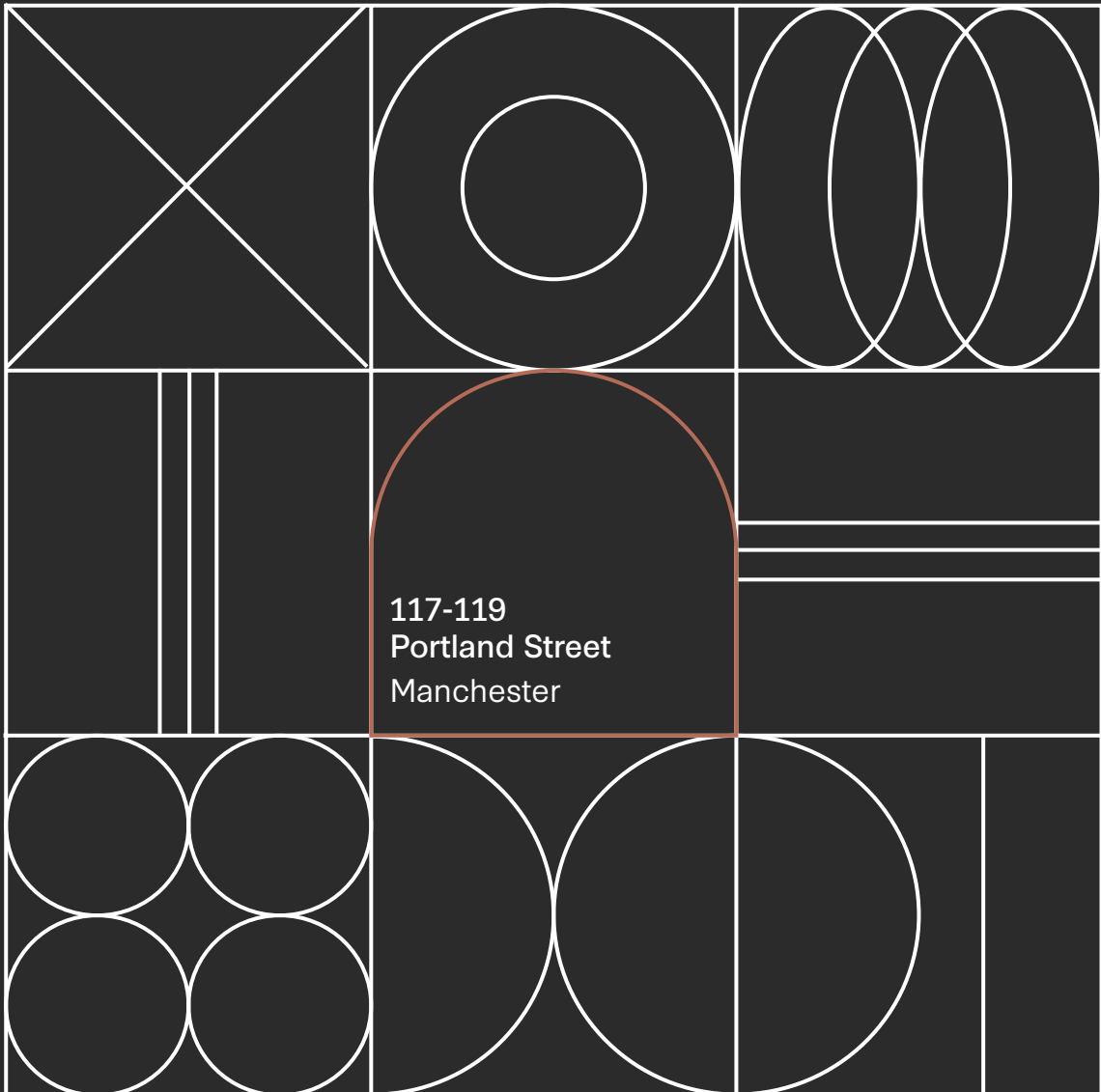




Thread Works





Thread Works

Where ideas intertwine

**bruntwood**  
SciTech



Introducing Thread Works

# The fabric of Manchester

Every great city is a richly woven fabric, bringing together millions of threads, in a million different colours, into a whole that is greater than the sum of its parts.



Manchester is a city that does that better than most.

From our world-renowned creative scene to our tech and digital industries, Manchester's businesses spin raw imagination into practical innovations. Like the multiple threads that run together in one computer programme, each pursues its own goal but they all share a memory.

A spirit of progress runs through the city: our buildings, our institutions, our inventions and our culture. It's what binds us together and carries us forwards.

