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AS EASY A CHOICE AS ABC

TO LET — Fully fitted office space, Part 5th and 6th floors
8,200 sq ft to 32,055 sq ft

The XYZ Building, 2 Hardman Boulevard, Manchester, M3 3AQ

THE RIGHT
CHOICE FOR YOU



THE PERFECT WORK- LIFE CHOICE

Positioned in the heart of Spinningfields XYZ offers prime office space in a thriving community surrounded by some of the worlds most recognised office, retail and leisure occupiers.

The building benefits on site restaurant Foley's, UP Fitness Gym in the lower

ground floor along with extensive bike and shower facilities.

The space is fully furnished having won BCO North best fit out of a workplace for its agile working environment.

[VIEW VIDEO OF THE AVAILABLE SPACE](#)



THE SPACE

FULLY FITTED
SPACE AVAILABLE

CHOOSE THE EASY LIFE

HIGH SPECS THAT MAKE LIFE EASY



— Board/Meeting Rooms



— Quiet work room (The Library)



— Kitchen Area



— Coat and Locker Area



— Reception Area

THE AVAILABLE SPACE IS OFFERED FULLY FITTED HAS THE FOLLOWING SPECIFICATION:

Excellent BREEAM rating

Raised floors

Air conditioning

Manned reception

Onsite restaurant and basement gym

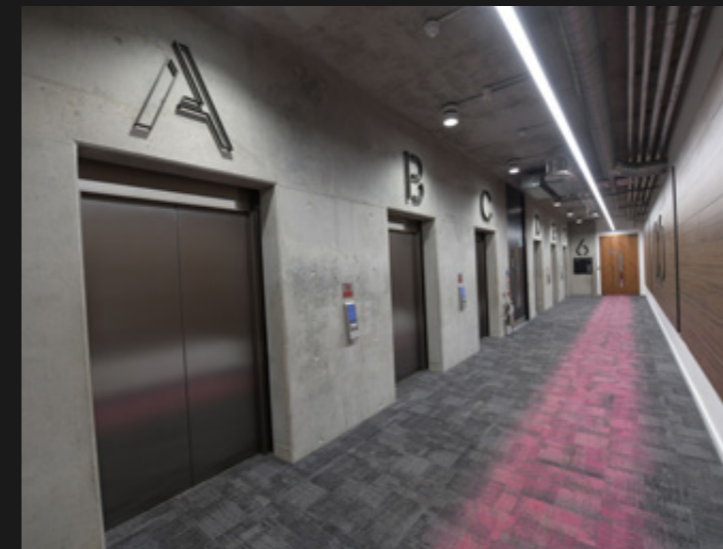
Basement Parking Available



— Breakout booths



— Auditorium



— Multiple Lifts





— Print Area



— Comfy Sofas



— Digital Connectivity



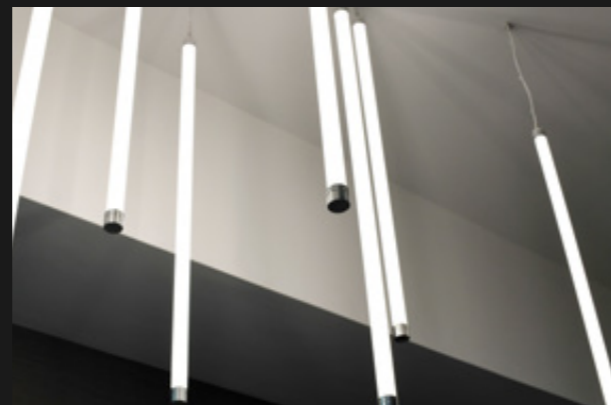
— Client Waiting Area



— Quiet Rooms



— Air Conditioning



— Pendant Lighting



— Spiral Staircase

SPECIFICATIONS

HIGH-END FINISHES AND FITTINGS THROUGHOUT

THE FIFTH FLOOR PLAN

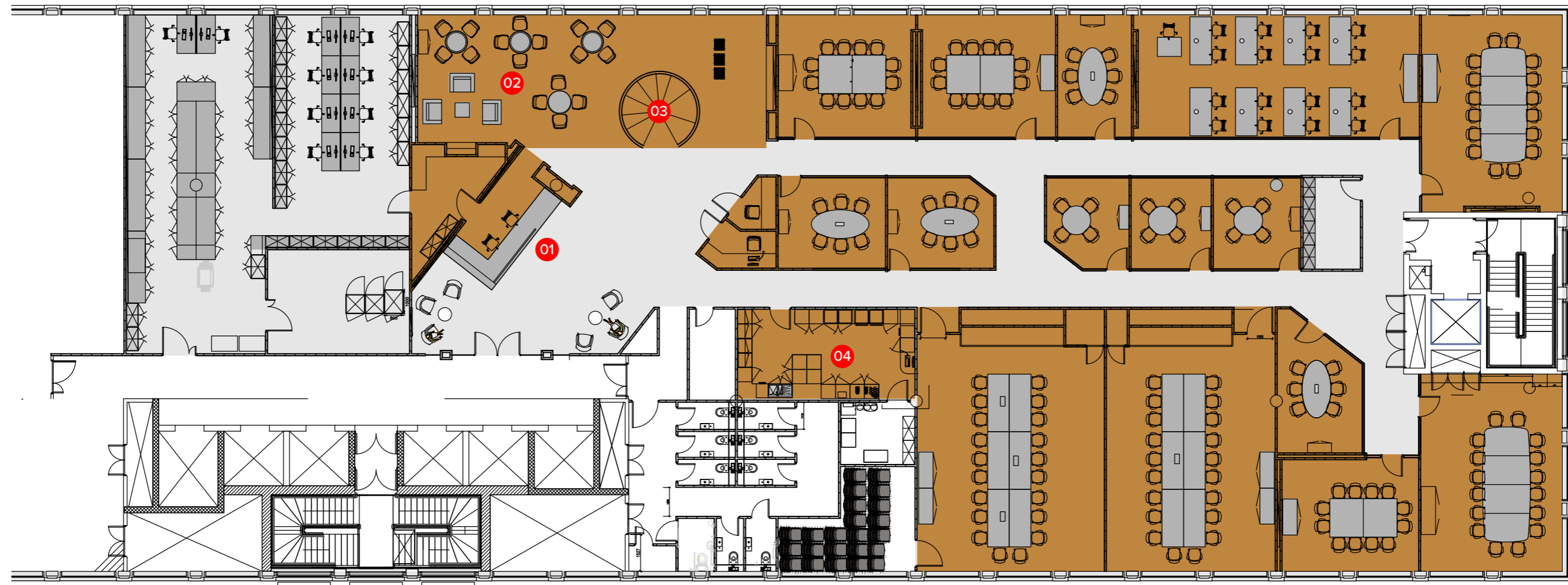
11,980 SQ FT

[VIEW VIDEO OF THE AVAILABLE SPACE](#)

| FLOOR | SQ FT |
|----------------|---------------|
| Part 5th Floor | 11,980 |
| 6th Floor | 20,075 |
| TOTAL | 32,055 |



- 01 Reception
- 02 Business Lounge
- 03 Spiral Staircase to Sixth Floor
- 04 Kitchen

