

bruntwood
Works

117-119
Portland Street



Your creative community

117-119 Portland Street combines character with modern features.

With exposed bricks, beams and original wooden flooring, this Grade II listed building provides the perfect self-contained fitted solution, or a blank canvas for any customer to use as a backdrop for their future home.



Dog Friendly



Grade 2 listed building



On-site host



Onsite car parking



Communal spaces



Community events





**Build a vibrant
community
in a Victorian
warehouse**

Creating the right space for your business

117 -119 Portland Street is a 34,445 sq ft fully self-contained, fitted and furnished building consisting of a mixture of open plan office space, break out areas, meeting rooms, conference rooms, and café facilities.

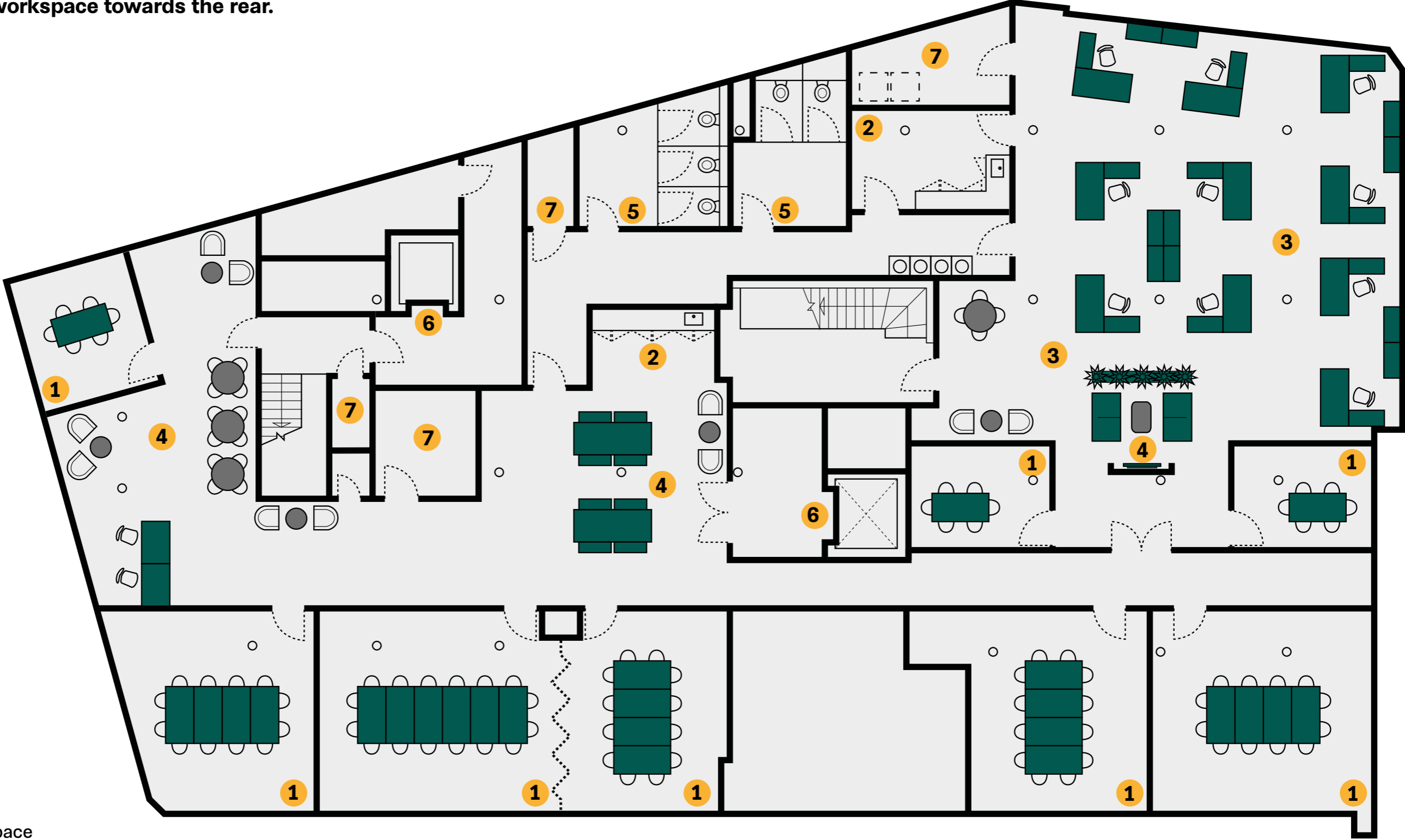
The available workspace can be leased as a whole or on a floor by floor split.

