MANCHESTER'S
BOUTIQUE
BUSINESS
DESTINATION

41 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.

CGI of main reception area

SPECIFICATION

Refurbished manned double height reception

3 x13 person lifts

Air conditioning

Fully accessible raised floors

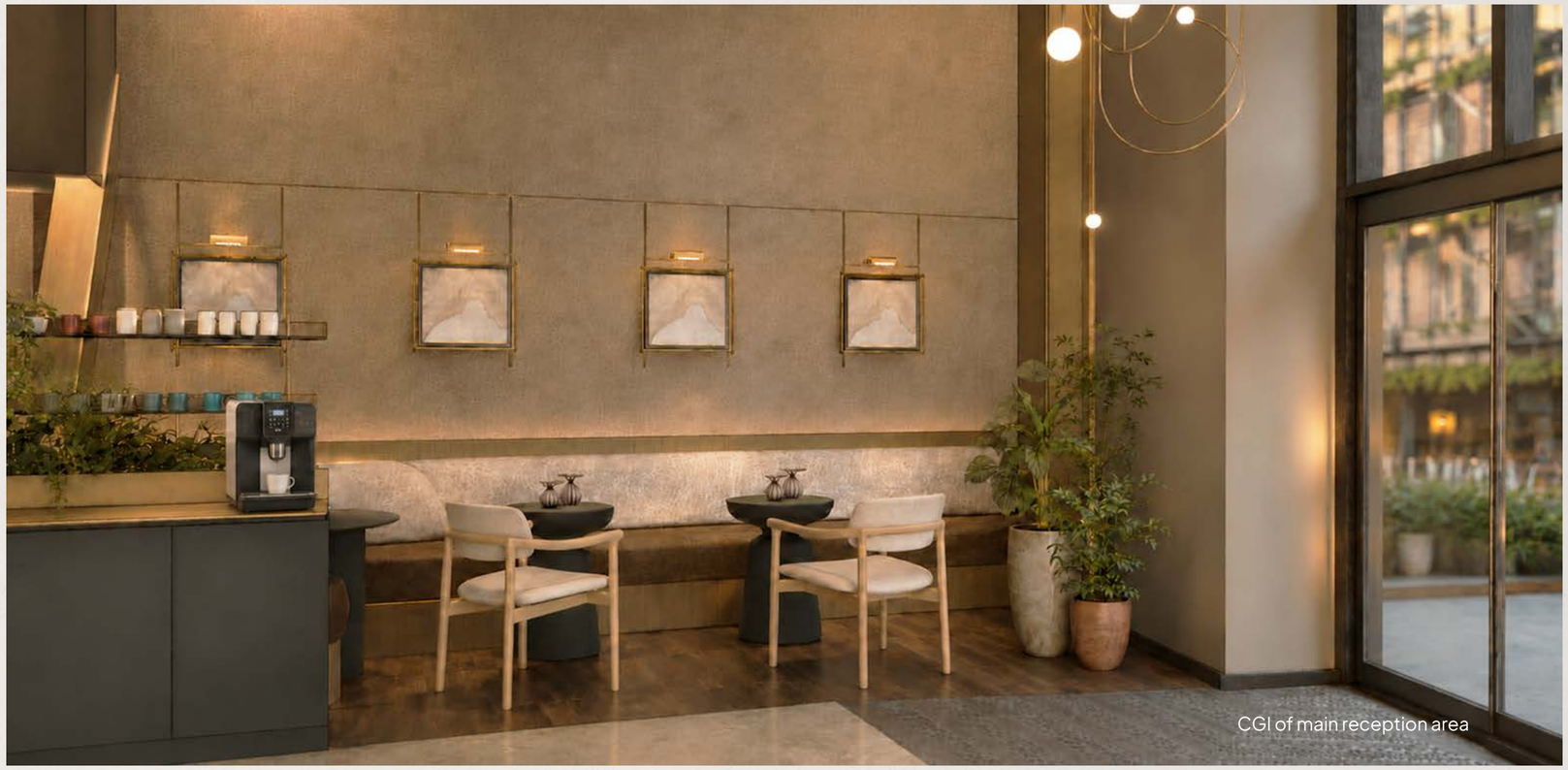
Secure basement car parking with new cycle and shower provisions

Metal suspended ceiling tiles incorporating LED lighting

BREEAM Rating “Very Good”

Fully fitted space

Floor to ceiling height 2.8m



CGI of main reception area







4 HARDMAN STREET, MANCHESTER, SPINNINGFIELDS M3 3HF

OFFICE SPACE

Brand-new, fully fitted 4th Floor office space, finished to a high specification and available immediately on a turnkey basis.









