



FOUR
HARDMAN
STREET

SPINNINGFIELDS
MANCHESTER



THE BUILDING

EXCEPTIONAL GRADE-A
OFFICE SPACE WITH
SPECTACULAR VIEWS
SPINNINGFIELDS.

SUITES FROM 1,835 SQ FT TO
FULL FLOORS OF 5,880 SQ FT.

SPECIFICATION

MANNED RECEPTION

DOUBLE HEIGHT ENTRANCE

3 X 13 PERSON LIFTS

AIR CONDITIONING

FULLY ACCESSIBLE RAISED FLOORS

SECURE BASEMENT CAR PARKING

METAL SUSPENDED CEILING TILES

INCORPORATING LED LIGHTING

BREEAM RATING 'VERY GOOD'

FLOOR-TO-CEILING HEIGHT 2.8M

FLEXIBLE EFFICIENT FLOOR PLATES

CAPABLE OF SUB-DIVISION

BASEMENT BICYCLE STORE

SHOWER FACILITIES ON EACH FLOOR



BUILT FOR BOUTIQUE

Four Hardman Street offers Grade A office space, perfect for challenger businesses who need a space in Spinningfields, or larger companies looking for a destination in Manchester's premier business district.





AVAILABILITY

FLOOR SEVEN

1,835 SQ FT

FLOOR SIX

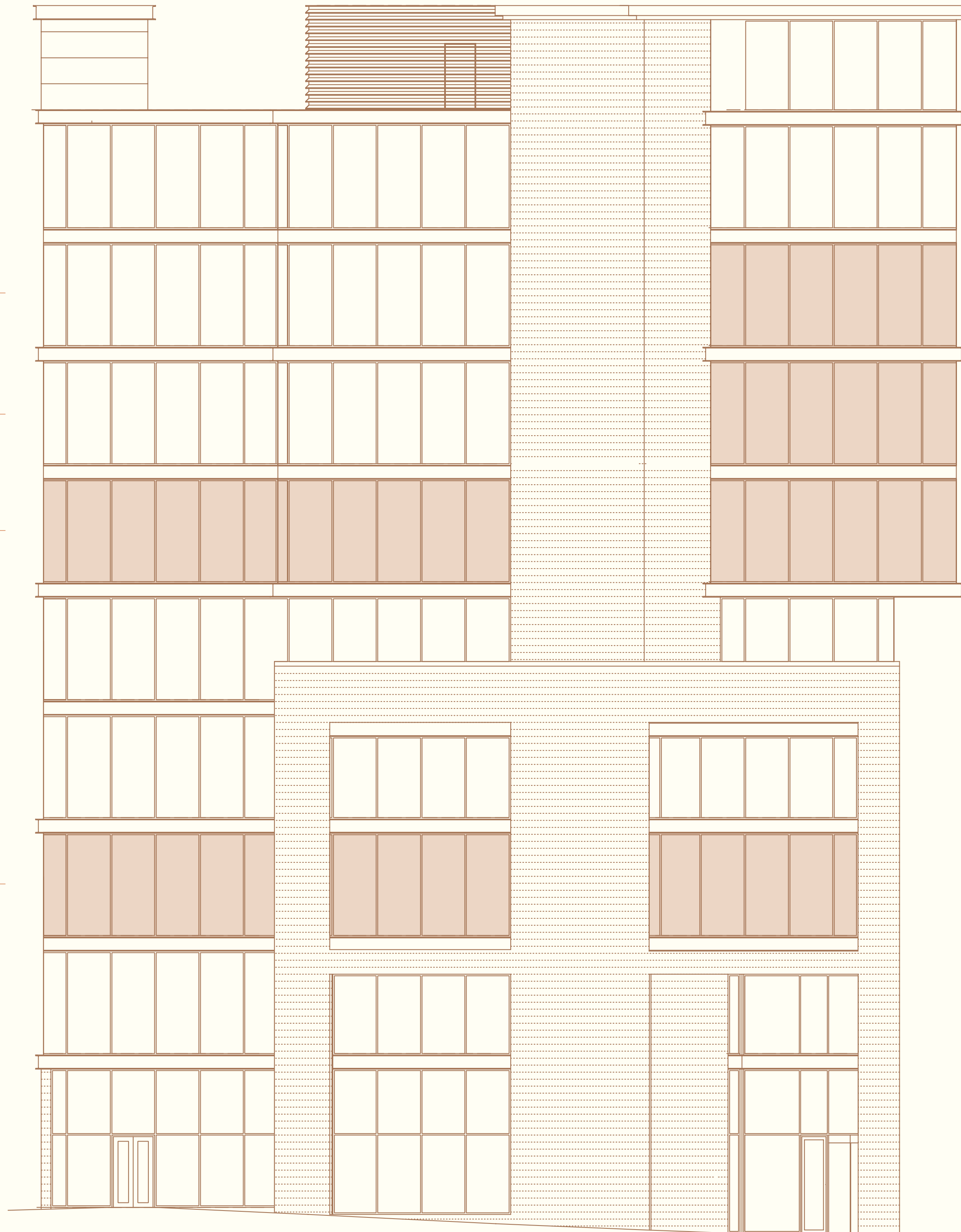
3,814 SQ FT

FLOOR FIVE

5,880 SQ FT

FLOOR TWO

5,606 SQ FT



TENANTS

PROSPERITY LAW

TILNEY

GL HEARN

SACCO MANN

HISCOX

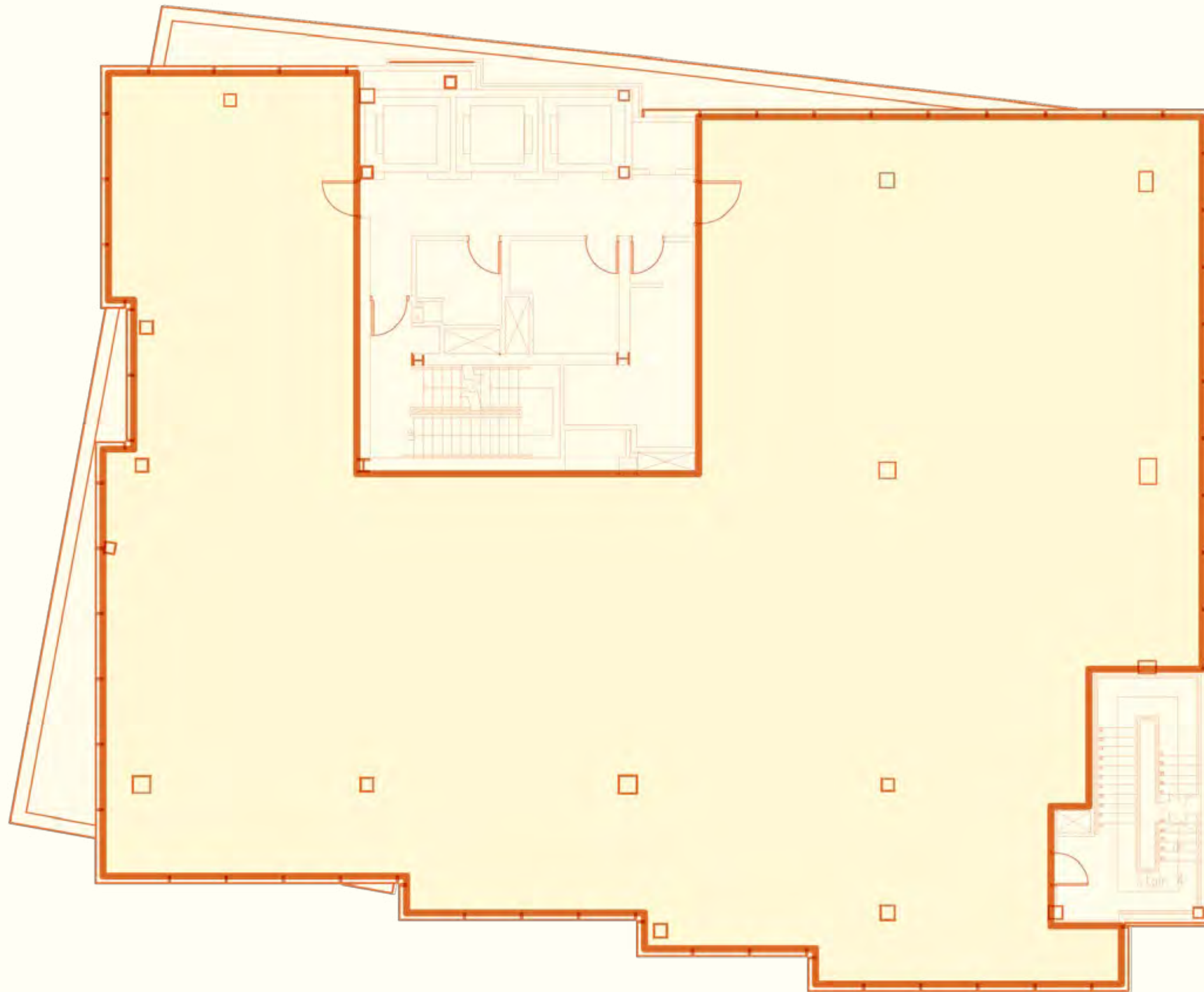
UBS

MCLAREN CONSTRUCTION

ALLIED IRISH BANK

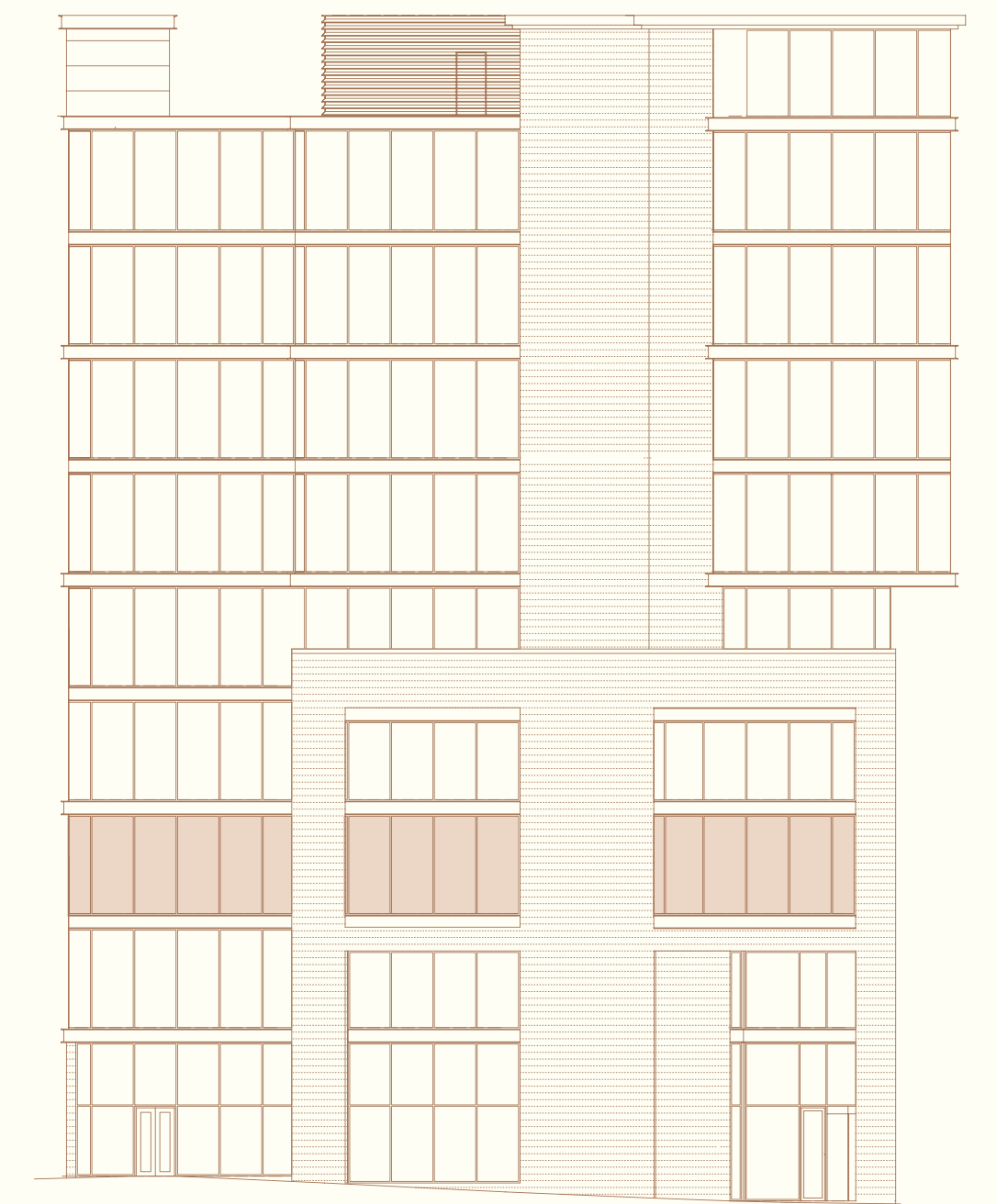


INDICATIVE SPACE PLAN



