



3 HARDMAN SQUARE, SPINNINGFIELDS, M3 3EB



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LIFESTYLE

3 Hardman Square occupies an elite and prestigious position within the highly-acclaimed Spinningfields business quarter.

Hardman Square itself hosts an array of seasonal events throughout the year and is surrounded by a vast collection of bars and restaurants. This amenity is further enhanced by the development of The Field – a new green space located directly opposite 3 Hardman Square and home to the prestigious Ivy restaurant. The opening of a rooftop D&D restaurant next door to 3 Hardman Square further cements the location as the ideal location to work and play.

It is no surprise that businesses of the calibre of RBS, Deloitte, WeWork, MoneySupermarket, PWC, Squire Patton Boggs, Grant Thornton, GMC and HSBC have opted for Spinningfields.

AUSTRALASIA
BISCUITS

Mr.
MINT

the refinery
SPINNINGFIELDS

David Wayman
Flowers

BENUGO

HAWKSMOOR

T A T T U

MARKS &
SPENCER

THE ALCHEMIST

bagel nash

itsu

FAZENDA

bar&kitchen
banyan

MULBERRY

20
STORIES

FLANNELS

COMPTOIR
LIBANAIS
LIBANAI CANTINE

THE IVY

wagamama

FMJewin

PKB

THE OAST HOUSE

PUREGYM

scene
indian street kitchen



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BUILDERS

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BISTRO

Mr.
MURPHY

the refinery
SPINNINGFIELDS

David Wayman
Flowers

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Mr
MORTGAGE

the refinery
SPINNINGFIELDS

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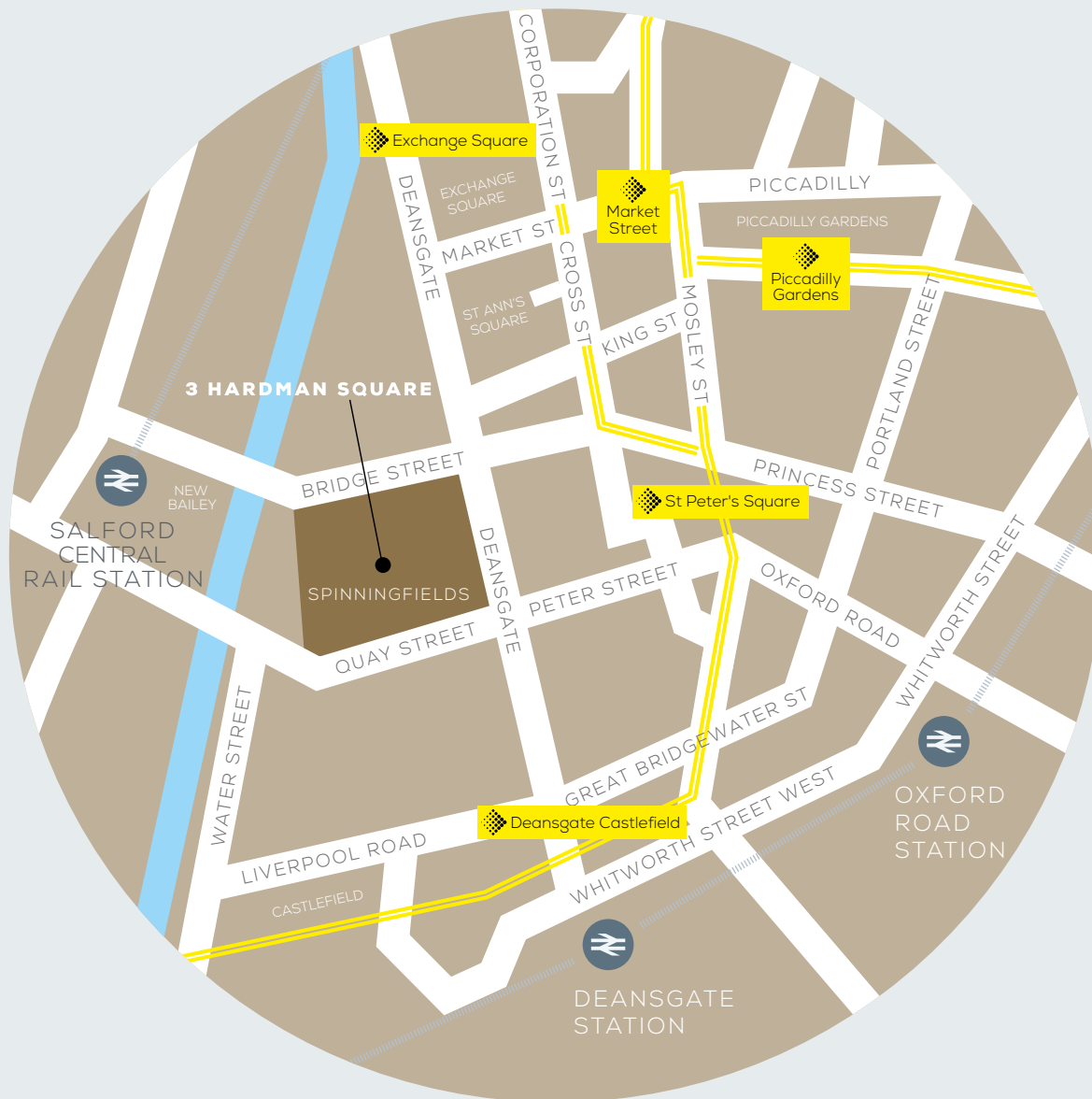
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|----|---|----|-------------------------|
| 1 | AUSTRALASIA
HULLSHOVN | 2 | THE IVY |
| 3 | scene
indian street kitchen | 4 | bar&kitchen
banyan |
| 5 | THE ALCHEMIST | 6 | bagel nash |
| 7 | HAWKSMOOR | 8 | MULBERRY |
| 9 | COMPTOIR
LIBANAIS
LEBANESE CANTEN | 10 | 20.
STORIES |
| 11 | M&S
EST. 1884 | 12 | THE OAST HOUSE |
| 13 | PUREGYM | 14 | David Wayman
Flowers |
| 15 | TATTOO | 16 | COSTA
COFFEE |
| 17 | itsu | 18 | FAZENDA |
| 19 | Bill's
RESTAURANT & BAR | 20 | FLANNELS |
| 21 | wagamama | 22 | T.M.Jewin |



