

**3 HARDMAN SQ**

SPINNINGFIELDS

**TO LET**

1ST FLOOR: 10,709 SQ FT  
3RD FLOOR: 22,095 SQ FT  
5TH FLOOR: 12,941 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





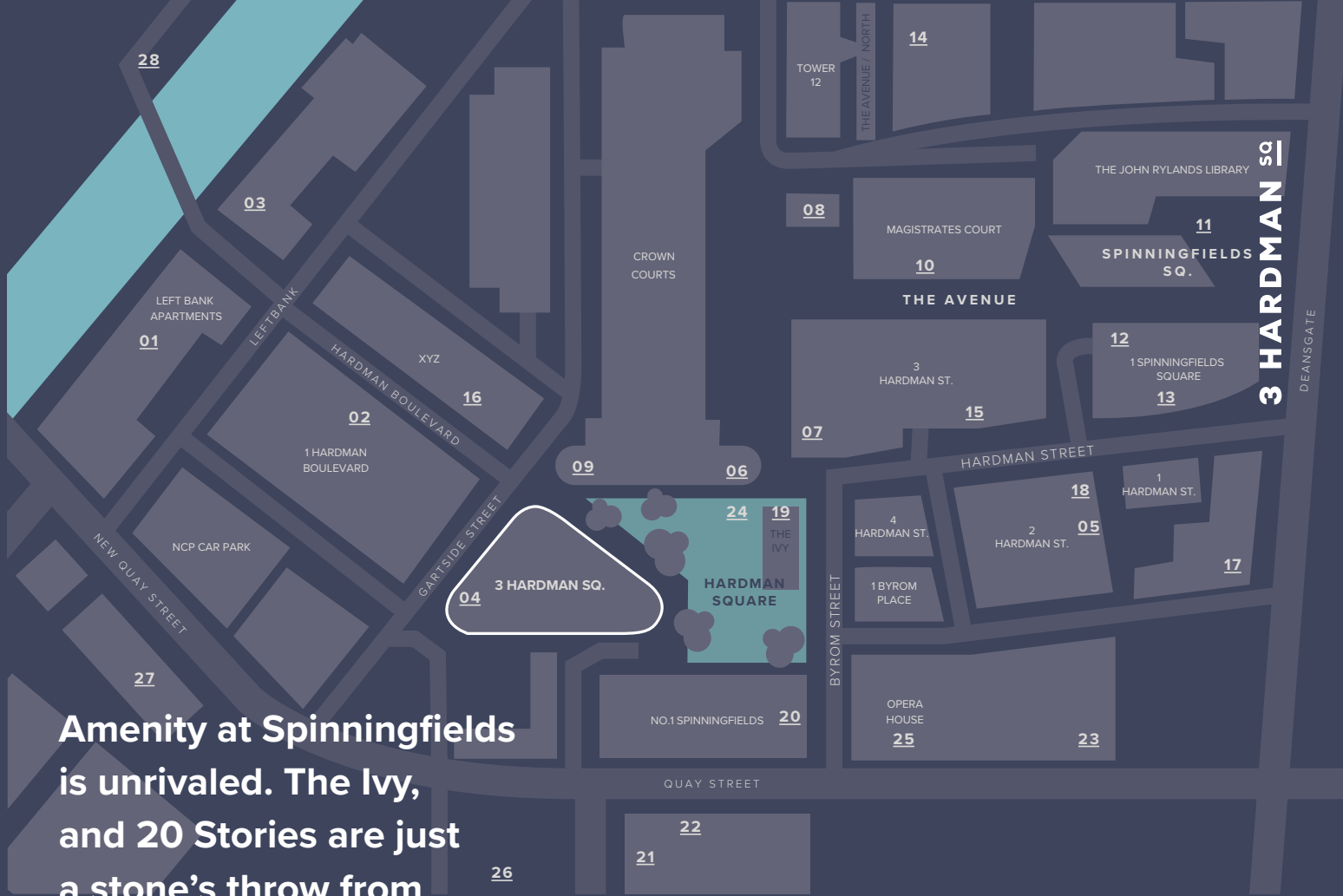
enjoy



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  
M A N C H E S T E R

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



Salford Central

NEW BAILEY

SPINNINGFIELDS

CIVIC QUARTER

ST JOHNS  
ENTERPRISE  
CITY

St Peters Square

PETERSFIELD

CASTLEFIELD