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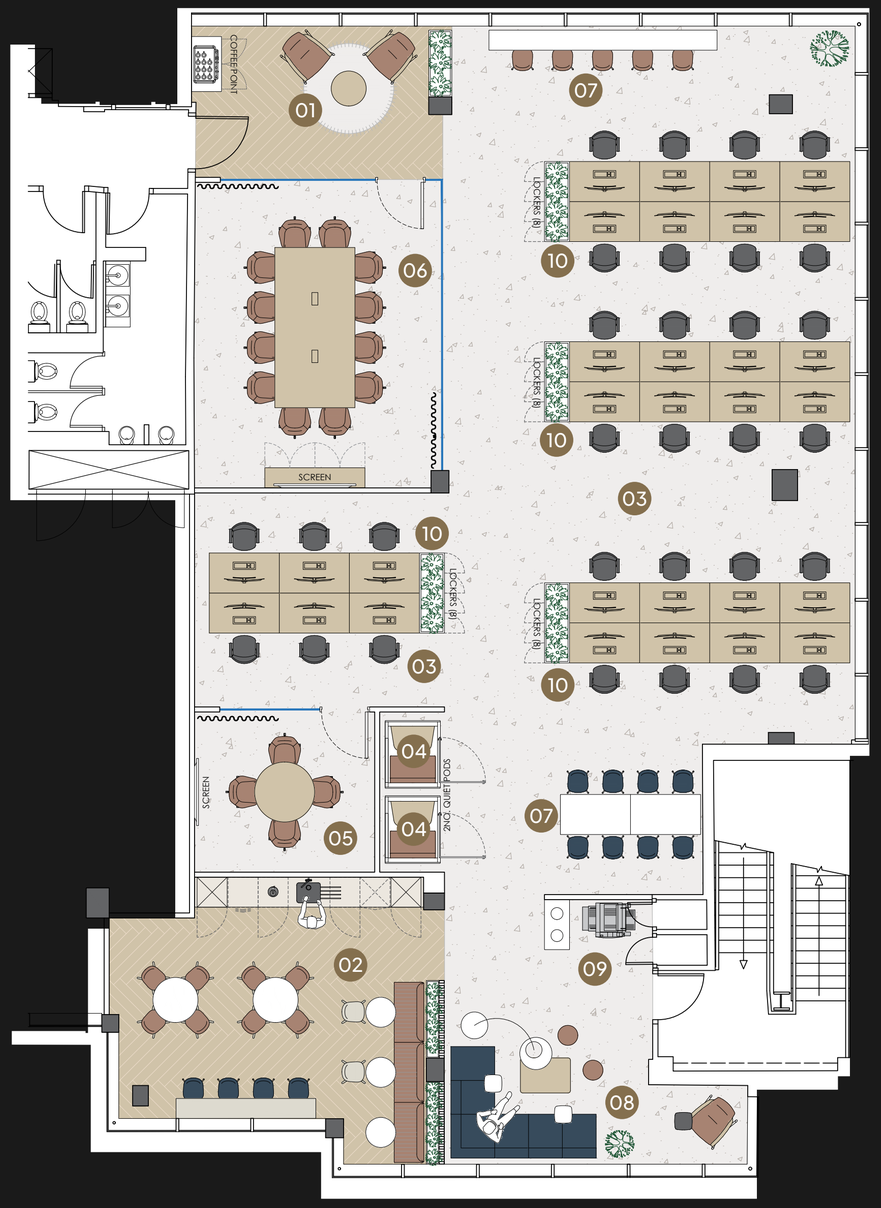
THIRD FLOOR PLAN - 2,970 SQ FT

