



Thread Works



Introducing Thread Works

Where ideas intertwine

Across four of Manchester's most iconic industrial buildings, Thread Works brings together diverse businesses all looking to grow.



Here, you'll work in parallel with some of the city's most innovative businesses, with opportunities to learn and grow together.

Propel your business forward in the close-knit Bruntwood SciTech community, at the gateway to Manchester's Oxford Road Corridor knowledge quarter - with all the support and space you need.



Oxford Road Corridor in numbers:

7,100
Businesses

86,000
Employees

£4.7b
GVA per annum

86,000
Students

42,000
Residents

At Thread Works, you'll be joining...

SocialChain



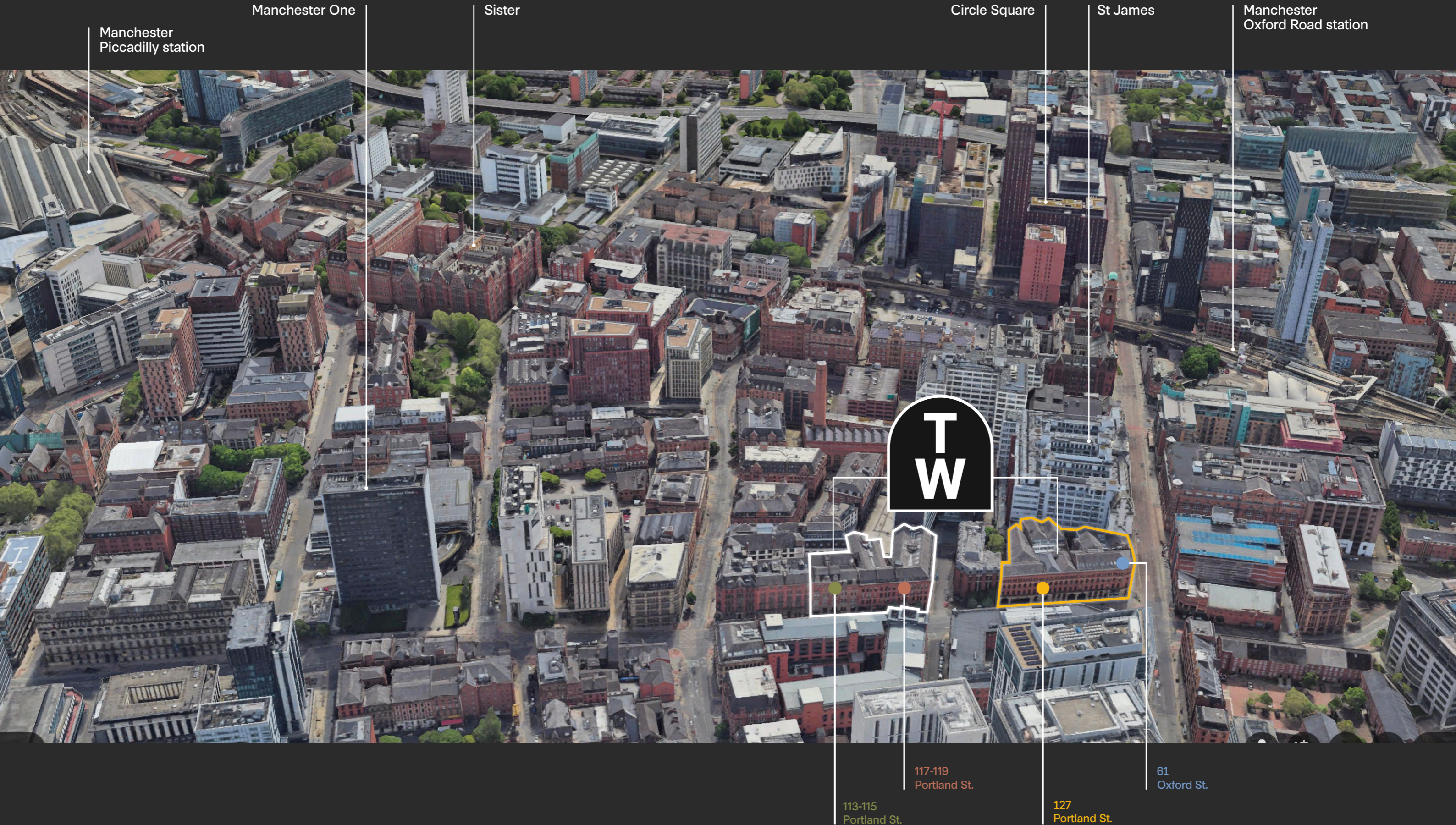
flightstory

LEAP

EMBRYO

cmspi

On the corner of creativity and innovation



Manchester Piccadilly station

Manchester One

Sister

Circle Square

St James

Manchester Oxford Road station



117-119
Portland St.

