

**PART 5TH FLOOR MODERN CITY CENTRE OFFICE SUITE TO LET**

# ONE

**PORTLAND STREET**

**MANCHESTER M1 1RG**



## LOCATION

Situated at the gateway of the city centre, One Portland Street lies on the corner of Portland Street and Piccadilly. With much of the city's busy shopping and business districts within walking distance, the office is well placed to benefit from opportunities across the city.

The diverse range of amenities close to the office including cafes, bars, restaurants and gyms make the suite at One Portland Street an attractive site to conduct business and network.

The suite overlooks Piccadilly Gardens, a major transport interchange providing bus and tram services across Greater Manchester region. Further to this, Piccadilly train station is a short walk away providing connections across the North West region and beyond.



- Less than 1 min to nearest bus stop
- Less than 1 min to nearest Metrolink
- 4 mins to Piccadilly train station
- 11 mins to Victoria train station
- 12 mins to Oxford Road train station
- 26 mins to Manchester Airport by car



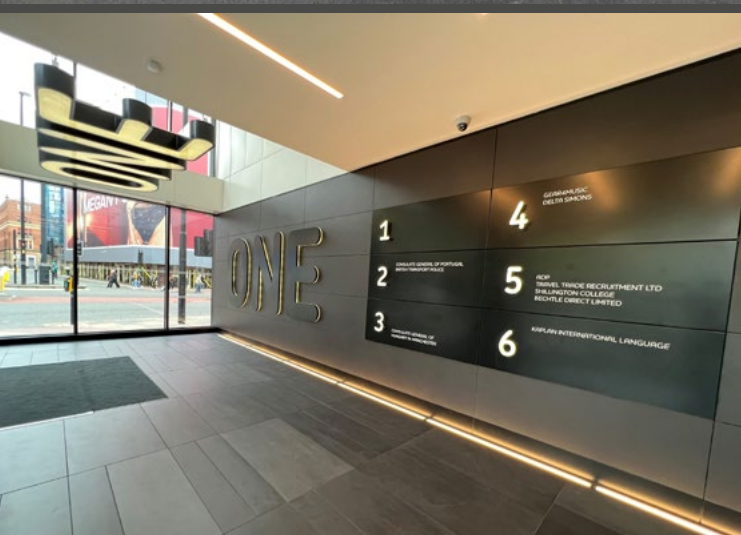
## DESCRIPTION

The part 5th floor suite at One Portland Street totals 2,610sq.ft of open plan and private office accommodation. The modern office suite benefits from fitted workstations, kitchen facility, LED lighting and full height glazed windows providing a ready to go and affordable option for any occupier.

One Portland Street is a recently refurbished building offering an impressive double height manned reception area, two passenger lifts, 24 hour access and cycle and shower facilities in the basement.

### Key features

- Fully fitted suite
- Meeting rooms and kitchen facility
- Air conditioning system
- 2 passenger lifts
- Floor to ceiling glazing
- Dedicated cycle hub to include refurbished showers and lockers
- 24 hour access
- EPC C



## ACCOMMODATION

Suite offers unique opportunity to occupy an affordable office suite in one of Manchester's most prominent locations. This combined with the existing fit out including private board room, kitchen and break out area makes the suite a stimulating and advantageous area to conduct business.

Building totals 59,000 sq.ft with occupiers such as Tesco and Costa Coffee already making use of the strategic position.





### TERM

Available by way of sub-lease or assignment.

### QUOTING RENT

£22.50 per sq.ft pax / £58,725 pa exclusive

### RATES

Rateable Value = £48,500

### EPC

C – Certificate available upon request.



For further information or to book an inspection please contact:

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