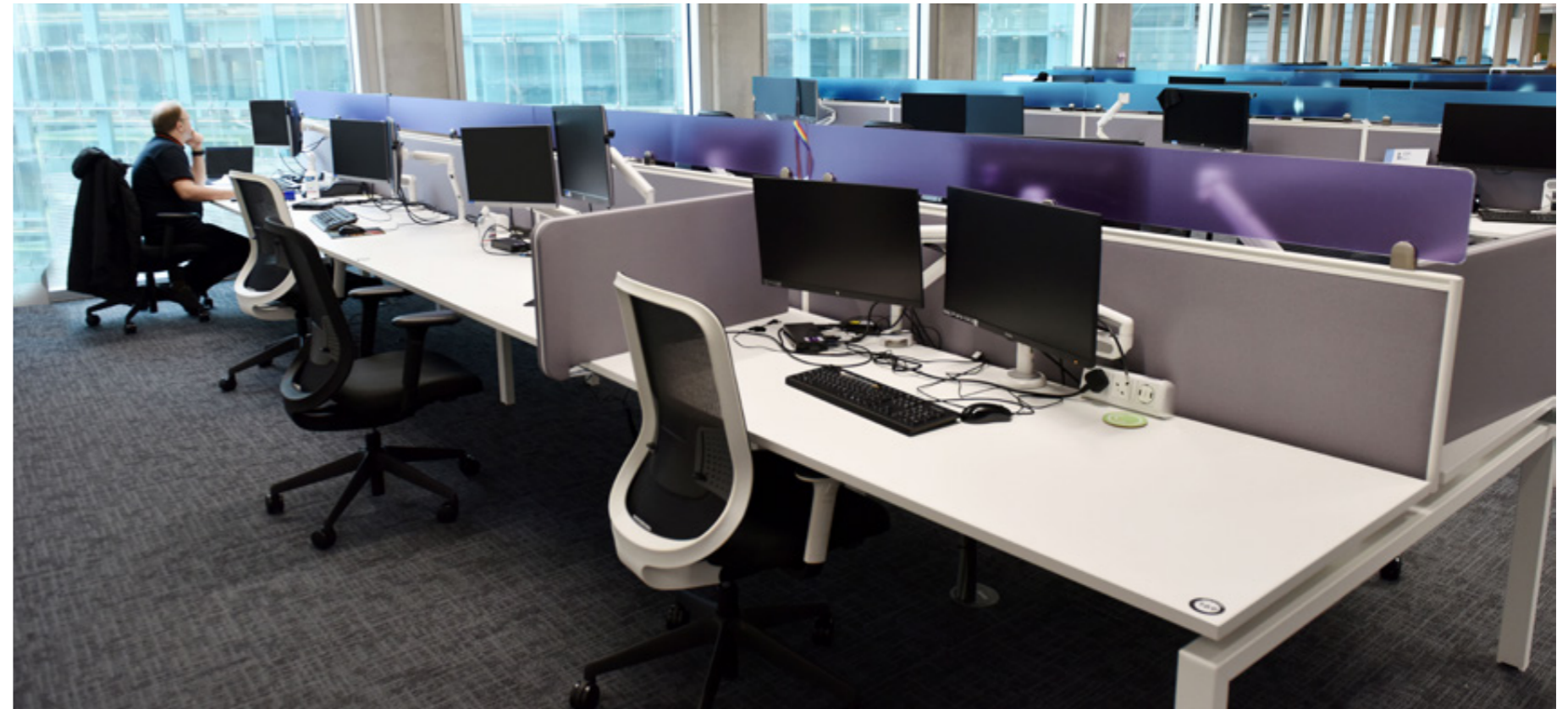


THE SIXTH FLOOR PLAN

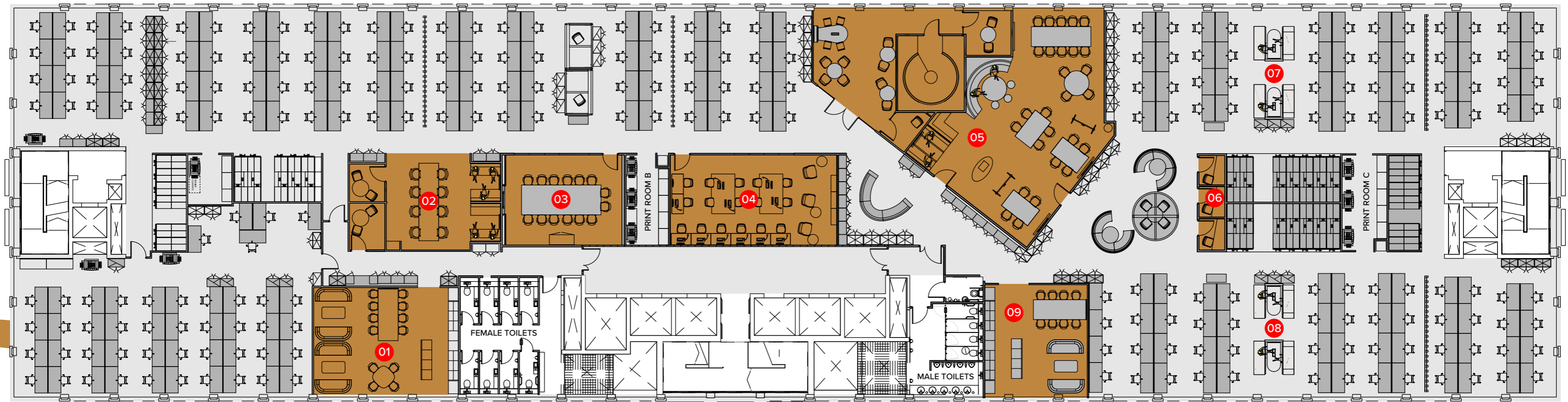
20,075 SQ FT

[VIEW VIDEO OF THE AVAILABLE SPACE](#)

| FLOOR | SQ FT |
|----------------|---------------|
| Part 5th Floor | 11,980 |
| 6th Floor | 20,075 |
| TOTAL | 32,055 |