Deansgate

Deansgate

Spinningfields

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

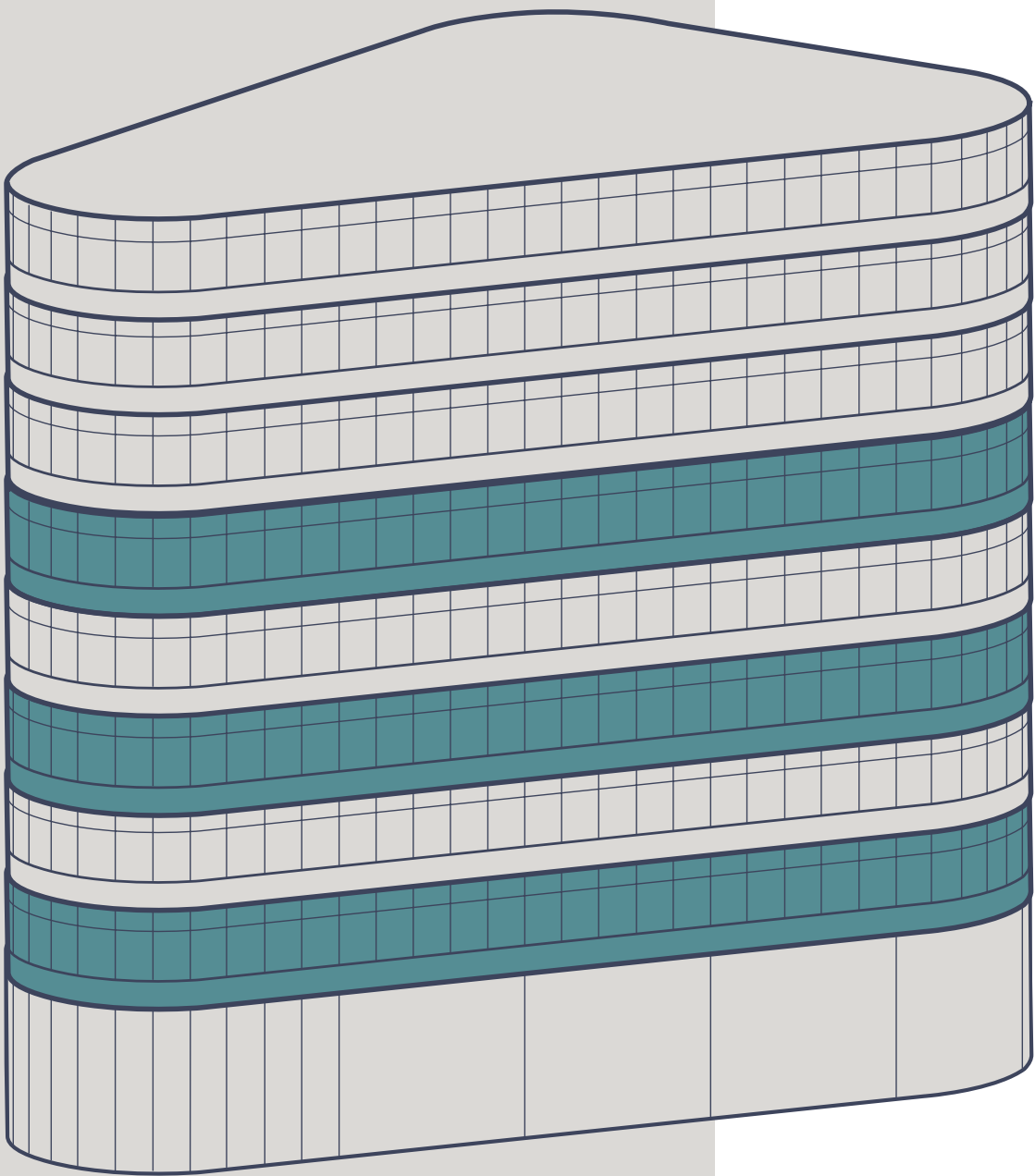


- |           |                      |           |                   |           |                    |
|-----------|----------------------|-----------|-------------------|-----------|--------------------|
| <u>01</u> | 3 Hardman Square     | <u>06</u> | The Lowry Hotel   | <u>11</u> | Manchester Central |
| <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