INDICATIVE LAYOUT



01 Welcome area

02 Teapoint & breakout area

03 Open plan workstations (30)

04 Quiet pod for 1 person (2)

05 Meeting room for 4 people

06 Boardroom for 12 people

07 Touchdown area

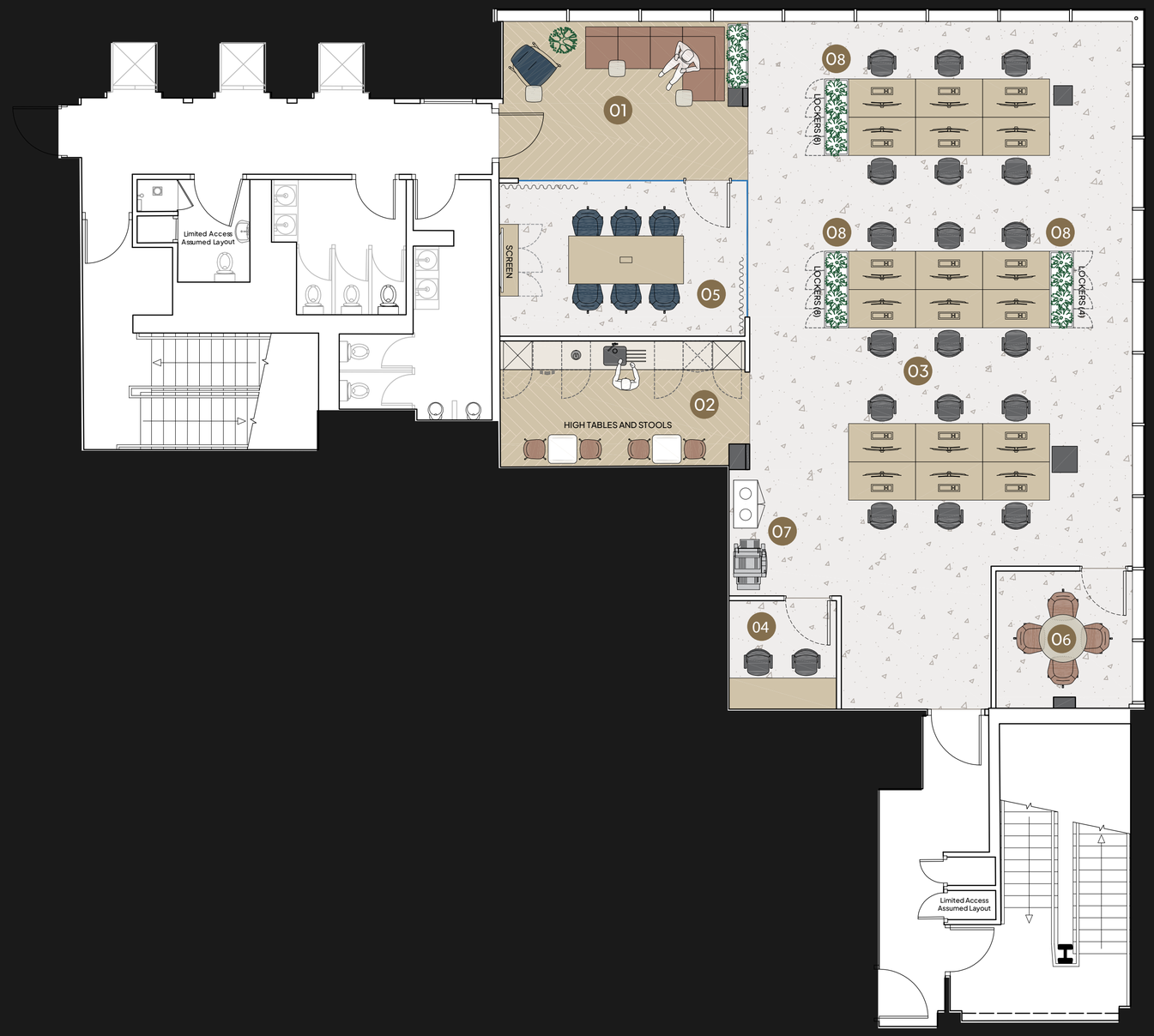
08 Informal meeting/collaboration area

09 Print point

10 Lockers (32)

FOURTH FLOOR PLAN - 1,781 SQ FT

DELIVERED AS PER PLAN



01 Welcome area

02 Teapoint & breakout area

03 Open plan workstations (18)

04 Quiet room for 2 people

05 Meeting room for 6 people

06 Open meeting space for 4 people

07 Print point

08 Lockers (20)

4 HARDMAN STREET, MANCHESTER, SPINNINGFIELDS M3 3HF

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.