- 01 Breakout Area
- 02 The Garden
- 03 Project Room
- 04 The Library
- 05 Business Lounge
- 06 Quiet Pods
- 07 Meeting Pods
- 08 Meeting Pods
- 09 Kitchen



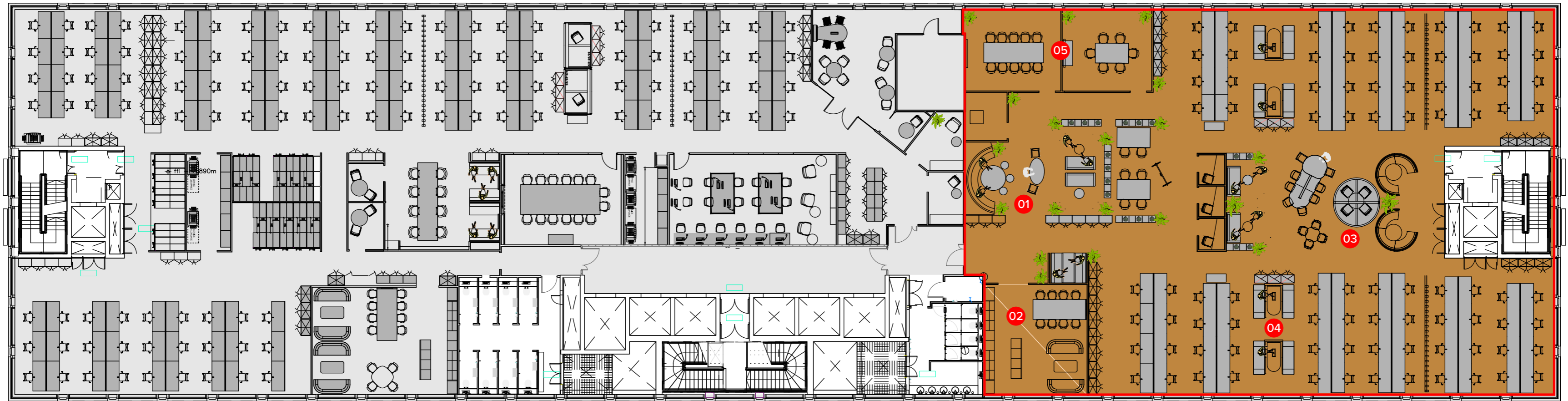
SIXTH FLOOR SPLIT OPTION

8,200 SQ FT

[VIEW VIDEO OF THE AVAILABLE SPACE](#)

POTENTIAL CONFIGURATION

- 01 Reception/Seating
- 02 Kitchen
- 03 Meeting Pods
- 04 4-6 Person Pods
- 05 Meeting Rooms



BUILDING ON YOUR CHOICE





STUNNING BUILDING INSIDE AND OUT



THE BUILDING

YOUR CHOICE OF ONSITE AMENITIES

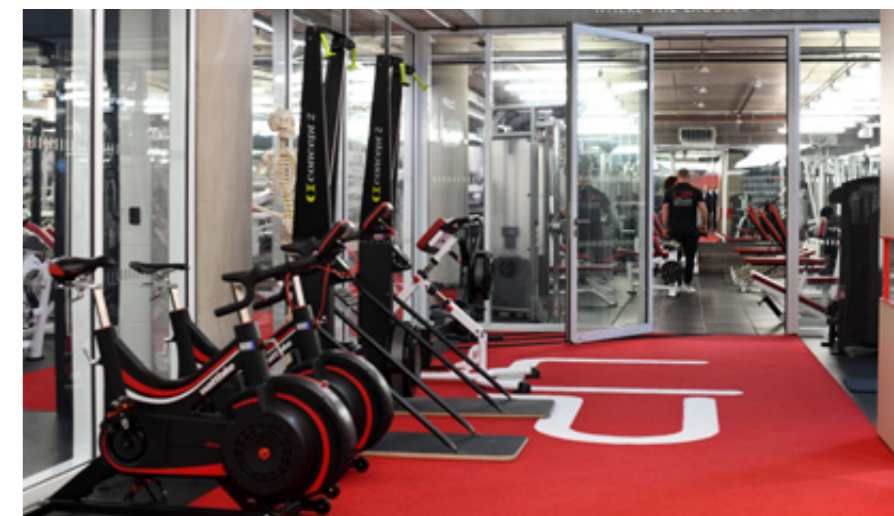




WORK, REST & WORKOUT

Not only does the XYZ building offer exceptional office space, but within the building you can eat at Foley's cafe, and workout at Ultimate Performance. There are also secure bike facilities along with showers available for tenants of the building.