# 10,709 to 45,745 sq ft Grade A office space split over 3 floors.

LEVEL	TENANT	
08	General Medical Council	
07	TLT LLP	
06	Worldpay	
05	Available   12,941 SQ FT	Towergate
04	St James's Place	isio.
03	Available   22,095 SQ FT	
02	Landmark	Landmark
01	Available   10,709 SQ FT	Landmark

FLOOR

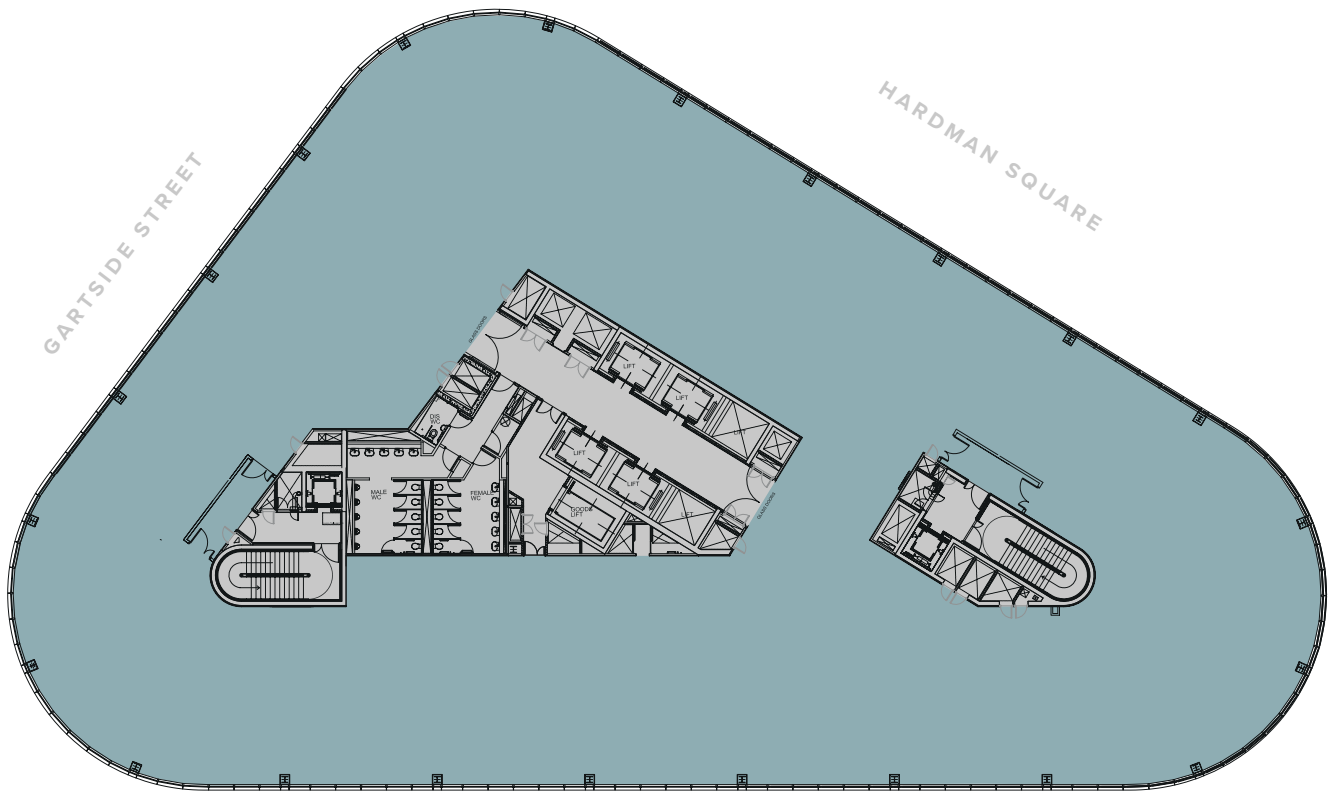
sq ft

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







FLOOR

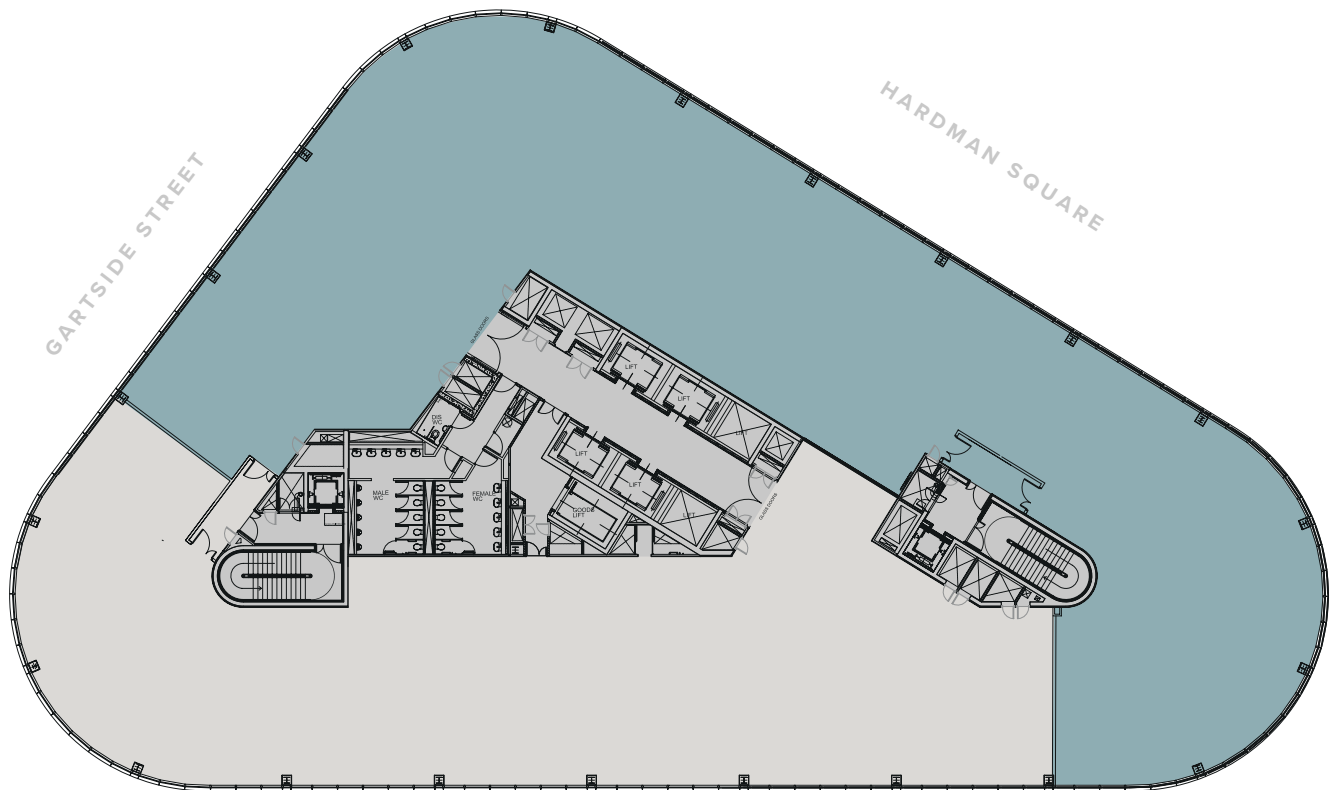
sq ft

sq m

05


12,941

1,202



availability

 = 12,283 sq ft available

 = Let to isio.