YOUR NEIGHBOURHOOD

3 Hardman Square stands at the very centre of Manchester's financial and professional district. Developed over the last 15 years between the retail offering of Deansgate and the River Irwell, Spinningfields has become the "go-to" address for blue-chip occupiers, and 3 Hardman Square is at its heart. Wide pedestrian boulevards lead east to Deansgate and the city centre, while to the north, The Avenue offers the best retail and restaurants.

ROLL OVER LOGOS TO SEE YOUR NEIGHBOURS



CONNECTIVITY



Free shuttle bus service to Piccadilly and around the city

PICCADILLY RAIL STATION

10 Minutes Stockport

49 Minutes Leeds

60 Minutes Birmingham

2 Hours 9 Minutes London

SALFORD CENTRAL RAIL STATION

20 Minutes Bolton

40 Minutes Chorley

55 Minutes Blackburn

55 Minutes Preston

1 Hour 25 Minutes Blackpool

METROLINK

City Centre to

Etihad Stadium **10 Minutes**

MediaCityUK **14 Minutes**

Altrincham **20 Minutes**

East Didsbury **28 Minutes**

Ashton-Under-Lyne **30 Minutes**

Manchester Airport **43 Minutes**

Rochdale **52 Minutes**



SALFORD CENTRAL RAIL STATION

A new transport hub on your doorstep

Upgraded Platforms 1 and 2 and
new canopy recently completed

Reinstatement of Platforms 3, 4 and 5 set for
completion by the end of 2019

New direct routes from Liverpool, Leeds,
Chester, Warrington and Manchester Airport