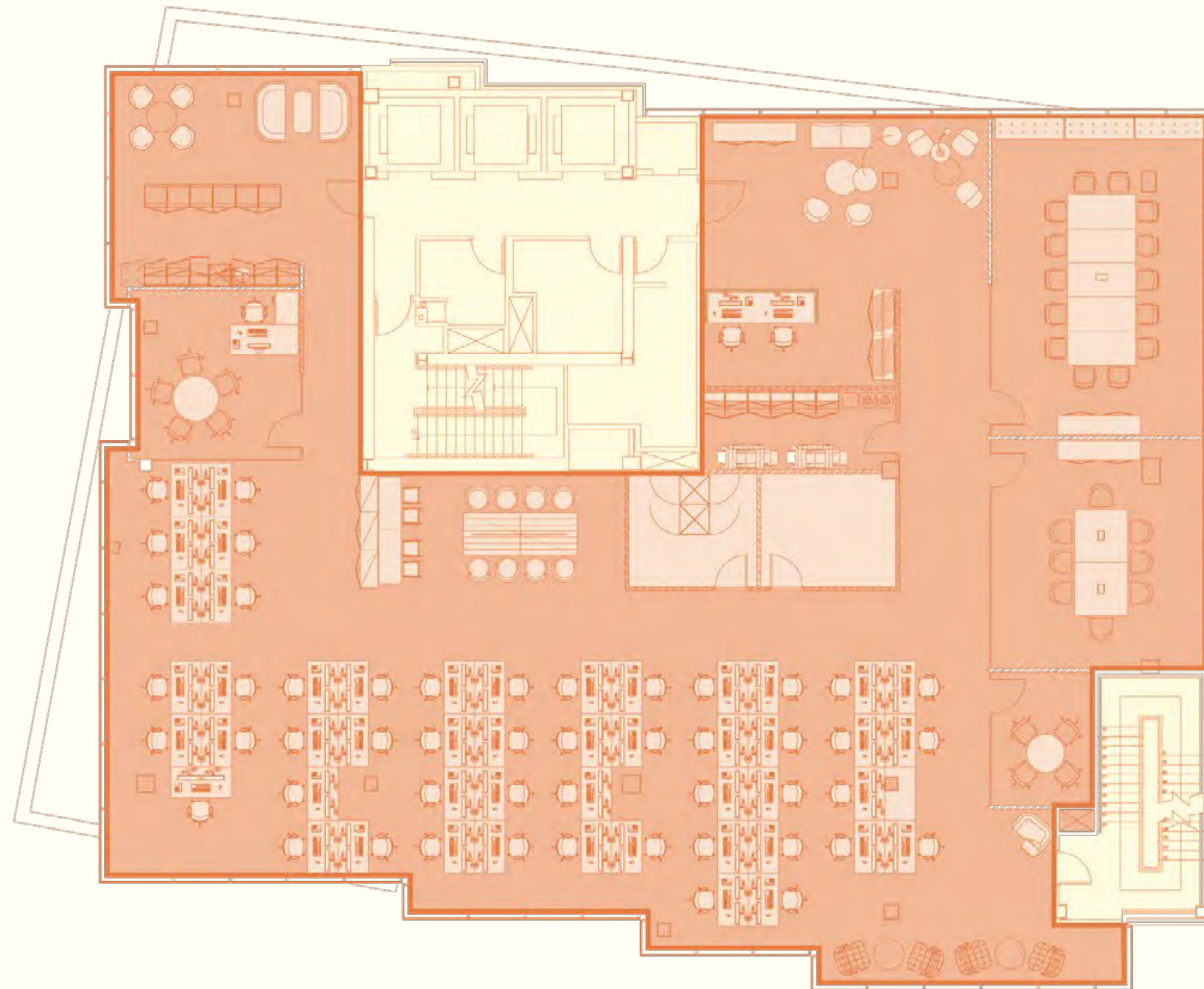
FLOOR TWO

5,606 sq ft





INDICATIVE SPACE PLAN



FLOOR FIVE

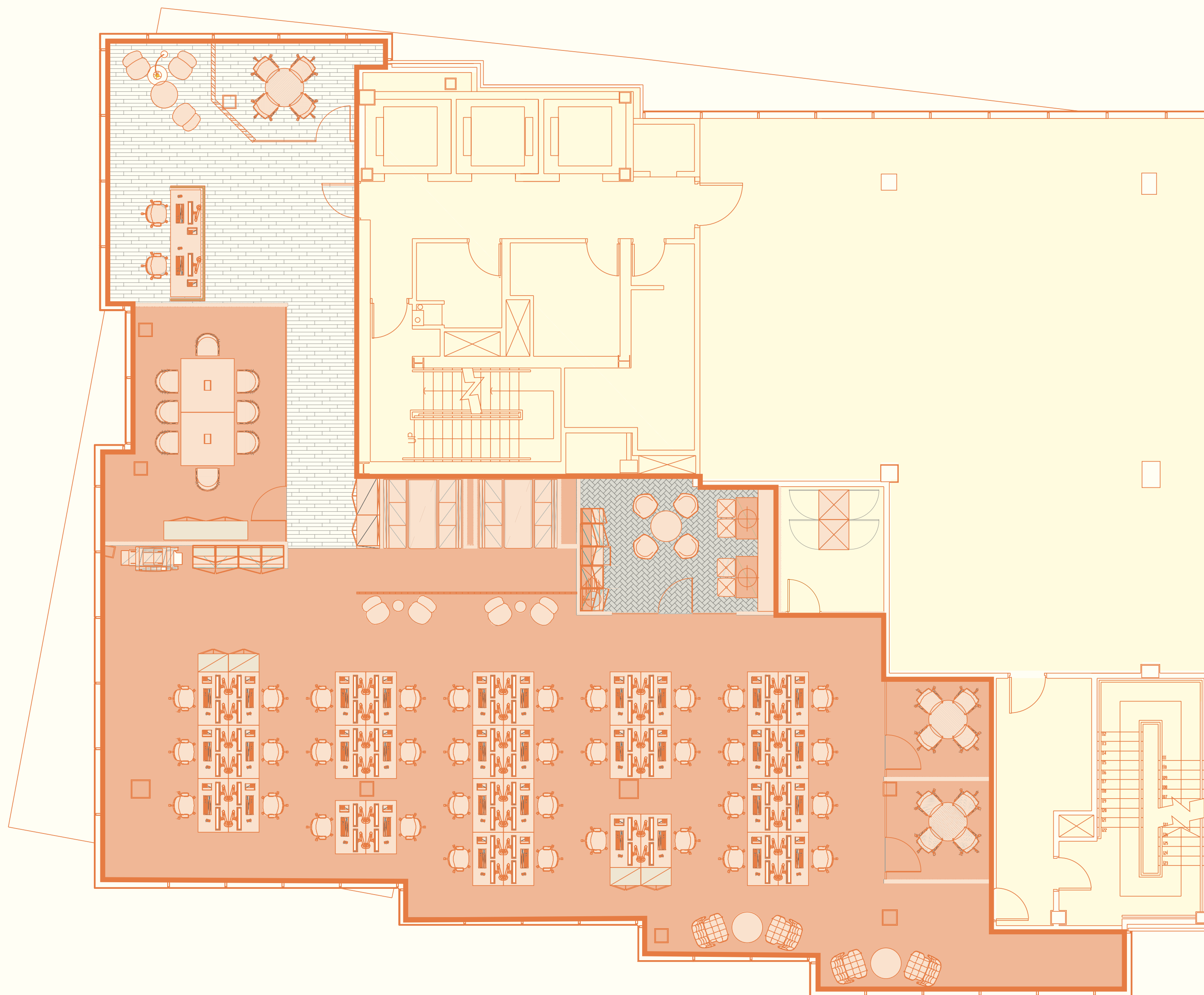
5,880 sq ft



- 50 X OPEN PLAN WORKSTATIONS
- 01 X RECEPTION
- 01 X FOURTEEN PERSON BOARD ROOM
- 01 X EIGHT PERSON MEETING ROOM
- 02 X FOUR PERSON MEETING ROOM
- 01 X FIVE PERSON MEETING ROOM
- 02 X BREAK OUT AREAS
- 01 X COMMS ROOM

