

3 HARDMAN SQ

SPINNINGFIELDS

TO LET

FROM 8,930
TO 22,004 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



SEXY FISH
セクシーフィッシュ

AUSTRALASIA
MANCHESTER

THE ALCHEMIST

DEAR SAILOR



SOHO HOUSE

THE IVY

Spinningfields





amenities

Amenity at Spinningfields is unrivaled. The Ivy, 20 Stories, Schofields Bar and Australasia are a stone's throw away whilst the newly opened Sexy Fish and Dear Sailor add to the wide choice on your doorstep.

3 Hardman Square is also perfectly located to connect with the new arrivals in the new St Johns neighbourhood such as the highly anticipated Soho House and Mollies within a few minutes' walk.

<u>01</u>	Scene	<u>17</u>	Hawksmoor
<u>02</u>	RBS	<u>18</u>	Nando's
<u>03</u>	Dockyard	<u>19</u>	The Ivy
<u>04</u>	Tattu	<u>20</u>	20 Stories
<u>05</u>	Philpotts	<u>21</u>	Barry's Boot Camp
<u>06</u>	Pret A Manger	<u>22</u>	Everyman Cinema
<u>07</u>	The Alchemist	<u>23</u>	Schofields
<u>08</u>	The Oast House	<u>24</u>	The Lawn Club
<u>09</u>	Bagel Factory	<u>25</u>	The Opera House
<u>10</u>	Fazenda	<u>26</u>	Sexy Fish
<u>11</u>	Australasia	<u>27</u>	Dear Sailor
<u>12</u>	NatWest	<u>28</u>	Soho House (2024)
<u>13</u>	Wagamama	<u>29</u>	Mollies (2024)
<u>15</u>	Pure Gym	<u>30</u>	Fenix
<u>16</u>	Ultimate Performance		

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.

DEPARTMENT



fieldfisher



wework

nccgroup

BROWN SHIPLEY



Money
Super
Market

SHCOSMITHS

Spinningfields



 BARCLAYS

nccgroup

 RBS
The Royal Bank of Scotland



wework

SQUIRE
PATTON BOGGS

Money
Super
Market

 pwc

WPP

CLUD
IMPERIUM

Booking.com

CONNEX
ONE

 Robiquity

 factory
international



Spinningfields

Salford Central

NEW BAILEY

SPINNINGFIELDS

ST JOHNS
ENTERPRISE
CITY

St Peters Square

PETERSFIELD

CASTLEFIELD

Deansgate

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.

sustainability

*And the bees
still buzz*



sustainability

Royal London Asset Management (RLAM) is targeting achieving net zero carbon by 2030 for their directly* managed property assets and developments.

*Directly managed property assets are those which RLAM has complete operational control, greater than 50% equity share or joint ventures where they would cover the proportionate amount of emissions.

Our RPI strategy sets out new, more ambitious environmental and social performance goals, and a critical governance structure to ensuring RPI is truly embedded across all stages of the property lifecycle (acquisitions, development and asset management).

To demonstrate our broader commitment, RLAM is also a signatory to the Net Zero Asset Managers Initiative, which is part of the United Nations backed Race to Zero campaign.



EXCELLENT

BREEAM Excellent
10/10 in sustainability assessment

EPC:

B

EPC B
Whole building now EPC B



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



Full LED lighting
Saving 21,511 Kilowatts a year!



