

MANCHESTER'S
BOUTIQUE
BUSINESS
DESTINATION

4

HARDMAN STREET

MANCHESTER

SPINNINGFIELDS / M3 3HF

LAST TWO REMAINING
GRADE A OFFICE SUITES
TO LET

1,781 SQ FT & 2,970 SQ FT

THE BUILDING

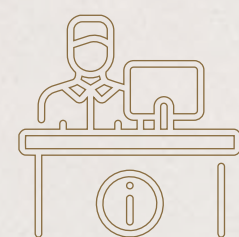
Four Hardman Street is a striking 10 storey office building offering Grade A accommodation with spectacular views over Spinningfields. There are two fully refurbished suites available to let of 1,781 sq ft and 2,970 sq ft. An architecturally stunning office space built with boutique businesses in mind.



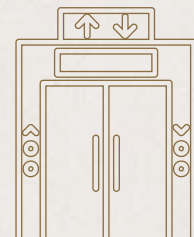
4 HARDMAN STREET, MANCHESTER, SPINNINGFIELDS M3 3HF

CGI of main reception area

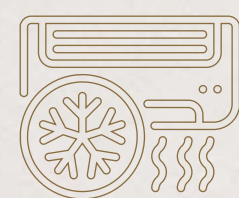
SPECIFICATION



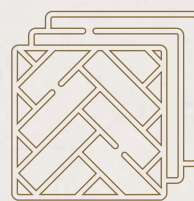
Refurbished manned
double height
reception



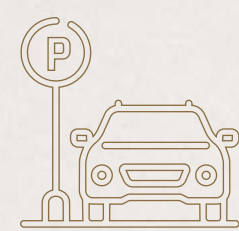
3 x13 person lifts



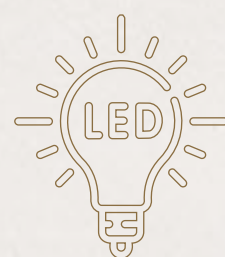
Air conditioning



Fully accessible
raised floors



Secure basement car
parking with new cycle
and shower provisions



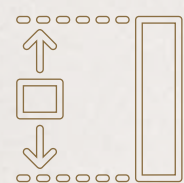
Metal suspended ceiling
tiles incorporating
LED lighting

BREEAM

BREEAM Rating
“Very Good”

