

maple<sup>tree</sup>

*Exclusive preview*

# 3 HARDMAN *St*

A SPINNINGFIELDS ICON  
*reimagined*

MANCHESTER

# STATEMENT WORKSPACE

*An icon of Spinningfields, 3 Hardman Street is one of the most significant landmark office buildings in Manchester and provides one of the largest single floorplates in the city.*

Long term owner, Mapletree, is investing in a major enhancement strategy to ensure the occupier experience remains world-class.

3 HARDMAN St



*In the heart of the* SPINNINGFIELDS

# BUILDING *partnerships*

Mapletree, are a leading global development, investment, capital and property management company driven by nurturing long-term partnerships with our occupiers and committed to sustainable growth.

Informed by ongoing consultation with leading occupiers within the building, the upcoming transformation at 3 Hardman Street is designed to meet the demands of discerning businesses and provide an enriching experience for employees.



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**2,400+**

Employees across the world

**\$77.4BN**

Assets under management

**600+**

Awards for building excellence, sustainability, and service experience

*"Mapletree is excited about the transformation of this Manchester landmark into a modern, inspiring workspace. Enhancing the design and functionality will boost productivity and collaboration. This project will not only elevate standards but also bring fresh energy to both the building and the wider community."*

HENRY HARRISON, SENIOR MANAGER  
AND ASSET MANAGEMENT UK & IRELAND

# KEY *upgrades*

With a focus on elevating the arrival experience and adding high-end amenities, we are creating a best-in-class environment in keeping with Manchester's favourite business destination.

## AMENITIES

We are looking to secure a **coffee shop** operator for the unit adjacent to West Reception.

In addition, we are creating bookable **meeting rooms, flexible breakout areas, and dedicated event spaces** in the East and West Receptions.

## AESTHETICS

Aspirational **refurbishment of the East and West receptions** plus lift lobbies to create an inspiring environment you can be proud to invite guests to.

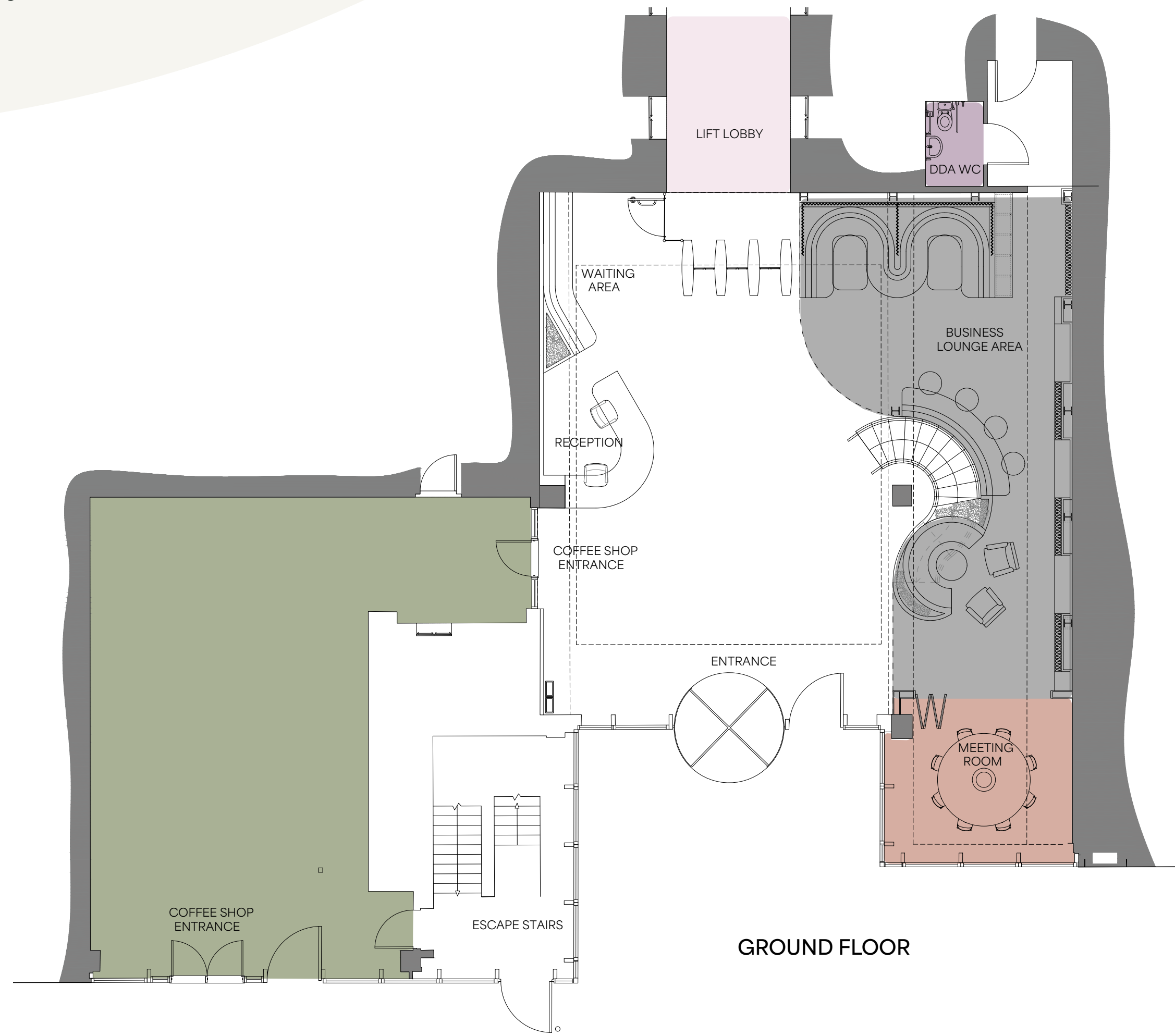
## EXPERIENCE

**Smart tech-powered** community engagement and building management with greater access to events and amenities to help you get the most from your place of work.

