

bruntwood  
Works

# West Village

113-115 Portland Street  
117-119 Portland Street  
127 Portland Street  
Oxford Place



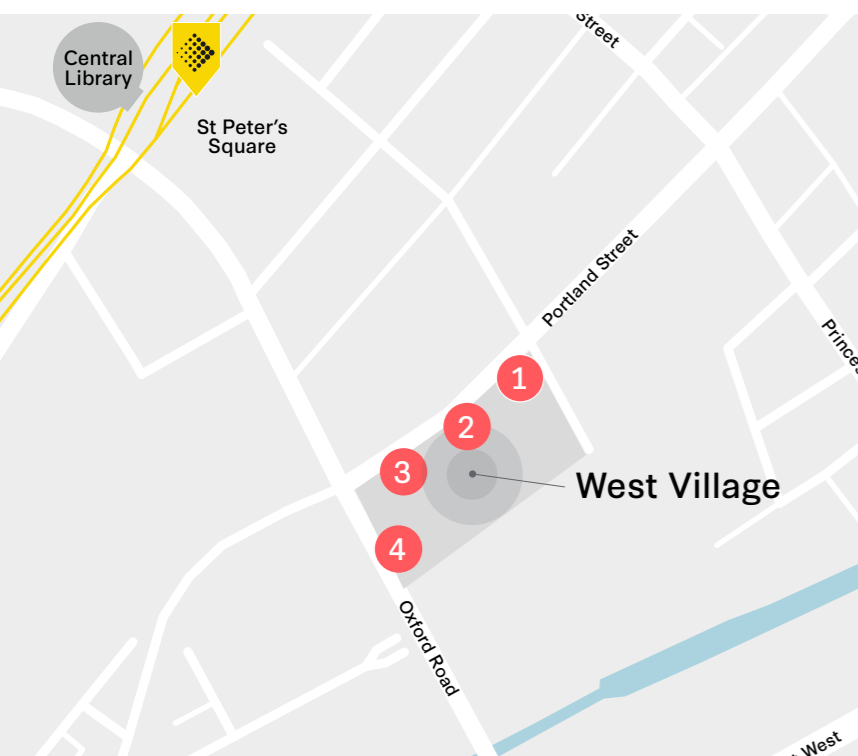
# Welcome to West Village

At the junction of Portland Street and Oxford Street in Manchester City Centre there are four Victorian warehouses that are home to a growing number of like-minded, forward-thinking freelancers, start-ups and established small and medium entrepreneurs.

These businesses not only influence how these buildings work but also give each address its own personality. They reflect how modern businesses operate and have shown us how we needed to adapt the buildings and the spaces within them to service those requirements.



- 1 113-115 Portland Street
- 2 117-119 Portland Street
- 3 127 Portland Street
- 4 Oxford Place



## Join the West Village community

By choosing West Village as the home for your business, you get more than 'just an office'.

We're passionate about creating a place where our customers not only want to be but a place where they want to stay.

We certainly don't want to occupy your social calendar seven days a week but throughout the year we will offer networking, cultural, wellness and fitness opportunities for you to get involved in.

This could be anything from a night out at the theatre to an underground beer festival in the car park at 127 Portland Street.

Most of us are guilty of never meeting the people we work alongside every day but with like-minded people right on your doorstep it makes sense to get to know each other better. Who knows, you might find a new customer, supplier or client along the way.





# 113-115 Portland Street

Meet the first member of the West Village family. 113-115 Portland Street is a stunning, 22,500 sq ft, red brick office building with a Grade II listed status.



On each and every floor you'll find newly refurbished characterful space that compliments its history beautifully.

There are spaces ranging from 850-4,000 sq ft, some with exposed brick and timber beams, and others with sash windows and steel columns. No two spaces are the same.

We understand that not all businesses operate from 9-5, Monday to Friday, so you can access the building 24 hours a day, 365 days a year.



New shower and changing hub



Spin/Wellness Studio



Events and community manager





113-115 Portland Street

# Wellness basement

We're currently working on a brand new wellness facility at 113-115 Portland Street, which will allow West Village customers to easily factor a workout into their daily routine. This spacious new spin studio will be operated by one of Manchester's premium independent training brands and feature high spec showers and changing facilities

Coming  
soon



Showers



Changing facilities



Lockers



Fitness studio







# 117-119 Portland Street

This 35,000 sq ft building is currently fully let and is now home to the Dentsu Aegis Network, with a different one of their network brands on each floor.