Spinningfields also focuses heavily on its community and wellbeing offerings and facilities with open spaces and numerous year-round pop up events.





COFFEE

| | | | |
|---------------|-------|----------------|-------|
| Espresso | £1.00 | Flat Latte | £2.50 |
| Macchiato | £1.00 | Macchiato | £1.50 |
| Long Black | £1.00 | Flat Americano | £1.50 |
| Americano | £1.00 | Flat Americano | £1.50 |
| Cappuccino | £1.00 | Flat Latte | £1.50 |
| Flat White | £1.00 | Flat Macchiato | £1.50 |
| Latte | £1.00 | Flat Chocolate | £1.50 |
| Cappuccino | £1.00 | Flat Chocolate | £1.50 |
| Macchiato | £1.00 | Flat Chocolate | £1.50 |
| Hot Chocolate | £1.00 | Flat Chocolate | £1.50 |
| Tea | £1.00 | Flat Chocolate | £1.50 |

BREAKFAST

| | | | |
|----------|-------|-----------|-------|
| Porridge | £1.50 | Breakfast | £1.50 |
| Porridge | £1.50 | Breakfast | £1.50 |
| Porridge | £1.50 | Breakfast | £1.50 |
| Porridge | £1.50 | Breakfast | £1.50 |
| Porridge | £1.50 | Breakfast | £1.50 |



