



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 1,800 sq ft to floors of 5,880 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

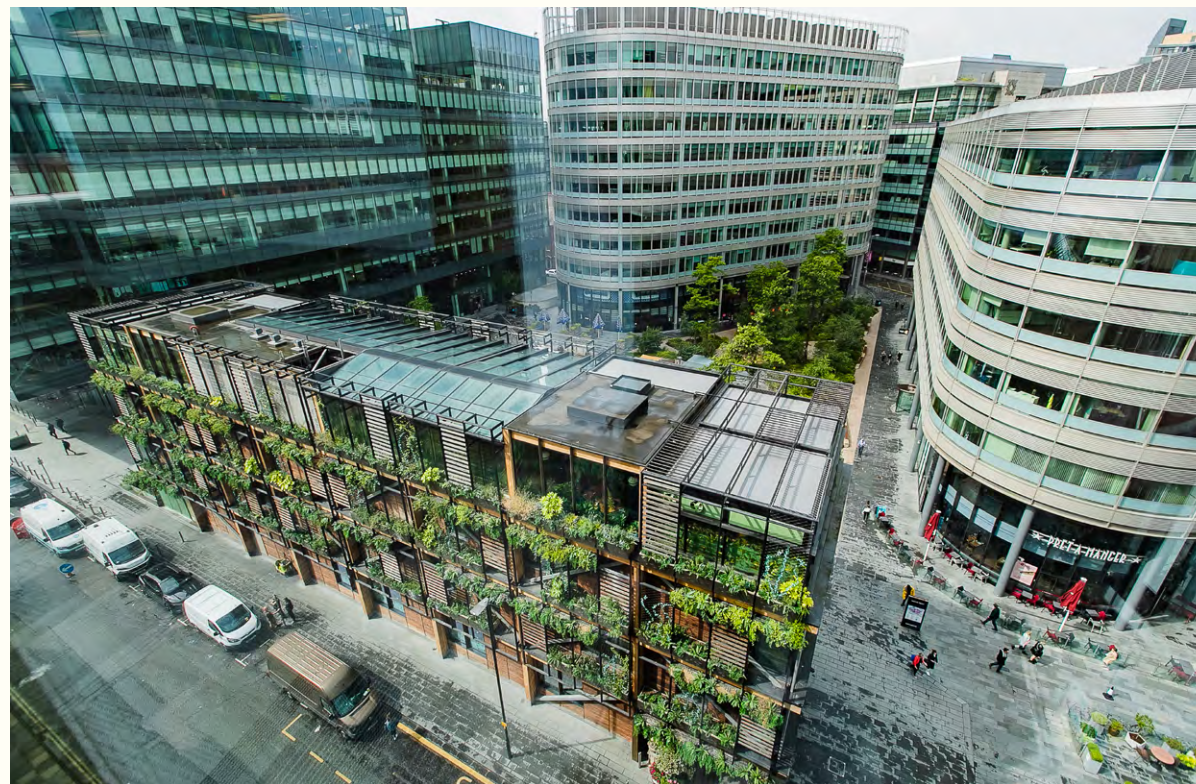
Spinningfields has evolved to become one of Europe's most impressive and successful real estate developments.

The Spinningfields Estate extends to approximately 4.5 million sq ft and is home to over 170 commercial organisations including RBS, HSBC and Barclays, including over 1,000 office workers.

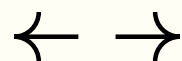
There are over 400 residential apartments together with 50 shops, bars and restaurants.