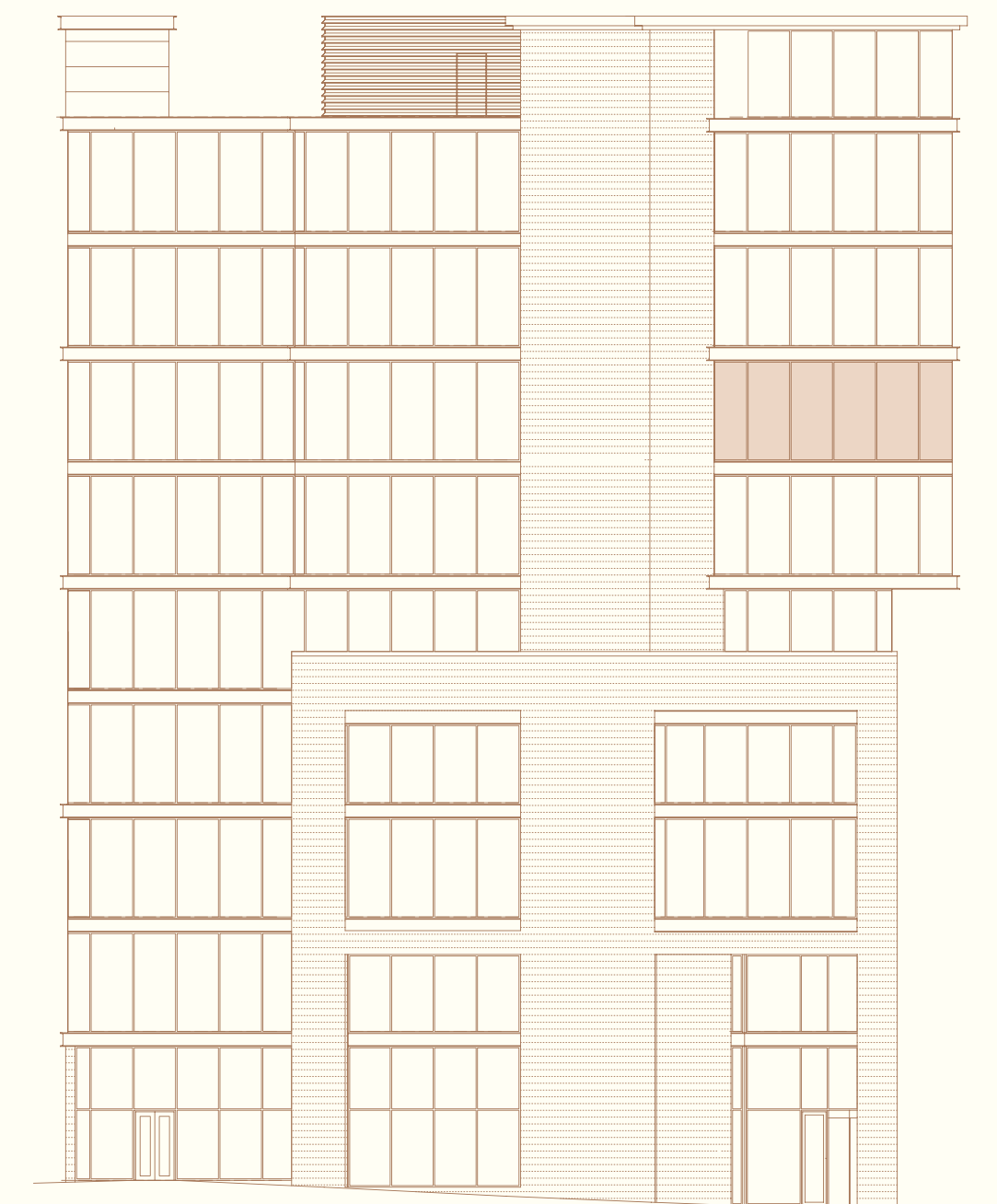


INDICATIVE SPACE PLAN



FLOOR SIX

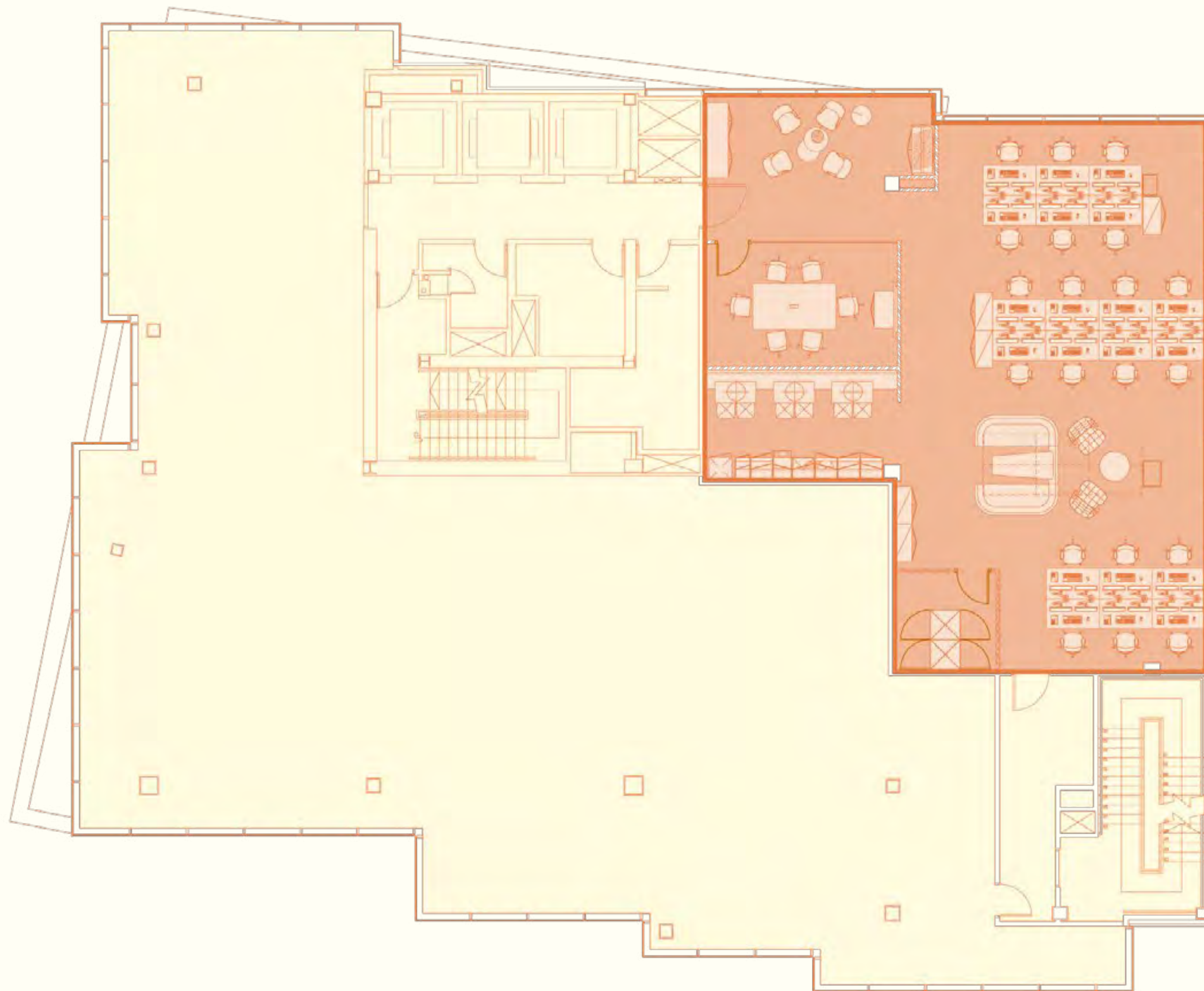
3,814 sq ft



- 34 X WORKSTATIONS
- 01 X RECEPTION
- 01 X EIGHT PERSON BOARDROOM
- 02 X FOUR PERSON MEETING ROOMS
- 01 X TEAPOINT
- 01 X COMMS ROOM

