

3 HARDMAN SQ
SPINNINGFIELDS

TO LET

3RD FLOOR - 22,095 SQ FT
4TH FLOOR - 12,283 SQ FT

welcome

*And the bees
still buzz*



SEE YOU AT 3

**Welcome to Three Hardman
Square, a stylish office building,
designed with community and
modern working in mind.**





a place to meet...

The role of offices is changing. Dynamic working means that employees want as much from their work life as from their home life.

With this in mind, Three Hardman Square has been redesigned and repurposed, providing not just a place for work but a place for meeting, sharing and engaging.

A new business lounge provides a modern environment for touch-down working, with complimentary coffee and wifi as well as stylish, private booths for meetings.



welcome

& greet





Spinningfields

in the
heart of



World class squares and boulevards link together offices, shops and restaurants ensuring that Spinningfields can justifiably boast its reputation as the business capital of the north.



Spinningfields



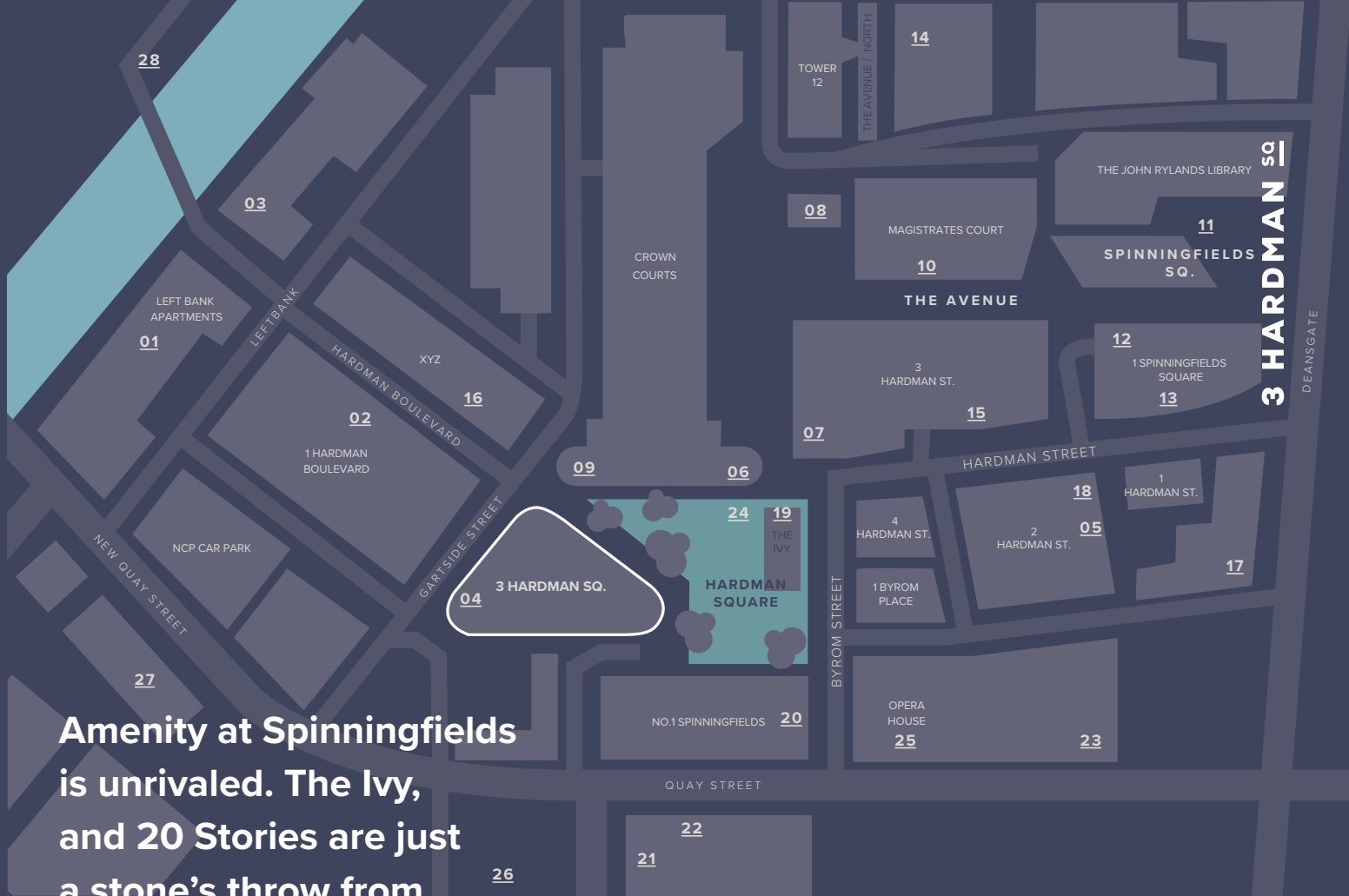


enjoy



Spinningfields





Amenity at Spinningfields is unrivaled. The Ivy, and 20 Stories are just a stone's throw from Three Hardman Square with Schofields Bar, Australasia, Scene and the highly anticipated Soho House Hotel within a few minutes' walk.

amenities

<u>01</u>	Scene	<u>15</u>	Pure Gym
<u>02</u>	RBS	<u>16</u>	Ultimate Performance
<u>03</u>	Dockyard	<u>17</u>	Hawksmoor
<u>04</u>	Tattu	<u>18</u>	Nando's
<u>05</u>	Philpotts	<u>19</u>	The Ivy
<u>06</u>	Pret A Manger	<u>20</u>	20 Stories
<u>07</u>	The Alchemist	<u>21</u>	Barry's Boot Camp
<u>08</u>	The Oast House	<u>22</u>	Everyman Cinema
<u>09</u>	Bagel Factory	<u>23</u>	Schofields
<u>10</u>	Fazenda	<u>24</u>	The Lawn Club
<u>11</u>	Australasia	<u>25</u>	The Opera House
