



FOUR
HARDMAN
STREET

Spinningfields
Manchester



THE BUILDING

Four Hardman Street is a striking 10 storey office building offering Grade A accommodation with spectacular views over Spinningfields.

Suites available to let in the heart of Spinningfields from 1,781 sq ft to floors of 5,658 sq ft.

An architecturally stunning office space built with boutique businesses in mind.





Specification

- Manned reception
- Double height entrance
- 3 x thirteen person lifts
- Air conditioning
- Fully accessible raised floors
- Metal suspended ceiling tiles incorporating LED lighting
- BREEAM rating 'very good'
- Floor-to-ceiling height 2.8m
- Flexible efficient floor plates



Specification

- Secure basement car parking
- 4 showers in basement plus showers on every floor
- 32 bike racks
- 11 Car parking spaces



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.

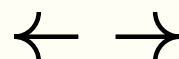
There are over 400 residential apartments together with 50 shops, bars and restaurants.

Meet the neighbours

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

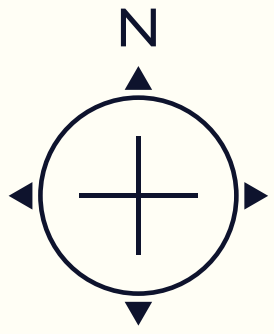



Clockwise from left:
 Hardman Square
 Australasia,
 1 The Avenue
 The Oast House,
 The Avenue Courtyard
 Comptoir Libanais,
 The Avenue