Floor	Sq Ft
Lower Ground	5,722 sq ft
Ground	4,993 sq ft
1st	6,025 sq ft
2nd	6,025 sq ft
3rd	6,025 sq ft
4th	5,654 sq ft



Lower Ground floor plan

This current lower ground floor layout, shows a variety of external facing meeting rooms, kitchen/ coffee space and workspace towards the rear.



- 1 Meeting room
- 2 Kitchen
- 3 Open plan workspace
- 4 Breakout and collaboration
- 5 WC
- 6 Lift
- 7 Store

Ground floor plan

This is the current ground floor layout, featuring a reception, workspace and a large kitchen, event space and general breakout areas.

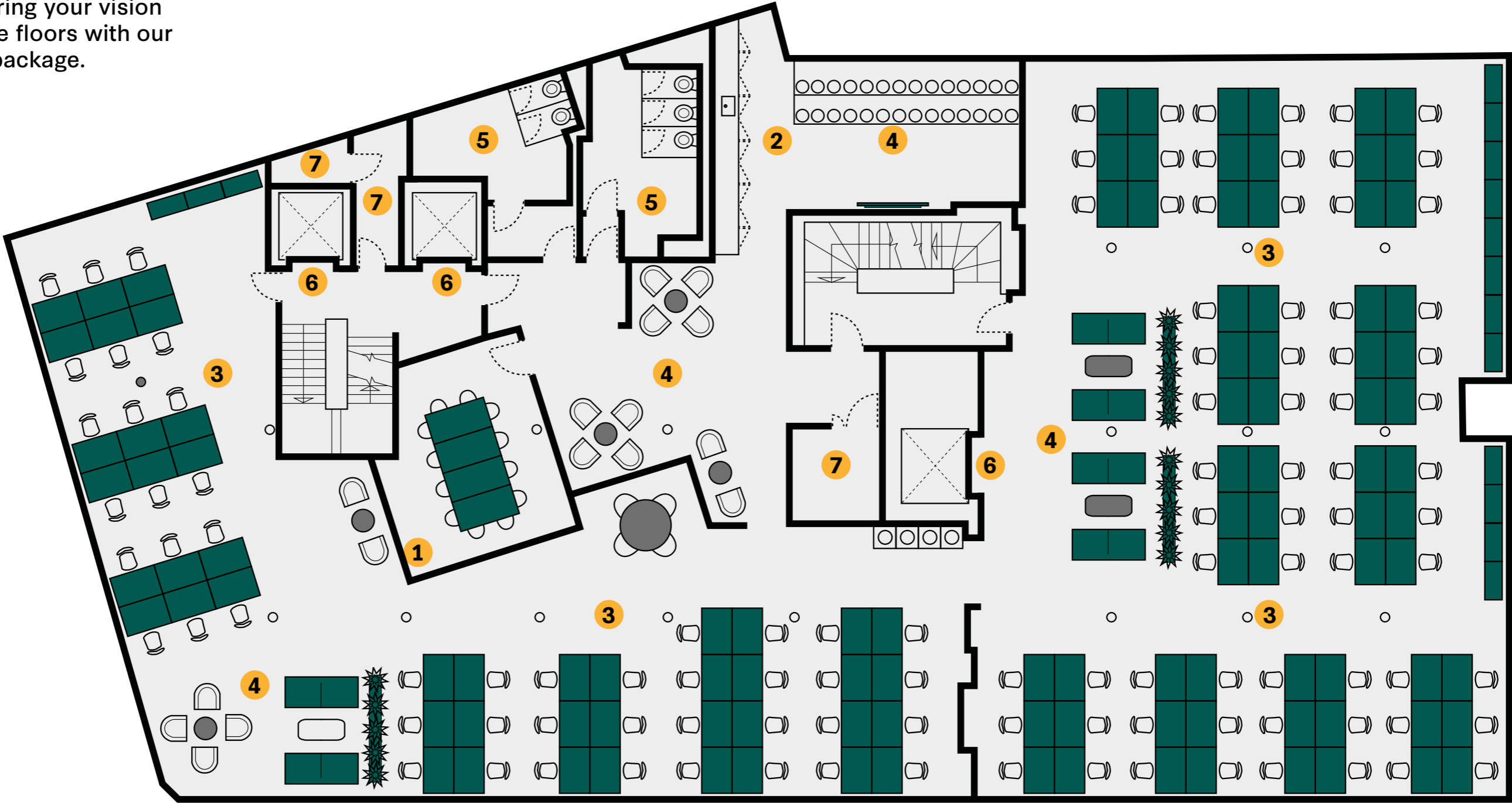


- 1 Meeting room
- 2 Full service kitchen
- 3 Open plan workspace
- 4 Breakout and collaboration
- 5 WC
- 6 Lift
- 7 Store
- 8 Social Lounge