Passenger numbers set to increase
to 2.2 million per year

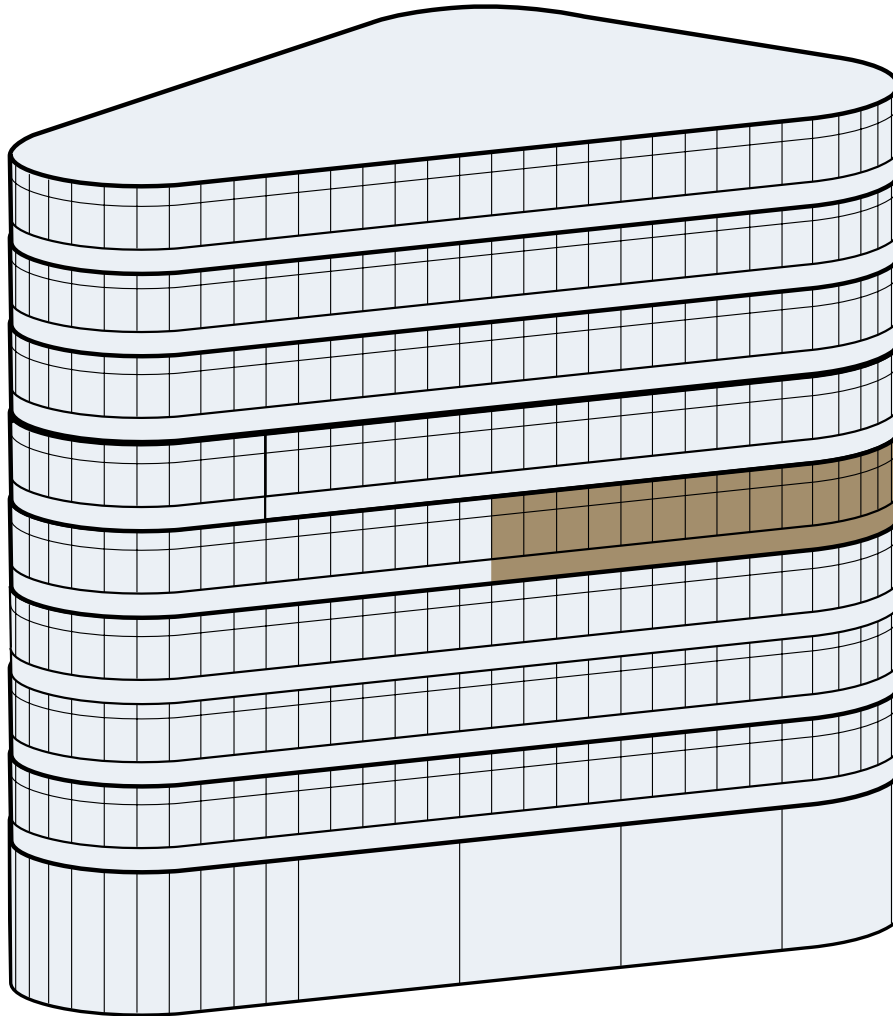
ORDSALL CHORD

£85m development now linking three
main Manchester train stations

300m of new track provides improved
connectivity for those travelling through
the city and beyond

