

3 HARDMAN SQUARE

SPINNINGFIELDS | MANCHESTER

STYLE, LOCATION, INNOVATION, PRESTIGE
- THE BEST OF EVERYTHING



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, We Work, PWC, Squire Patton Boggs, Grant Thornton and HSBC have opted for Spinningfields.



AUSTRALASIA
KITCHEN & BAR

Mr.
RESTAURANT

ARTISAN
KITCHEN & BAR

IBERICA

THE ALCHEMIST

bagel nash

Carluccio's

MULBERRY

COMPTOIR
LIBANAIS
LEBANESE CANTINE



MANCHESTER
HOUSE

THE EAST HOUSE

NEIGHBOURHOOD

David Wayman
Flowers

TATTU



itsu

FAZENDA



FLANNELS

wagamama

TMJewin

PUREGYM

scene
indian street kitchen

THE IVY

D&D



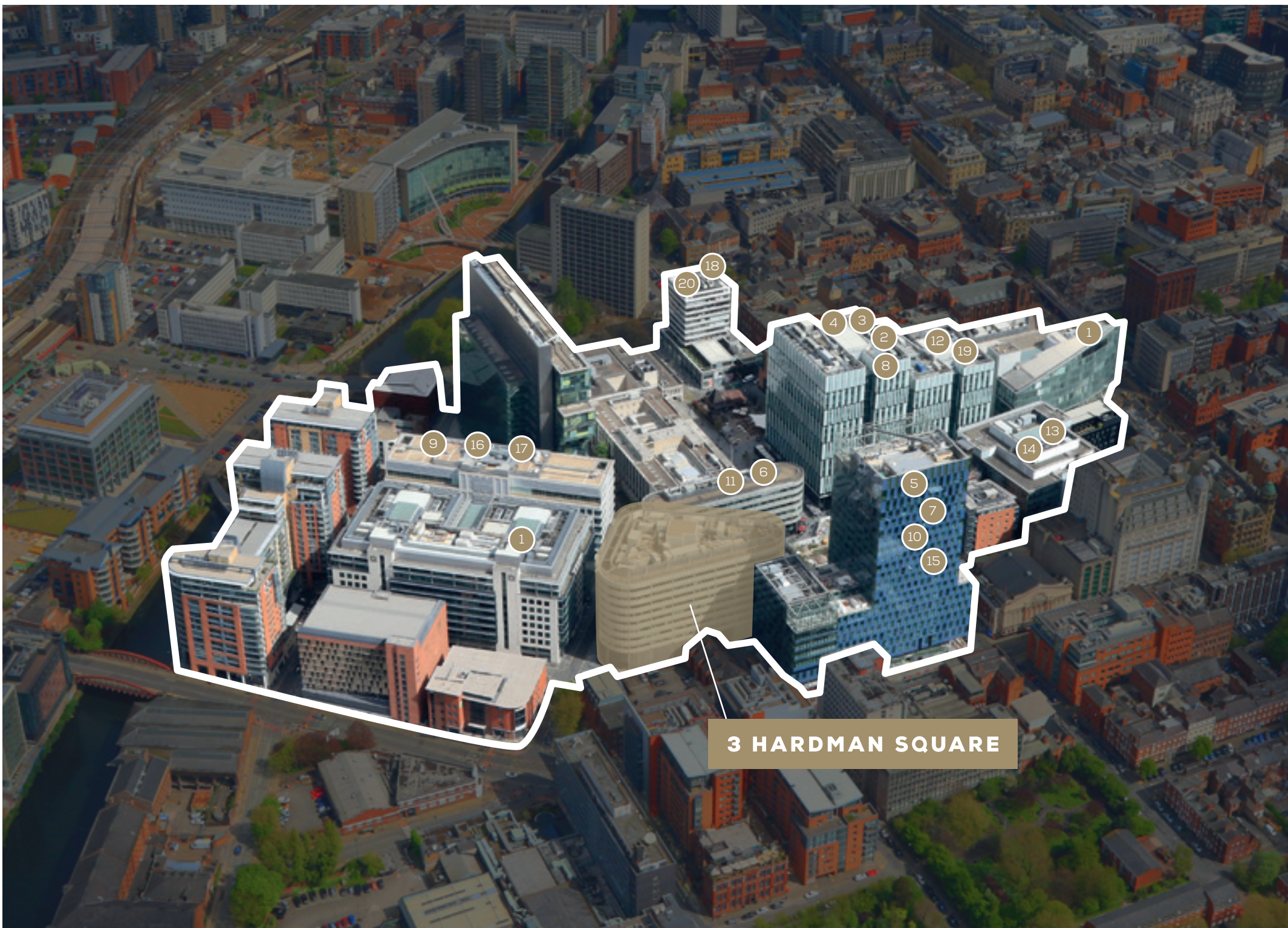
YOUR NEIGHBOURHOOD

3 Hardman Square stands at the very centre of Manchester's financial and professional district. Developed over the last ten 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.