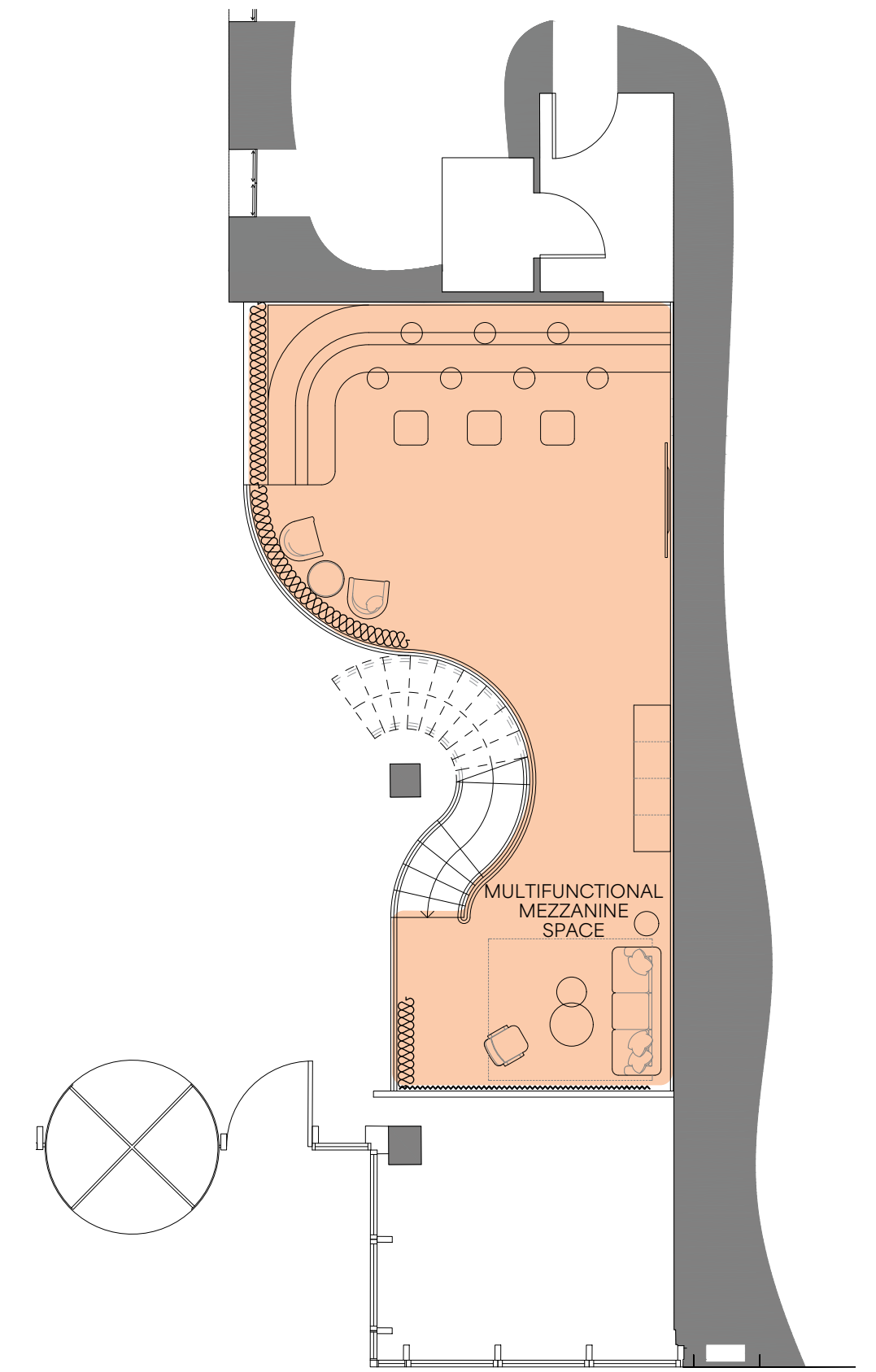


# WEST ENTRANCE *transformation*

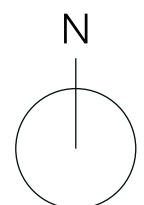
- COFFEE SHOP
- MAIN RECEPTION
- BUSINESS LOUNGE
- MEETING ROOM
- LIFT LOBBY
- DDA WC
- MEZZANINE



GROUND FLOOR



MEZZANINE



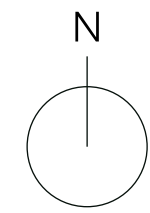
# WEST ENTRANCE *transformation*

Warm and welcoming, the new West entrance will be characterised by curves—bringing a free-flowing energy to the space.

