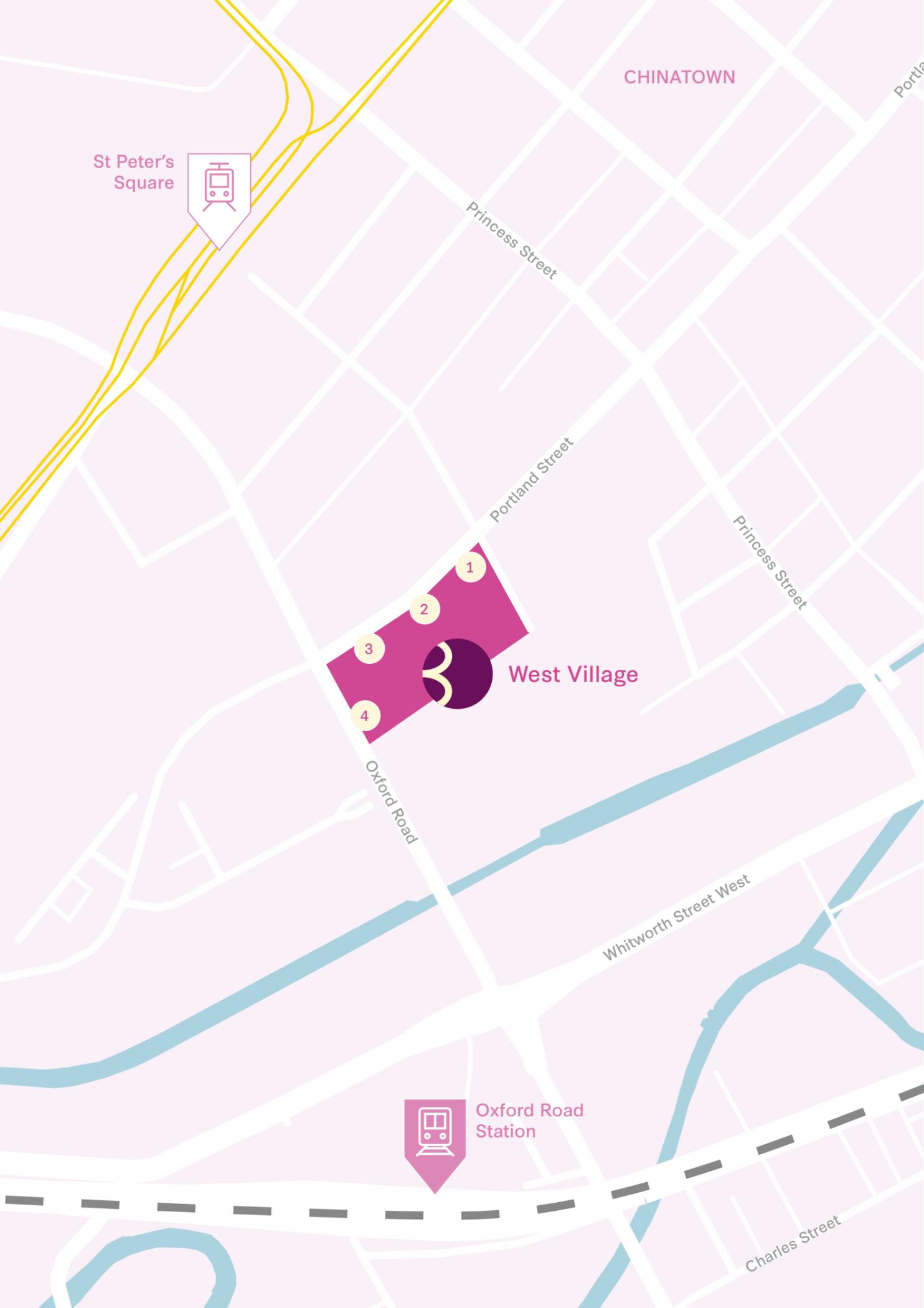




West Village

113-115, 117 and 127 Portland Street, Manchester
Oxford Place, 61 Oxford Street, Manchester

bruntwood



Individual success together

On the corner of Portland Street and Oxford Street in Manchester city centre are four impressive Victorian warehouses. They're home to a growing community of like-minded, forward thinking creative businesses.

This is West Village. Everyone here has a unique vision and follows it relentlessly. Inspired by their surroundings and part of something bigger. Tuned into a wider community of businesses who are on the way up, making things happen, making things work.

These businesses not only influence how these buildings work but also give each address its own personality.

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



24 hour access



Superfast internet



Be part of something

When you become part of the Bruntwood community at West Village, your network will immediately expand.

You'll have access to special events and endless opportunities to forge valuable alliances in communal areas that encourage conversations and interactions. This could be anything from an afternoon cake at LEAF to a beer festival in the car park at 127 Portland Street.