New direct links to Manchester Airport
from across the north of England

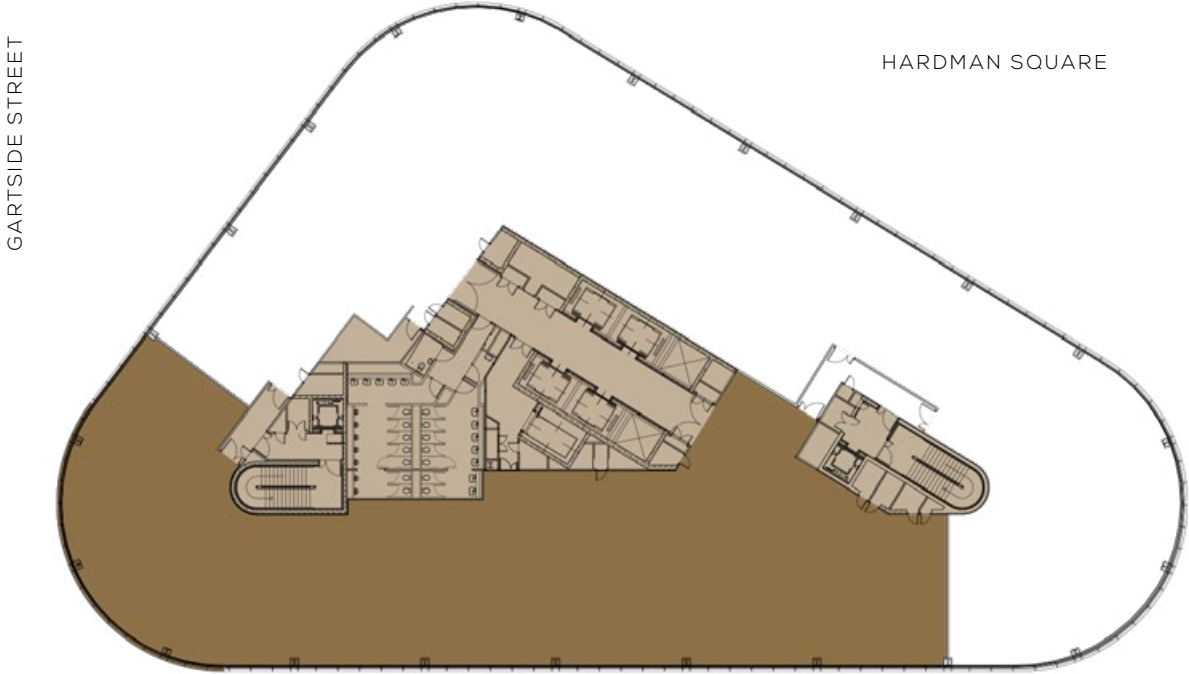
AVAILABILITY



General Medical Council	8th
TLT Solicitors	7th
WorldPay	6th
WorldPay Towergate Insurance	5th
isio.	
Intouch Networks	3rd
Landmark	2nd
Landmark Michael Page	1st

FLOOR PLAN

FOURTH FLOOR



**AVAILABLE
FLOOR SPACE
12,283 SQ FT**



Wired Score Platinum confirms 3 Hardman Square as one of the UK's best connected buildings. The number of incoming service providers, resilience of telecoms infrastructure, ease of installation and extensive capacity together ensure occupiers have unprecedented levels of connectivity and service excellence.

SPECIFICATION

HIGH-QUALITY WORKING ENVIRONMENT

- Flexible and highly-impressive, column-free Grade A office space
- BREEAM "Excellent" (in use)
- Full access raised floors with 150mm clear void
- Metal tile suspended ceiling with new LED lighting
- 2.75m finished floor to ceiling height
- 2 pipe fan coil air conditioning system
- High quality carpet tile floor covering
- Mechanical and electrical system built to a base occupancy ratio of 1 person per 8 sq m
- Approved building occupancy of up to 1 person per 6 sq m (NIA)

FIRST CLASS BUILDING AMENITY

- Newly-refurbished, modern reception with impressive double-height entrance and state-of-the-art duplex business lounge connected by a feature spiral staircase with high quality meeting booths and coffee making facilities
- New cyclist hub including state of the art bike racks, shower and changing facilities, lockers and drying room
- Newly-refurbished WCs and lift lobbies
- On-site building management and 24/7 front of house concierge
- Sophisticated Building Management System for the efficient control and management of the building's plant and equipment
- State of the art access control and CCTV monitoring system
- Dedicated shower facilities and changing rooms
- Separate drying room and dedicated cycle storage
- Secure basement car parking and CCTV security and swipe system on all entry points
- 4 x 24 person and 2 x 13 person VIP/visitor passenger lifts accessed from ground floor lift lobby
- Dedicated rear of building service and delivery/loading area
- 1 x 33 person goods lift with self contained, dedicated ground floor entrance
- Generous tenant plant area provision
- New meeting suites
- Platinum Wired Score Certified
- State of the art electric vehicle charging in the basement