KEY

- | | | | |
|----|--|----|--|
| 1 | RBS
<small>The Royal Bank of Scotland</small> | 11 | HSBC |
| 2 | BARCLAYS | 12 | Regus |
| 3 | RSM | 13 | Deloitte. |
| 4 | Pinsent Masons | 14 | dwf |
| 5 | Weightmans | 15 | wework |
| 6 | Grant Thornton | 16 | nccgroup
<small>Insom from about</small> |
| 7 | pwc | 17 | SHOOSMITHS |
| 8 | IBDO | 18 | douglas
scott
<small>legal recruitment</small> |
| 9 | global | 19 | Investec |
| 10 | SQUIRE
PATTON BOGGS | 20 | BARTON
WILLMORE |



3 HARDMAN SQUARE



CONNECTIVITY

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
- 10 Minutes Etihad Stadium
- 14 Minutes MediaCityUK
- 20 Minutes Altrincham
- 28 Minutes East Didsbury
- 30 Minutes Ashton-Under-Lyne
- 43 Minutes Manchester Airport
- 52 Minutes Rochdale



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



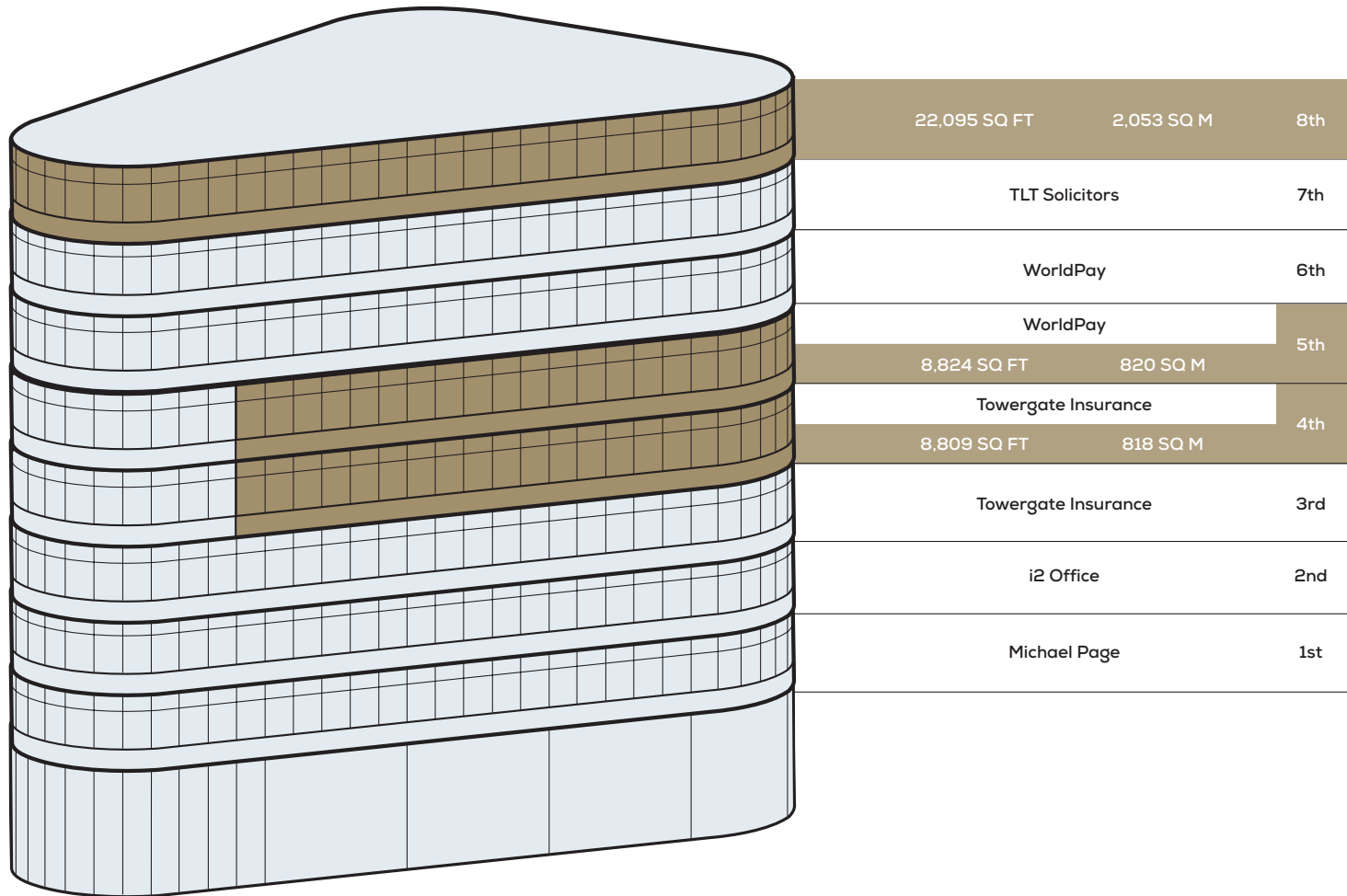
ORDSALL CHORD

£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







8TH FLOOR

AVAILABLE SPACE 22,095 SQ FT (2,053 SQ M)

SPACE PLAN



ACCOMMODATION SCHEDULE:

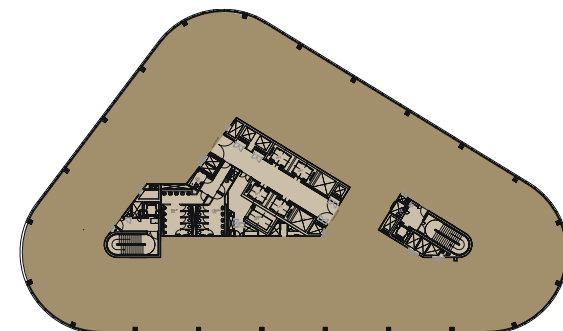
- 110 No. Open plan workstations
- 2 No. Team "huddle" spaces
- 1 No. Team "pulse" space
- 2 No. 1-2-1 Focus rooms
- 1 No. Copy/print hub
- 1 No. Brew point
- 1 No. Comms room

- Staff cloaks for 140
- Staff lockers for 115
- Local team storage

Various informal meeting points

- 1 No. Reception
- 1 No. Waiting area
- 1 No. 12 Person meeting room
- 1 No. 8 Person meeting room
- 1 No. Informal gathering space
