the Peak District.



What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

Leased

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. A leased office is perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.

Ideal for:

Companies of any size that want to design and manage their own unique office space.

What's included:

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Made & Managed

We take hassle out of managing your office and let you put the focus back onto running your business. We design, create and fully manage your offices, all for a single monthly fee. You select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Ideal for:

Companies from 20+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space needs from project teams to swing space

Satellite offices

What's included:

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Build a bespoke package of services such as services such as: cleaning, internet/telephone services, facilities management etc.

One single bill covering rent and services

A personalised fit out designed and project managed by a team of Bruntwood experts with no upfront capital cost



Well connected

Manchester One customers can expect connection speeds of 1Mb per second to 1Gb per second as standard and even up to 10Gb per second in some instances, with easy set-up, instant scalability and a 99.95% Service Level Agreement (SLA) for network uptime.

Suite specifications include:

- Air conditioning
- Pendant lighting
- Cable management / perimeter trunking
- Exposed services

Building amenities include:

- On-site customer service team
- Secure on-site car parking
- 24-hour access
- 4 high speed lifts
- DDA-compliant access
- Showers
- Lounge space
- Cycle hub



Superfast internet





CUNDALL



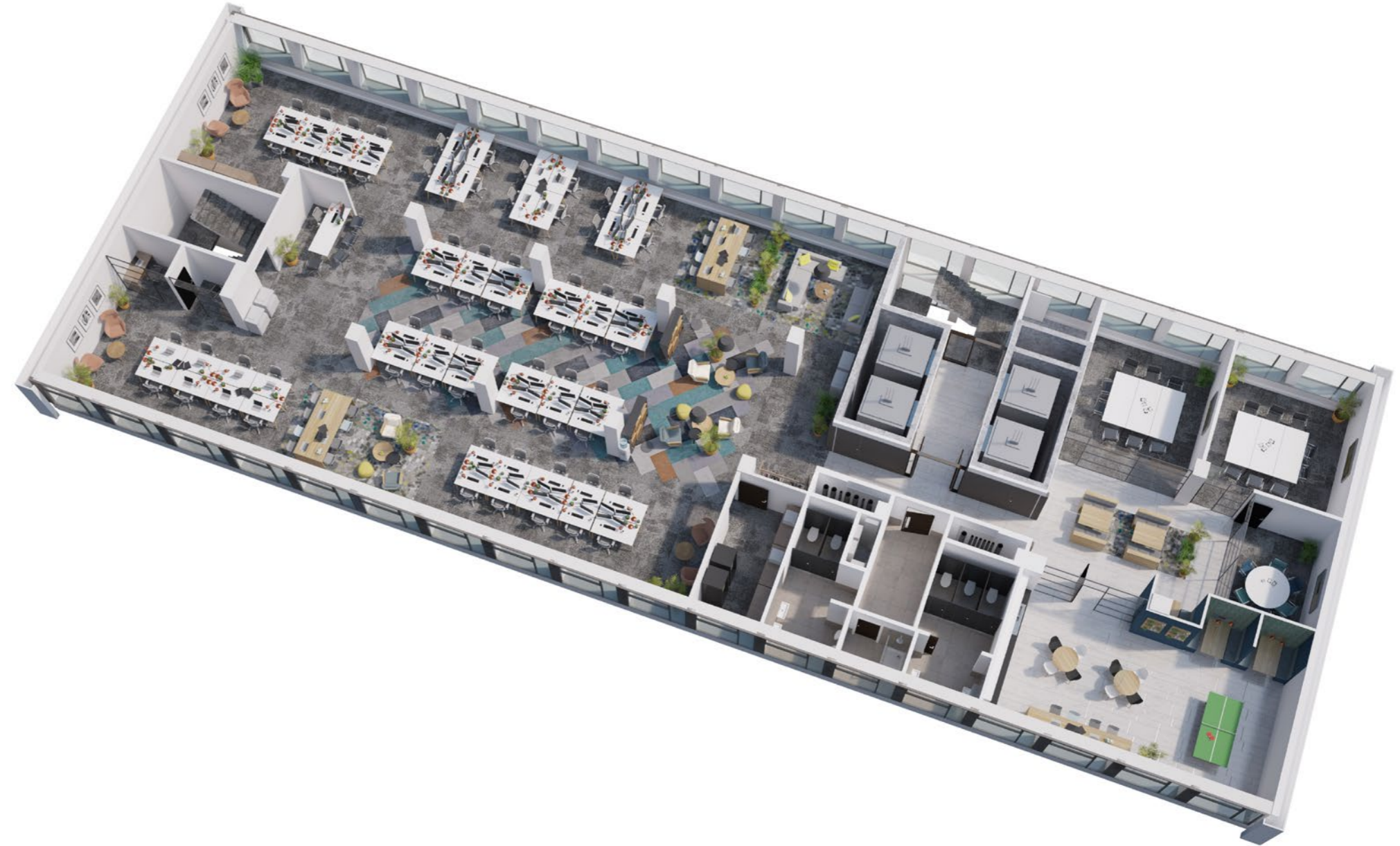
Space designed around you

Full floor

At Bruntwood, we understand the importance of creating the perfect office environment for your business.