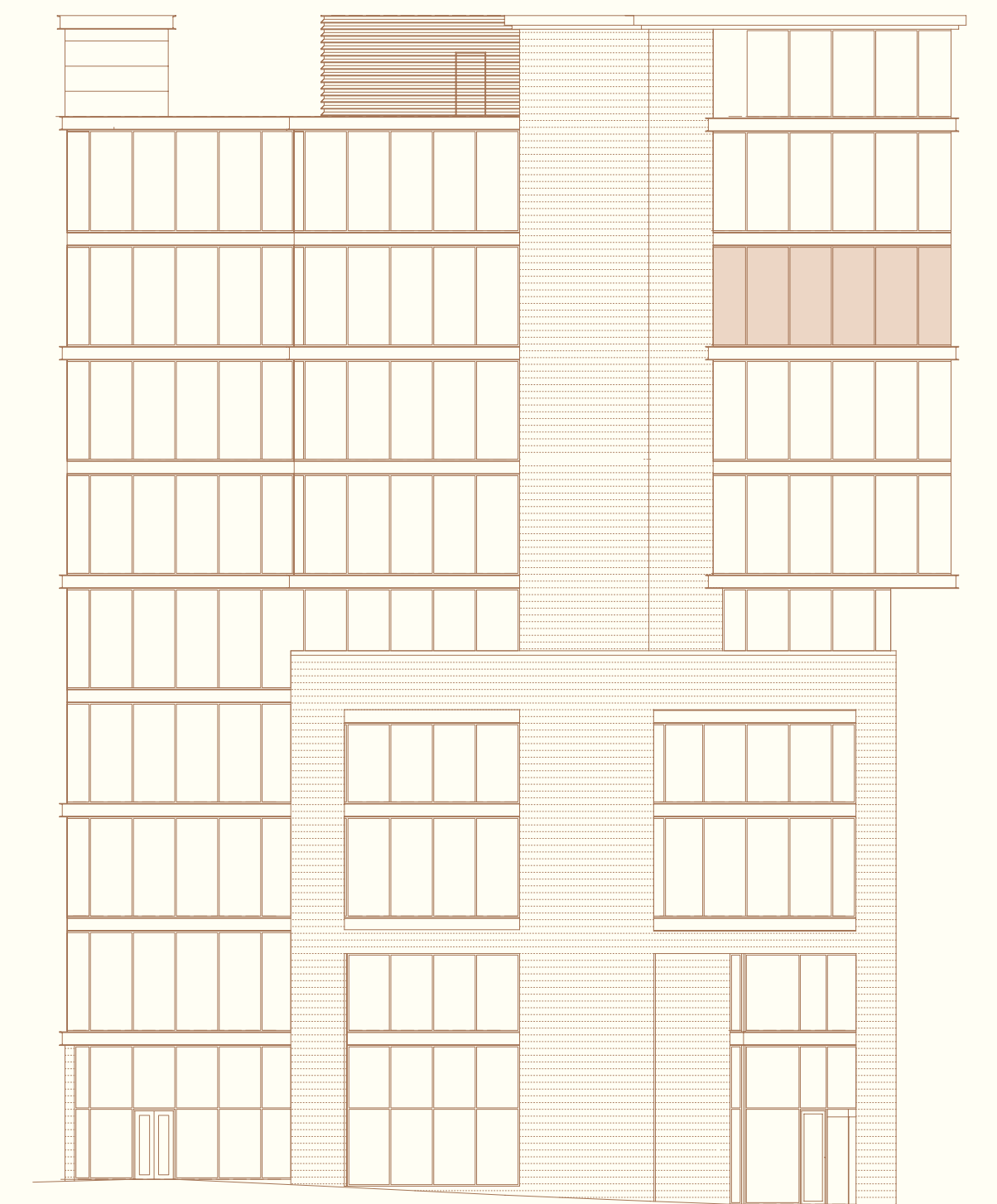


INDICATIVE SPACE PLAN



FLOOR SEVEN

1,835 sq ft



- 20 X OPEN PLAN WORKSTATIONS
- 01 X RECEPTION
- 01 X SIX PERSON BOARDROOM
- 01 X TEAPOINT
- 01 X BREAKOUT AREA



THE LOCATION

WORLD CLASS LEISURE,
RESIDENTIAL AND
RETAIL SPACE ON YOUR
DOORSTEP AND GREAT
TRANSPORT LINKS TO TAKE
YOU FURTHER

CENTRAL SPINNINGFIELDS

Spinningfields has evolved to become one of Europe's most impressive and successful real estate developments.

The Spinningfields Estate extends to approximately 4.5 million sq ft and is home to over

170 commercial organisations including RBS, HSBC, Barclays and Deloitte, including over 21,000 office workers.

There are over 400 residential apartments together with 50 shops, bars and restaurants.

MEET THE NEIGHBOURS

RBS
HSBC
Barclays
BDO
Regus
Grant Thornton
Hays
Deloitte
Pinsent Masons
Brewin Dolphin
Great Fridays
Baker Tilly
Your M&S
General Medical Council
Shoosmiths
Pro Manchester
Outsourcery
Brown Shipley
World Pay Investec
Lincoln House Chambers
Beachcroft
Leonard Curtis
Gardiner & Theobald
The Bank of New York Mellon
PWC
Weightmans
We Work
Global Radio