As a self-contained customer, they have street-level branding, their own dedicated reception area and a Takk coffee shop. We worked closely with them to inject their own personality into the spaces.



Takk Coffee shop





# 127 Portland Street



Much like the other buildings in West Village the workspaces have been stripped back to expose original features, adding character and personality.

With exposed bricks, beams and original wooden flooring, we've created the perfect blank canvas for any customer to use as a back drop for their future home.

Home of Social Chain and a whole host of other creative minds, each and every space has been designed with the customer in mind, to inspire and encourage collaboration.



Manned reception



Onsite car parking








127 Portland Street



 3D Tour



# Oxford Place

Be inspired in an industrial-cool workspace on our West Village campus.

A vibrant community in a Victorian warehouse, Oxford Place has undergone a dramatic transformation and now offers a fully-refurbished reception area and high-spec workspaces.

One of our four 'West Village' buildings on Oxford Street and Portland Street, the building is a stone's throw from Oxford Road train station and St Peters Square is only a few streets away, making this an ideal location for commuting colleagues and clients.



Grade II listed building



Dog-friendly spaces







**Ditto Coffee is an evolution of worldwide music distribution Company 'Ditto Music'.**

Coffee was what powered founders, Matt and Lee Parsons through the day when they were setting up Ditto Music. The brand now supports over 150,000 artists around the globe and the pair have experienced coffee all over the world. It was falling in love with Melbourne's famous coffee culture that inspired them to take the leap and create a dedicated coffee side to the business. Ditto Coffee brings the brothers' two greatest passions together, creating an environment to support independent musicians and enjoy excellent coffee.

As in all of Ditto's stores, there's an "Artist Dropbox" which encourages local musicians to share their music, and each month an artist is picked for free distribution services from Ditto Music, with acoustic artists also invited to play in store.