fitwel

Fitwel Certified



Floor to ceiling
height 2.8m



Fully fitted space



CGI of main reception area

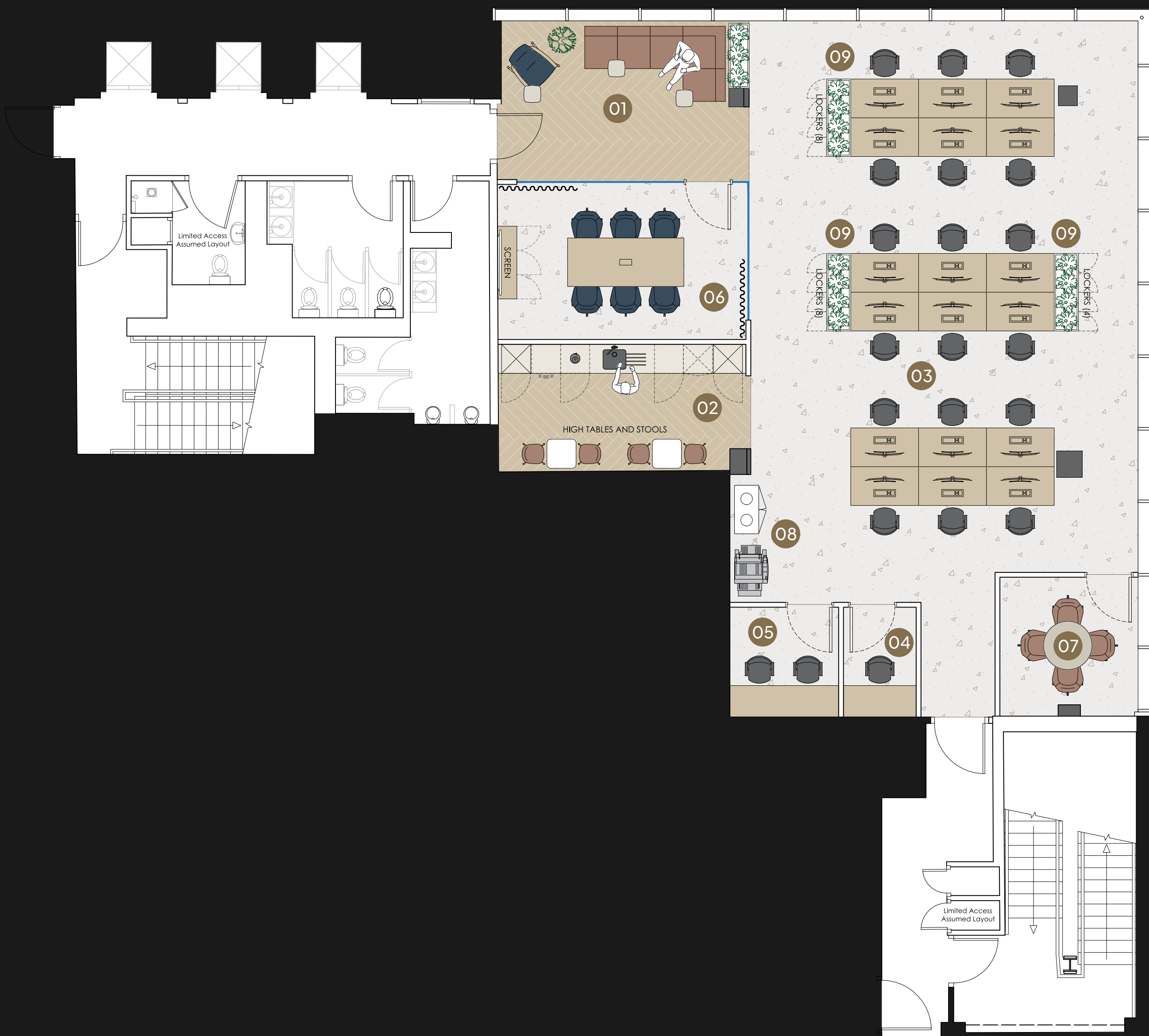
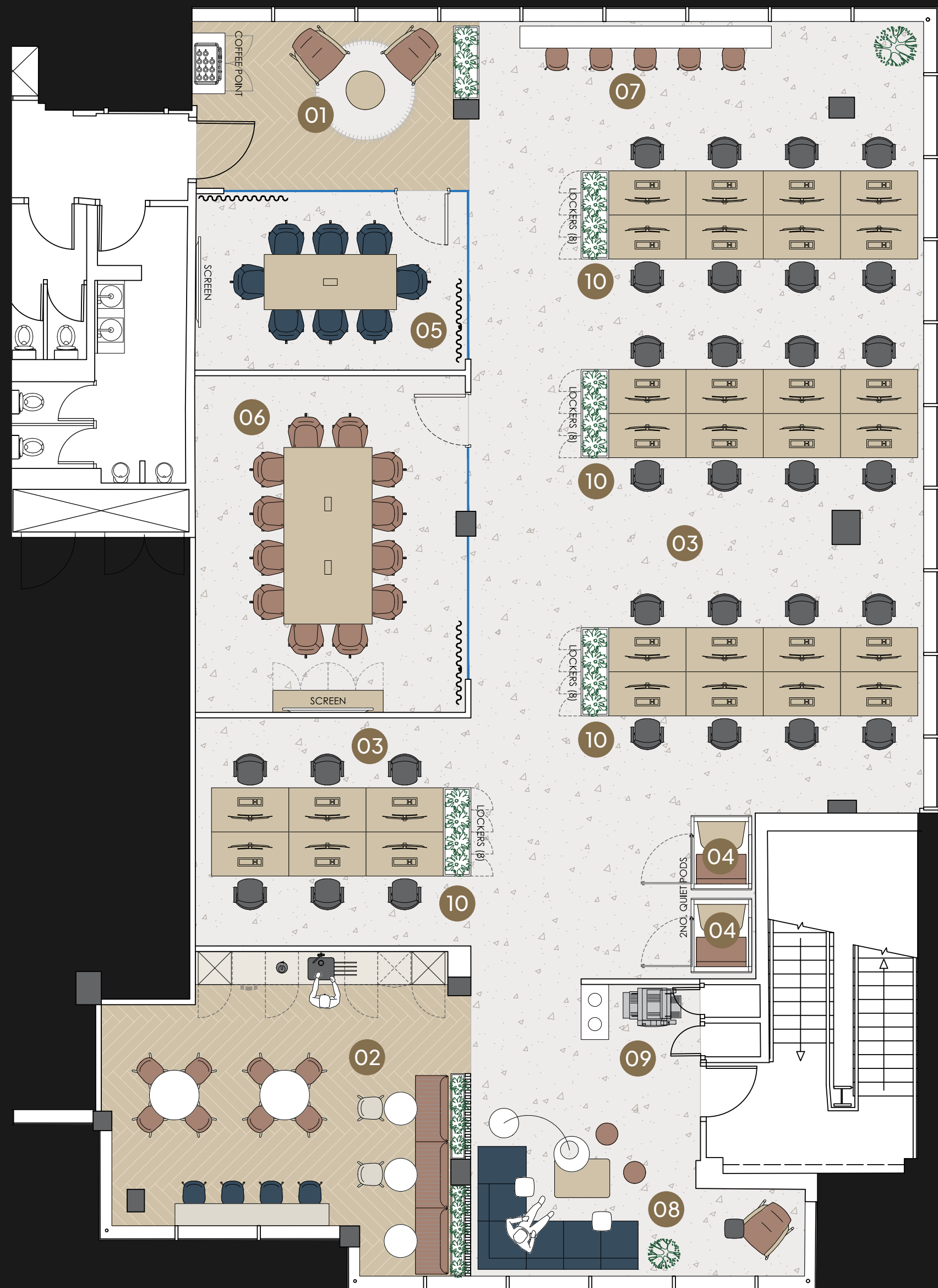