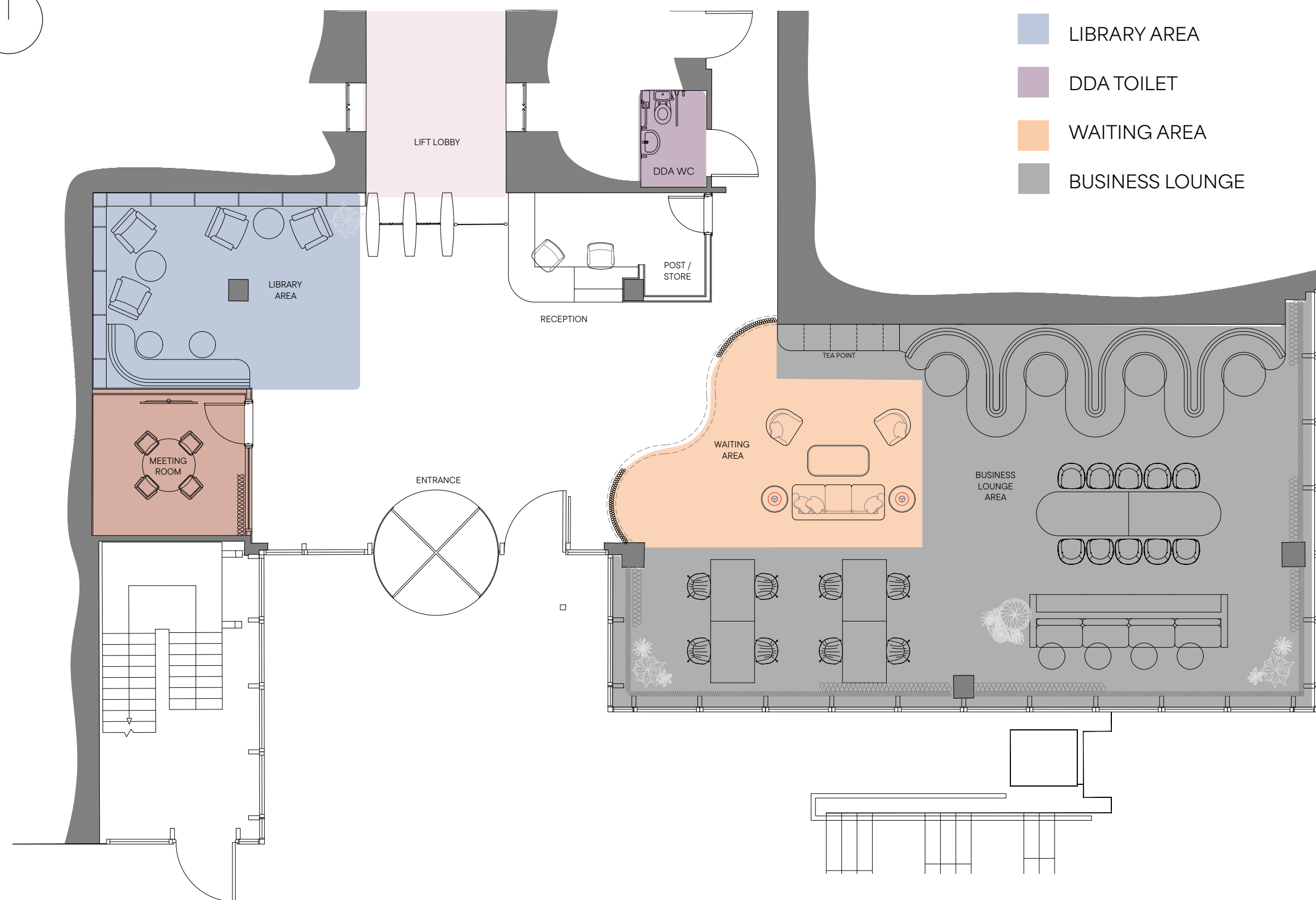
The addition of a mezzanine will create an additional multi-use area for occupiers and more intimate breakout areas below.