# From mills to the metaverse

Thread Works is woven into the fabric of the city. Across four of Manchester's most iconic industrial buildings, it brings together diverse businesses all looking to grow.



At Thread Works you will work in parallel with some of the city's most innovative new businesses. You'll learn from each other and propel each other forward.

Grow your business in the close-knit Bruntwood SciTech community, at the gateway to Manchester's world class innovation district - the Oxford Road Corridor - with all the support and space you need.

7,100  
Businesses

86,000  
Employees

£4.7b  
GVA per annum

86,000  
Students

42,000  
Residents



Oxford Road Corridor

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

**SocialChain**



**Summize**

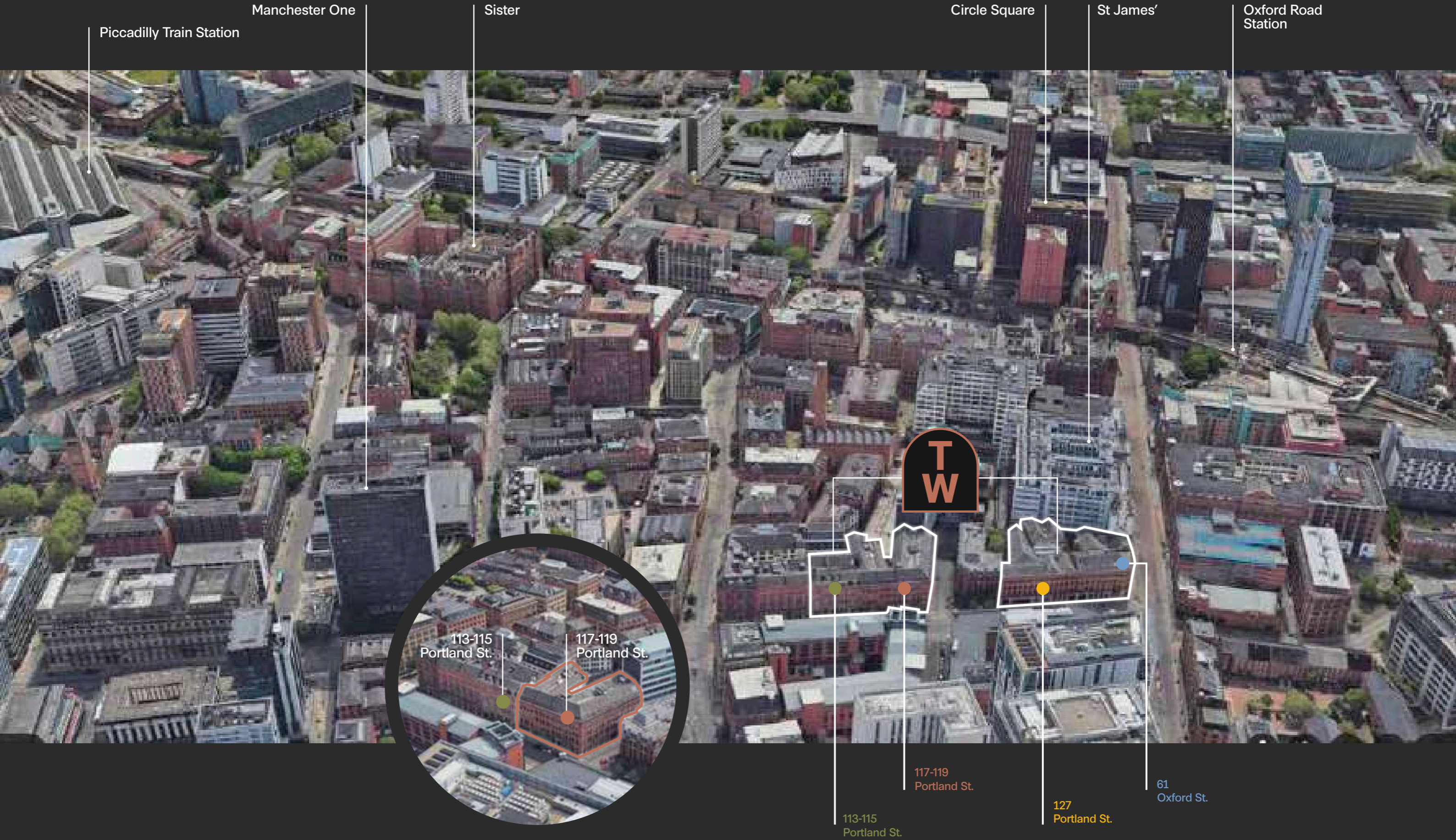
**flightstory**

**LEAP**

**EMBRYO**

**cmspi**

# The gateway to Manchester's Knowledge Quarter



Piccadilly Train Station

Manchester One

Sister

Circle Square

St James'

Oxford Road Station

T  
W

113-115  
Portland St.