<u>12</u>	NatWest	<u>26</u>	Mollies (2022/23)
<u>13</u>	Wagamama	<u>27</u>	Soho House (2022/23)
<u>14</u>	Costa Coffee	<u>28</u>	Lowry Hotel

A U S T R A L A S I A
MANCHESTER

THE IVY

THE ALCHEMIST

M&S
EST. 1884

MULBERRY

PUREGYM

business occupiers

collaborate

For over two decades Spinningfields has been the home to some of the world's most recognised brands. The success of Spinningfields continues to ripple into the adjoining neighbourhoods such as St. John's, which has cemented its reputation as the 'Tech Hub' of the north.



Spinningfields



 BARCLAYS

nccgroup

 RBS
The Royal Bank of Scotland

wework

SQUIRE 
PATTON BOGGS

Money
Super
Market


pwc

WPP

CLOUD
IMPERIUM

Booking.com



Spinningfields

Deansgate

St Peters Square

Salford Central

SPINNINGFIELDS

CIVIC QUARTER

ST JOHNS
ENTERPRISE
CITY

CASTLEFIELD

PETERSFIELD

Deansgate

Oxford

connections

connect

All key transport hubs including St Peters Square and Deansgate Metrolink are within a short walk and all 3 free shuttle buses pass through Spinningfields. The building provides a new cycle hub including state of the art bike racks, and shower facilities.



All key transport hubs within a few minutes walk.



Well connected to the Manchester cycle network.



St Peters Sq and Deansgate Metrolink are within a short walk.



All 3 free Shuttle bus routes pass through Spinningfields.



Salford Central and Deansgate are within a short walk.



Extensive parking and quick access to Manchester ring road.



community

feel good

Spinningfields





Spinningfields has community and wellbeing at its core. With open spaces including a year-round calendar of pop up events, there's always something happening.



For exercise, Pure Gym and Ultimate Performance are both on your doorstep and Barry's Bootcamp, is just a short stroll.