# EAST ENTRANCE *transformation*



- RECEPTION
- MEETING ROOM
- LIFT LOBBY
- LIBRARY AREA
- DDA TOILET
- WAITING AREA
- BUSINESS LOUNGE

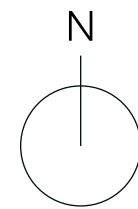
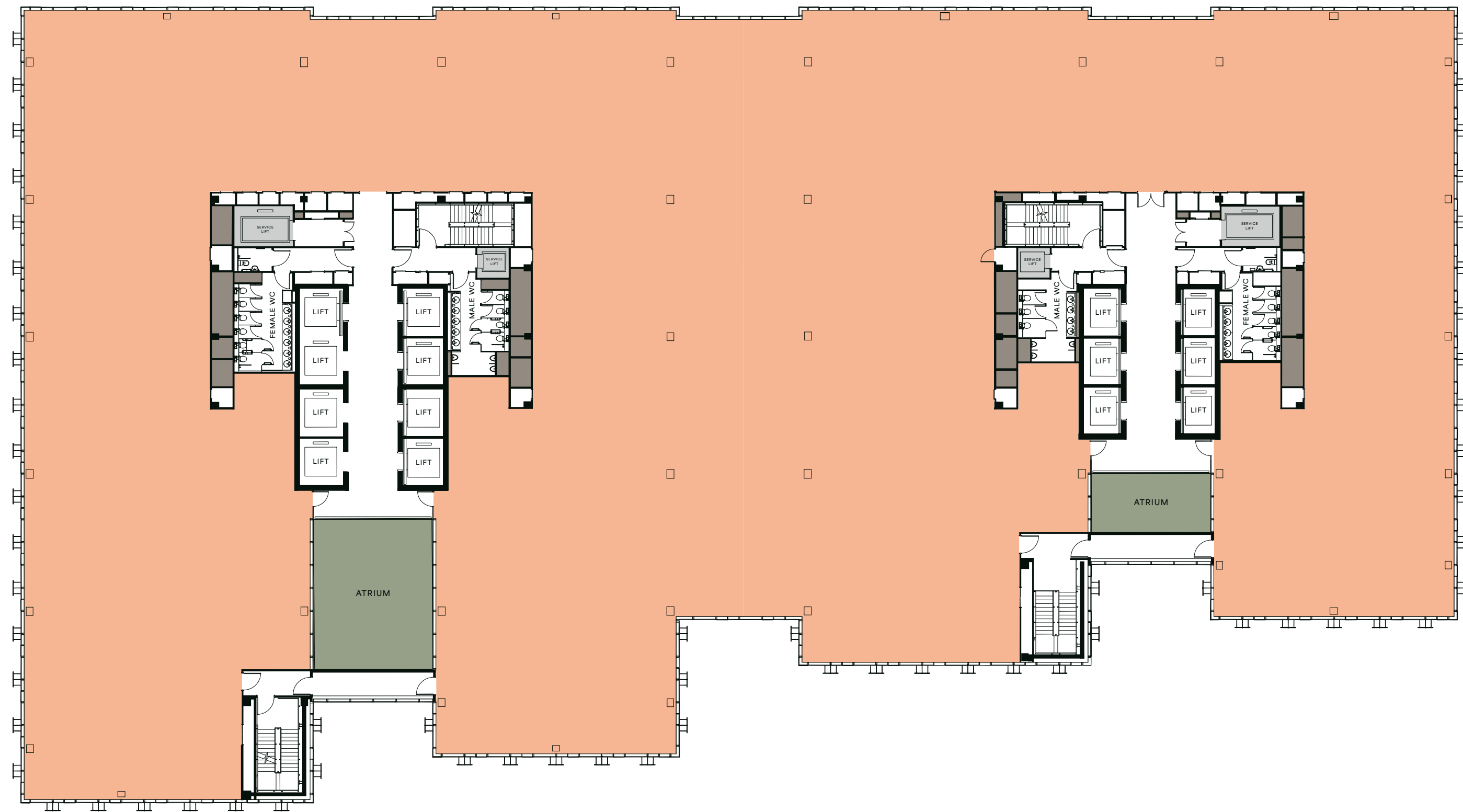


# *Opportunities at* **3 HARDMAN STREET**

			AVAILABILITY (SQ FT)
12	PINSENT MASONS		
11	PINSENT MASONS		
10	REGUS		
9	AVAILABLE		17,564
8	INSIGHT UK DIRECT	AVAILABLE	14,472
7	PROTECTOR INSURANCE	AVAILABLE	25,482
6	GLAISYERS	AVAILABLE	25,940
5	BNYM (EXPECTED TO BE AVAILABLE DEC 2025)		35,525
4	JMW SOLICITORS	AVAILABLE	16,182
3	GMC		
2	GMC	INVESTEC	
1	AVAILABLE	BARCLAYS GOLDCREST	9,541
G	WEST ENTRANCE	EAST ENTRANCE	
LG	CYCLE STORE, SHOWER & CHANGING FACILITIES, PARKING		
			<b>156,696</b>