117-119  
Portland St.

117-119  
Portland St.

127  
Portland St.

61  
Oxford St.

113-115  
Portland St.

# Warehouse

Knitting together our community at Thread Works is 117-119 Portland Street.



2025  
1886  
Dating back to 1886, the building was formerly home to Schill Seebohm & Co shipping merchants. The company sold Manchester-made textiles and used it as a warehouse to showcase, ship and sell their goods.  
With £6.2m invested, the space is transformed into a 35,000 sq ft modern workspace, split into nine offices full of character.

# to workplace



Draw inspiration from the characterful surroundings of the Grade II-listed Victorian warehouses and the diverse businesses you share them with

With totally customisable spaces and packages, your business will have the freedom to plot its own course. But surrounded by neighbours who are all pursuing progress, and with the support of Bruntwood SciTech behind you, at Thread Works you'll also be a part of something greater.

Somewhere great.

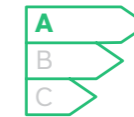


# Fit for the future

Weave sustainability into everything you do, at one of the first Grade II-listed buildings to be rated EPC A, with Net Zero in operation in all common areas.



Supporting Bruntwood SciTech's net zero carbon commitments



**EPC A** - a significant accolade for a Grade II listed building



New secondary glazing



New air conditioning and air source heat pump



100% powered by electricity



Energy-efficient LED lighting



Net zero in operation in common areas



Recycled raised access floor



Ground floor customer lounge



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.

As the central events hub for the surrounding buildings, 117-119 Portland Street offers exceptional networking opportunities with its own auditorium and breakout spaces, making it easy to connect and collaborate with like-minded people.

Experience a perfect blend of functionality and inspiration, and watch your business thrive in this remarkable space.