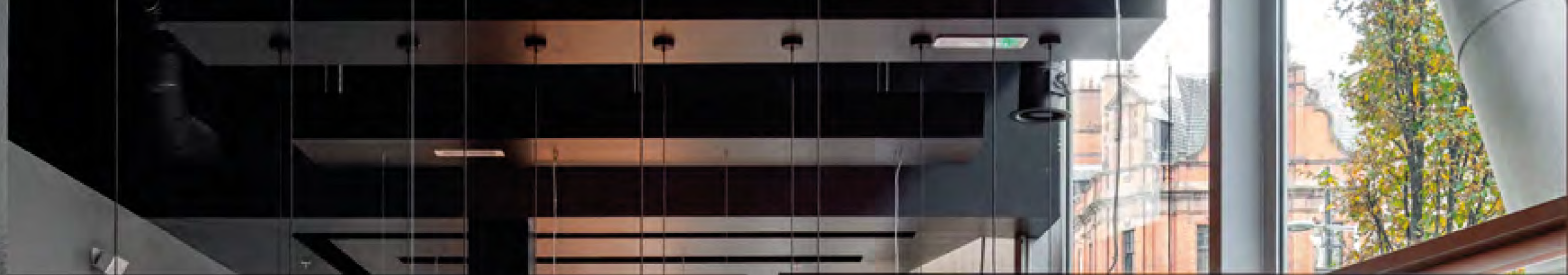
Meet the neighbours

- RBS
- HSBC
- Barclays
- BDO
- Regus
- Grant Thornton
- Pinsent Masons
- Brewin Dolphin
- Great Fridays
- Baker Tilly
- Your M&S
- General Medical Council
- Shoosmiths
- Pro Manchester
- Brown Shipley
- World Pay Investec
- Lincoln House Chambers
- Beachcroft
- Leonard Curtis
- Gardiner & Theobald
- The Bank of New York Mellon
- PWC
- Weightmans
- We Work
- Global Radio

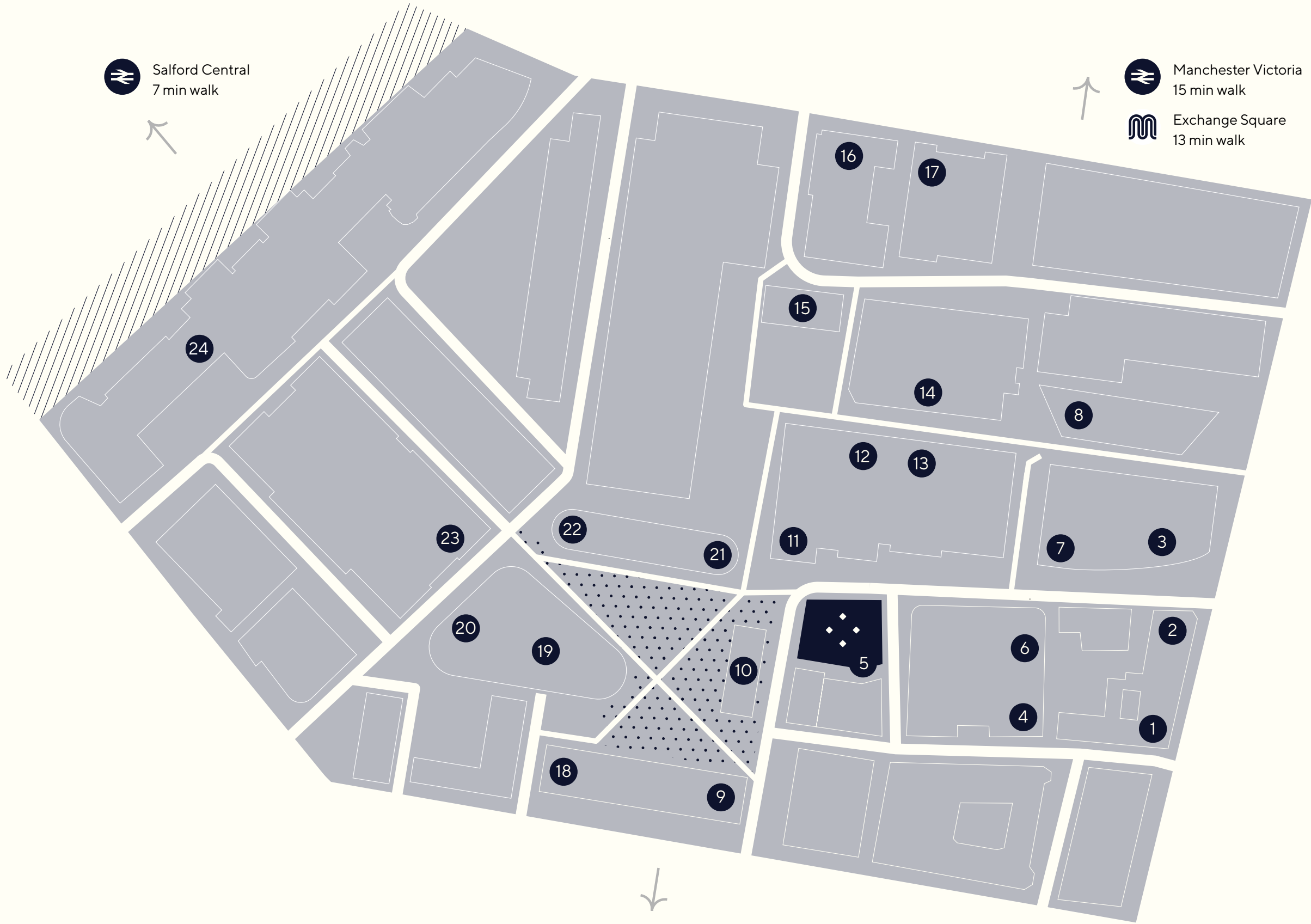
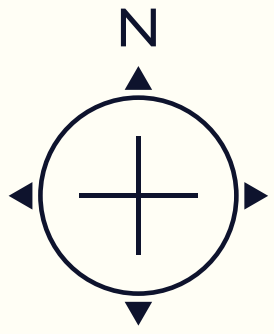