There are also wellbeing initiatives taking place at Spinningfields including the Daily Mile walking trail and The Little 'Lot, a community allotment that requires volunteers all year-round.

location

central mer



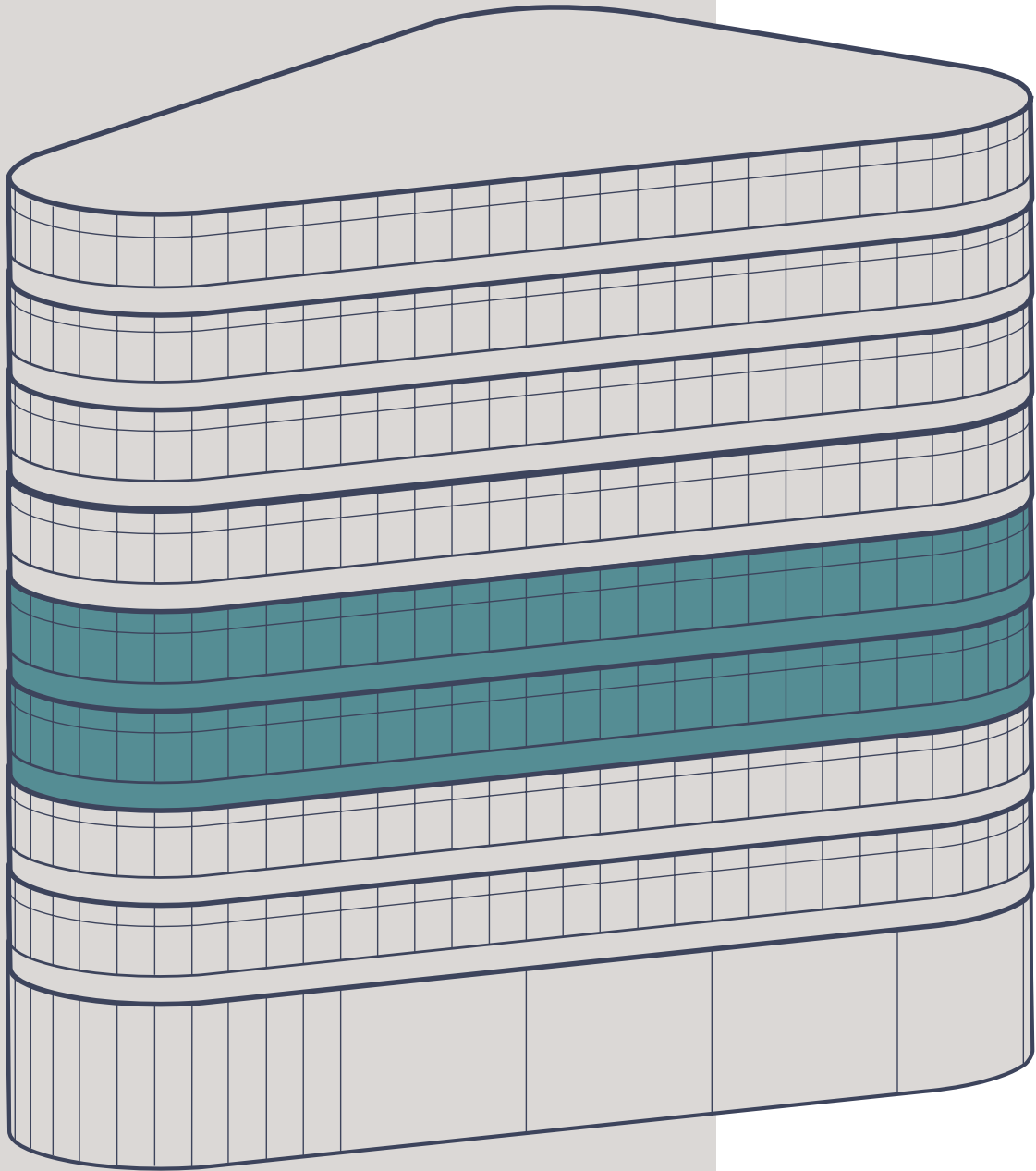
Spinningfields

- | | | | | | |
|-----------|----------------------|-----------|-------------------|-----------|--------------------|
| <u>01</u> | 3 Hardman Square | <u>06</u> | The Lowry Hotel | <u>11</u> | Manchester Central |
| <u>02</u> | The Oast House | <u>07</u> | Cross Street | <u>12</u> | Deansgate |
| <u>03</u> | No. 1 Spinningfields | <u>08</u> | Town Hall | <u>13</u> | Soho House Hotel |
| <u>04</u> | Leftbank | <u>09</u> | St Peter's Square | <u>14</u> | Moxy Hotels |
| <u>05</u> | St Johns | <u>10</u> | Great Northern | <u>15</u> | Premier Inn |



the building

availability



availability

12,283 to 34,378 sq ft

Grade A office space split over 2 floors.