Click or scan



Use of communal business lounge



Characterful workspaces



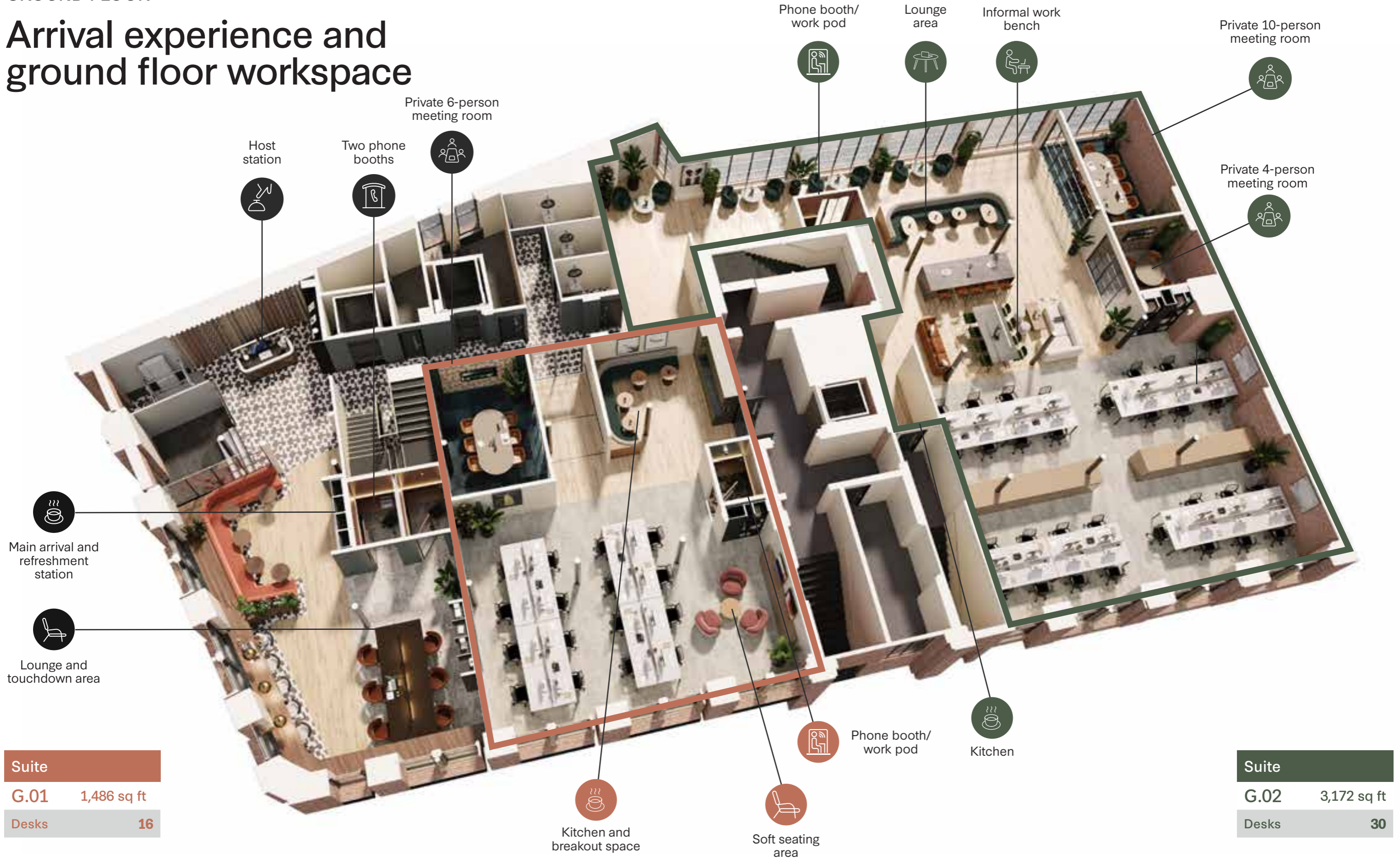
On-site events auditorium



Customer lounge and events space

GROUND FLOOR

# Arrival experience and ground floor workspace



Suite	
G.01	1,486 sq ft
Desks	16

Suite	
G.02	3,172 sq ft
Desks	30

A group of people are practicing Pilates in a studio. They are sitting on blue mats, leaning forward with their hands on the floor, in a similar pose to the Cat-Cow stretch. The focus is on a woman in the foreground with her eyes closed and a serene expression. The background shows other participants and a blurred studio environment with plants and a brick wall.

From pixels

to pilates

Wellness is prioritised at Thread Works



Gym and studio space

# 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, bike storage, showers, towels, hair dryers and hair straighteners plus drying facilities on-site you'll have all the tools at your disposal for active commuting and exercising.