113-115
Portland St.

127
Portland St.

61
Oxford St.



Bookable auditorium and event space at 117-119



117-119 Customer lounge



Join a tight-knit community of innovators

Surrounded by neighbours who are all pursuing excellence, and with the support of Bruntwood SciTech behind you, at Thread Works you will also be a part of a greater fabric, connecting with an abundance of innovators via the threads of our extensive UK network.

Tailor your work life to your personality and preference, with a communal lounge, a high-spec complimentary gym and facilities, along with car-parking, bike-storage and easy access to all public transport.



Use of communal business lounge



Characterful workspaces



Bookable on-site events auditorium

A group of people are working in a modern workspace. In the foreground, a person is seen from the back, holding a smartphone. In the middle ground, a woman in a black turtleneck is working on a laptop. To her right, a man in a grey turtleneck is also working on a laptop. The background features a brick wall and a window with white shutters. The overall atmosphere is professional and collaborative.

Workspace

at 127

127 PORTLAND STREET

First floor office suites

Suite 1B/C | 1,800 sq ft



127 PORTLAND STREET

Third floor suites

Suite 3B/C | 1,771 sq ft



Your office on your terms




Design a workspace perfectly tailored to your needs, with the freedom to customise a package that suits you.

Leased

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.




Key features:

-  Space personalised to your requirements
-  Optional design and fit out service
-  You're in control of your day-to-day operations

Furnished

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data—so you can focus on work, not setup.




Key features:

-  Interior designed by us
-  Fit out and furniture included
-  Ready to move in straight away

Managed

Our managed solution takes our Furnished offering one step further. Designed for businesses of any size, it includes the fit out, furnishings and bespoke interior design, alongside rent, utilities, and connectivity—all in one customisable bill.









Key features:

-  Fit out and furniture included
-  All operational services included
-  One single customisable bill

Compare our workspace options

	Leased	Furnished	Managed
Flexible terms	✓	✓	✓
Fitout delivered by us	Optional	✓	✓
Furniture package		✓	✓
One single bill			✓
Electricity			✓
Internet	Referral	Referral	✓
Cleaning	Referral	Referral	✓
Facilities management			✓
Dilapidations			✓
Secure parking (building dependent)	Optional	Optional	Optional

What's included:

-  **25% off** meeting rooms
-  On-site gym and changing facilities (*building dependent*)
-  24/7 building access
-  Wellness programme
-  Cycle storage and lockers
-  Events programme
-  Access to on-site facilities
-  Business support

A woman with long brown hair in a ponytail is performing a Pilates exercise on a grey mat. She is wearing a purple short-sleeved top, black leggings, and white sneakers. She is lying on her side, propped up on her left forearm, with her right arm extended upwards. The background features a wooden slatted wall and a white door.

From pixels

to pilates

Wellness is prioritised at Thread Works



Gym and studio space at 117-119

Let's get physical

As a Bruntwood SciTech customer, we know it's often the little things that matter so we've provided a few extras to really help you settle in.

With a dedicated free to use gym, showers, towels, hair dryers and hair straighteners plus drying facilities on-site, as well as access to bike storage, you'll have all the tools at your disposal for active commuting and exercising.