SPINNINGFIELDS MAP

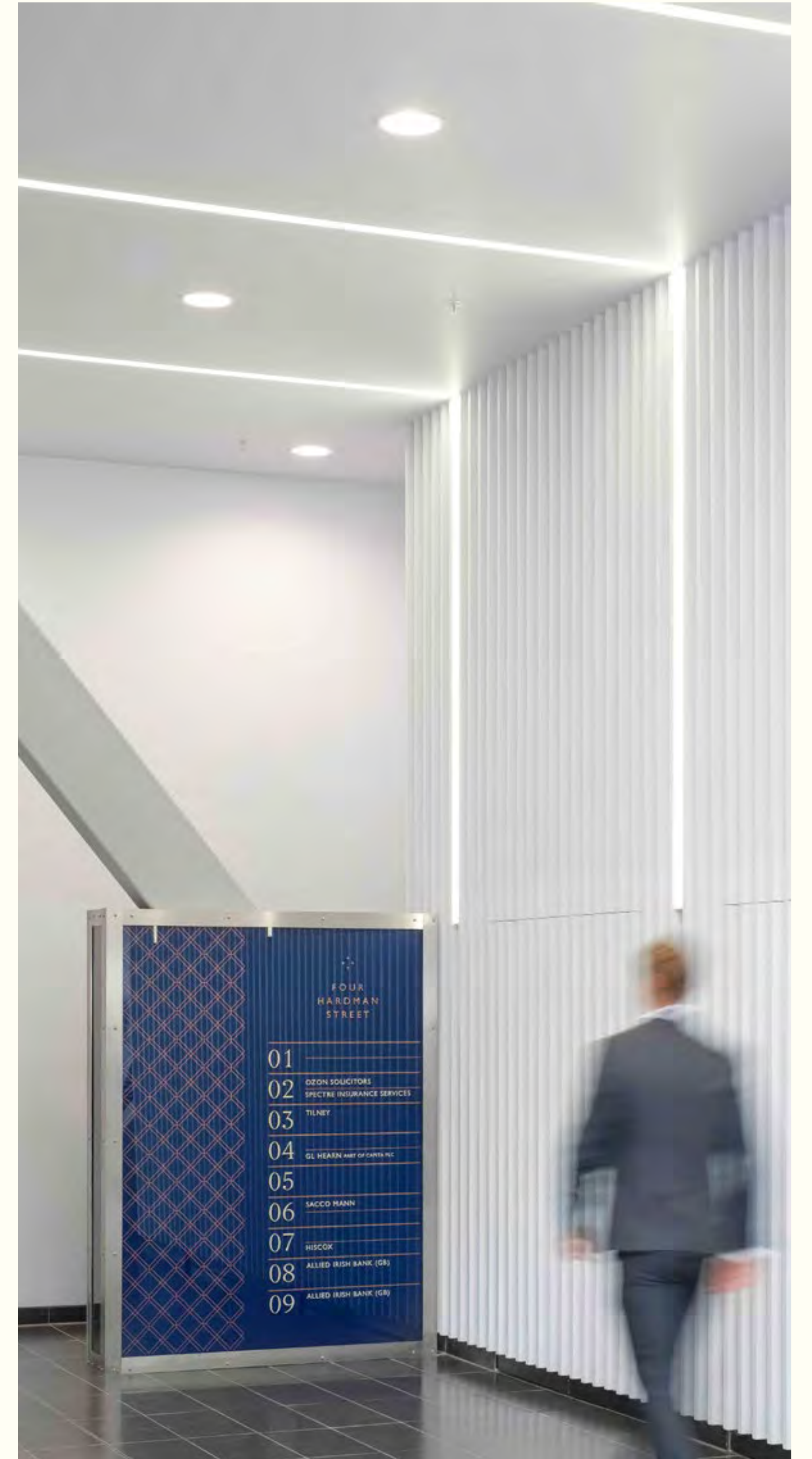


LOCAL AMENITIES

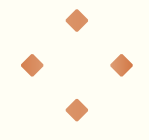
1. Hawksmoor
2. Handmade Burger Co.
3. Wagamama
4. Philpotts
5. Banyan Bar & Kitchen
6. Nando's
7. Nudo
8. Wahu
9. Australasia
10. 20 Stories
11. The Ivy
12. The Alchemist
13. Iberica
14. Thaikhun
15. Comptoir Libanais
16. Fazenda
17. The Oast House
18. Little Waitrose
19. Costa Coffee
20. M&S Foodhall
21. Carluccio's
22. Tattu
23. Pret A Manger
24. Bagel Nash
25. Itsu
26. The Refinery
27. Beastro
28. Zizzi's
29. Gourmet Burger Kitchen
30. Scene Indian Street Kitchen