Click or scan



Complimentary Gym & Studio



Bike Store



Dry changing room



4 Showers



Vanity area with hairdryers and straighteners



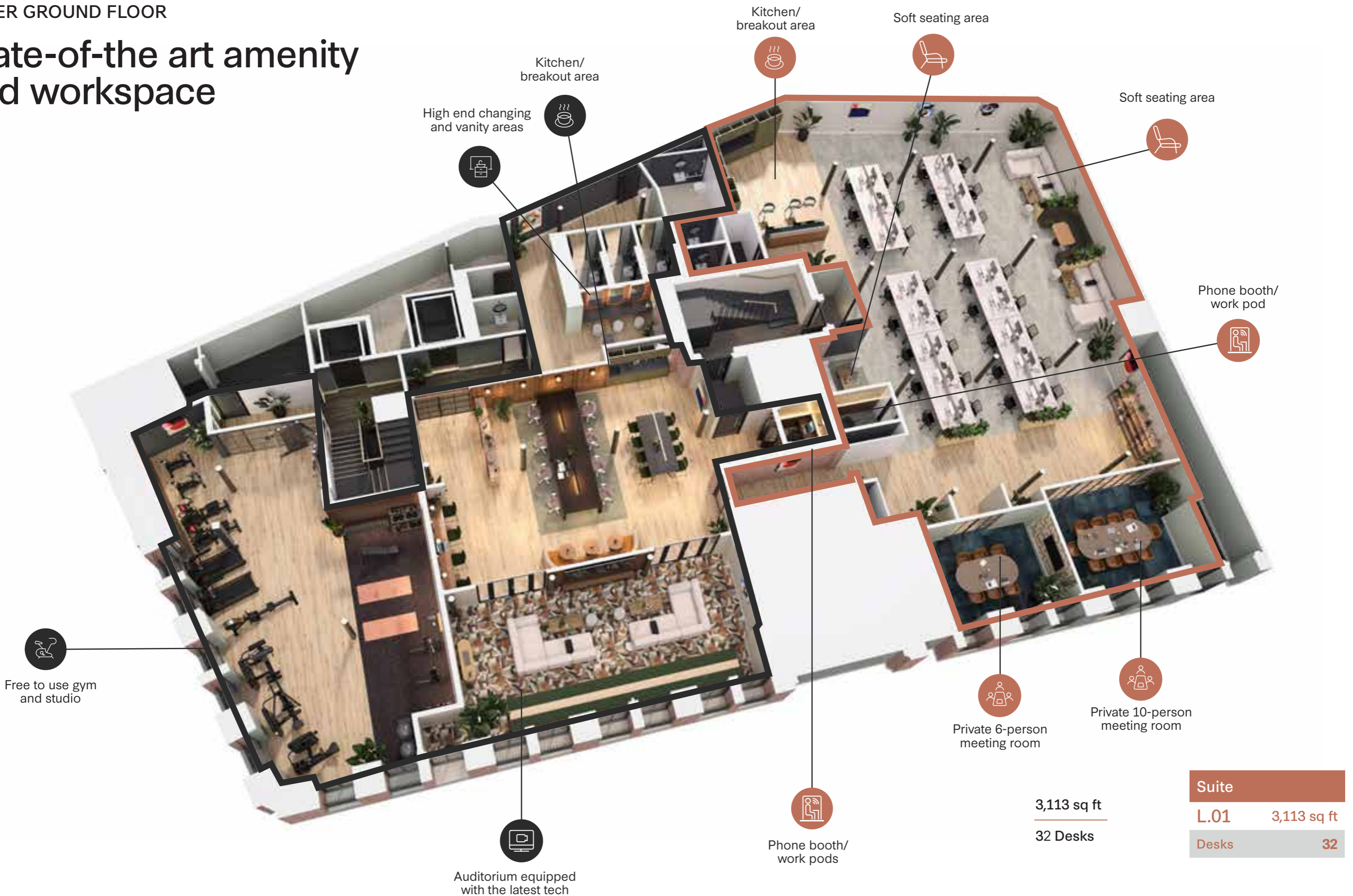
Towel service



Shower and changing facilities

LOWER GROUND FLOOR

# State-of-the art amenity and workspace



3,113 sq ft  
32 Desks

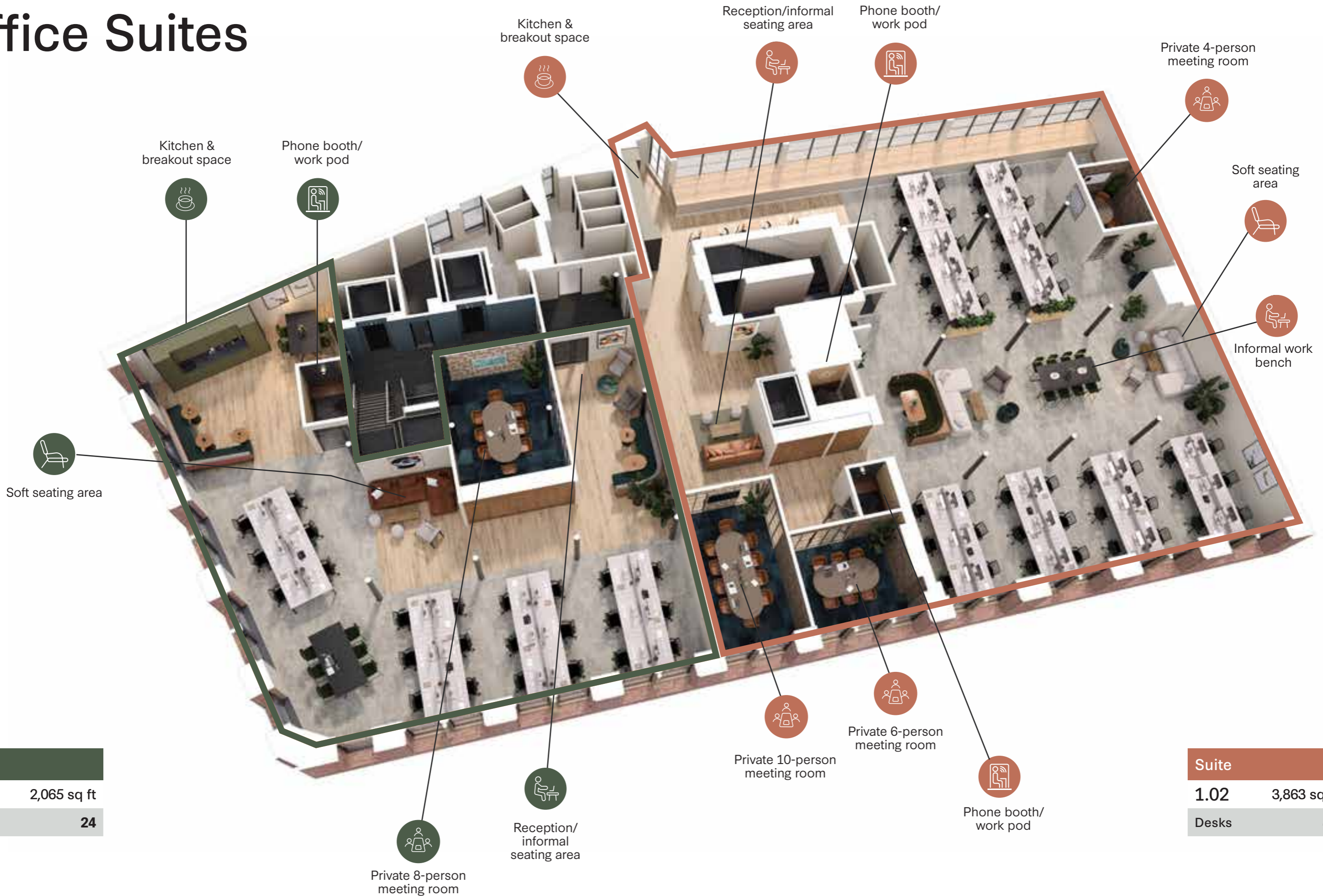
Suite	
L.01	3,113 sq ft
Desks	32

A photograph of three men in a library or study area, gathered around a laptop. They