First floor plan

The plan reflects the current fit out and furniture layout.

Alternatively, Bruntwood's in-house design team can bring your vision to life and tailor the floors with our Made & Managed package.

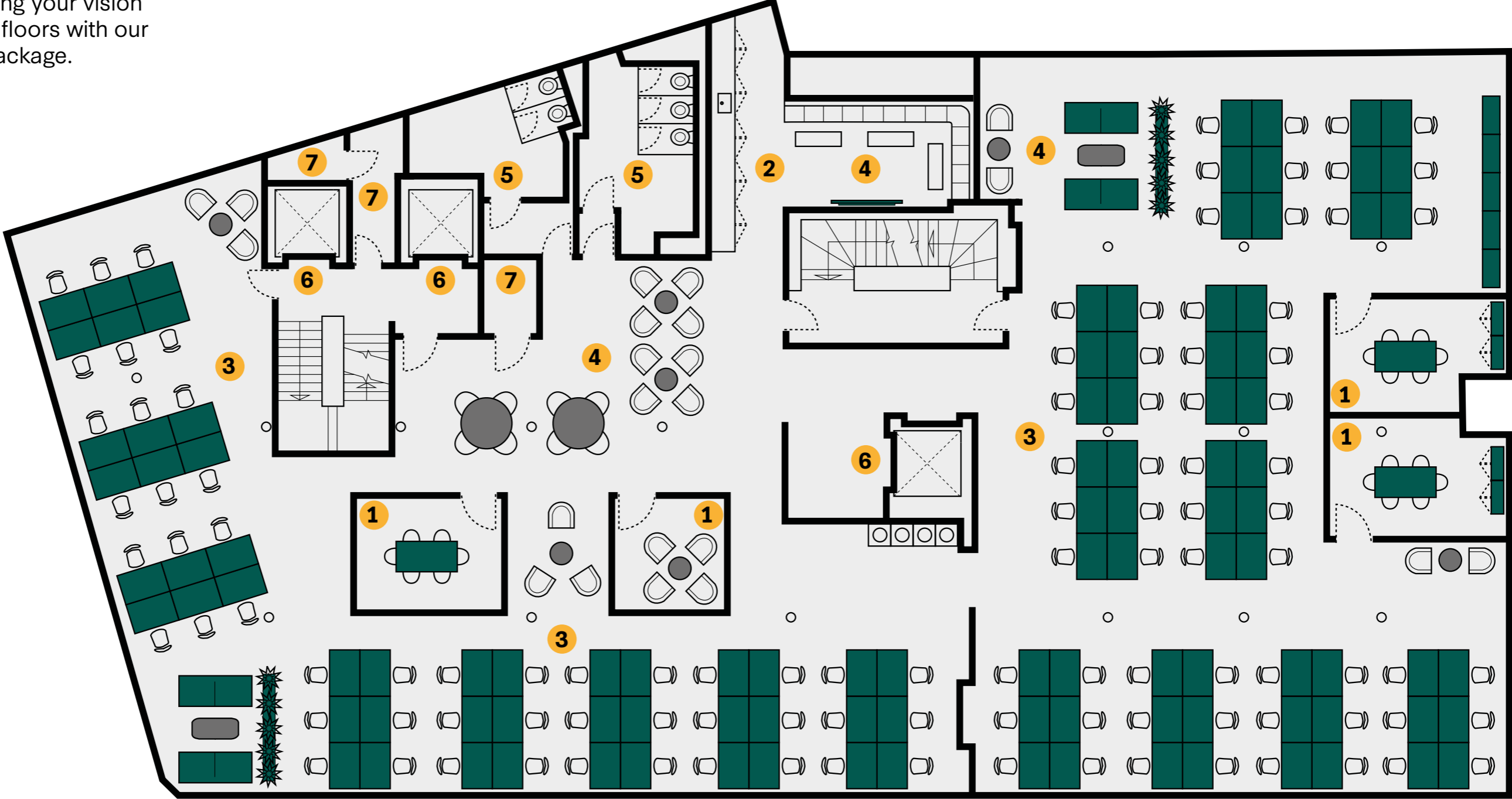


- 1** Meeting room
- 2** Kitchen
- 3** Open plan workspace
- 4** Breakout and collaboration
- 5** WC
- 6** Lift
- 7** Store

Second floor plan

The plan reflects the current fit out and furniture layout.