This 3D floor plan illustrates a typical office space of 6,050 sq ft incorporating 64 work stations.

Number of break out areas	6
Number of alternative working areas	3
Number of private offices	2



 **6,142**
Total approx sq
ft of office space

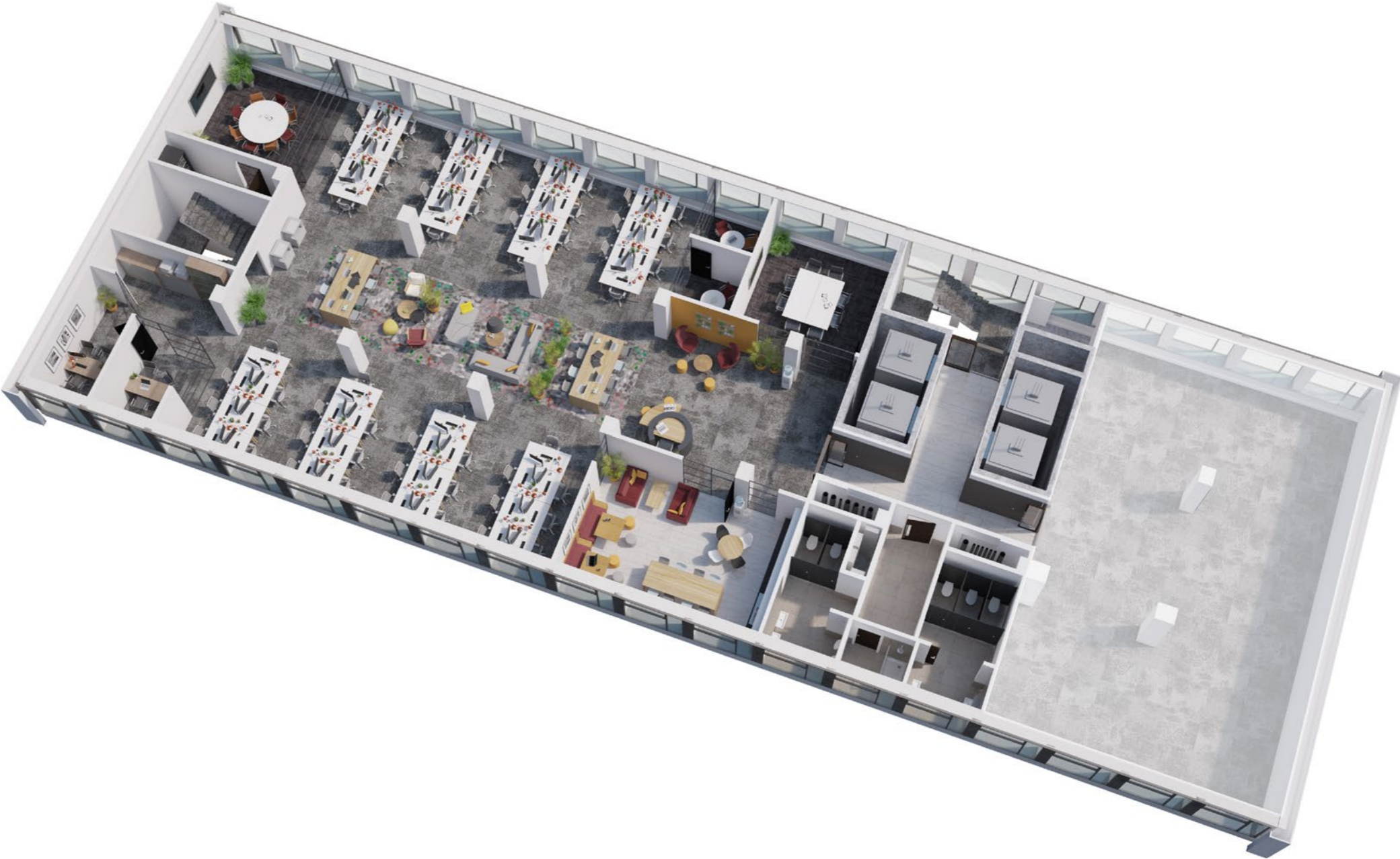
 **62**
Workstations


Space designed around you


Large wing

This 3D floor plan illustrates a typical office space of 4,400 sq ft incorporating 52 work stations.