are all smiling and looking at the screen, appearing to be in a collaborative work session. The background is filled with bookshelves containing books and binders. The scene is brightly lit, suggesting a daytime setting. The men are dressed in casual attire, including hoodies and caps. The overall atmosphere is one of teamwork and productivity.

Workspace

at 117-119

# Office Suites



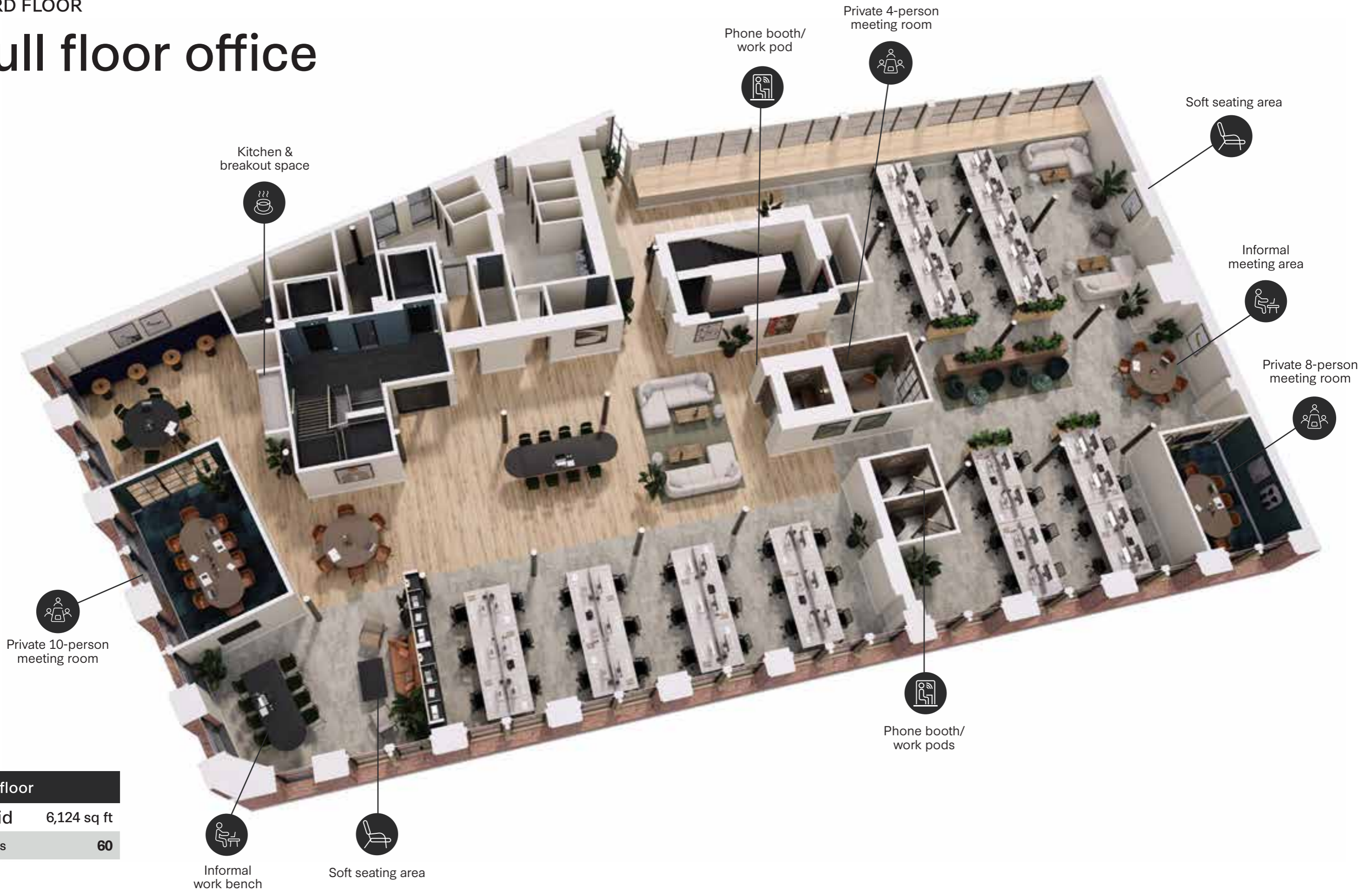
Suite	
<b>1.01</b>	2,065 sq ft
<b>Desks</b>	<b>24</b>