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



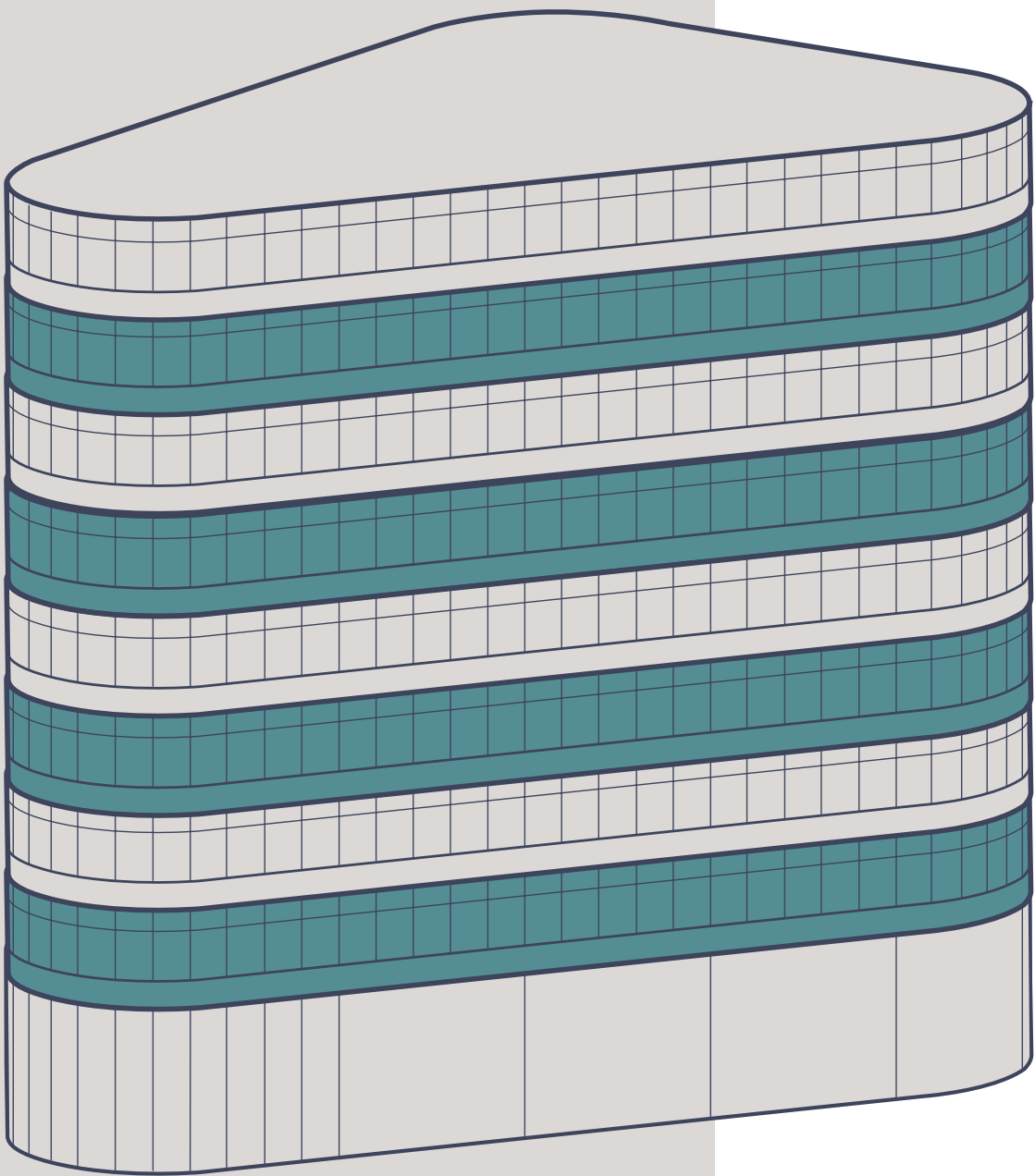
Spinningfields

- | | | | | | |
|-----------|----------------------|-----------|-------------------|-----------|--------------------|
| <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> | Premier Inn |
| <u>05</u> | St Johns | <u>10</u> | Great Northern | <u>15</u> | St Johns Gardens |



the building

availability



availability



8,930 to 22,004 sq ft Grade A office space

LEVEL	TENANT	
08	General Medical Council	
07	Available 22,004 SQ FT	
06	Worldpay	
05	Available 12,901 SQ FT	Towergate
04	St James's Place	isio.
03	Available 8,930 SQ FT	G2V Recruitment Group
02	Landmark	Landmark
01	Available 10,679 SQ FT	Landmark