Clockwise from left:
 Hardman Square
 Australasia, 1 The Avenue
 The Oast House, The Avenue Courtyard
 Phillip Stoner The Jeweller and Comptoir Libanais, The Avenue









Salford Central
7 min walk

Manchester Victoria
15 min walk

Exchange Square
13 min walk

Deansgate
10 min walk

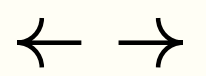
Manchester Oxford Road
15 min walk

St. Peter's Square
10 min walk

Manchester Piccadilly
20 min walk

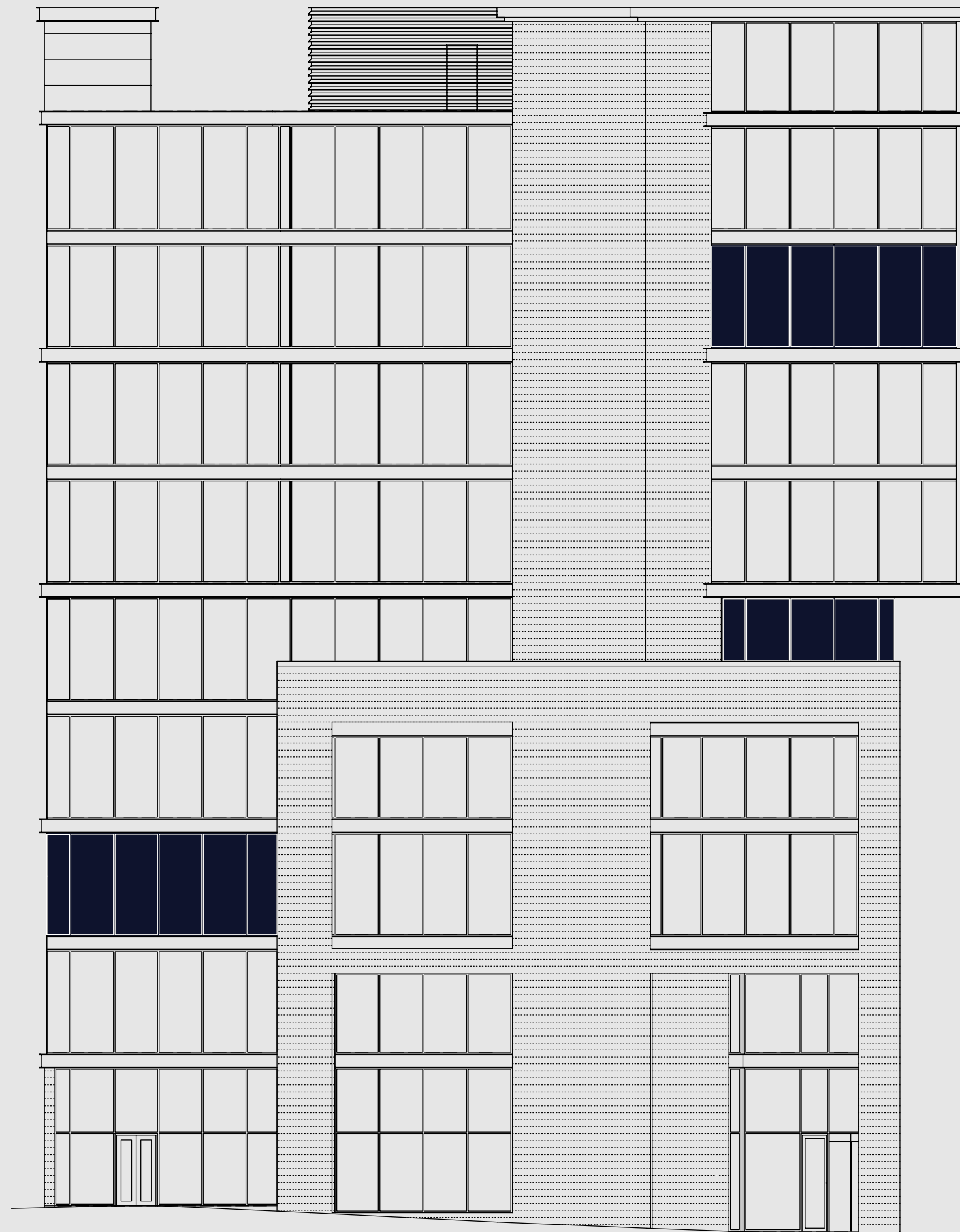
Local amenities

