

bruntwood
Works

127 Portland Street

**Welcome to
127 Portland
Street**









Unique surroundings for a unique vision



Forming one of four Victorian warehouses, 127 Portland Street is home to a growing number of forward-thinking freelancers, start-ups and established entrepreneurs in the West Village cluster. With exposed bricks, beams and original wooden flooring, this Grade II listed

building provides the perfect blank canvas for any customer to use as a backdrop for their future home. We've also got an impressive community of businesses here already with Social Chain and a whole host of other creative minds occupying these floors. These businesses

not only influence how the building works but they also give our address its own personality. They reflect how modern businesses operate and give each of our offices a whole life of their own.

-  Dog friendly
-  Grade 2 listed building
-  On-site host
-  Onsite car parking
-  Communal spaces
-  Community events



**Take a look
around the
Treehouse Suite**



3rd Floor Indicative Floorplan



4th Floor Indicative Floorplan





More than 'just an office'



Key features:

On-site customer service team

24-hour building access

Lift access x2

Superfast Internet

25% off meeting rooms in our portfolio

A creative specification

Fully fitted & managed workspace

Furniture available

Each and every space at 127 Portland Building has been designed with the customer in mind, to inspire and encourage collaboration. The Treehouse suite is no different. Located on the toplevel of the building and spanning across 3 floors, the Treehouse suite offers a wealth of unique features.

Fitted out with four glazed meeting rooms, power and data throughout, a large kitchen, two four person booths and a dedicated storage area. The suite also offers a raised tree house meeting room. In addition, the office is of a creative nature with exposed brickwork, wooden beams to the apex, wooden floorboards and exposed air conditioning and lighting.



Working in the heart of the city

127 Portland Building couldn't be in a better place if it tried.

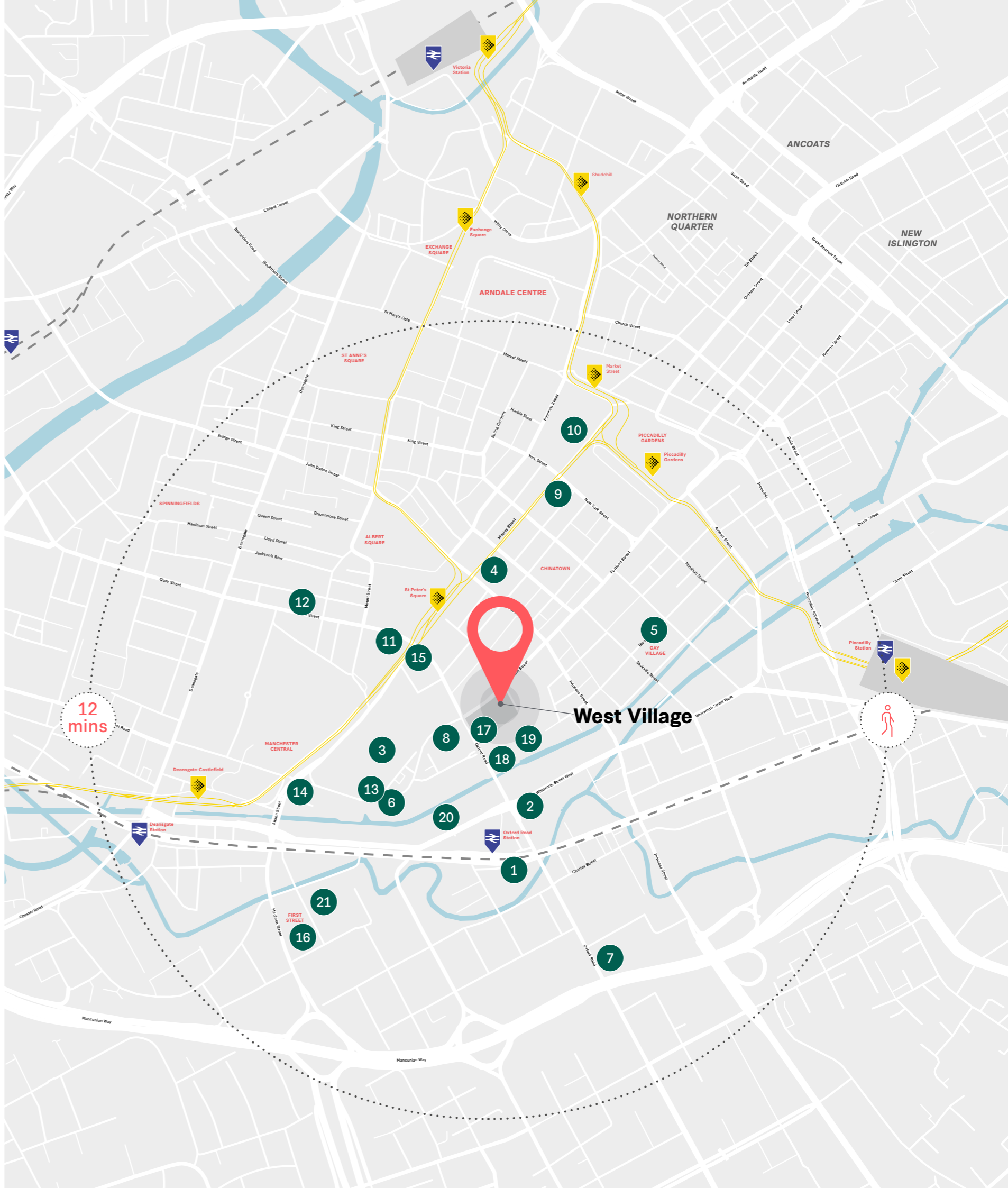
It's within walking distance of three train stations, two Metrolink stops, countless bus stops and can be accessed by car with ease too.

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 Chingos Burritos
- 19 R&V Sandwich Shop
- 20 Gorilla
- 21 Home Cinema & Theatre

 St Peter's Square
4min

 Oxford Road Station
5 min





**5,157 sq ft
Total Treehouse
Suite Size**



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.

FREE
access to
business
support
programme
Spark

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

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.

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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



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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.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation.

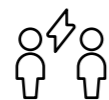
Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.

Sparkling great ideas



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.



Where work & lifestyle thrive

Bruntwood Works balances work and life, blending spaces that encourage interaction and create community.



Our focus is around two key areas, creating unique workspaces and providing thriving retail and leisure spaces. Both are design led, people driven and socially responsible. We continue to be firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.

As well as a unique opportunity to broaden the influence of Bruntwood Works, we know the more diverse, culturally rich, healthy, educated, connected, sustainable and fulfilled our communities are, the greater our towns and cities will become.



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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.

**Treehouse Suite
Portland Street
Manchester**

For more information please call us
or visit the website:

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bruntwood.co.uk/works

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