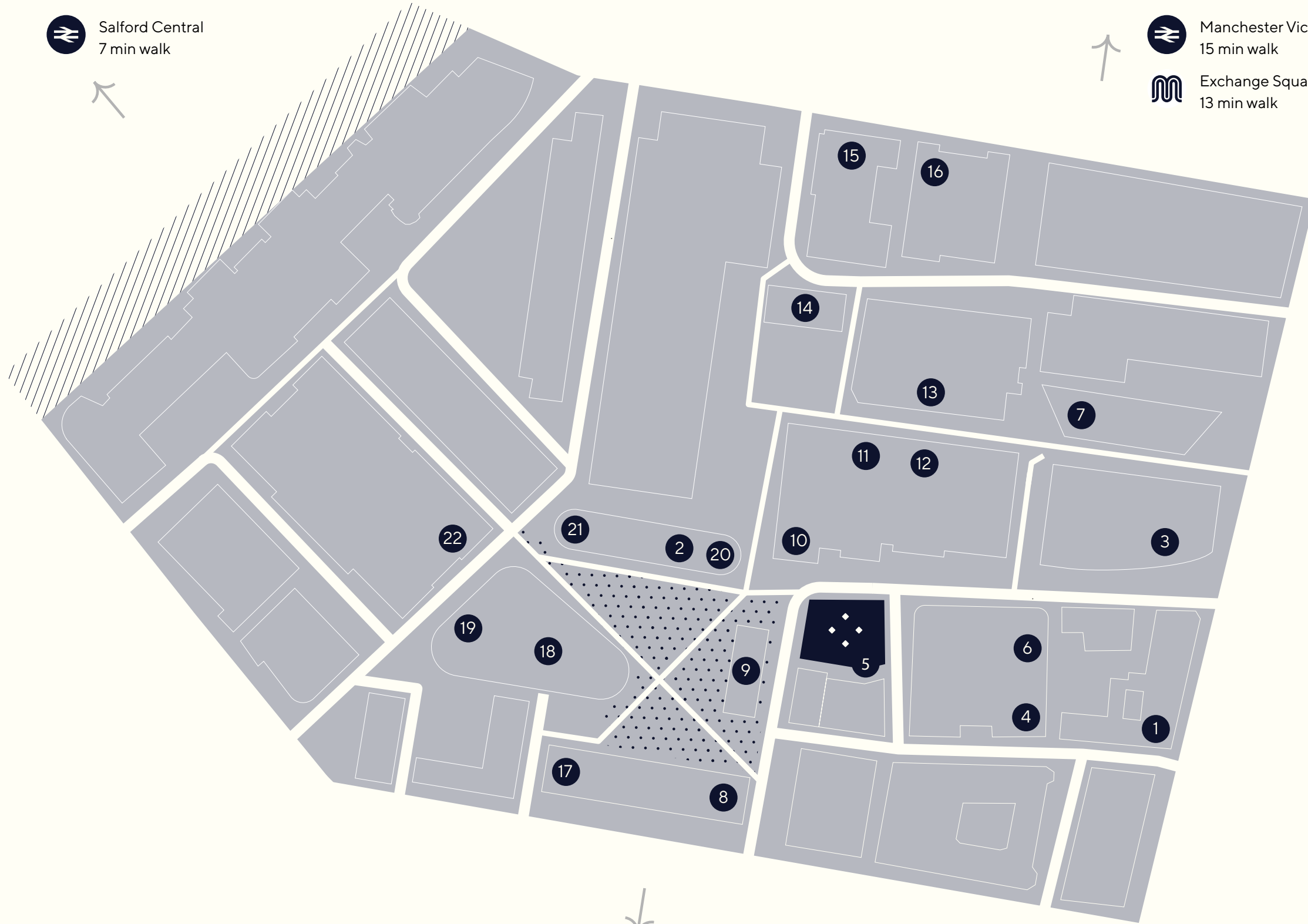




 Salford Central
7 min walk

 Manchester Victoria
15 min walk


 Exchange Square
13 min walk





Local amenities

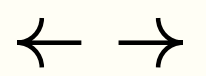
1. Hawksmoor
2. Black Sheep Coffee
3. Wagamama
4. Philpotts
5. Banyan Bar & Kitchen
6. Nando's
7. Australasia
8. 20 Stories
9. The Ivy
10. The Alchemist
11. Thaikhun
12. Comptoir Libanais
13. Fazenda
14. The Oast House
15. Co-op
16. Costa Coffee
17. M&S Foodhall
18. Bill's
19. Tattu
20. Pret A Manger
21. Bagel Nash
22. Itsu