FLOOR

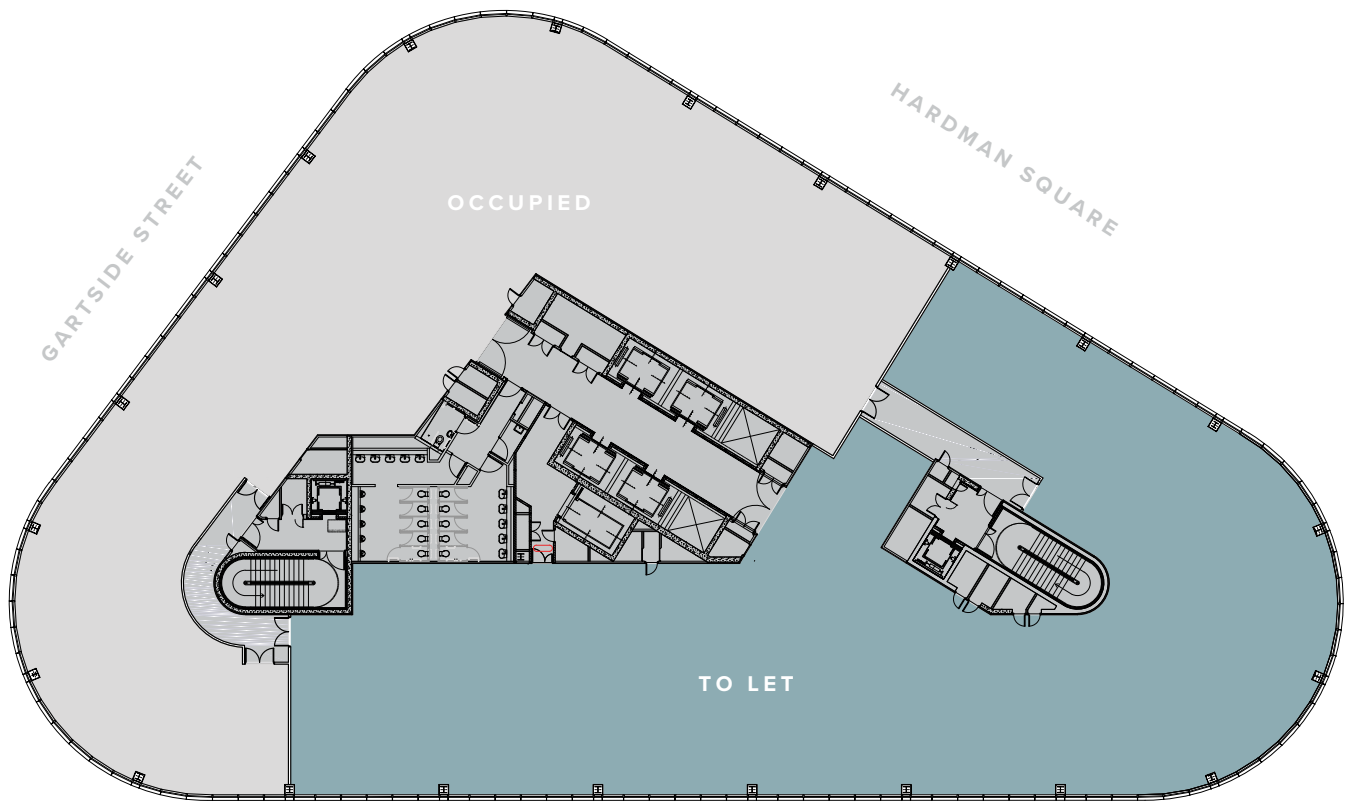
sq ft

sq m

01

10,679

992



availability

 = 10,679 sq ft available

 = Let to Landmark

FLOOR