AN EASY BALANCE BETWEEN WORK & PLAY

LOCATION AMENITIES



SPINNINGFIELDS HAS ESTABLISHED ITSELF AS THE PRIMARY COMMERCIAL HUB OF MANCHESTER



— The Alchemist



— The Ivy



— Thaikhun



— Nudo Sushi Box



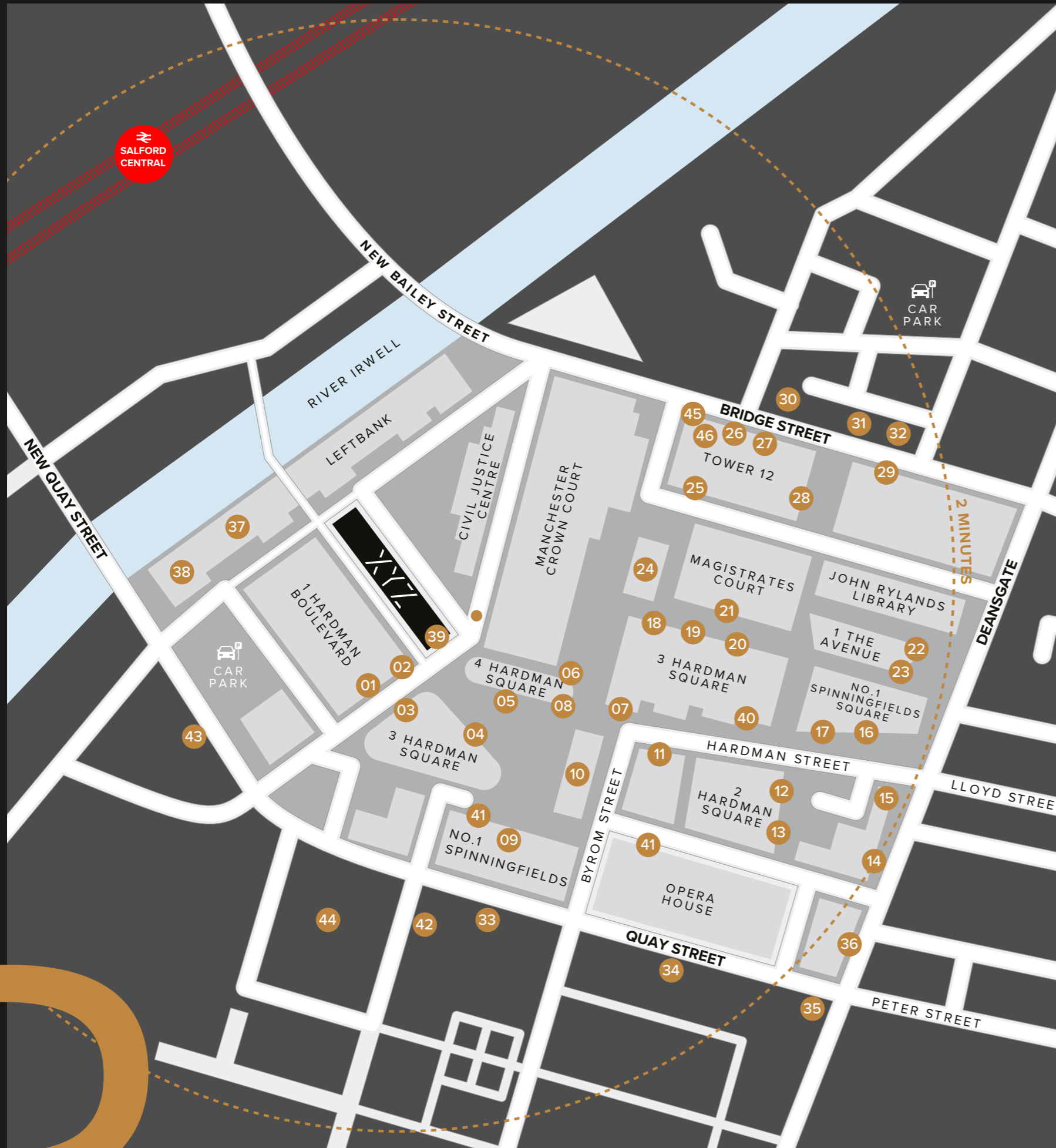
— Comptoir Libanais

LOCATION AMENITIES

The amenities in and around Spinningfields is unrivalled, with numerous bars, restaurants and leisure facilities all within a two minute walk of the building.

Spinningfields has been the home to some of the world's most recognised brands, and further developments

neighbouring include adjoining neighbourhoods such as St. John's, which has cemented its reputation as the 'Tech Hub' of the north.



EVERYTHING YOU NEED WITHIN A TWO MINUTE WALK

- | | | |
|-------------------------|--------------------------------|------------------------|
| 01 Greggs | 19 Comptoir Libanais | 37 Scene Indian |
| 02 itsu | 20 Provence | 38 Slug & Lettuce |
| 03 Tattu | 21 Fazenda Rodizio Bar & Grill | 39 Foley's Coffee Shop |
| 04 Bill's | 22 Australasia | 40 Pure Gym |
| 05 Bagel Factory | 23 Sexy Fish | 41 M&S Food Hall |
| 06 Pret A Manager | 24 The Oast House | 42 Barry's Boot Camp |
| 07 The Alchemist | 25 SakkuSamba | 43 Soho House (2024) |
| 08 Black Sheep Coffee | 26 Honest Burger | 44 Mollies (2024) |
| 09 20 Stories | 27 Dishoom | 45 Co Op |
| 10 The Ivy | 28 Masons | 46 Costa Coffee |