Complimentary gym and studio



Bike store



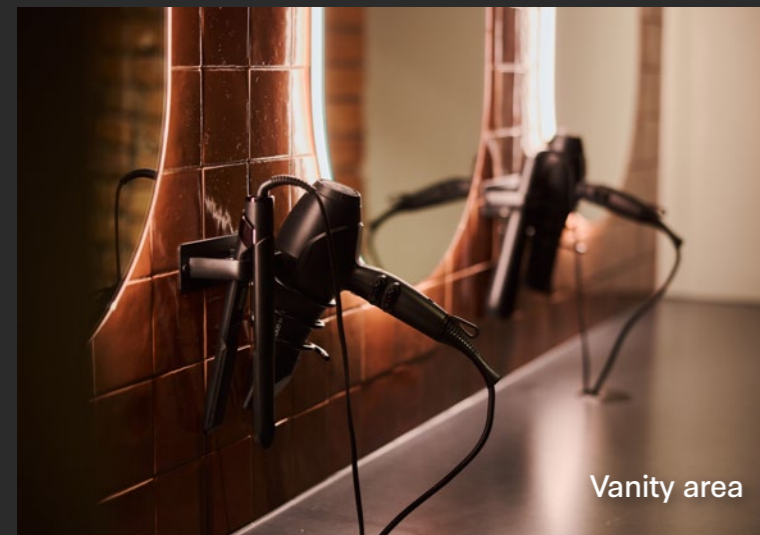
Drying room



Click or scan



Showers



Vanity area



State-of-the-art fit out throughout

Elevate your daily commute

Experience an elevated start and finish to your day at Thread Works. Showers, secure cycle storage with a repair kit, a vanity area, and a complimentary towel service make every commute effortless.



4 showers



Vanity area with hair dryers and straighteners



Towel service



A choice of locations across the city

Retail & Leisure

- 1 Kimpton Clocktower Hotel
- 2 Sainsbury's
- 3 NCP Car Park
- 4 Boots
- 5 McDonald Town House Hotel
- 6 Midland Hotel
- 7 Tesco Express
- 8 Marks and Spencer
- 9 NCP Car Park
- 10 Malmison Deansgate

Drinking & Dining

- 1 Blank Street
- 2 Listo Burrito
- 3 Bundobust
- 4 North Bar
- 5 Grand Cafe Piccolino
- 6 Rudy's Pizza
- 7 Albert's Schloss
- 8 Ezra & Gill
- 9 Wagamama
- 10 BrewDog Doghouse

Bruntwood SciTech City Centre Innovation Hubs and Campuses

- 1 Bloc
- 2 Neo
- 3 Pall Mall
- 4 Sister
- 5 Circle Square
- 6 111 Piccadilly
- 7 Blackfriars House
- 8 Centurion House
- 9 Kings House
- 10 York House
- 11 Union
- 12 St James'
- 13 Manchester One



10 MINUTES
Walk to Manchester Piccadilly station



5 MINUTES
Walk to St Peter's Square Metrolink



5 MINUTES
To Manchester Oxford Road station



20 MINUTES
Walk to Manchester Victoria station

A photograph of a group of people dining at a restaurant. In the foreground, a young man with blonde hair is eating a sandwich. To his right, a woman with long dark hair is eating a salad. In the background, other diners are visible, including a woman in a white tank top. The table is set with plates of food, glasses, and a small vase of pink flowers. The text "Bites + Bytes" is overlaid in large white font, with "= The Thread Works formula" below it.

Bites + Bytes

= The Thread Works formula

Why work from home when you can work from here?

Part of the warp and weft of Portland Street and Oxford Street, at Thread Works you won't need to travel too far to find some of Manchester's most popular coffee shops, eateries and bars.

You'll find some of the latest trend setters on your doorstep or nearby at Circle Square and Kampus.



← St James' Oxford Rd. Circle Square

Oxford St.

61 Oxford St. Thread Works

DI++ COFFEE

BLANK STREET

GIORGIO

KOM

ZEBOX



127 Portland St. Thread Works

Portland St.

Dickinson St.



117 - 119 Portland St. Thread Works Main Reception

113 - 115 Portland St. Thread Works

HOUSE OF FU

City Centre Piccadilly



Powering economies through innovation in our cities

Bruntwood SciTech is a joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund.

We're the largest dedicated property platform serving the UK's innovation economy - the perfect place for forward-thinking businesses to scale and grow.

4.8M

Sq ft of world-class specialist workspace

£500M

Recent investment from Bruntwood, Legal & General and Greater Manchester Pension Fund (GMPF)

Home to **1,100** high growth start-ups, scale ups, and global businesses

31 city centre innovation hubs and **9** campuses

4.8m sq ft of world-class specialist workspace

Dedicated to supporting the growth of the UK's innovation-led businesses

Recent investment of **£500 million** from Bruntwood, Legal & General, and new partner, Greater Manchester Pension Fund (GMPF)

Our mission is to grow a **£5 billion** UK-wide portfolio that can support **2,600** high-growth businesses by **2032**



A culture of sustainability

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



Investing in renewable energy -

all common areas, serviced offices and our own offices are using grid-supplied electricity generated from renewable sources