Number of meeting rooms	4
Number of alternative working areas	3
Number of break out areas	3



 **4,360**
Total approx sq ft of office space

 **52**
Workstations

Space designed around you

Small wing

This 3D floor plan illustrates a typical office space of 1,650 sq ft incorporating 20 work stations.

Number of alternative working zones	3
Number of break out areas	1



1,650

Total approx sq
ft of office space

Working in the heart of the city

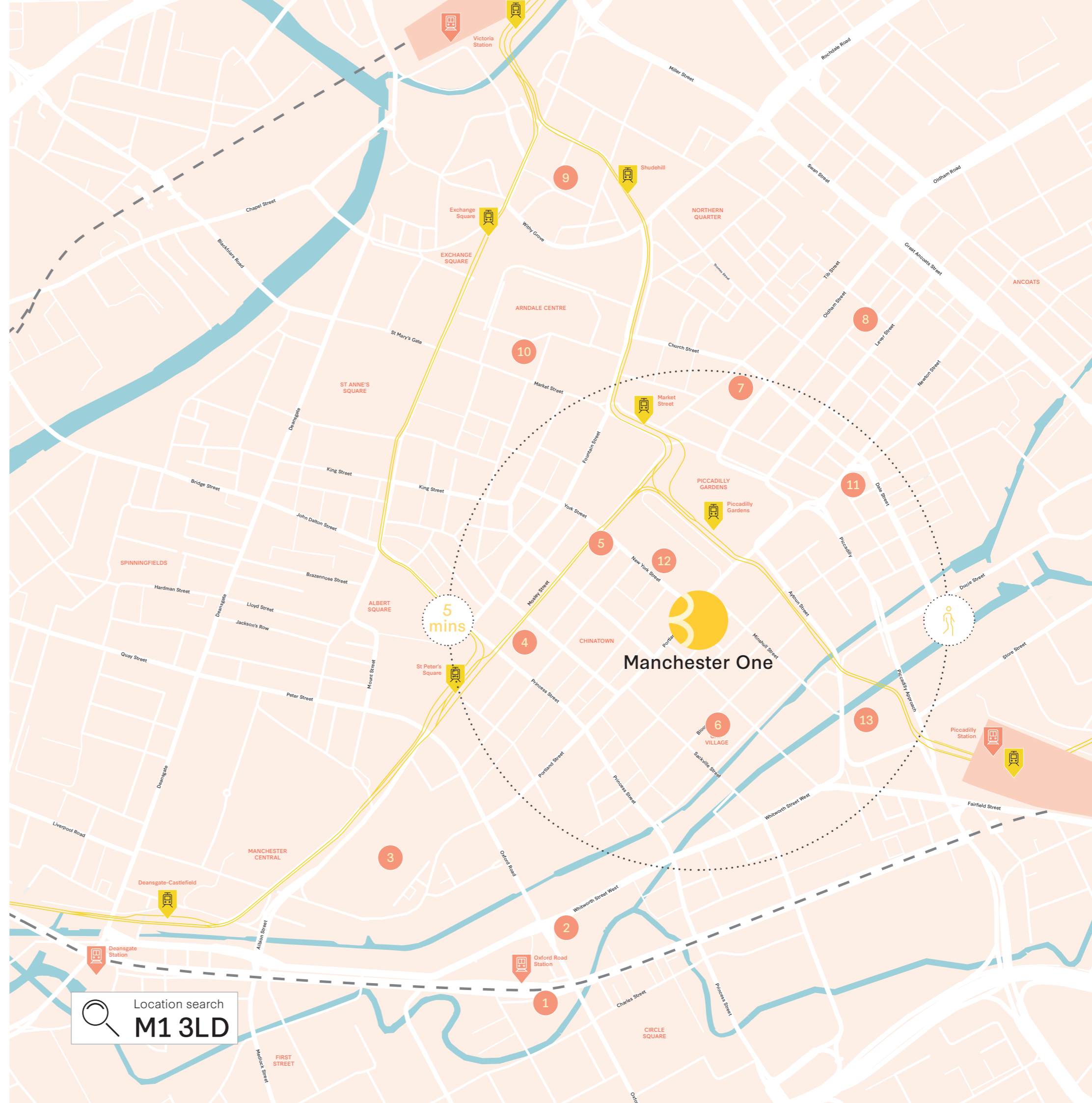
Manchester One is surrounded by an abundance of amenities that serve both the needs of your staff and visitors.