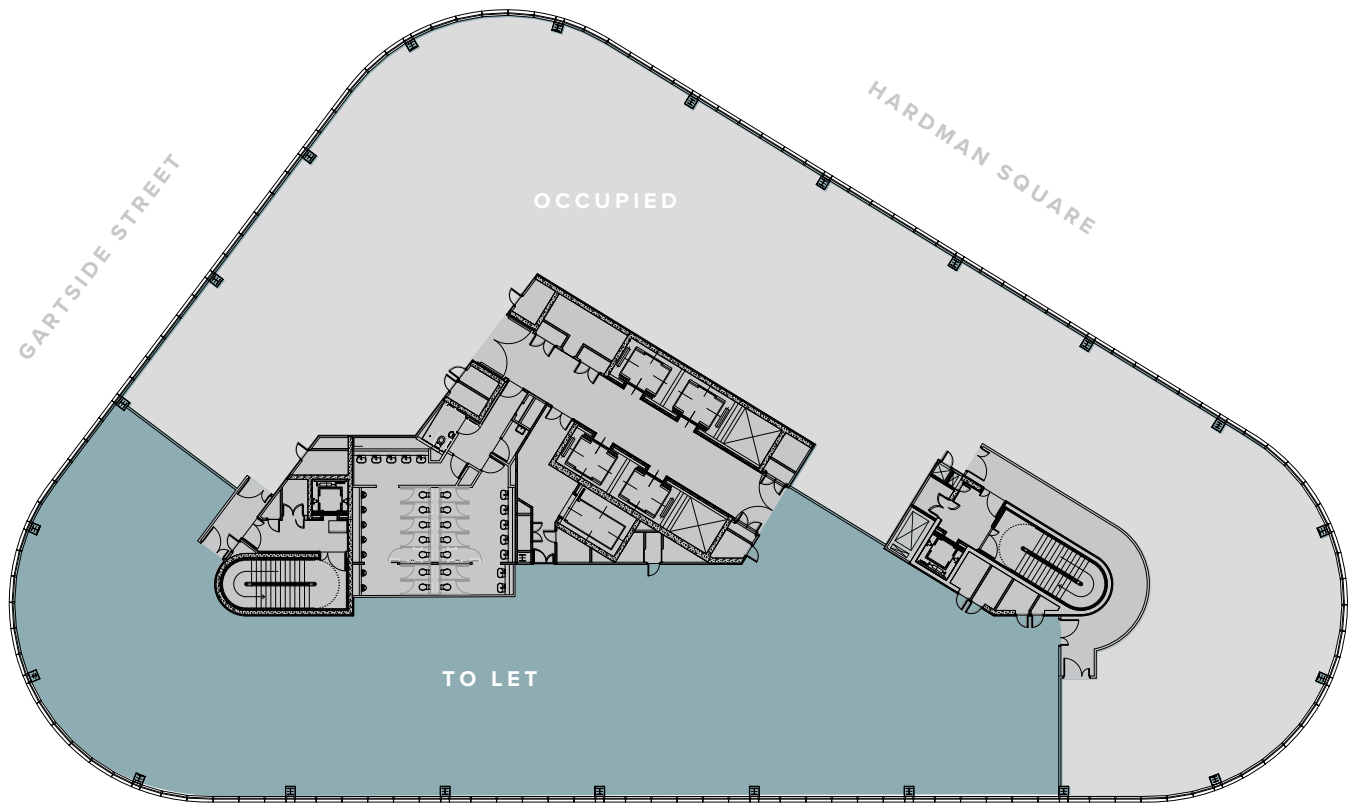
sq ft

sq m

03

8,930

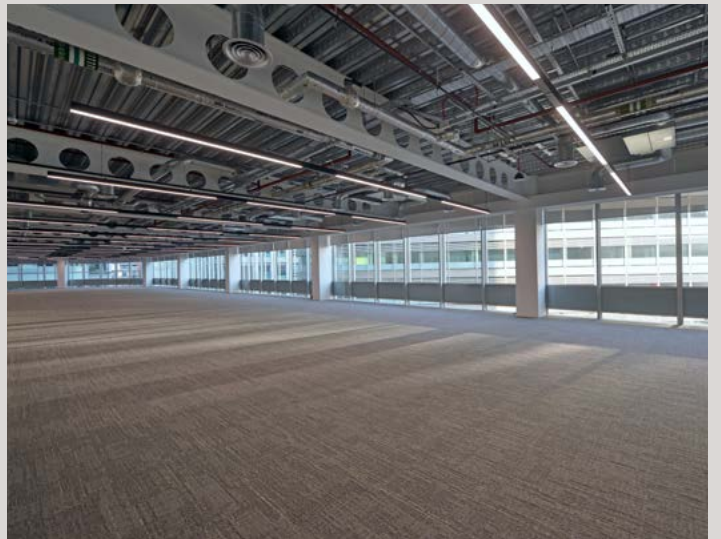
829



availability

 = 8,891 sq ft available