West Village is transforming this part of Manchester, attracting new companies with progressive attitudes and outlooks. Not only is it a hub for media, creative and tech outfits but it also links you to the rest of Bruntwood's vibrant city centre business family.



What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

Leased

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. Leased offices provide a blank canvas that you can design and manage to perfectly fit your needs.

Ideal for:

Companies of any size that want to design and manage their own unique office space.

What's included:

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Made & Managed

We take hassle out of managing your office and let you put the focus back onto running your business. We design, create and fully manage your offices, all for a single monthly fee. You simply select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We'll help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Ideal for:

Companies from 20+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space for project teams

Satellite offices

What's included:

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Build a bespoke package of services such as services such as: cleaning, internet/telephone services, facilities management etc.

One single bill covering rent and services

A personalised fit out designed and project managed by a team of Bruntwood experts with no upfront capital cost



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.



LEAF

Independent teashop and bar LEAF can be found at street level. LEAF are passionate about providing spaces that encourage and accommodate creativity and good times and give West Village customers a fantastic venue to enjoy.

117-119 Portland Street

Next up is 117-119 Portland Street. This building is home to a self-contained customer, Dentsu Media, who have street-level branding, their own reception and a TAKK coffee shop.



127 Portland Street

Slightly further along Portland Street is 127.

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 Buffalo 7 plus a whole host of other creative minds, each and every space has been designed with the customer in mind, to inspire and encourage collaboration.





Oxford Place

The last of the four-strong West Village family is Oxford Place, which sits on the corner of Portland Street and Oxford Street. The building is spread over five floors and has character oozing from all of its spaces.

Oxford Place has been refurbished from top to bottom including a brand new reception and coffee shop, Ditto Coffee. There are countless original features including the industrial style steel columns - think contemporary meets industrial.

With a variety of spaces, ranging from 690-14,000 sq ft, in all different shapes and sizes, they all benefit from beautifully restored sash windows and tons of natural light.

There are also a number of on-site parking spaces available should you wish to drive to the office and the building is fully DDA compliant with a 10-person lift.



The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

Join now at: collective.bruntwood.co.uk

Meet - People

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

Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

Explore - Events

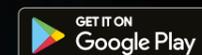
There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk



Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk





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.



Train

Deansgate, Oxford Road, Piccadilly



Metrolink

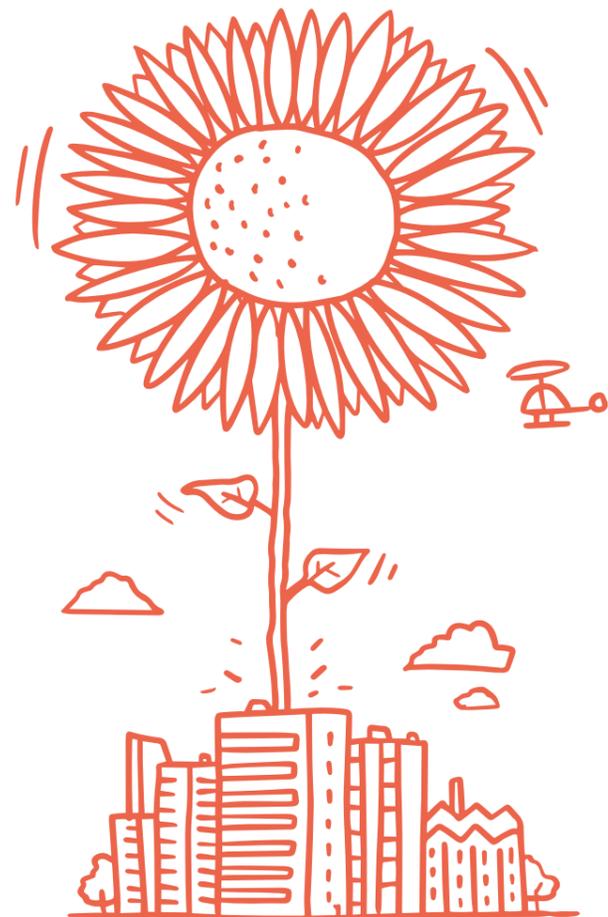
Deansgate, St Peter's Square



- 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 Gorilla
- 16 Pizza Express

Location search
M1 2HY

Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



1.8m

Sq ft of development planned 2017-2020



£1.01bn

Value of Bruntwood portfolio



£1.5bn

Gross value of development pipeline



8.6m

Total ownership in sq ft



3,017

Total number of customers



4.1m

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby



Bruntwood
Union
Albert Square
Manchester
M2 6LW

For more information please
call us or visit the website

0161 233 7877

bruntwood.co.uk

CANNING O'NEILL **AVISON
YOUNG**

Edwards & Co **CBRE**

In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood Works Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract. (2) Bruntwood Works Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. (3) No employee of Bruntwood Works Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. (4) Bruntwood Works Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. (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.