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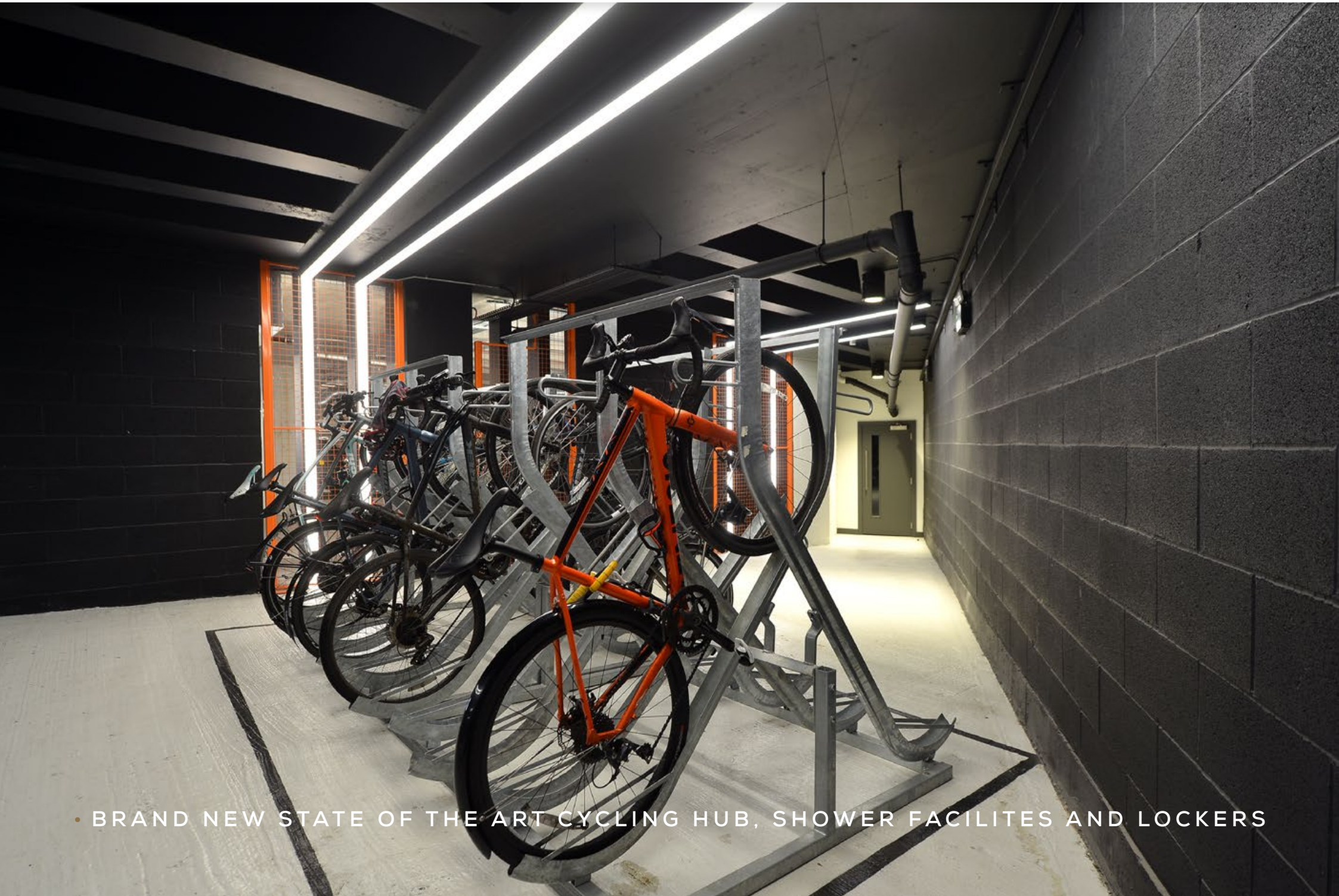