 = Let to G2V Recruitment Group





FLOOR

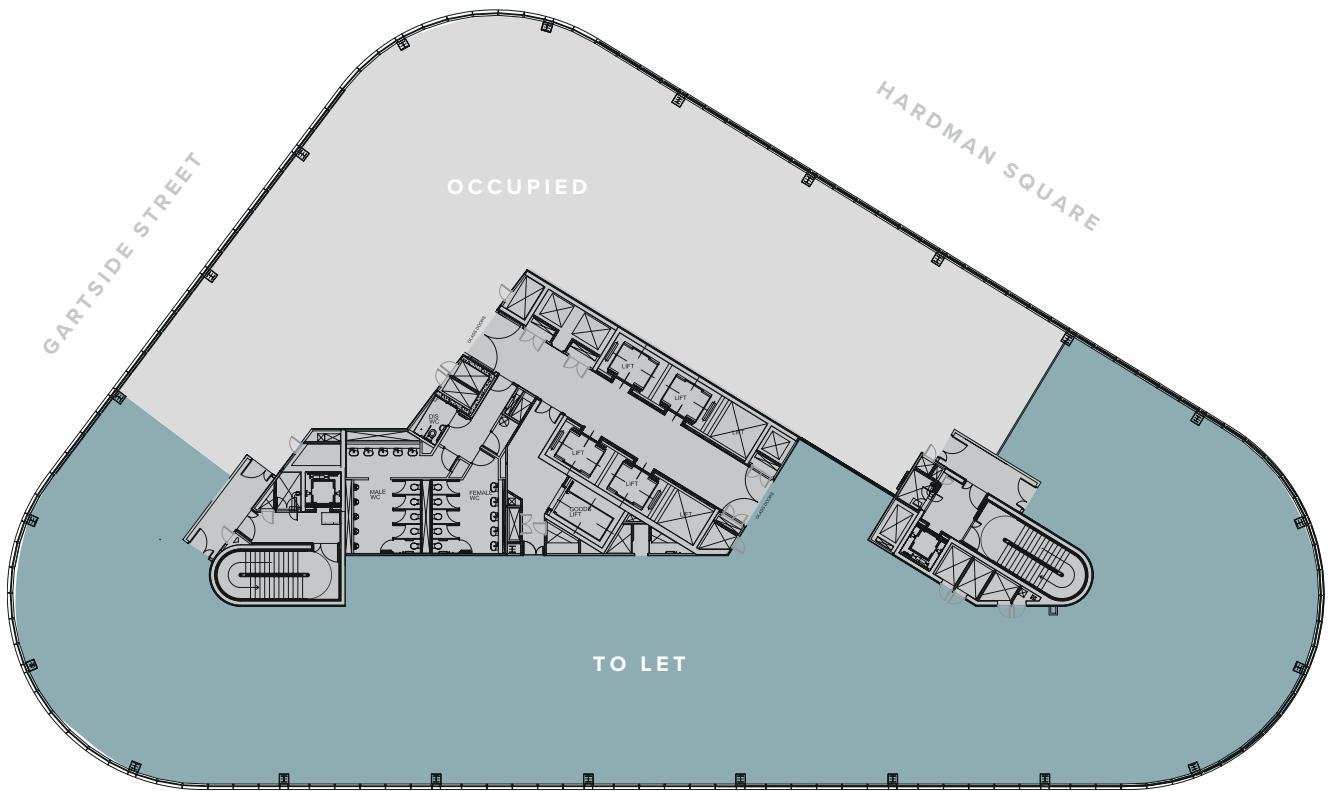
sq ft

sq m

05


12,901

1,198



availability

 = 12,901 sq ft available

 = Let to isio.