Access to the city's main bus and Metrolink interchange at Piccadilly Gardens is just across the road and Manchester Piccadilly, Oxford Road and Victoria train stations are within a five to ten minute walk.

The building is also situated on one of the city's main arterial bus routes with a bus stop on the doorstep. Customer car parking is available to the rear and a private gateway link off the main reception gives direct access to the Chorlton St NCP car park. Staff will be spoilt for choice for local amenities with a multitude of shops, restaurants, bars, cafes, supermarkets, eateries, health clubs and cultural hot spots.

A discounted car parking rate is available for Manchester One customers at the adjoining NCP.

- 1 The Font
- 2 The Refuge
- 3 The Bridgewater Hall
- 4 Manchester Art Gallery
- 5 The Alchemist
- 6 The Molly House
- 7 Affleck's
- 8 Ply
- 9 The Printworks
- 10 Tesco Metro
- 11 Alabama's
- 12 Grill on New York Street
- 13 Black Sheep Coffee and Cocktails



The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

Meet - People

Expand your network by starting a conversation with people from all types of businesses and backgrounds. You never know where your new connections could take you.

Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

Join now at: collective.bruntwood.co.uk

The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

Explore - Events

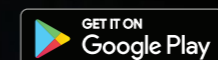
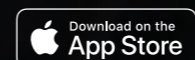
There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

Thrive - Together

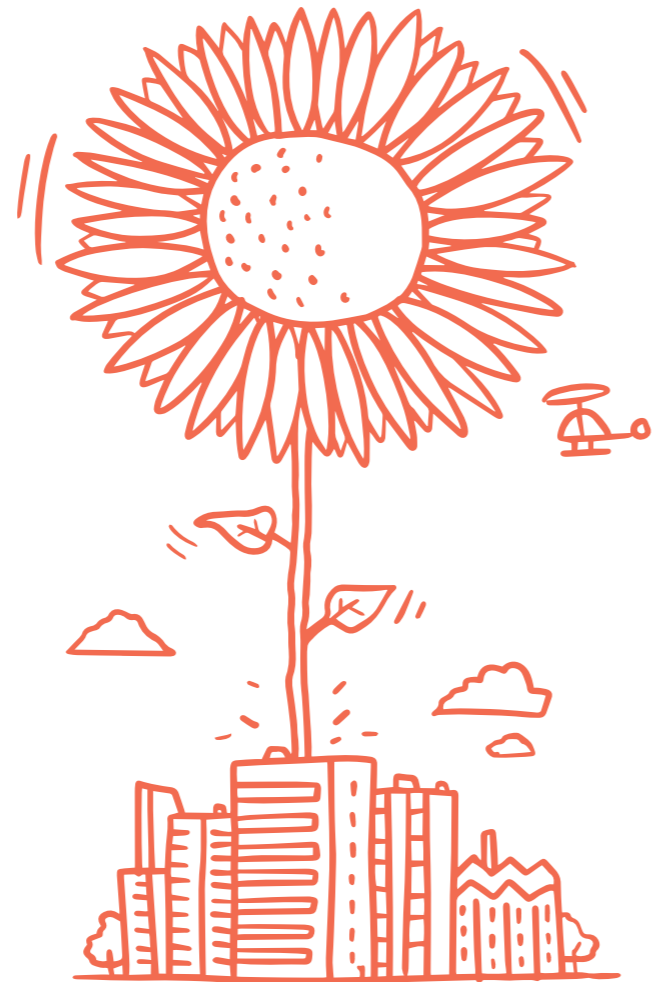
Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk



Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk



Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



1.8m

Sq ft of development planned 2017-2020



£1.01bn

Value of Bruntwood portfolio



£1.5bn

Gross value of development pipeline



8.6m

Total ownership in sq ft



3,017

Total number of customers



4.1m

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby



Bruntwood
Union
Albert Square
Manchester
M2 6LW

For more information please
call us or visit the website

0161 233 7877

bruntwood.co.uk



In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood Works Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract. (2) Bruntwood Works Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. (3) No employee of Bruntwood Works Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. (4) Bruntwood Works Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. (5) Space planning contained in this brochure is indicative only and may require modifications to the building design. (6) All floor plans are not to scale and are for identification purpose only.