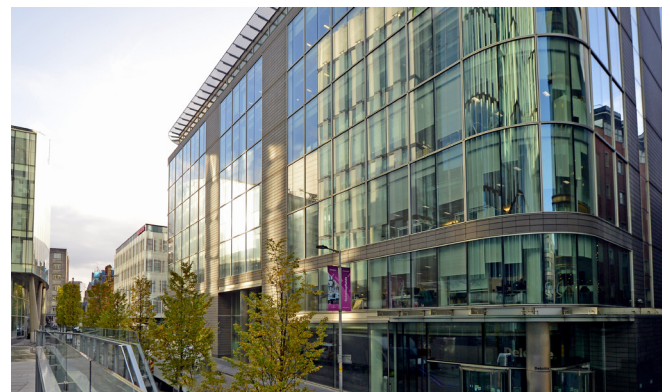


TO LET HIGH QUALITY, GRADE A OFFICES

2 HARDMAN STREET

Spinningfields, Manchester M3 3HF



Key Highlights

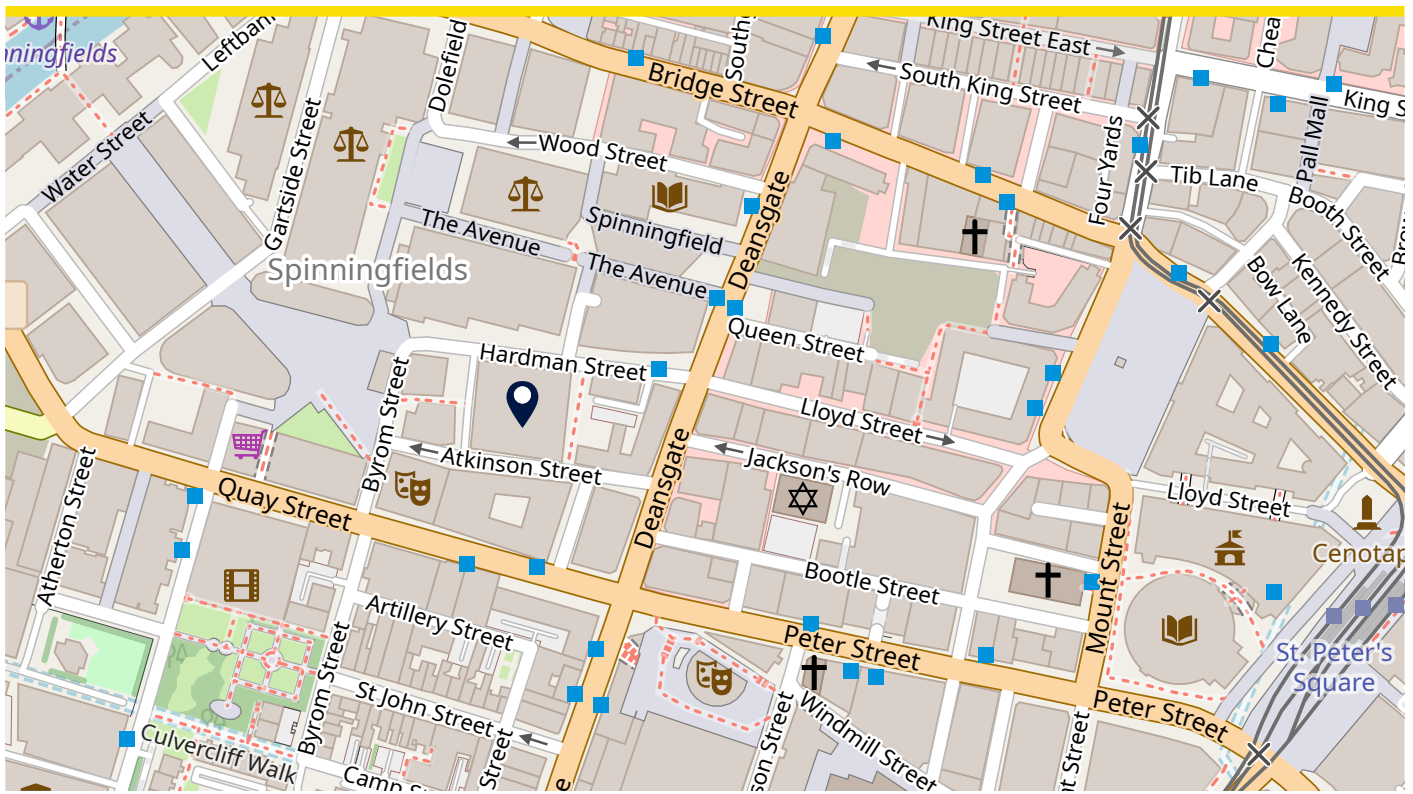
- High profile location in Spinningfields
- 22,823 sq ft available
- Large and efficient floor plate
- High quality Grade A specification
- Showers and bike storage on site
- Basement parking available

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
M2 4AW

+44 (0) 161 236 8644

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Location

Located within Manchester's financial and professional core, 2 Hardman Street provides easy access to a wealth of retail and leisure amenities including convenience shopping such as Marks and Spencer, Tesco and Sainsburys complemented by numerous bars and restaurants including The Ivy, Hawksmoor and Australasia.

Manchester's main railway stations are all within a short walk whilst St Peters Square metrolink stop is situated approximately 600 metres away. The building benefits from being situated on the route of Manchester's free bus shuttle service which provides a regular service between Spinningfields and Manchester Piccadilly.



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Description

2 Hardman Street is a prestigious, high profile Grade A office building situated in the heart of Spinningfields, Manchester's most successful commercial location. The building benefits from a high profile and generous reception area at the gateway to the wider Spinningfields estate.

2 Hardman Street has been constructed to a Grade A office specification and accordingly benefits from the following:

- Full Access Raised Floors
- 2 Pipe Fan Coil Air conditioning
- 2.8 m floor to ceiling height
- 3 x16 person passenger lifts
- Showers and Car parking available within the building basement
- Shared café hub set within the office's large internal atrium



Availability

The 3rd floor measuring 22,823 sq ft is available by way of an assignment of the existing lease or alternatively by way of a sub lease for a term of years to be agreed.

Service Charge

A service charge is payable for the maintenance and management of communal areas. A copy of the current service charge budget is available upon request.

Business Rates

The occupier will be responsible for the payment of business rates. We recommend that interested parties make their own enquiries with the local authority.

EPC

EPC Rating D.



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