  Deansgate
10 min walk

 Manchester Oxford Road
15 min walk

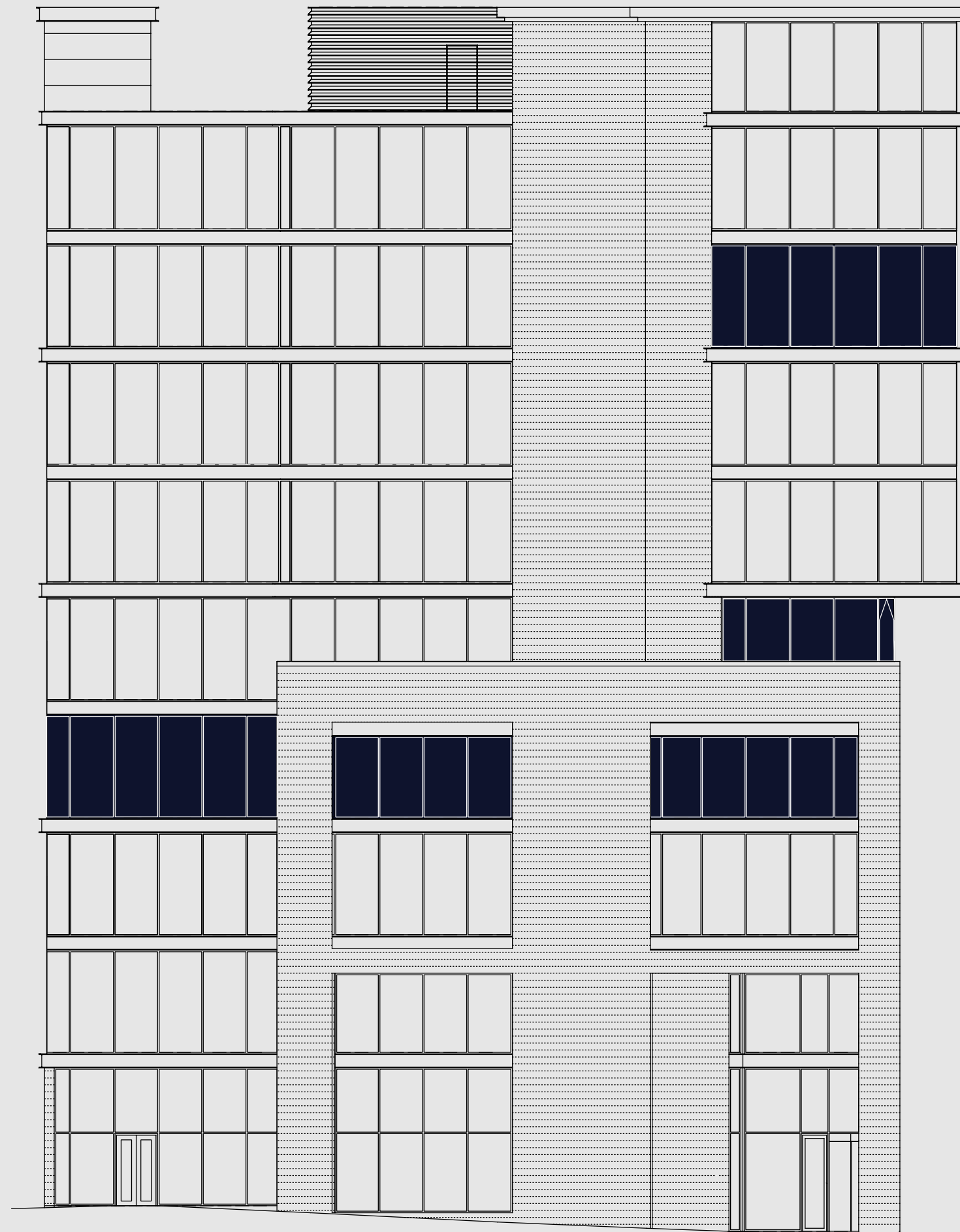
 St. Peter's Square
10 min walk

 Manchester Piccadilly