LEVEL	TENANT	
08	General Medical Council	
07	TLT LLP	
06	Worldpay	
05	Towergate	Worldpay
04	Available 12,283 SQ FT	isio.
03	Available 22,095 SQ FT	
02	Landmark	Landmark
01	Page Group	Landmark

FLOOR

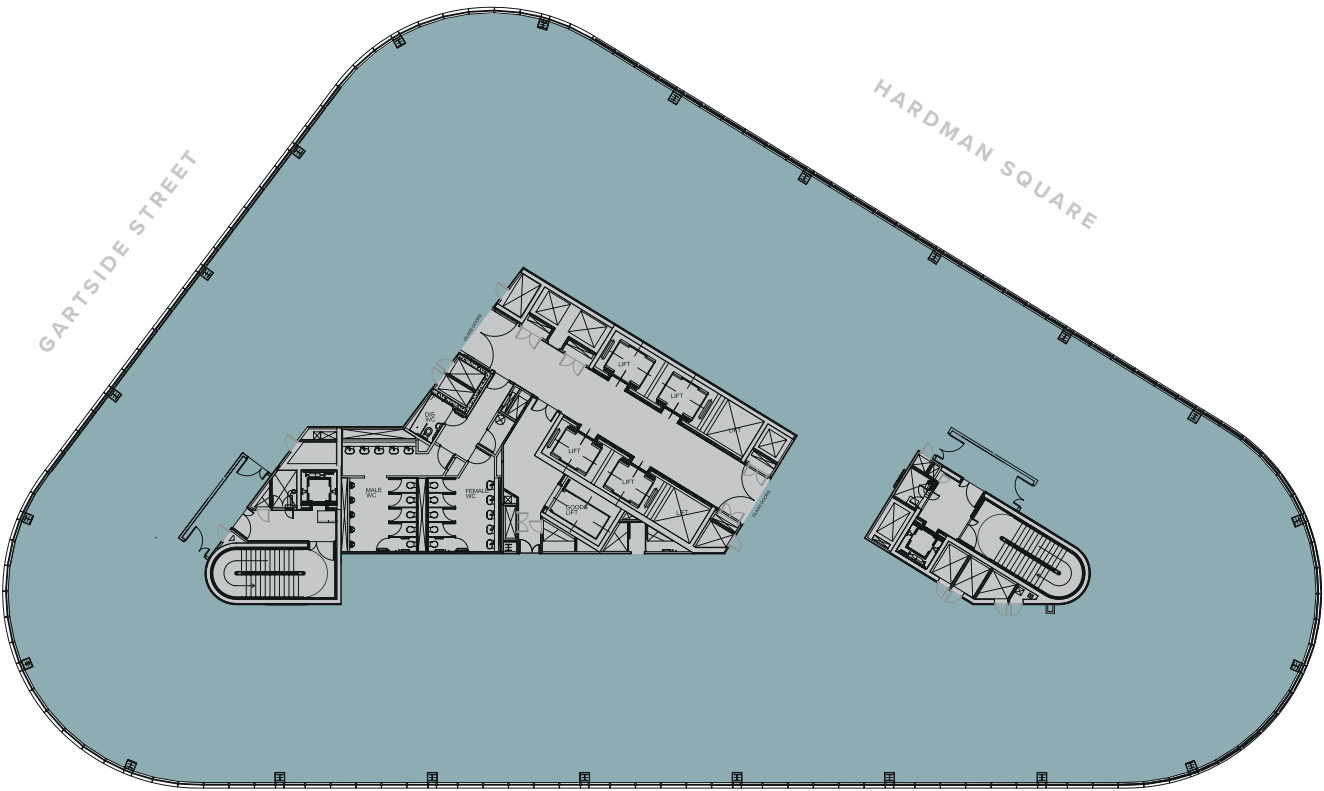
sq ft

sq m

03

22,095

2,052



availability

FLOOR

03

Open Plan Desking for:



