

TO LET - OFFICE

# 11 PORTLAND STREET

Westminster House, 11 Portland Street, Manchester, M1 3HU



## Key Highlights

- 1,254 to 30,512 sq ft
- Male & female shower facilities
- Communal landscaped courtyard with parking
- Onsite coffee shop
- Fully refurbished office building
- Secure cycle storage
- Communal break out space
- Fully fitted work space including meeting room, kitchen, power & data and 15 workstations

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## Location

Manchester city centre is more vibrant and engaging than ever before. Whether you're after fine dining, boutique shopping or a spot of culture, few destinations in the UK can compete.

And while Manchester has attracted every key leisure and retail chain, it's the independent businesses – from Home arts centre in Deansgate to the famed Rudy's Pizza in Ancoats – that give the city its unique flavour.

Located in the very heart of the Manchester, 11 Portland Street couldn't be better connected to the rest of the city – and beyond. With Piccadilly Gardens adjacent, bus and Metrolink tram stops are right on your doorstep, while Manchester Piccadilly is less than five minutes' walk away. Be wherever you need to be, quickly.

## Description

11 Portland Street is one of Piccadilly's landmark office buildings. It has been comprehensively refurbished to include new glazing throughout, two new receptions with break out areas, landscaped communal courtyard, cycle storage and shower facilities, raised access floors and a new VRF air conditioning system.

The first floor suite is fully fitted including large boardroom, kitchen with break out area, power & data and 15 workstations.

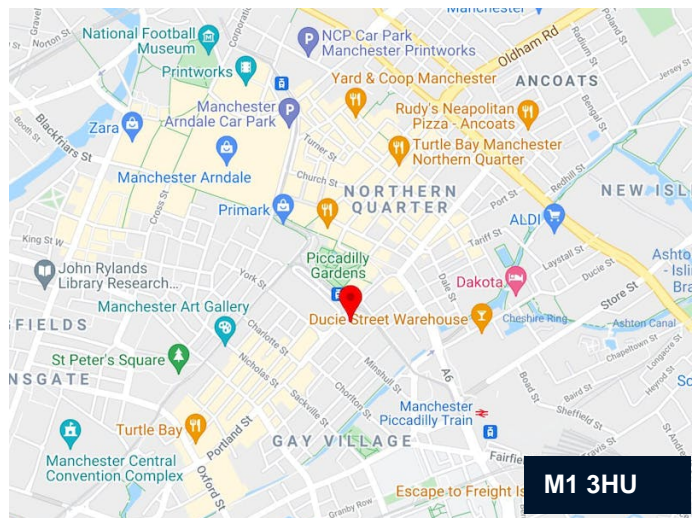
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Part 1st	4,760	442.22	Coming Soon
1st - Part 1st Portland St	4,629	430.05	Coming Soon
7th - 7th Floor	19,579	1,818.95	Coming Soon
<b>Total</b>	<b>28,968</b>	<b>2,691.22</b>	

## Business Rates

Rates payable: £8.27 per sq ft



## Contact

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