# Typical LOWER FLOORPLAN

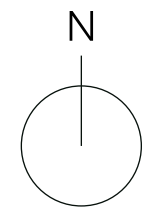
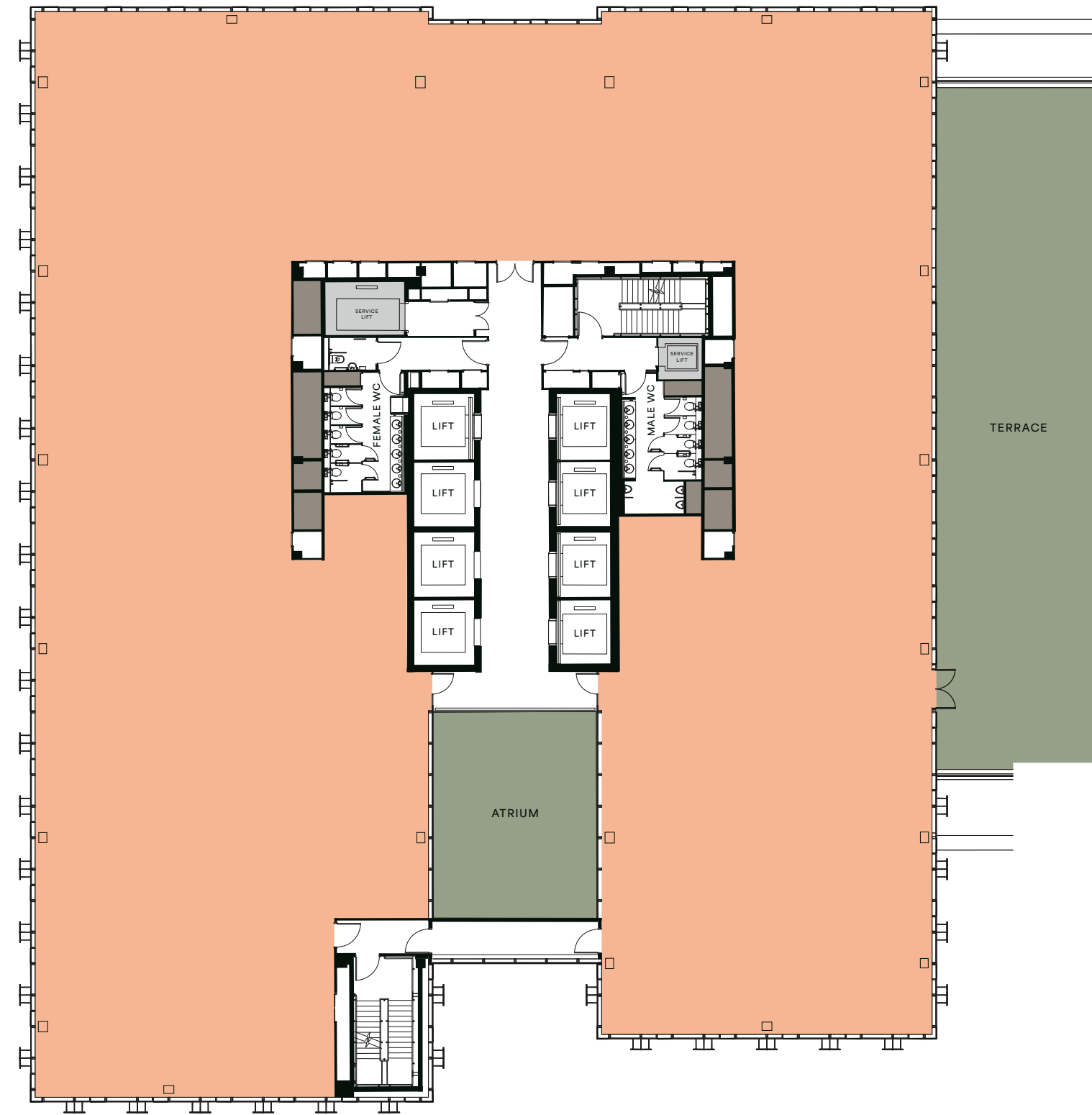
35,500 SQ FT



# Typical UPPER FLOORPLAN

17,500 SQ FT

TERRACE ACCESS ON  
NINTH FLOOR ONLY



# REFINED *exteriors*



*The identity and presence of the building will be enhanced with a new signage and wayfinding strategy.*

We are also exploring the addition of landscaping and outdoor seating at the East entrance, to enhance the arrival experience and create additional outdoor space for all of our occupiers to enjoy.

# A NOURISHING *environment*



In-house PureGym offering exclusive deals and classes for occupiers



Extended event spaces and programme with renewed focus on wellbeing



Recently upgraded end-of-trip facilities encouraging healthy commutes



○ NUTRITION SESSIONS



○ GOOD NEWS CHANNEL



○ CREATIVE WORKSHOPS

○ COMMUNITY BUILDING



○ FITNESS CLASSES

# COMMUNITY *spirit*

A diverse community engagement programme is delivered by our full time events manager.

○ MENTAL HEALTH FOCUS



○ LEARN NEW SKILLS



○ CHARITY PARTNERSHIPS



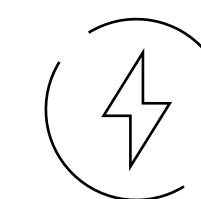
*Mapletree is committed to creating a climate-resilient portfolio, enhancing social value within our workplaces and community, and upholding high ethical standards.*

In FY23/24, we began implementing an environmental data management system at 3 Hardman Street which plays a crucial role in monitoring carbon emissions-related data. This will facilitate the setting of medium-term net zero targets and decarbonisation strategies for the building.

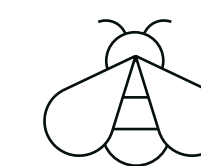
### SUSTAINABILITY DESIGNED:

- EPC B
- BREEAM "EXCELLENT" RATING FOR OFFICES
- FULL HEIGHT GLAZED ELEVATIONS OFFERING EXCELLENT NATURAL LIGHT
- DAYLIGHT LINKED LIGHTING CONTROL WITH PRESENCE DETECTION
- FACADES MINIMISE SOLAR GAIN AND HEAT LOSS
- ZONED TEMPERATURE AND LIGHTING CONTROL
- VENTILATION PLANT INCORPORATING ENERGY RECOVERY
- OCCUPIER-LED QUARTERLY ENVIRONMENTAL FORUMS
- ENCOURAGING SUSTAINABLE COMMUTE WITH ENHANCED FACILITIES, CYCLE-TO-WORK SCHEME AND FREE METRO SHUTTLE

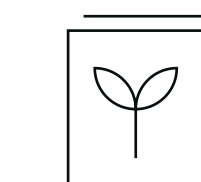
### INITIATIVES UNDERWAY FOR 2024/25:



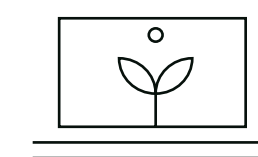
ENERGY INTENSITY REDUCTION OF 42% IN 2023.