-  Ditto Coffee shop
-  Live Music
-  Community events





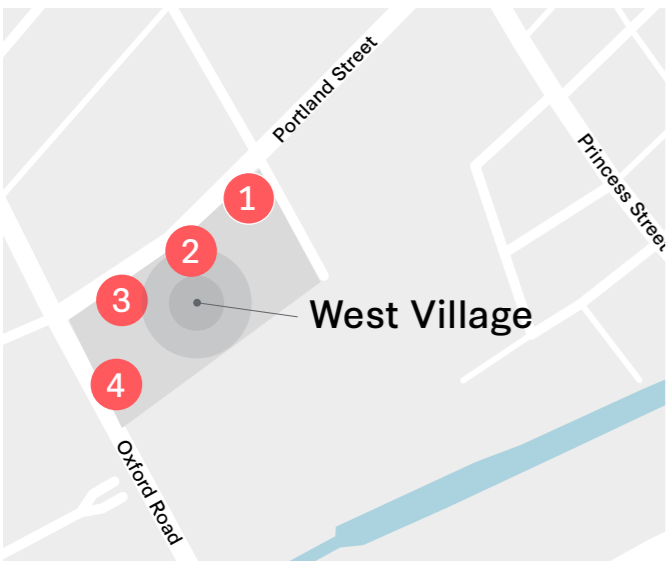
# Working in the heart of the city

## West Village couldn't be in a better place if it tried.

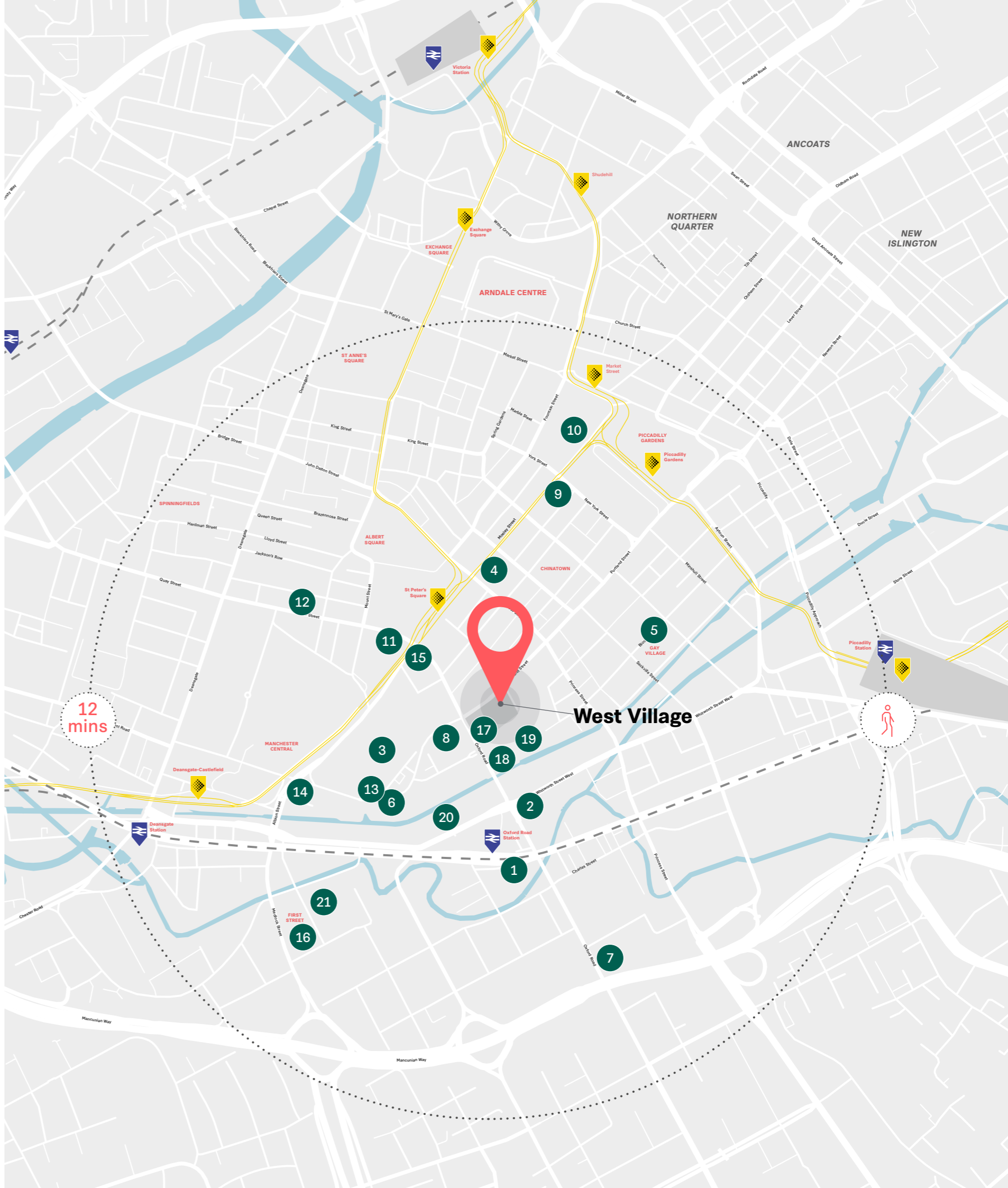
It's within walking distance of three train stations, two Metrolink stops, countless bus stops and can be accessed by car with ease too.

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



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# 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**

### Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office

Small businesses, scale-ups, large enterprises

### 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.

**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

**FREE**  
access to  
business  
support  
programme  
**Spark**

**Key features**

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



**FREE  
access to  
business  
support  
programme  
Spark**

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.



# The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

## Our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of a finger.



## Meet people

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



## Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.



## Explore events

There's a world of opportunity outside your workspace ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

Find out more at  
[collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)



***The ultimate goal  
is to leave our  
towns and cities  
in a better  
place than we  
found them.***

# ***Net Zero Carbon***

## **Committing to a sustainable future**

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050.

By putting our targets in place, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

### ***Smart buildings strategy***

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

### ***Solar panelling***

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

### ***Waste processes***

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

### ***Water audits***

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

### ***Riser adoption***

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.



CANNING O'NEILL

**AVISON  
YOUNG**

**Edwards & Co**

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**West Village  
Portland Street  
Manchester**

For more information please call us  
or visit the website:

**0161 233 7877**

**[bruntwood.co.uk/works](https://bruntwood.co.uk/works)**

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