Alternatively, Bruntwood's in-house design team can bring your vision to life and tailor the floors with our Made & Managed package.

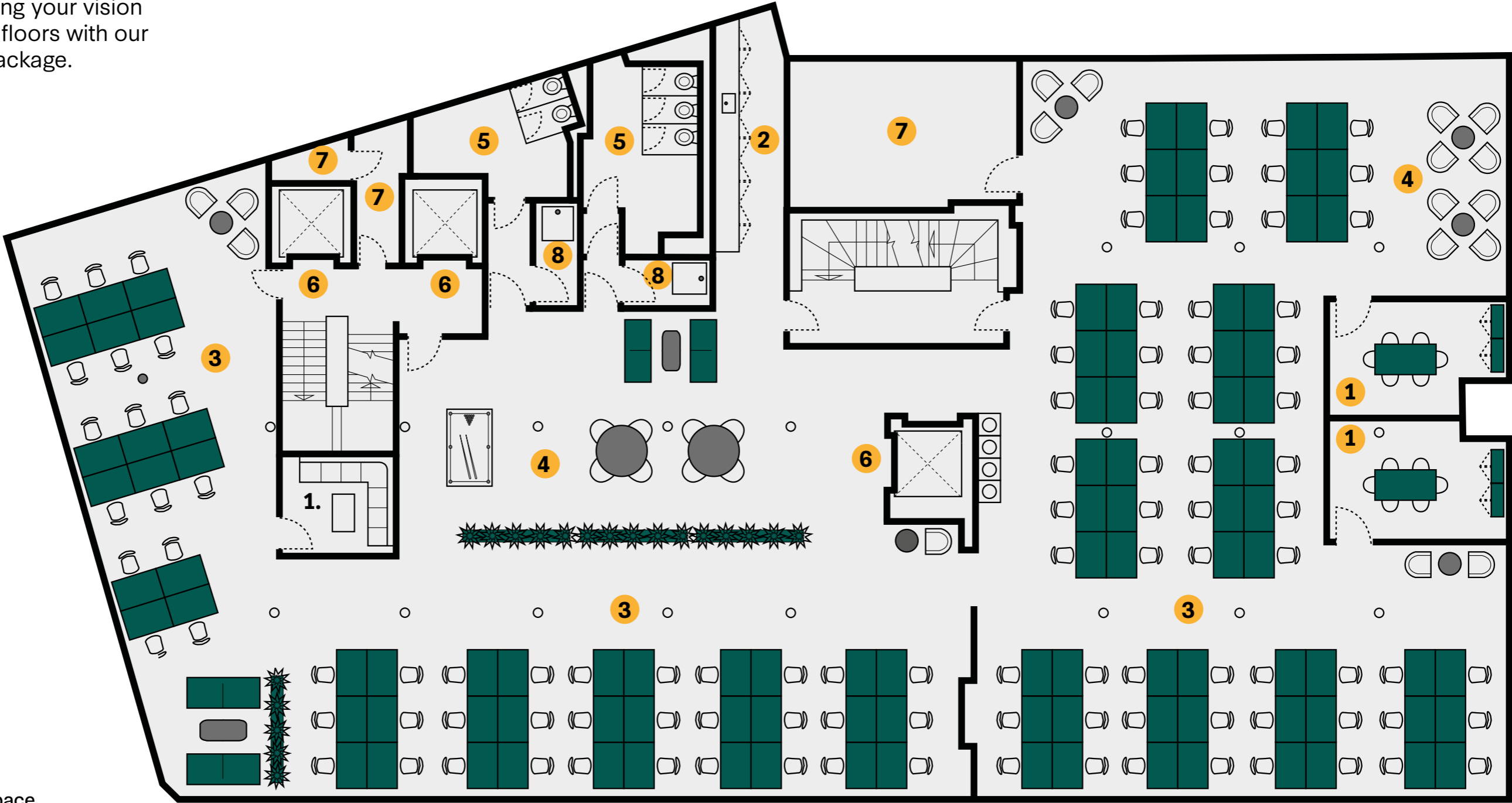


- 1 Meeting room
- 2 Kitchen
- 3 Open plan workspace
- 4 Breakout and collaboration
- 5 WC
- 6 Lift
- 7 Store

Third floor plan

The plan reflects the current fit out and furniture layout.