206



Reception



Breakout space



Comms Room



Lockers/ Cloaks



1-2-1 focus rooms

04



Team Huddle Space

03



Team Pulse Space

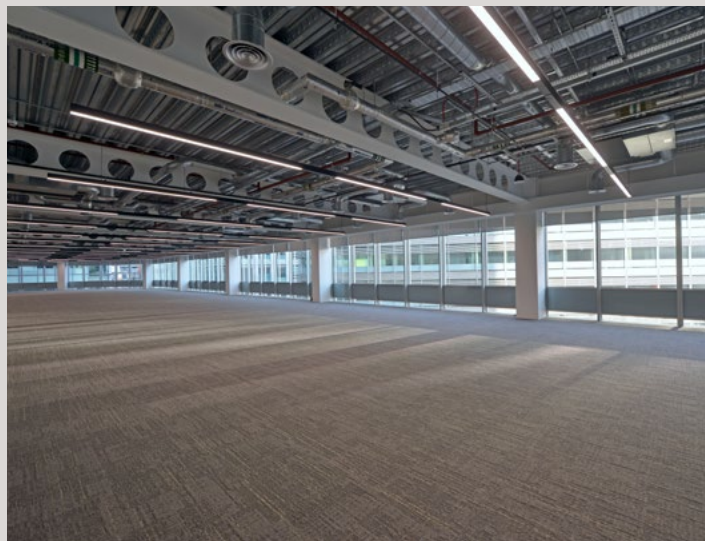
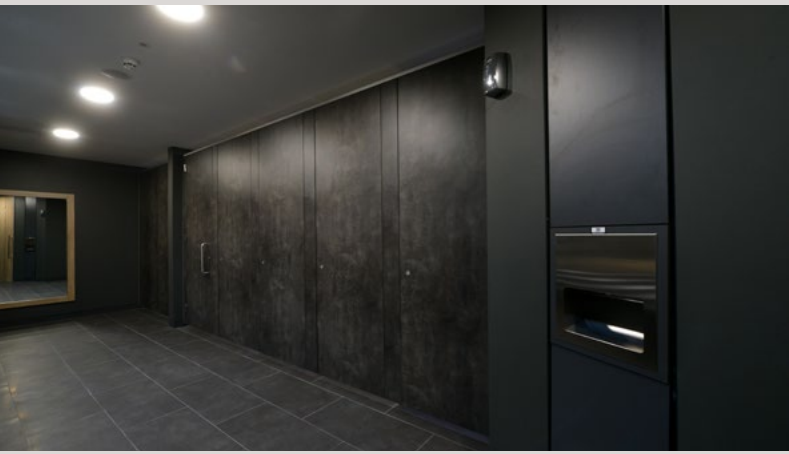
02




Boardroom

01









The available space on the 3rd and 4th floors could be connected via a feature staircase to provide a combined space of 34,378 sq ft.

Note: CGI images are intended for illustrative purposes only and should only be treated as general guidance.