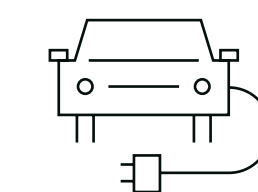
INCREASED BIODIVERSITY WITH OUR NEW ROOFTOP HIVES



DEEPI DATA MANAGEMENT SYSTEM IN PLACE AND ENERGY PERFORMANCE REPORT COMMISSIONED



GREATER OCCUPIER CONTROL THROUGH SMARTSPACES



ELECTRIC VEHICLE CHARGING POINTS INSTALLED



IN 2023, WE SAVED 1,370,090 LITRES OF WATER DUE TO NEW SMART METERS.

## A SMARTER BUILDING

*The new Hardmanlife app will integrate with upgraded tech within the building to offer occupiers a more seamless work experience.*

The app will enable contactless building access through upgraded speed gates, plus facilities and visitor booking with QR code access for guests.

SPINNINGFIELDS

# MANCHESTER'S LEADING DESTINATION FOR *business and pleasure*

There's nowhere else quite like Spinningfields. With beautiful landscaped gardens, al fresco bars and eateries, plus premium shopping, it's home to a heavy-hitting list of international businesses and the place to be for the city's most ambitious talent.

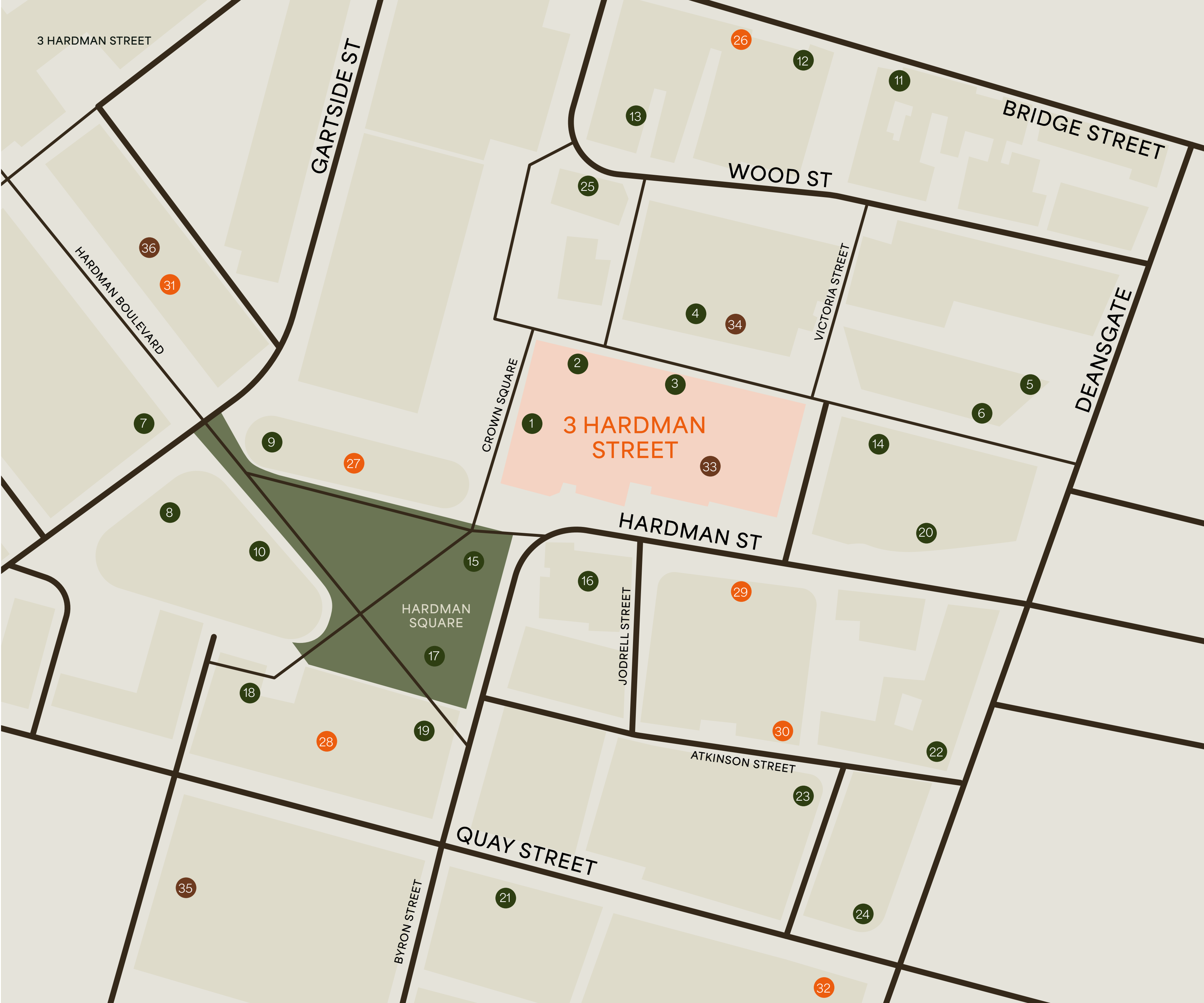


# SPINNINGFIELDS OCCUPIERS

*The Heart of Manchester's Business Hub*



*Spinningfields is the leading commercial district of the North, home to 165 businesses and 45+ restaurants, bars, cafés and shops.*