Alternatively, Bruntwood's in-house design team can bring your vision to life and tailor the floors with our Made & Managed package.

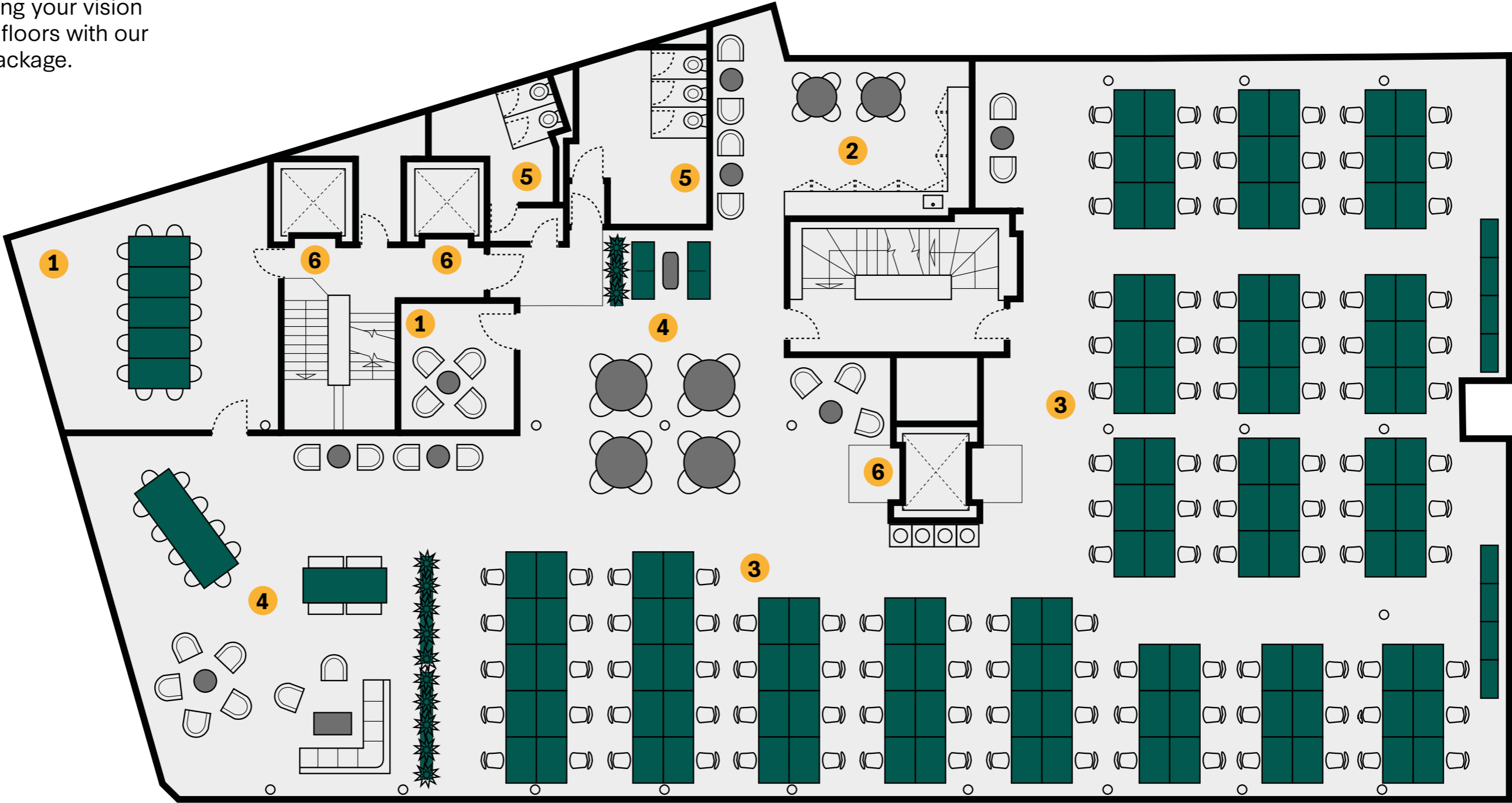


- 1 Meeting room
- 2 Kitchen
- 3 Open plan workspace
- 4 Breakout and collaboration
- 5 WC
- 6 Lift
- 7 Store
- 8 Showers

Fourth floor plan

The plan reflects the current fit out and furniture layout.