BRAND NEW STATE OF THE ART CYCLING HUB, SHOWER FACILITES AND LOCKERS

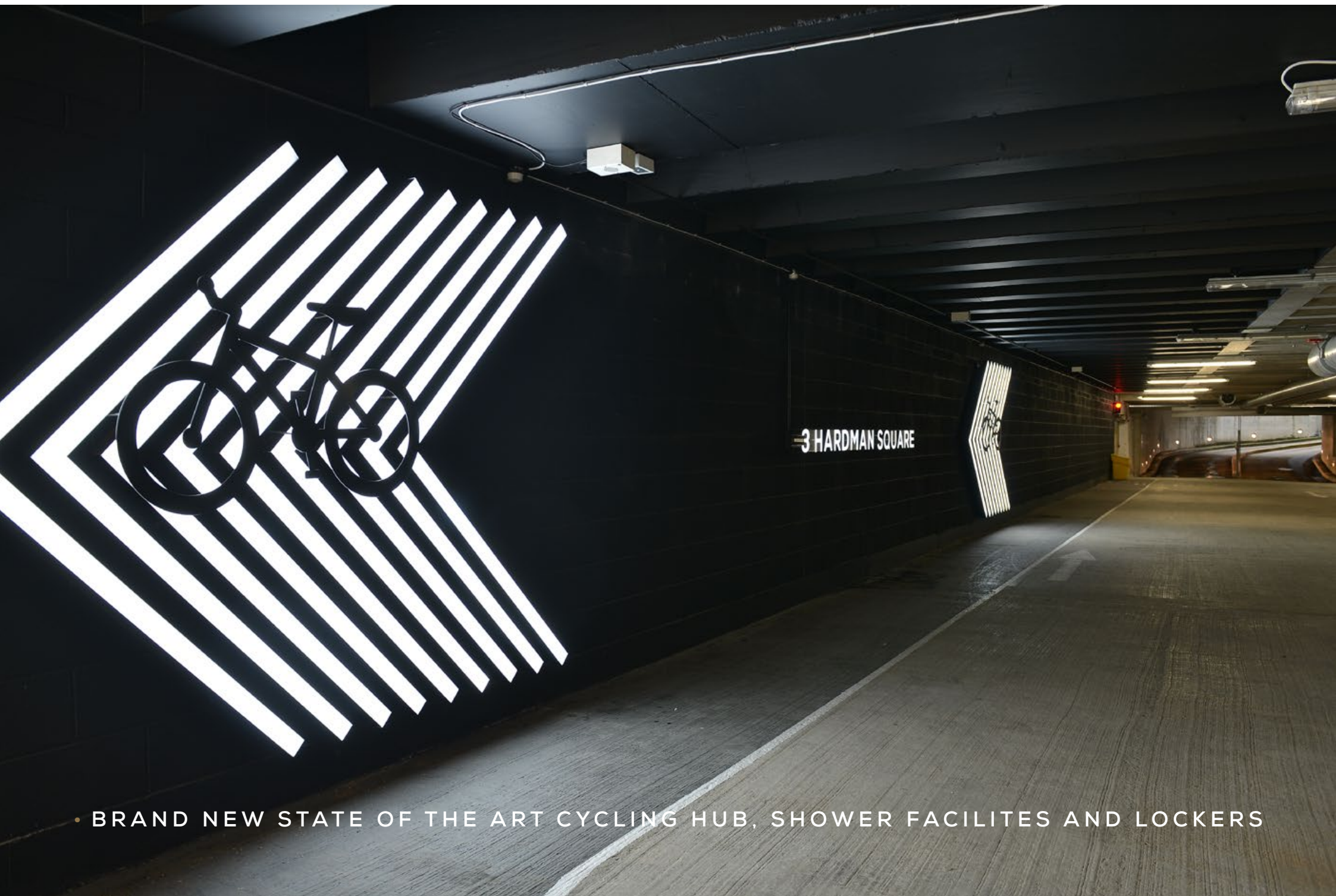


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CONTACT



Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

December 2020