● *Eat and Drink*

● *Coffee*

● *Wellness and Retail*

- 1. THE ALCHEMIST
- 2. THAIKHUN
- 3. COMPTOIR LIBANAIS
- 4. FAZENDA
- 5. AUSTRALASIA
- 6. SEXY FISH
- 7. ITSU
- 8. TATTU
- 9. BAGEL NASH
- 10. BILL'S
- 11. THE GAS LAMP
- 12. DISHOOM
- 13. BLVD
- 14. DEAR SAILOR
- 15. THE IVY
- 16. BANYAN
- 17. THE LAWN CLUB
- 18. MARKS & SPENCER
- 19. 20 STORIES
- 20. WAGAMAMA
- 21. LINA STORES
- 22. HAWKSMOOR
- 23. SCHOFIELD'S BAR
- 24. FLAT IRON
- 25. THE OAST HOUSE

- 26. COSTA
- 27. BLACK SHEEP COFFEE
- 28. 92 DEGREES COFFEE
- 29. BOLD STREET COFFEE
- 30. PHILLPOTTS
- 31. FOLEY'S
- 32. STARBUCKS

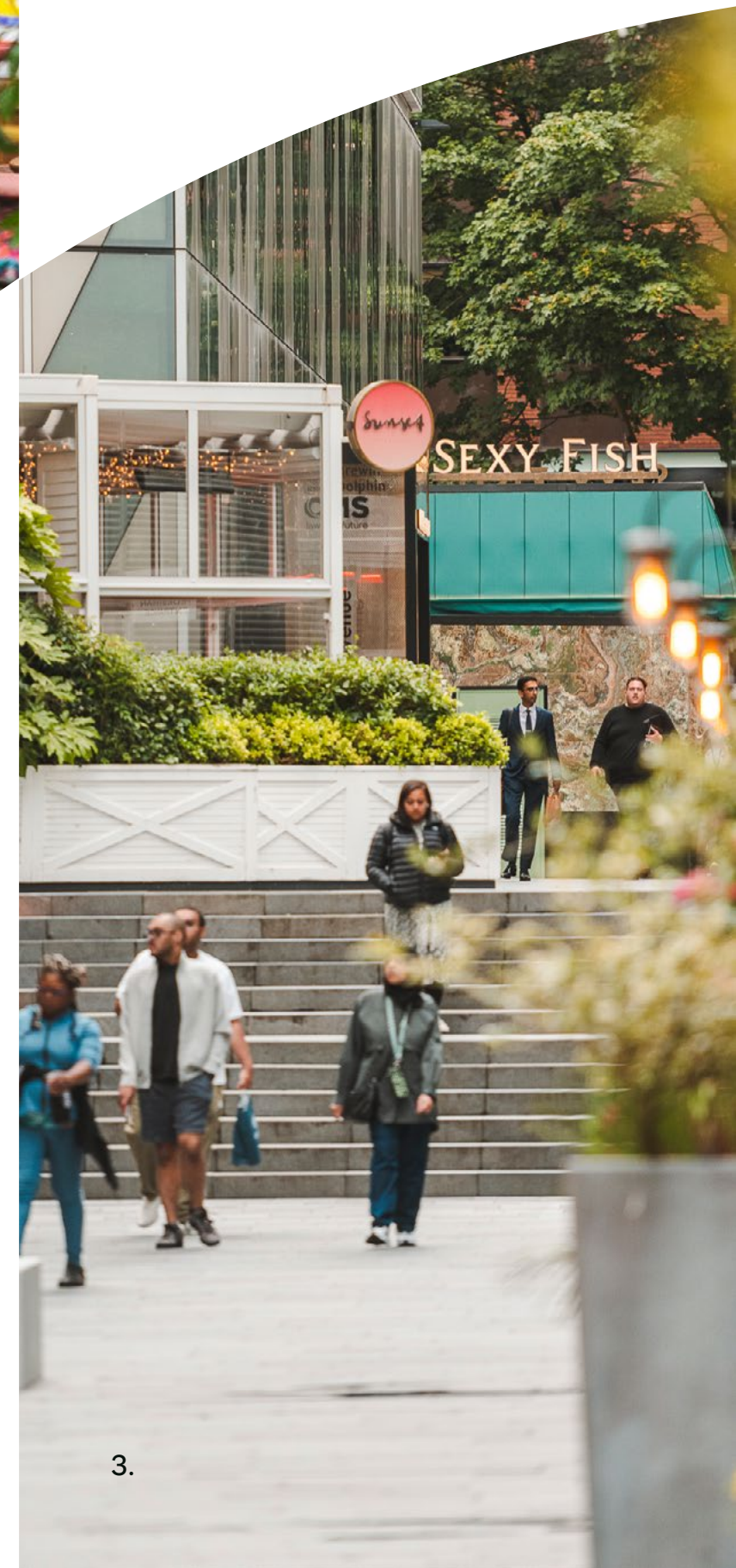
- 33. PUREGYM
- 34. FLANNELS
- 35. BARRYS BOOTCAMP
- 36. ULTIMATE PERFORMANCE

# ELEVATE *your senses*



1. FOLEY'S
2. COMPTOIR LIBANAIS
3. SEXY FISH

By day, Spinningfields in Manchester radiates vibrancy, featuring elegant cafés and upscale restaurants with sun-dappled terraces for alfresco dining, alongside designer boutiques and serene green spaces that invite exploration and reflection.