Alternatively, Bruntwood's in-house design team can bring your vision to life and tailor the floors with our Made & Managed package.



- 1 Meeting room
- 2 Kitchen
- 3 Open plan workspace
- 4 Breakout and collaboration
- 5 WC
- 6 Lift



**Be inspired in
an industrial-cool
workspace**




Working in the heart of the city

117-119 Portland Street couldn't be in a better location if it tried

It's within walking distance of three train stations, two Metrolink stops, countless bus stops and can be accessed by car with ease too.

Within a short stroll you will stumble across a plethora of bars, restaurants, shops, theatres and cafes. It really does have it all.

- 1 The Font
- 2 The Refuge
- 3 The Bridgewater Hall
- 4 Manchester Art Gallery
- 5 The Molly House
- 6 Affleck's
- 7 HATCH
- 8 McDonald's
- 9 The Alchemist
- 10 Primark
- 11 Wagamama
- 12 BrewDog
- 13 Peveril of the Peak
- 14 The Briton's Protection
- 15 San Carlo Fumo
- 16 Pizza Express
- 17 Ditto Coffee
- 18 Changos Burritos
- 19 R&V Sandwich Shop
- 20 Gorilla
- 21 Home Cinema & Theatre

-  St Peter's Square
4min
-  Oxford Road Station
5 min
-  Piccadilly Station
5 min





Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image.

We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.




Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood Works team.

Included as standard with Leased:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- 25% off** meeting room bookings for any Bruntwood Works venue
- Optional design and fit-out services
- Free** access to business support programme **Spark by Bruntwood Works**
- The Collective membership

FREE
access to
business
support
programme
Spark

Key features

-  Flexible contract
-  Design your own space
-  Your own, private office



Made & Managed

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.




This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

FREE
access to
business
support
programme
Spark

Included as standard:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- 25% off** meeting room bookings for any Bruntwood Works venue
- The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)
- One bill for rent and services
- Personalised fit-out at no extra cost
- Free** access to business support programme **Spark by Bruntwood Works**
- The Collective membership

Key features

-  Customisable contract
-  Choose fit-out
-  In-house design team

Sparking great ideas

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.

Business Support

Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

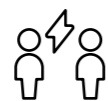
offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation. Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.

To deliver our best in class Business Support



Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.

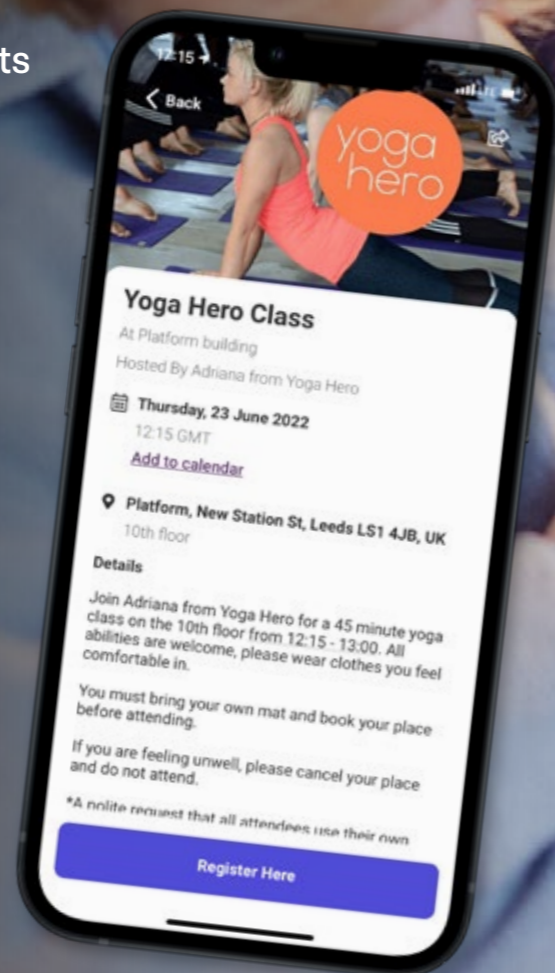
Spark
by bruntwood
Works



Discover more with access to our Bruntwood customer app

Book meeting rooms, RSVP to events, order food and receive exclusive discounts.