20 min walk



AVAILABILITY

Third Floor
3,658 sq ft

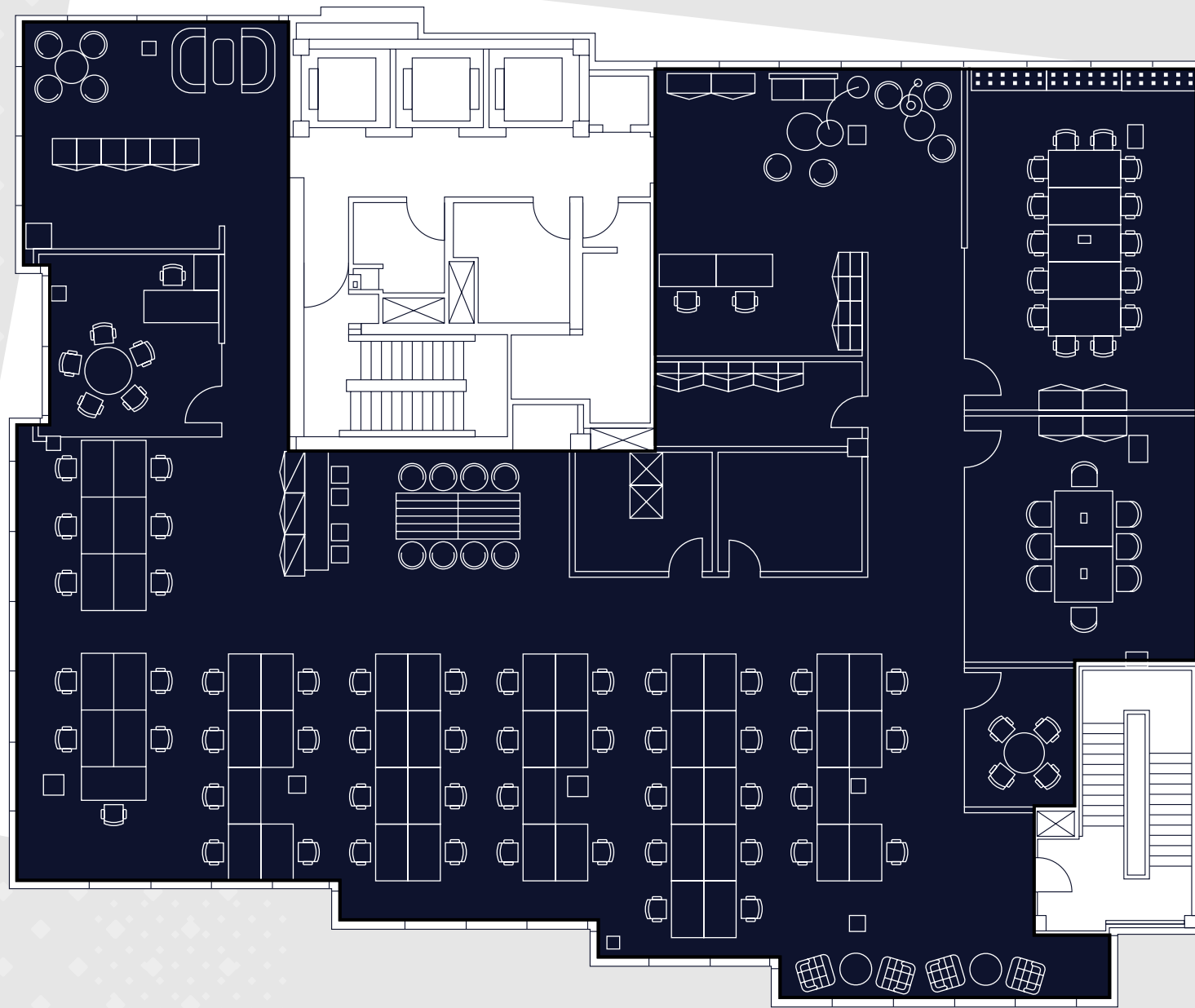


Part Seventh Floor
3,601 sq ft

Part Fourth Floor
1,781 sq ft