FLOOR

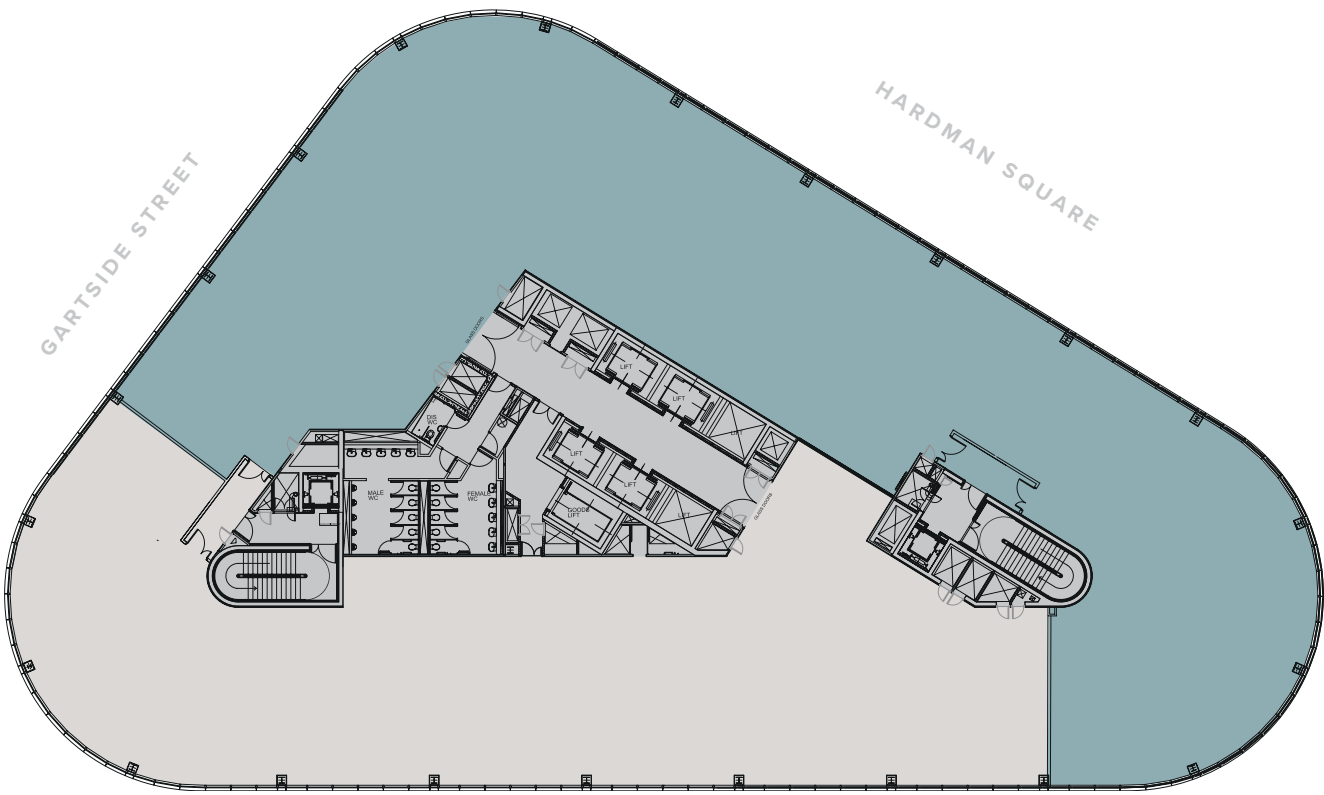
sq ft

sq m



04

12,283

1,141



availability

-  = 12,283 sq ft available
-  = Let to isio.

FLOOR

04

Open Plan Desking for:



112



Reception



Client/ Work Lounge



Bi-fold Auditorium



Lockers/ Cloaks



Meeting Rooms
03



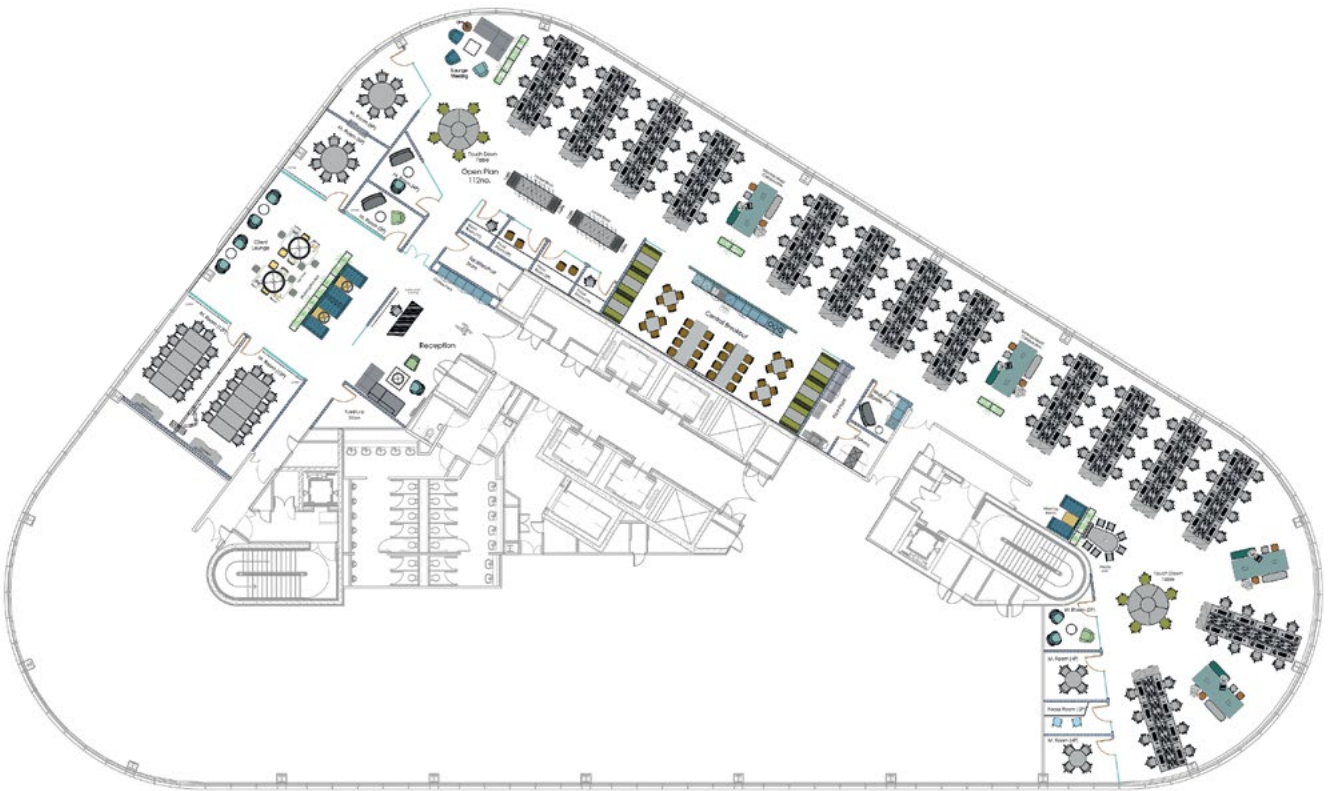
Meeting Rooms
02



Meeting Rooms
02




Meeting Rooms
01





availability

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Versatility at the workplace holds the key to success and Three Hardman Square provides the perfect working environment for thriving businesses across a range of sectors.



specification

Grade A office space with exposed ceilings are combined with floor to ceiling windows and views of Spinningfields and beyond.



BREEAM Excellent



Full access raised floors with 150mm clear void



Exposed ceiling with new LED lighting



Office floor to ceiling height 2.75m



2 pipe fan coil air conditioning system



High quality carpet tile floor covering



Approved occupancy of up to 1 person per 6 sq m (NIA)



M&E built to a base occupancy ratio of 1 per 8 sq m



"Platinum"
Wired Score Certified



availability

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The blank canvas nature of this office space will allow you to create the right environment for your business needs amongst a like-minded business community.

sustainability

Sustainability is paramount at Three Hardman Square and the management team is continually working towards improving efficiency.

*And the bees
still buzz*



ity

Fitted entirely with LED lighting, there is also a number of Electric Vehicle Charging Points, a new Automatic Meter Reader (AMR) ensuring 100% accuracy and a sophisticated Building Management System - all contributing towards achieving ISO14001 accreditation.

In addition, the building was awarded BREEAM in use Excellent and a Design Stage Environmental Performance index of 10/10.



EXCELLENT

BREEAM Excellent
10/10 in sustainability
assessment



Full LED lighting
Saving 21,511
Kilowatts a year!



Auto meter readings
Real time data to enable
energy saving initiatives



Electric car charging
Basement charging points



Air Quality
Heating & cooling known for
its energy saving principles



Tenant top tips
Helpful tips for eco-
friendly tenants



Cycle to work friendly
Every facility for all your
cycling needs!



Recycle Awareness
0% of our waste goes
to landfill



Environmental Awards Winner
We were the 2020 winner of
The Green Apple Award!



building amenity



New cyclist hub
including state of the art
bike racks



Extensive shower and
changing facilities



Staff lockers and
drying room facilities



On-site building
management & 24/7
front of house concierge



State of the art access
control and CCTV
monitoring system



Secure basement car
parking



Newly-refurbished WCs
and lift lobbies



CCTV security and
swipe system on all
entry points



4 x 24 person and 2 x
13 person VIP/visitor
passenger lifts



1 x 33 person goods lift
with dedicated ground
floor entrance



Electric car
charging points



Sophisticated
Building Management
System



wellness

**Sustainable, flexible accommodation
complete with modern wellness
facilities including modern bike
stores and shower rooms.**



contact



contact



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Viewings

Viewing by appointment through the joint letting agents.

VAT | EPC

All figures are exclusive of but liable to VAT. EPC on request.

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SEE YOU
AT 3

3hardmansquare.com

3 HARDMAN SQ
SPINNINGFIELDS