Suite	
<b>1.02</b>	3,863 sq ft
<b>Desks</b>	<b>44</b>



THIRD FLOOR

# Full floor office

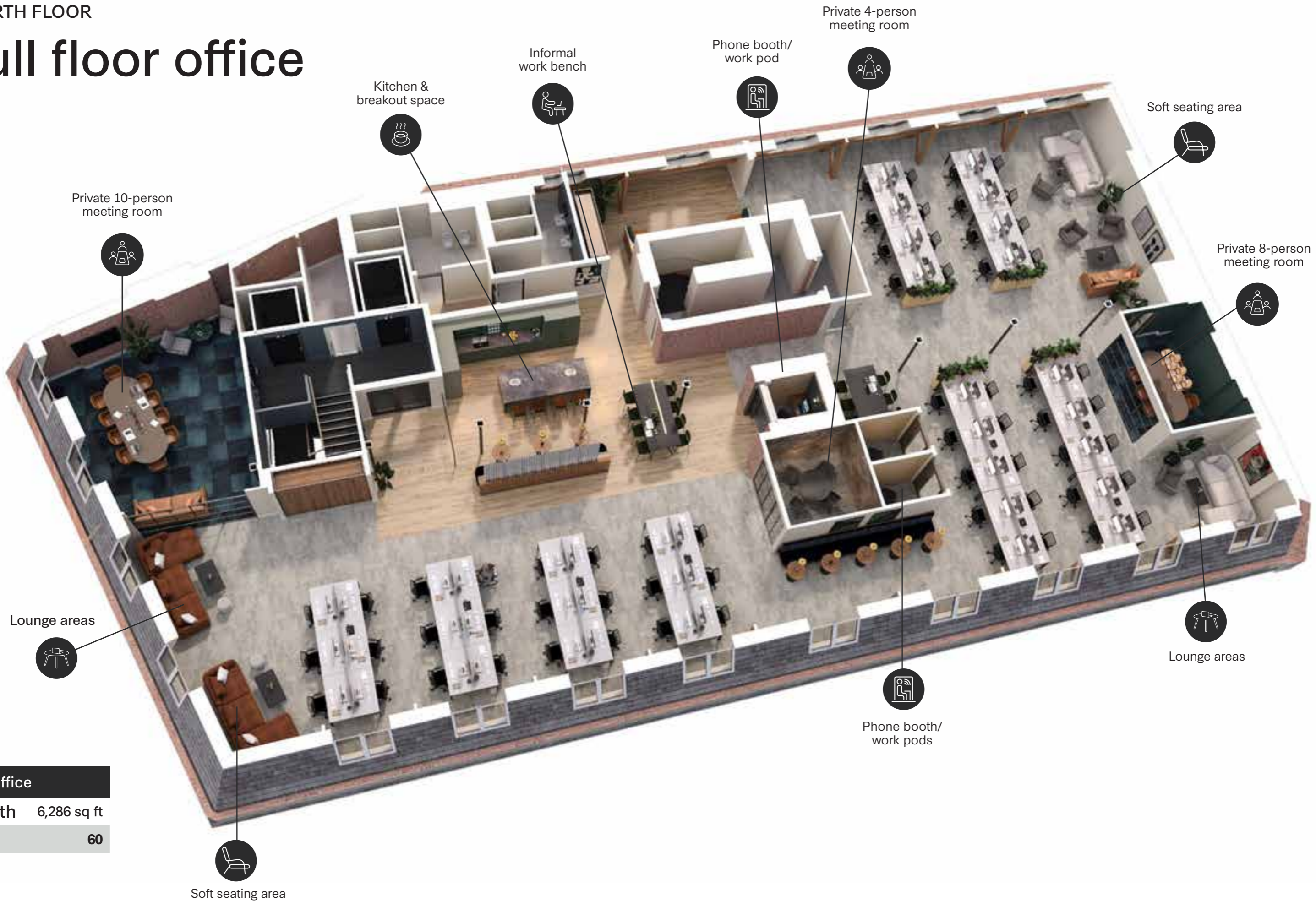


Full floor	
Third	6,124 sq ft
Desks	60



Indicative CGI of the fourth floor suite

# Full floor office



Full office	
Fourth	6,286 sq ft
Desks	60

Soft seating area



Indicative CGI of 4th floor kitchen and breakout space

# Workspace options




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

# Entertainment on your doorstep



## 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 Pret a Manger
- 2 Listo Burrito
- 3 Bundobust
- 4 Caffe Nero
- 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