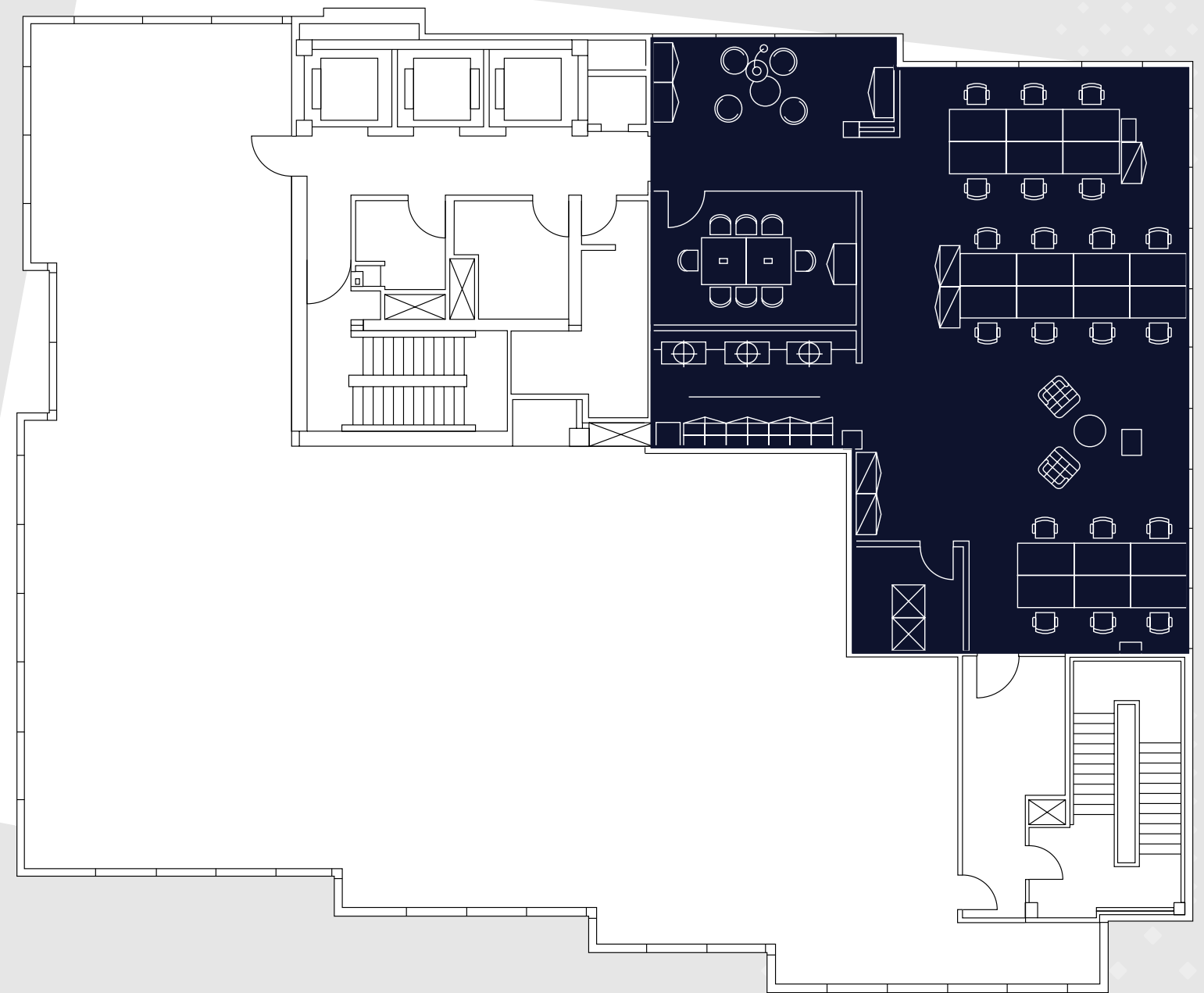
Tenants

- Prosperity Law
- Sacco Mann
- HGF
- Systra
- UBS
- Allied Irish Bank
- John Good Logistics
- G2V