Upgrading existing buildings -

for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



Creating new, net zero buildings

- our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



Recommending sustainable interior design options

- from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

View our **Sustainability Brochure**



Scan to find out more

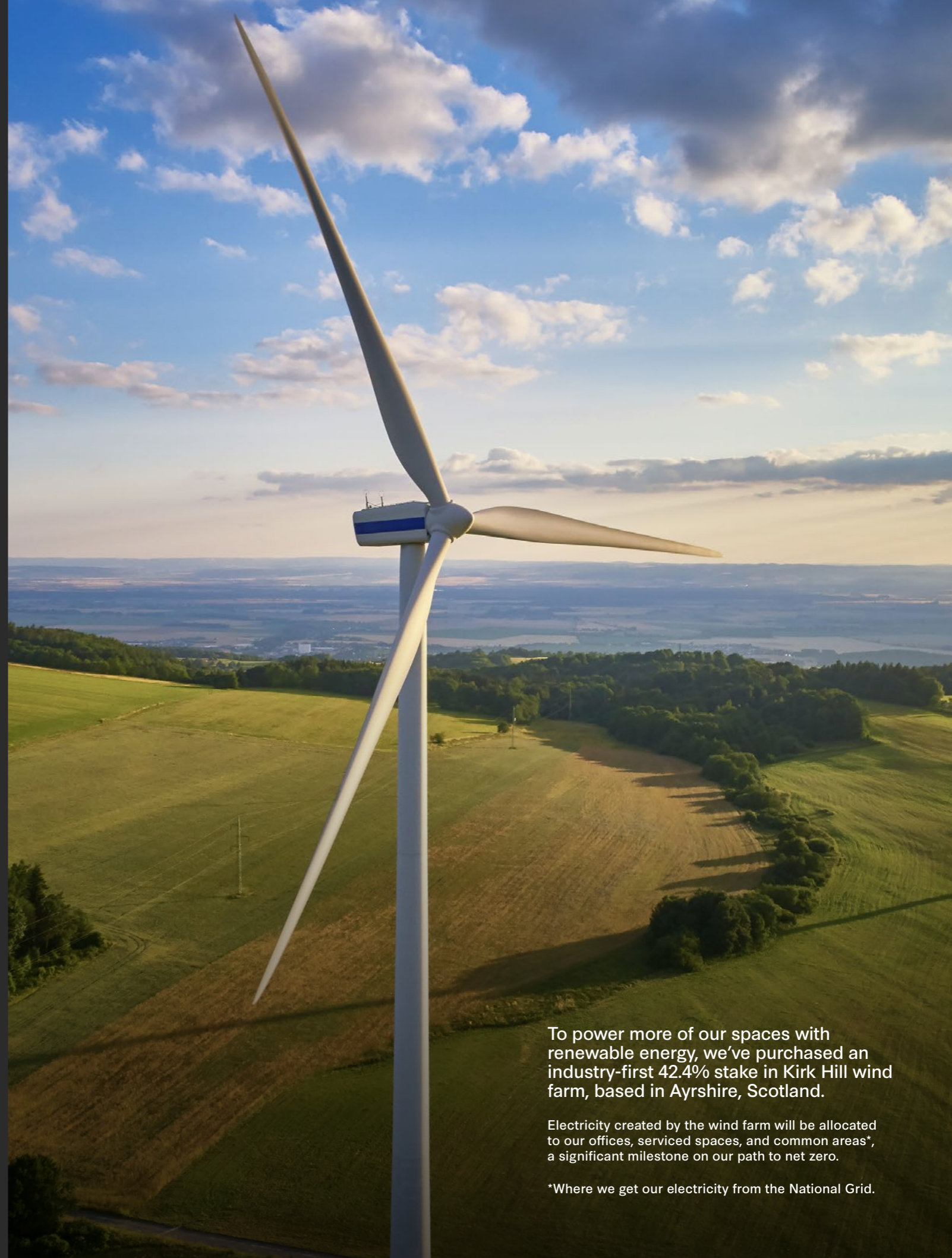
It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

For more information, or if you have any questions, our dedicated team is ready to assist at sustainability@bruntwood.co.uk

To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas*, a significant milestone on our path to net zero.

*Where we get our electricity from the National Grid.