FLOOR

05

Open Plan Desking for:



120



Reception



Informal meeting



Huddle spaces



Locker area



Boardroom



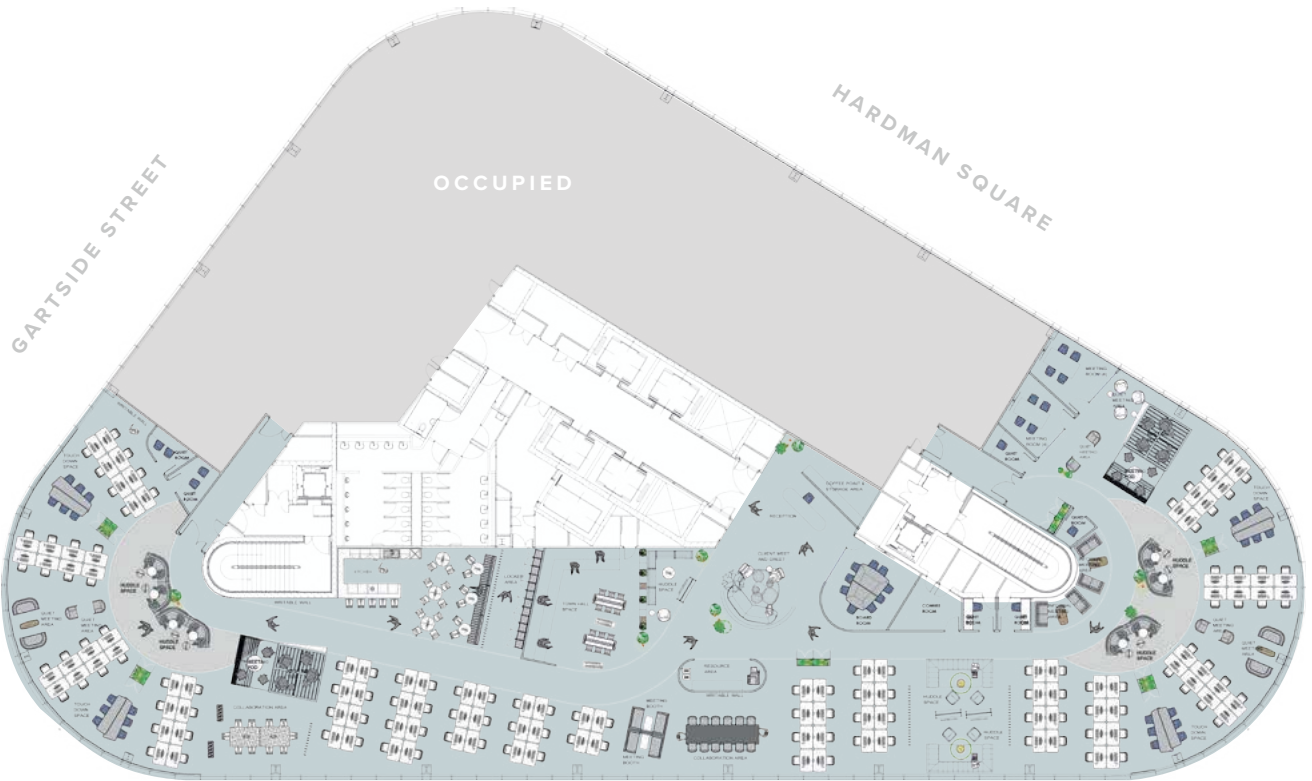
Meeting rooms



Meeting pods



Resource area





availability

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

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.



FLOOR

07



Reception



Breakout space



Comms Room



Lockers/ Cloaks



1-2-1 focus rooms

04



Team Huddle Space

03



Team Pulse Space

02



Boardroom

01

Open Plan Desking for:



206



availability

sq ft

sq m

22,004

2,044

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



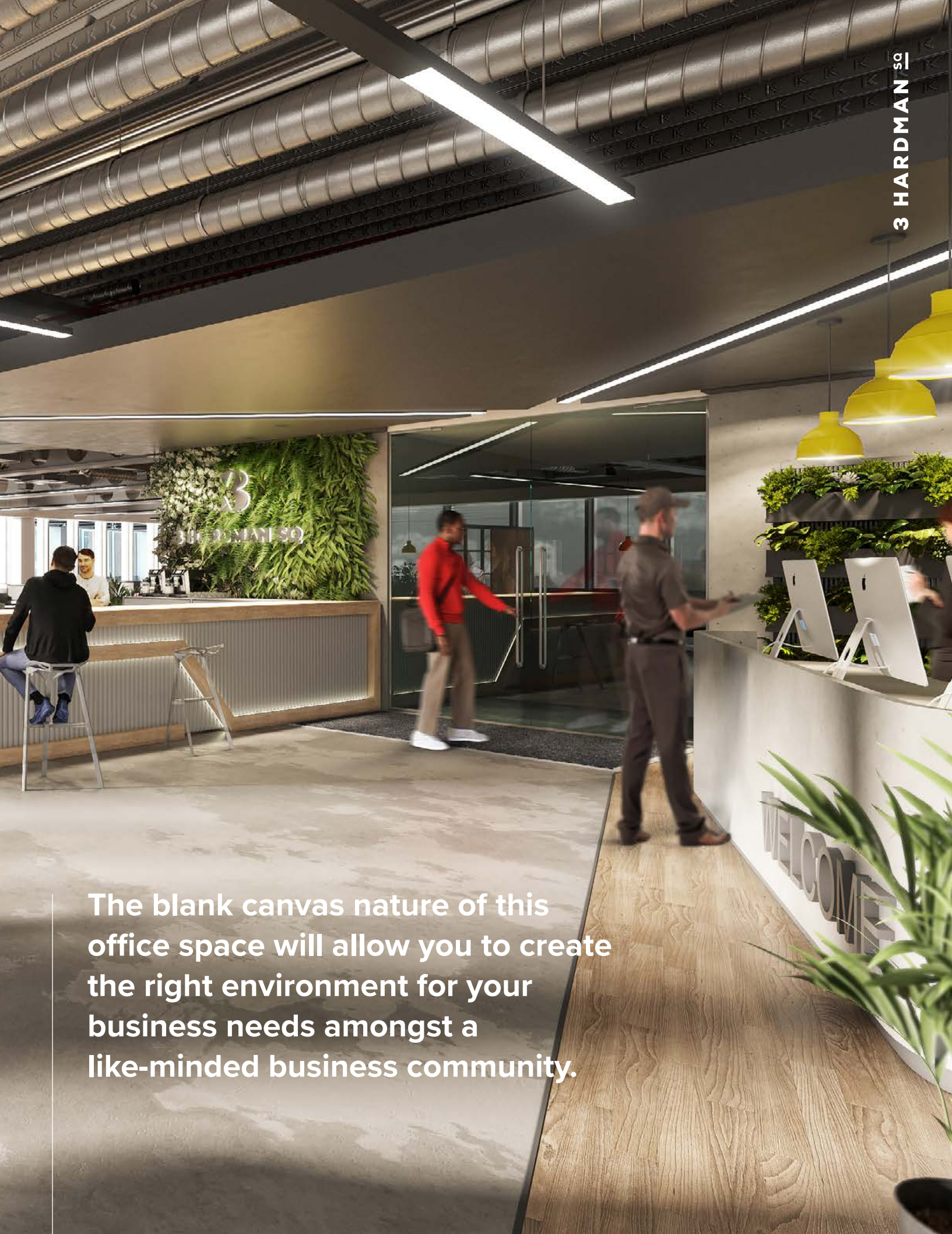
"Platinum" Wired Score Certified



availability

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

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.





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



wellness

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



contact



contact



COLLIERS

Jonathan Cook

Jonathan.Cook@colliers.com

M: 077029 76062

Dominic Pozzoni

dominic.pozzoni@colliers.com

M: 07836 564818



Viewings

Viewing by appointment through the joint letting agents.

VAT | EPC

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

CBRE

Mark Garner

mark.garner@cbre.com

M: 07799 625236

Matt Shufflebottom

matt.shufflebottom@cbre.com

M: 07818 993 203



Misrepresentation Act. CBRE and Colliers gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) CBRE and Colliers cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of CBRE and Colliers has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) CBRE and Colliers will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the building and site only and are not an exact representation of the completed building. Brochure designed by Landmark Branding Ltd | wearelandmark.co.uk | Aug 2025

SEE YOU AT 3

3hardmansquare.com

3 HARDMAN sq
SPINNINGFIELDS