Third Floor
3,658 sq ft

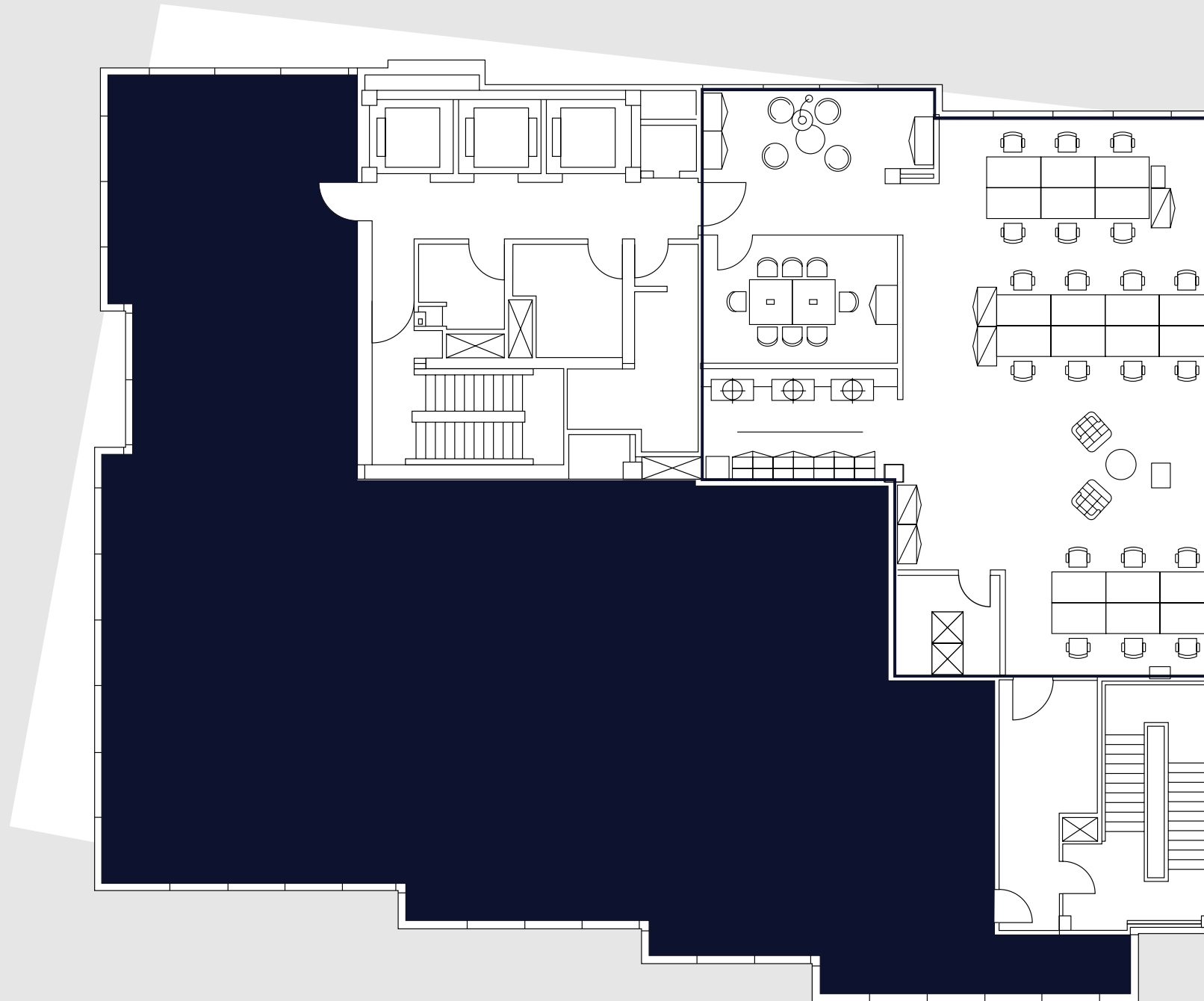
- 50 × Open plan workstations
- 1 × Reception
- 1 × Fourteen person board room
- 1 × Eight person meeting room
- 2 × Four person meeting room
- 1 × Five person meeting room
- 2 × Break out areas
- 1 × Comms room



Fourth Floor
1,781 sq ft

- 20 × Workstations
- 1 × Reception
- 1 × Six person boardroom
- 1 × Teapoint
- 1 × Breakout area

INDICATIVE SPACE PLAN



Seventh Floor
3,601 sq ft

- 20 × Workstations
- 1 × Reception
- 1 × Six person boardroom
- 1 × Teapoint
- 1 × Breakout area





Specification

- Air conditioning
- Fully accessible raised floors
- Metal suspended ceiling tiles incorporating LED lighting
- BREEAM rating 'very good'
- Floor-to-ceiling height 2.8m
- Flexible efficient floor plates
- Capable of sub-division
- Shower facilities on each floor



CONTACT

For further information and all enquiries
please contact our agents:

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Terms & Conditions

Misrepresentation Act 1967.
Unfair Contract Terms Act 1977
The Property Misdescriptions
Act 1991. These particulars
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