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



AVAILABILITY

Second Floor
5,606 sq ft

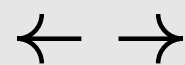


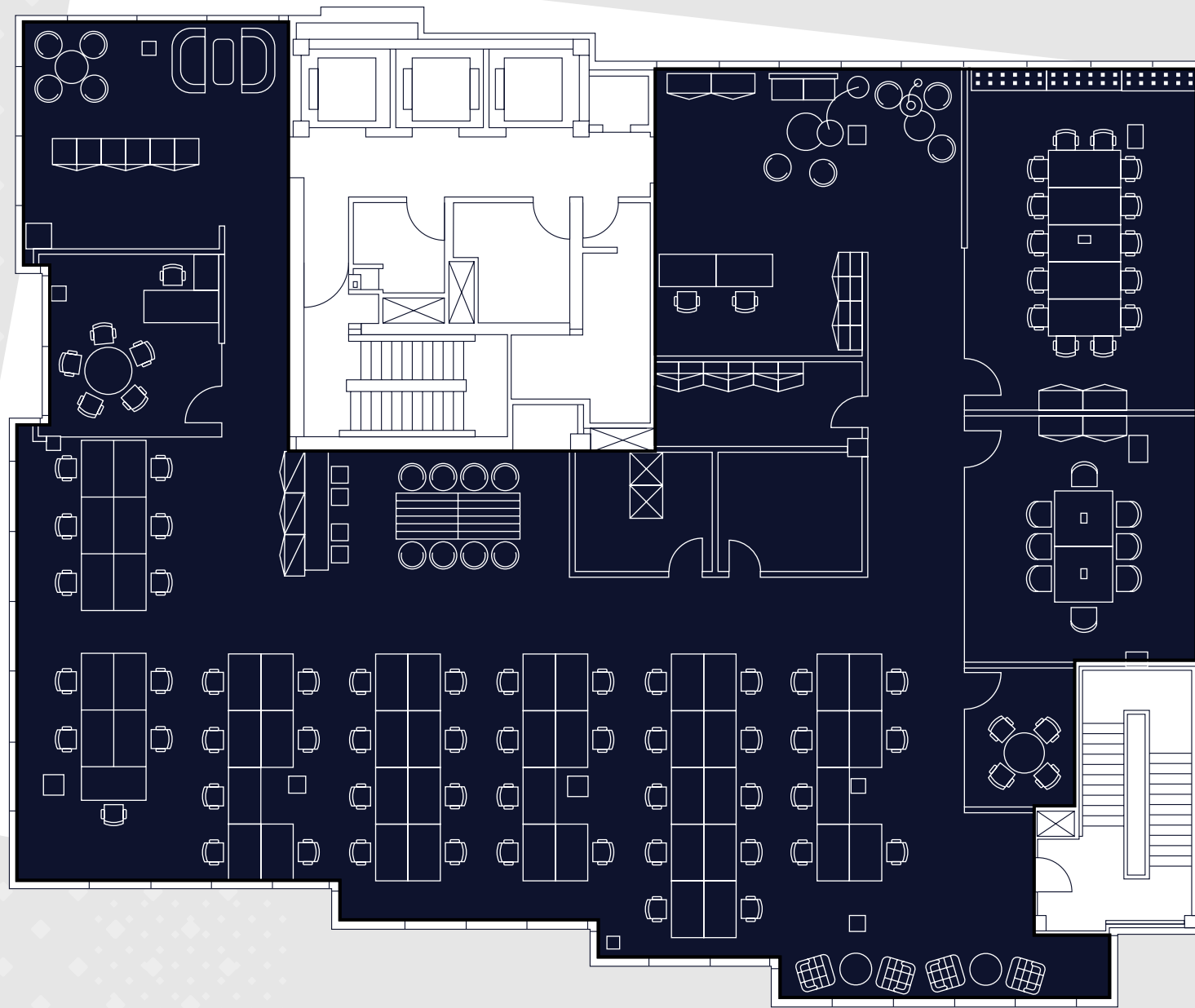
Part Seventh Floor
1,835 sq ft

Part Fourth Floor
1,838 sq ft

Tenants

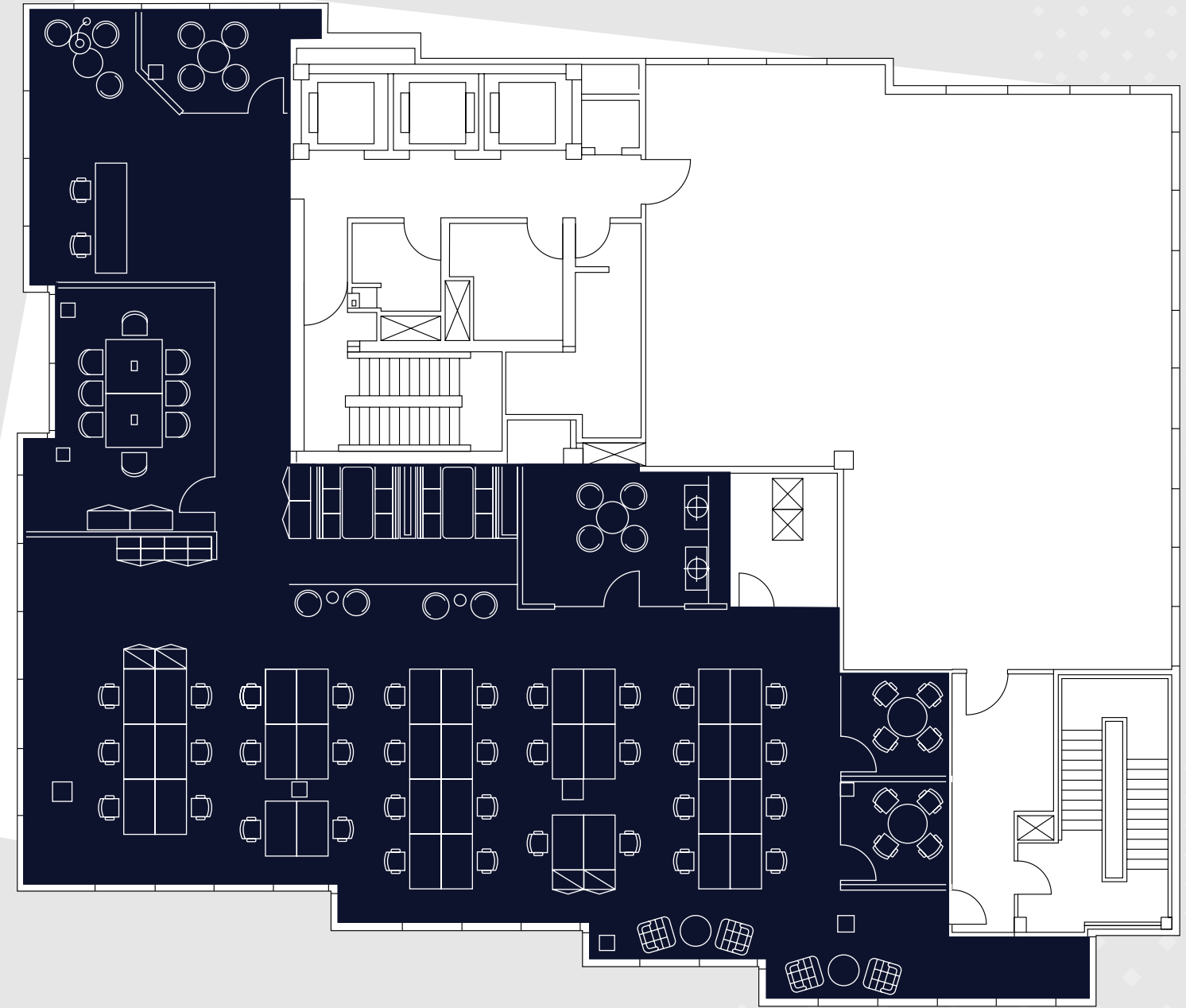
- Prosperity Law
- Tilney
- Sacco Mann
- HGF
- Systra
- UBS
- Hiscox
- Allied Irish Bank
- John Good Logistics





Floor Two
5,606 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



Floor Four
1,838 sq ft

- 34 × Workstations
- 1 × Reception
- 1 × Eight person boardroom
- 2 × Four person meeting rooms
- 1 × Teapoint
- 1 × Comms room





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
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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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any person in their employ has
any authority to make or give
any representation or warranty
whatsoever in relation to the
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