- 1 No. Client lounge

FLOOR PLAN



5TH FLOOR

AVAILABLE SPACE 8,824 SQ FT (820 SQ M)

FLOOR PLAN



4TH FLOOR

AVAILABLE SPACE 8,809 SQ FT (818 SQ M)

SPACE PLAN



ACCOMMODATION SCHEDULE:

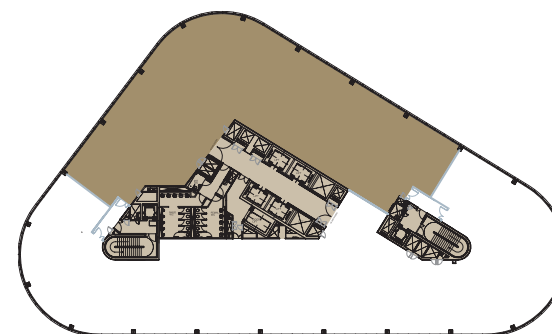
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FLOOR PLAN





SPECIFICATION

- Newly-refurbished, modern reception with impressive double-height entrance
- Newly-refurbished WCs and lift lobbies
- On-site building management and 24/7 front of house concierge
- Sophisticated Building Management System
- State of the art access control and CCTV
- Dedicated shower facilities and changing rooms
- Separate drying room and dedicated cycle storage
- Secure basement car parking & CCTV
- 4 x 24 person and 2 x 13 person VIP/visitor passenger lifts accessed from ground floor lift lobby
- 1 x 33 person goods lift
- Flexible, column-free Grade A office space
- Metal tile suspended ceiling with new LED lighting
- BREEAM "Excellent" (in use)
- EPC 'C' rating
- Full access raised floors with 150mm clear void
- 2.75m finished floor to ceiling height
- 2 pipe fan coil air conditioning system
- Mechanical and electrical system built to a base occupancy ratio of 1 person per 10 sq m
- Approved building occupancy of up to 1 person per 6 sq m (NIA)







CONTACT



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Designed by godegrees Design and Marketing 0161 833 1890. May 2018

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