| 11 Banyan Bar & Kitchen | 29 The Gas Lamp | |
| 12 Nandos | 30 Crazy Pedro's | |
| 13 Hey Little Cupcake! | 31 Sushi Marvel | |
| 14 Hawksmoor | 32 Cafe Istanbul | |
| 15 Rosa's Thai Kitchen | 33 Everyman Cinema | |
| 16 Wagamamma | 34 The Blues Kitchen | |
| 17 Nudo Sushi Box | 35 Tesco Express | |
| 18 Thaikhun | 36 Federal Cafe Bar | |



VICTORIA STATION

MANCHESTER ARNDALE SHOPPING CENTRE

EXCHANGE SQUARE

SHUDEHILL

MARKET STREET

PICCADILLY GARDENS

DEANSGATE

ST PETER'S SQUARE

SPINNINGFIELDS

GREAT NORTHERN

SALFORD CENTRAL

XYZ

ENTERPRISE CITY

ST JOHN'S QUARTER

MUSEUM OF SCIENCE & INDUSTRY

BEETHAM TOWER

AERIAL

YOUR BEST CHOICE

FURTHER INFORMATION





THE FINER DETAILS

EPC

EPC rating B. An EPC certificate is available upon request.

TERMS

The existing leases of the part 5th and whole of the 6th floors run until 10th February 2032 and are available on assignment or sub-let of a term to be agreed.

The ability to split 8,200 sq ft exists on the basis of a sub let of terms to be agreed. There are 10 basement car spaces available with the lease.

CONTACT

For more information, please contact:



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[VIEW VIDEO OF THE AVAILABLE SPACE](#)

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Designed by:
Blaze
Marketing
0161 387 7252

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