# *Abundant flavours and choices* AWAIT YOU



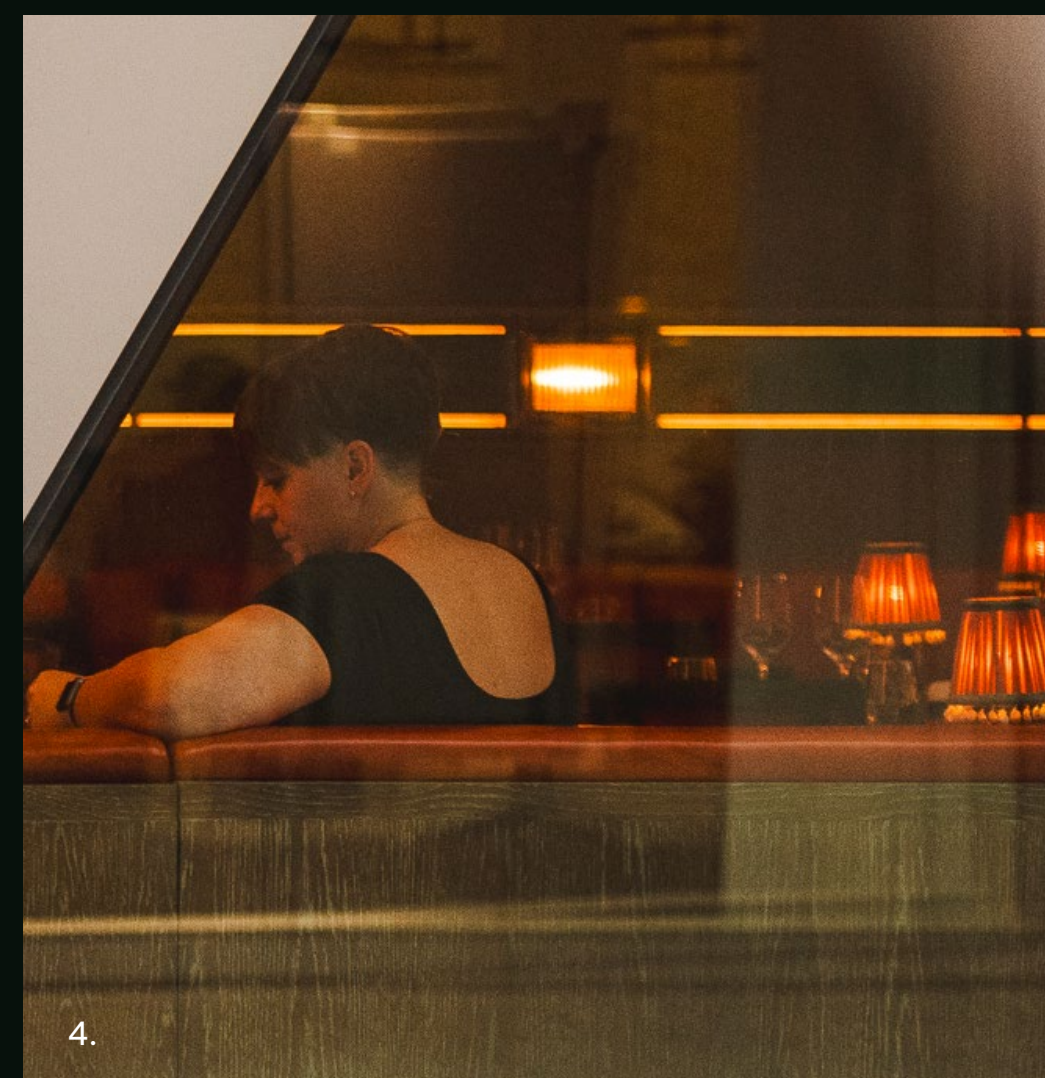
- 1. THE ALCHEMIST BAR
- 2. THE IVY
- 3. SPINNINGFIELDS
- 4. BOLD STREET COFFEE
- 5. M&S FOODHALL

WITHIN SPINNINGFIELDS



# HIGH *sophistication*

From international cuisines to local delicacies, at Spinningfields you can sample Manchester's best restaurants, bars, and cafés.



- 1. 20 STORIES
- 2. TATTU
- 3. SCHOFIELDS
- 4. THE ALCHEMIST BAR
- 5. THE PARLOUR

1.

3.

4.

5.

Spinningfields

SEAMLESS *connections*



### WALKING TIMES

#### *Metro Shuttle*

Deansgate  
2 MINS

#### *Metrolink*

St Peters Square  
8 MINS

Deansgate-Castleford  
12 MINS

#### *Train*

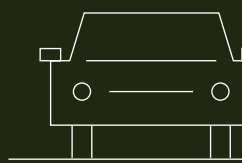
Salford Central  
7 MINS

Deansgate  
12 MINS

Oxford Road  
15 MINS

Victoria  
16 MINS

Piccadilly  
20 MINS



### DRIVING TIMES

#### *Car*

Media City Salford  
16 MINS

M60  
20 MINS

Manchester Airport  
35 MINS

WORKING IN *partnership*

maple*tree*

FOR FURTHER INFORMATION PLEASE CONTACT



Richard Lowe  
rclowe@savills.com  
0161 236 8644 / 07870 999 774



James Devany  
james.devany@jll.com  
0161 238 6233 / 07525 582 901

3 HARDMAN *St*

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