Amenity at your fingertips

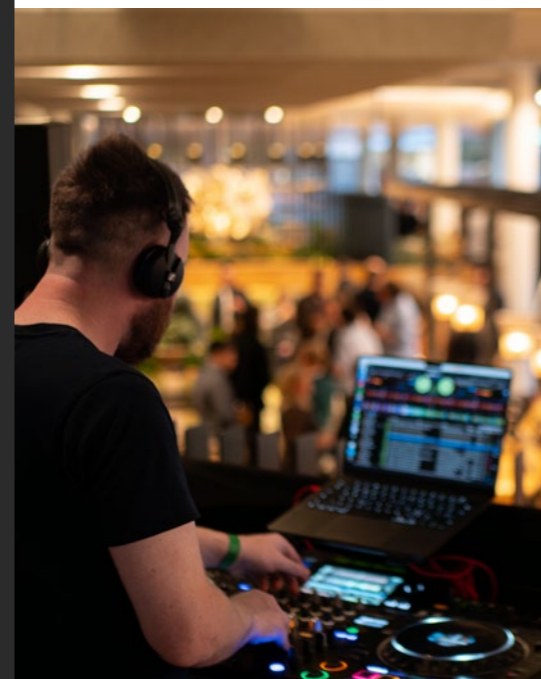
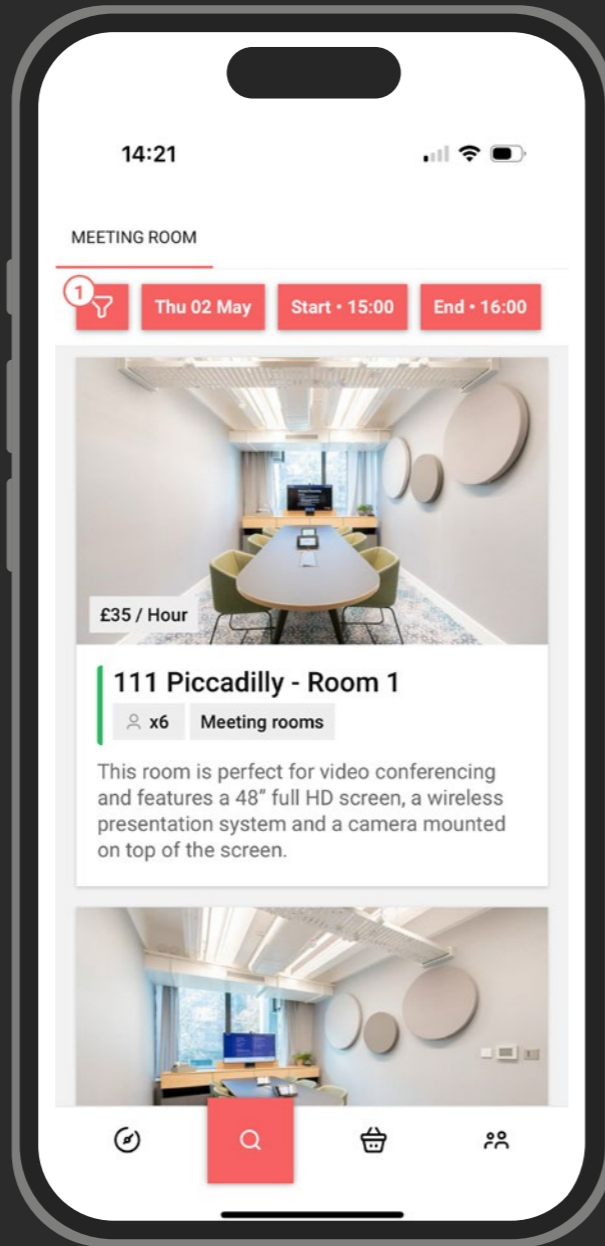
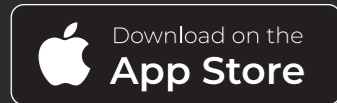
By being a Bruntwood customer you benefit from exclusive discounts at local retailers, meeting rooms and can RSVP to exciting events.

We work with local businesses to bring you exclusive offers and discounts for a variety of locations across Manchester.

From food & drink to wellbeing offerings, you can check our customer app for a full list of discounts and offers.

Book meeting rooms, connect with the community, and receive exclusive discounts.

Available on:



Book a viewing today



Click or scan

Jack Harrison
Senior Commercial Surveyor
07442895341
jack.harrison@bruntwood.co.uk

Isabel Bathurst
Commercial Manager
07570 665 075
isabel.bathurst@bruntwood.co.uk



CANNING O'NEILL



Thread Works
127 Portland Street
Manchester
M1 4PZ

bruntwood
SciTech



In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood SciTech 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 SciTech 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 SciTech has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
4. Bruntwood SciTech 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.

bruntwood
SciTech