- Exclusive community events
- Bruntwood customer discounts
- Book meeting rooms
- Wellbeing activities



Sustainability at Bruntwood

At Bruntwood, we work to create thriving cities.

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we are committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind.

We've committed to operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

In Didsbury, we're building the UK's lowest carbon new build workspace - Evø. This fully electric building will have a unique, sustainably-sourced, timber frame that locks in high volumes of carbon.

We're also investing heavily in renewable energy and, in 2022, we purchased an industry-first 42.4% share in Kirk Hill wind farm (Scotland). By spring 2024, we'll be able to fulfil 80% of Bruntwood's current electricity demand through renewable energy - a huge milestone in achieving our net zero ambitions and supporting the industry's transition to sustainable energy.

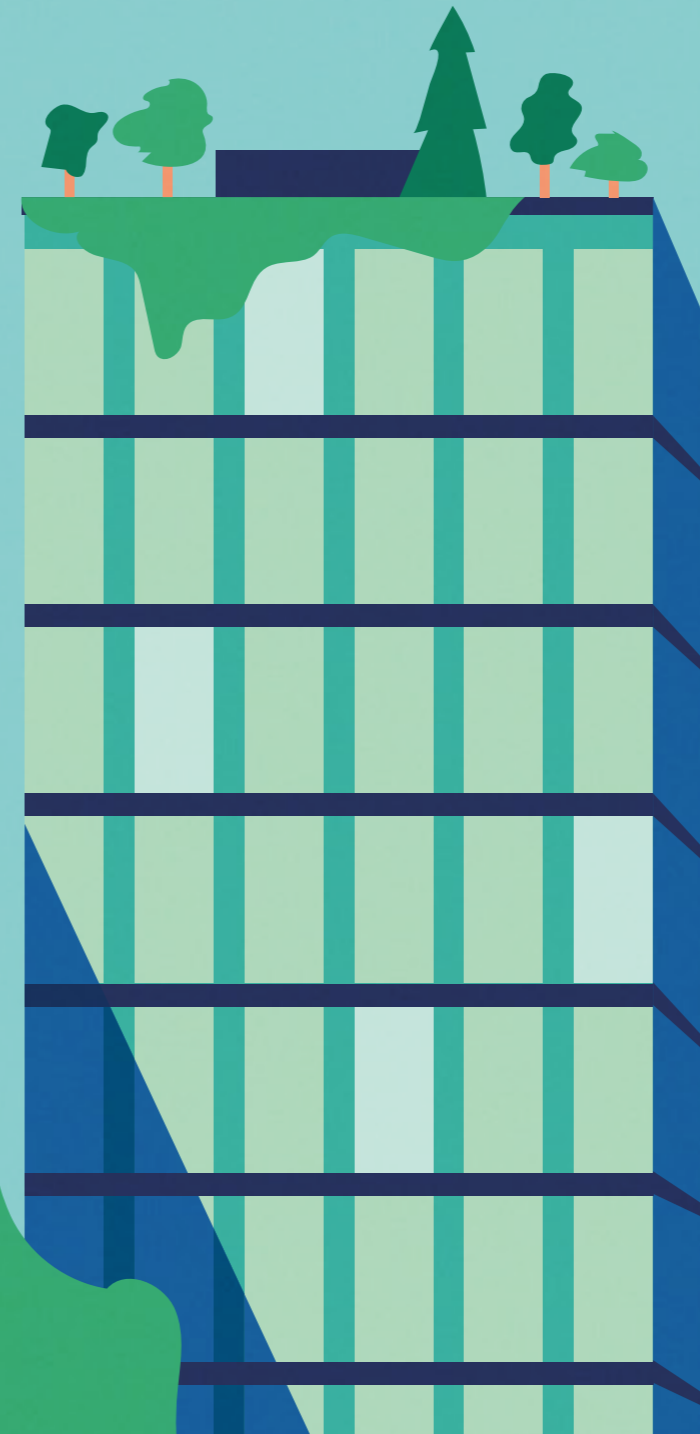
2030

All areas under our direct control to reach net zero carbon.

All electricity we supply into our buildings will be generated from renewable sources.

2050

Bruntwood to be a fully net zero business



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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.

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