FLOOR

# 05

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



space planning



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.



specification



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



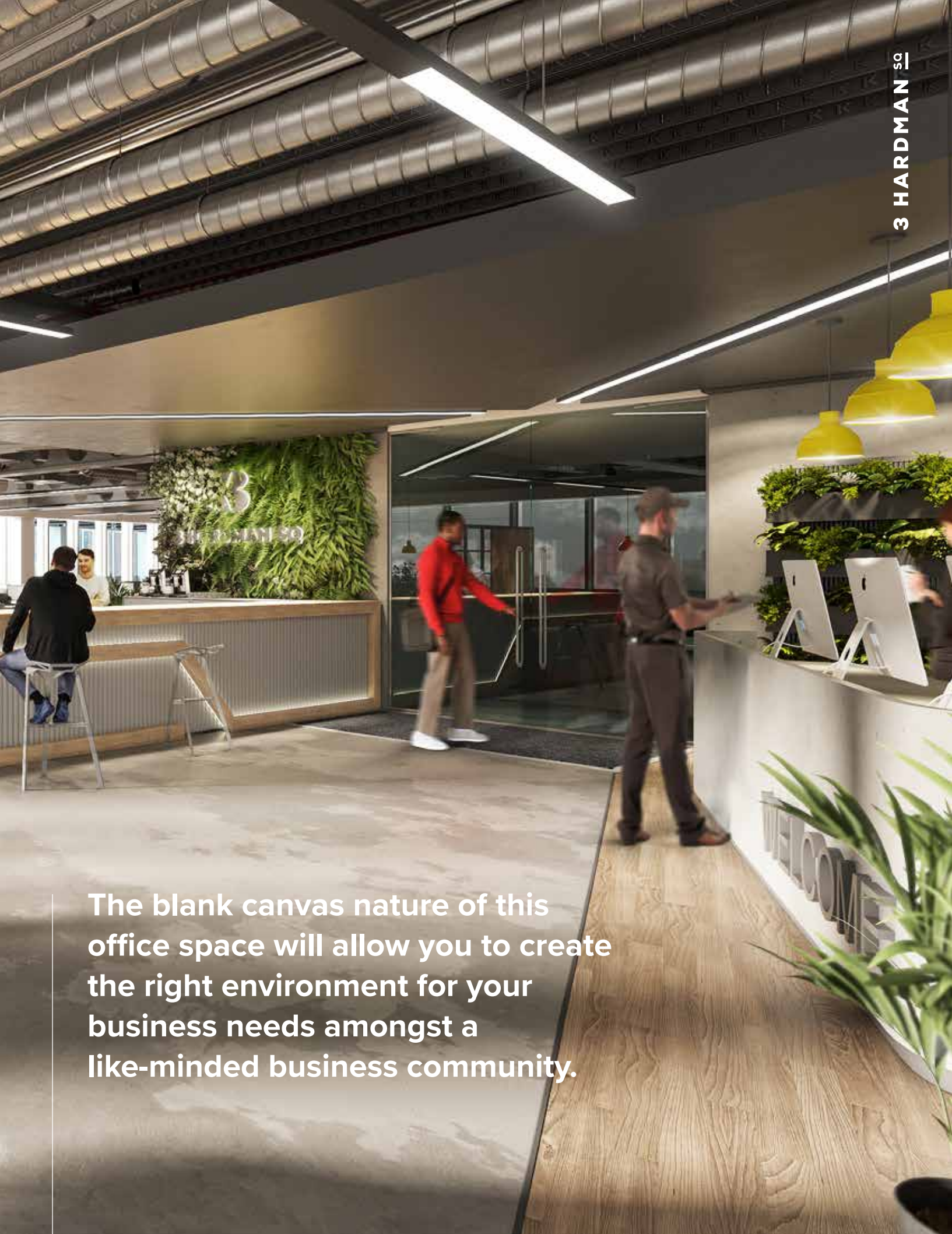
"Platinum" Wired Score Certified



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.



# sustainability

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

*And the bees  
still buzz*

A yellow and black bee sculpture is mounted on the right side of the sign. The sign is made of dark metal bars and is supported by wooden posts. The background is a lush green garden with various plants and trees.

sustainability



# 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](http://3hardmansquare.com)

**3 HARDMAN sq**

SPINNINGFIELDS

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