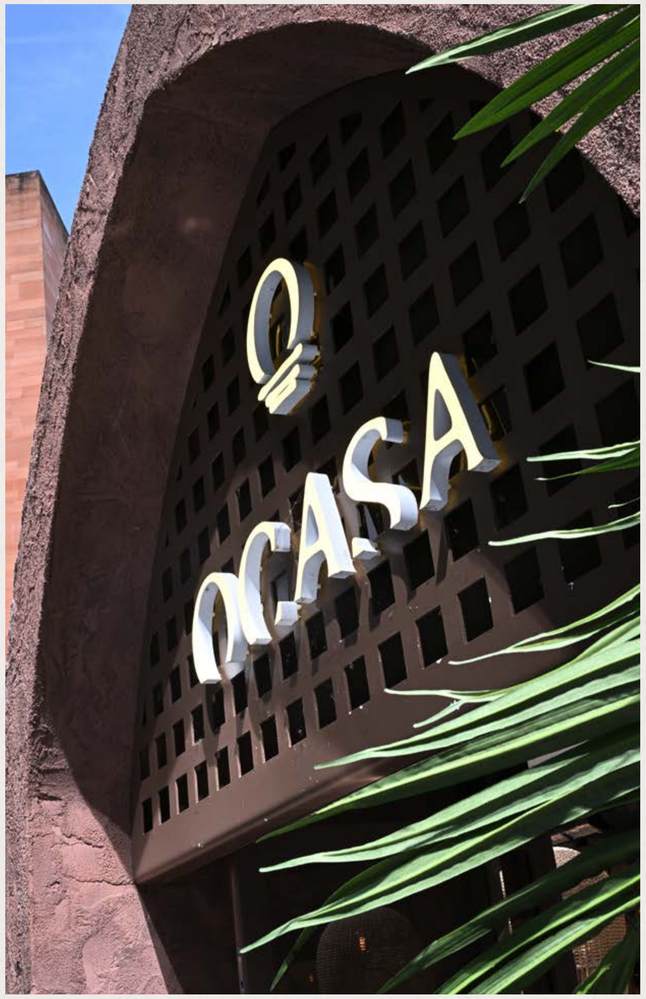
MEET THE NEIGHBOURS

- RBS
- Barclays
- Anaplan
- Regus
- Brewin Dolphin
- Your M&S
- General Medical Council
- Shoosmiths
- Brown Shipley
- Worldpay
- Investec
- Lincoln House Chambers
- Beachcroft
- PWC
- Weightmans
- Global Radio
- Oliver James Recruitment
- CB Tax
- G2 Recruitment











AMENITIES

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



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GALLERY



















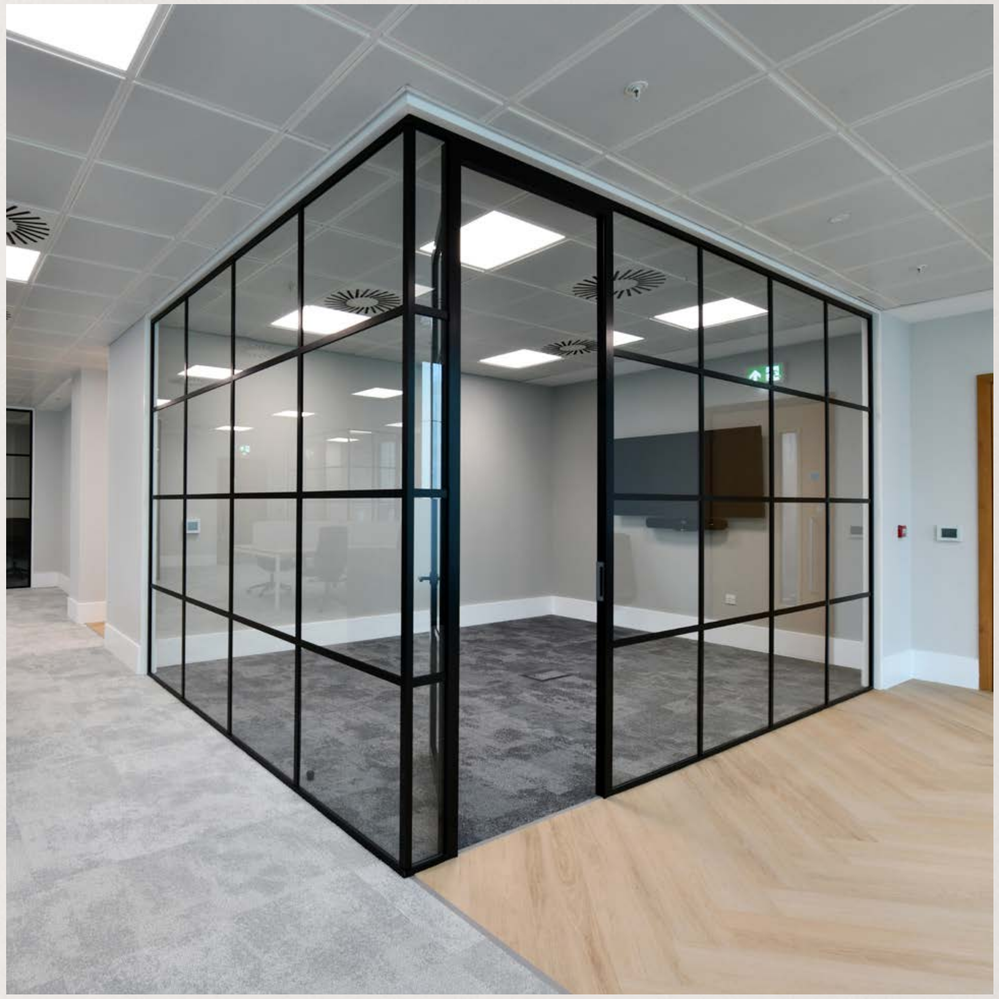





FURTHER INFORMATION

TERMS

The suites are available on terms to be agreed.

EPC

An EPC certificate will be provided..

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HARDMAN STREET

MANCHESTER

SPINNINGFIELDS / M3 3HF

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