**12 MINUTES**  
Walk to Piccadilly Station



**5 MINUTES**  
To Oxford Road Station



**5 MINUTES**  
Walk to St Peter's Square  
Metrolink



**20 MINUTES**  
Walk to Manchester  
Victoria Station

A photograph of a group of people sitting at a table in a restaurant, eating and talking. The scene is lively and social. In the foreground, a woman with long blonde hair is eating. Next to her, a man with short brown hair is holding a piece of food. To the right, two women are also eating. The table is set with plates of food, glasses, and a small vase with flowers. The background shows other diners and a bar area.

Bits

and bytes

# Location, location, location

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

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](mailto:sustainability@bruntwood.co.uk)



CONNECTIVITY

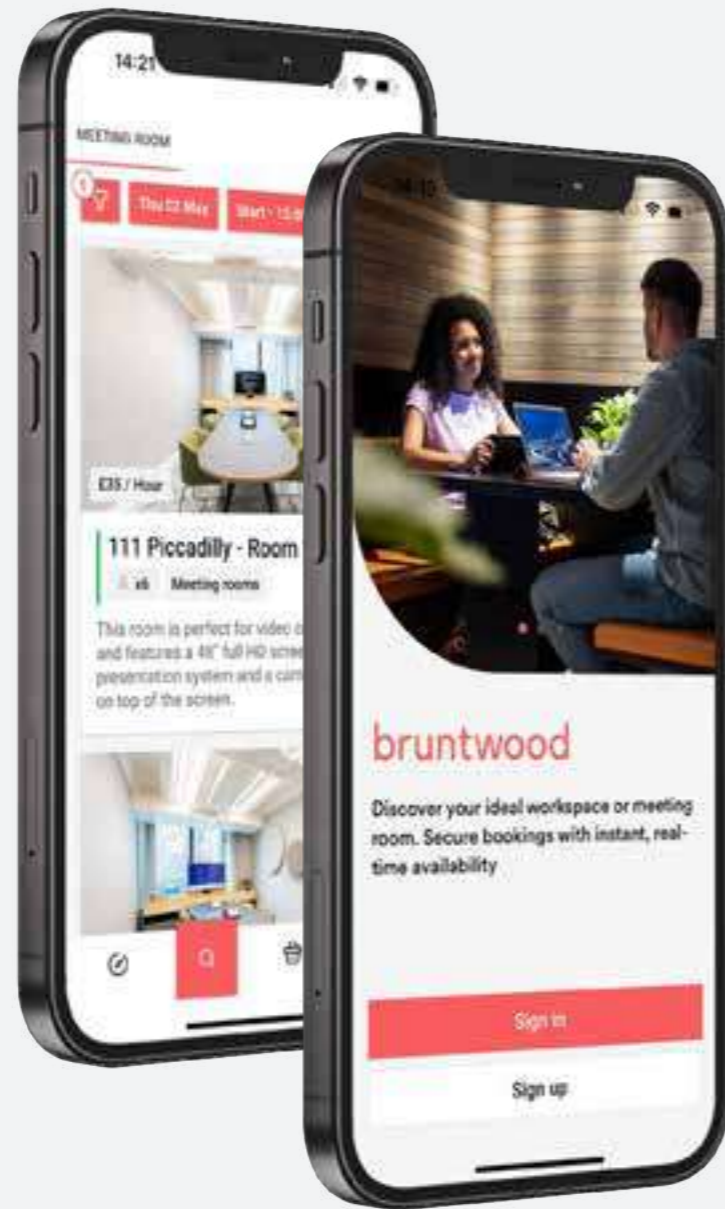
# Download the Bruntwood App

## We offer more than just workspace

At Bruntwood SciTech, we put our customers at the heart of what we do.

As well as providing premium workspaces, we offer specialist business support as standard and we're perfectly placed to help companies form, scale and grow.

Join our Manchester community of over 400 like-minded businesses.



Book meeting rooms, RSVP to events, and receive exclusive discounts.

Available on:



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savills

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SciTech