OFFICE SPACE



THIRD FLOOR PLAN - 2,970 SQ FT

FOURTH FLOOR PLAN - 1,781 SQ FT



- 01 Welcome area
- 02 Teapoint & breakout area
- 03 Open plan workstations (30)
- 04 Quiet pod for 1 person (2)
- 05 Meeting room for 8 people
- 06 Boardroom for 12 people
- 07 Touchdown area
- 08 Informal meeting/collaboration area
- 09 Print point
- 10 Lockers (32)

- 01 Welcome area
- 02 Teapoint & breakout area
- 03 Open plan workstations (18)
- 04 Quiet room for 1 person
- 05 Quiet room for 2 people
- 06 Meeting room for 6 people
- 07 Open meeting space for 4 people
- 08 Print point
- 09 Lockers (20)

LOCATION

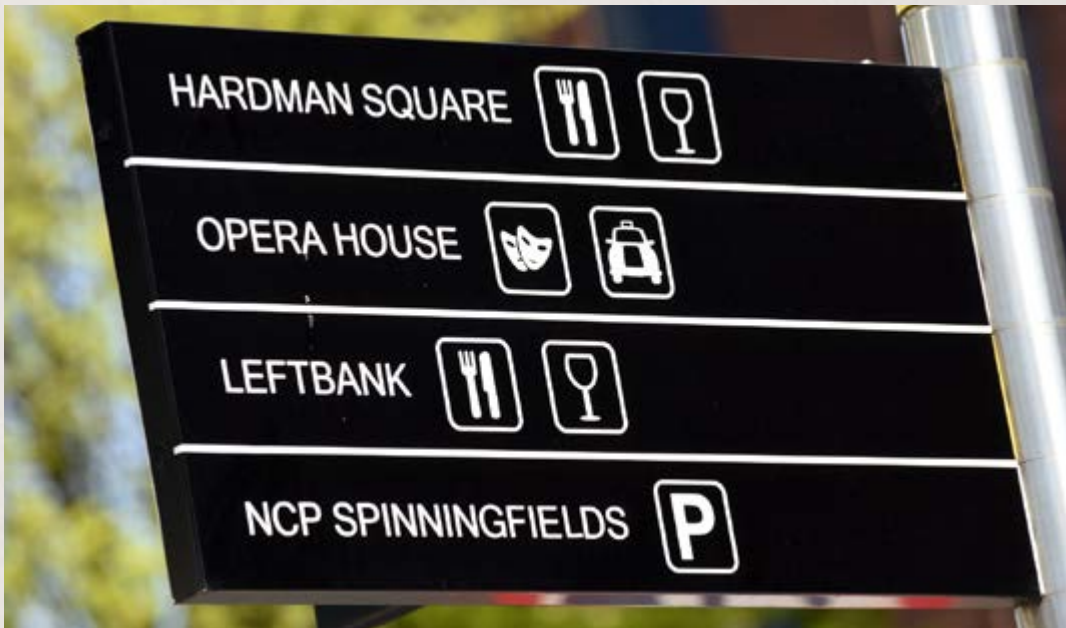
World class leisure, residential and retail space on your doorstep and great transport links to take you further.

CENTRAL SPINNINGFIELDS

Spinningfields has evolved to become one of Europe's most impressive and successful real estate developments. The Spinningfields Estate extends to approximately 4.5 million sq ft and is home to over 170 commercial organisations including RBS and Barclays, including over 1,000 office workers. There are over 400 residential apartments together with 50 shops, bars and restaurants.

MEET THE NEIGHBOURS

- RBS
- Barclays
- BDO
- Regus
- Pinsent Masons
- Brewin Dolphin
- Your M&S
- General Medical Council
- Shoosmiths
- Brown Shipley
- Worldpay
- Investec
- Lincoln House Chambers
- Beachcroft
- The Bank of New York Mellon
- PWC
- Weightmans
- Global Radio
- Oliver James Recruitment
- CB Tax
- G2 Recruitment



AMENITIES

- | | |
|--------------------------------|------------------------|
| 01 Big Easy | 24 The Oast House |
| 02 Fenix | 25 Sakku Samba |
| 03 Tattu | 26 Honest Burger |
| 04 Bill's | 27 Dishoom |
| 05 Bagel Factory | 28 Masons |
| 06 Pret A Manger | 29 The Gas Lamp |
| 07 The Alchemist | 30 Crazy Pedro's |
| 08 Black Sheep Coffee | 31 Sushi Marvel |
| 09 20 Stories | 32 Cafe Istanbul |
| 10 The Ivy | 33 Everyman Cinema |
| 11 The Lawn Club | 34 The Blues Kitchen |
| 12 Nandos | 35 Tesco Express |
| 13 Hey Little Cupcake! | 36 Federal Cafe Bar |
| 14 Hawksmoor | 37 Scene Indian |
| 15 Rosa's Thai Kitchen | 38 Slug & Lettuce |
| 16 Louis | 39 Foley's Coffee Shop |
| 17 Nudo Sushi Box | 40 Pure Gym |
| 18 Thaikhun | 41 M&S Food Hall |
| 19 Comptoir Libanais | 42 Barry's Boot Camp |
| 20 Provence | 43 Soho House |
| 21 Fazenda Rodizio Bar & Grill | 44 Mollies |
| 22 Australasia | 45 Co-op |
| 23 Sexy Fish | 46 Costa Coffee |



GALLERY



FURTHER INFORMATION

TERMS

The suites are available on terms to be agreed.

EPC

An EPC certificate will be provided..



HARDMAN STREET
MANCHESTER
SPINNINGFIELDS / M3 3HF

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