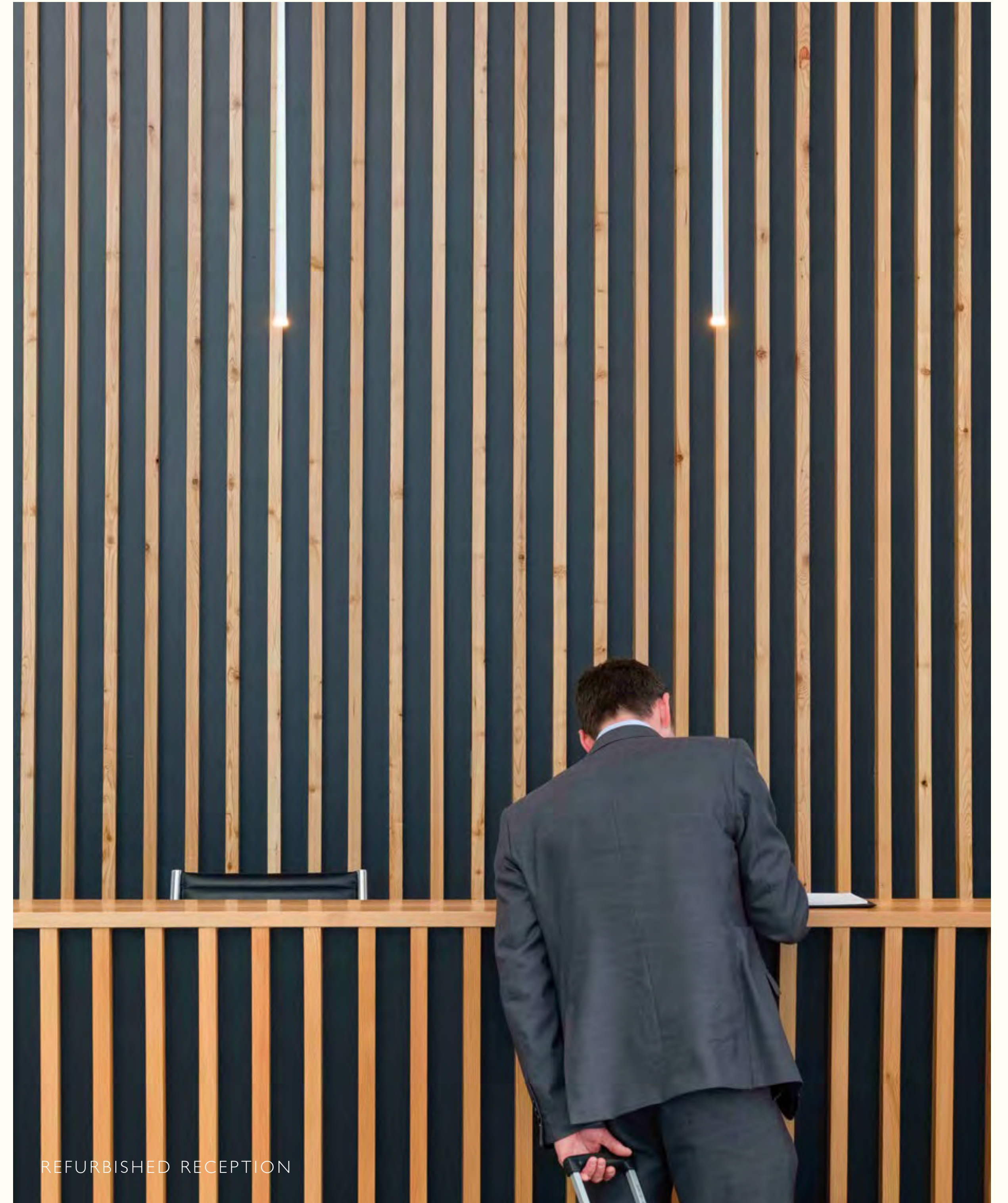
REFURBISHED RECEPTION



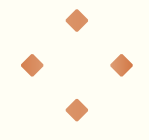
- FOUR
HARDMAN
STREET
- 01
 - 02 DEON SOLUTIONS
SPECTRA INSURANCE SERVICES
 - 03 TILNEY
 - 04 GL HEATH AND COMPANY
 - 05
 - 06 SACCO MANN
 - 07 HISCOX
 - 08 ALLIED IRISH BANK (GB)
 - 09 ALLIED IRISH BANK (GB)



FOUR HARDMAN STREET EXTERIOR



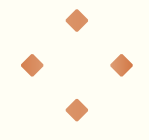
REFURBISHED RECEPTION



FLOOR SIX



FLOOR FIVE



FLOOR FIVE

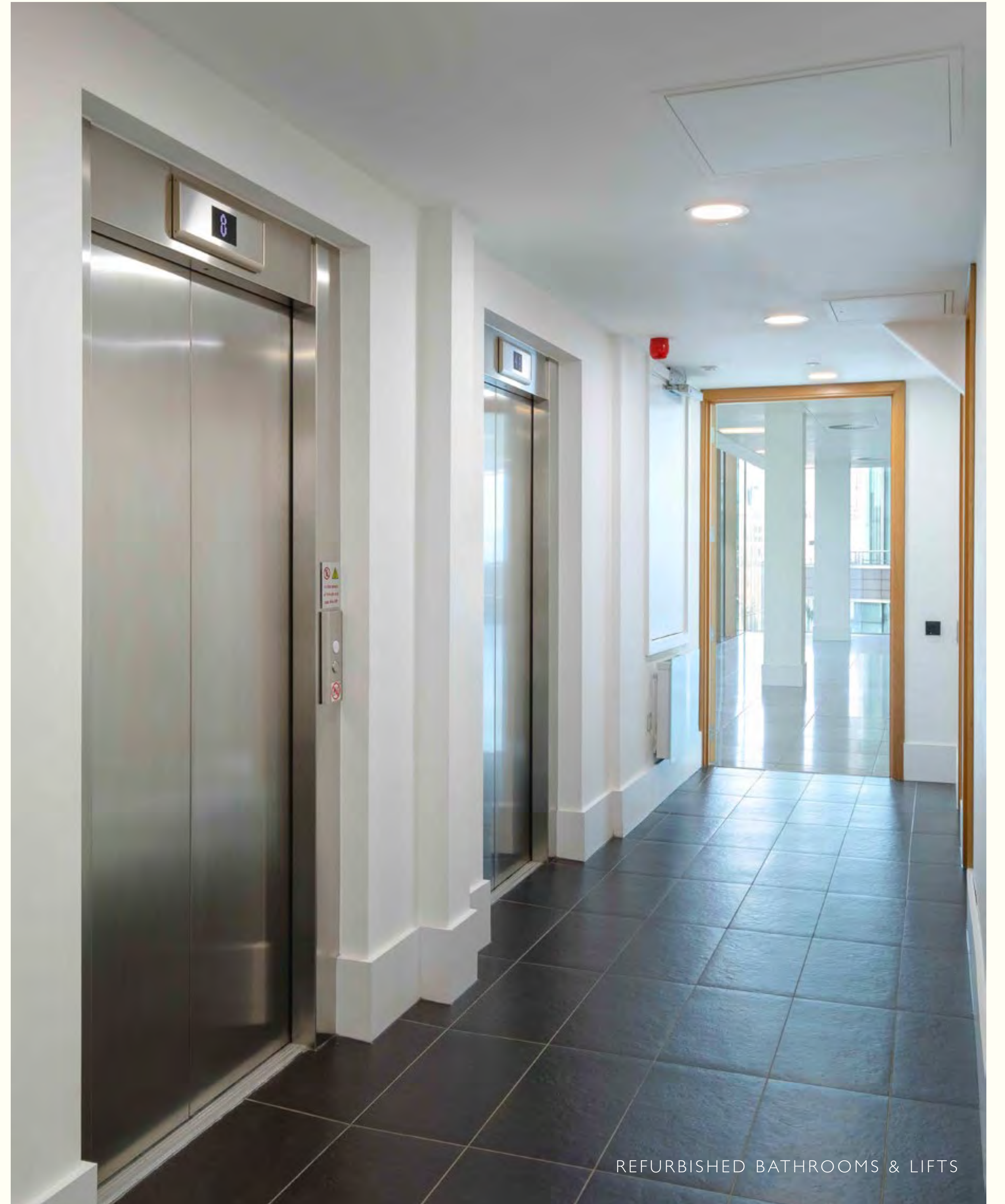
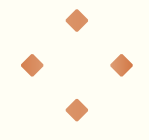




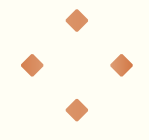
FLOOR SEVEN



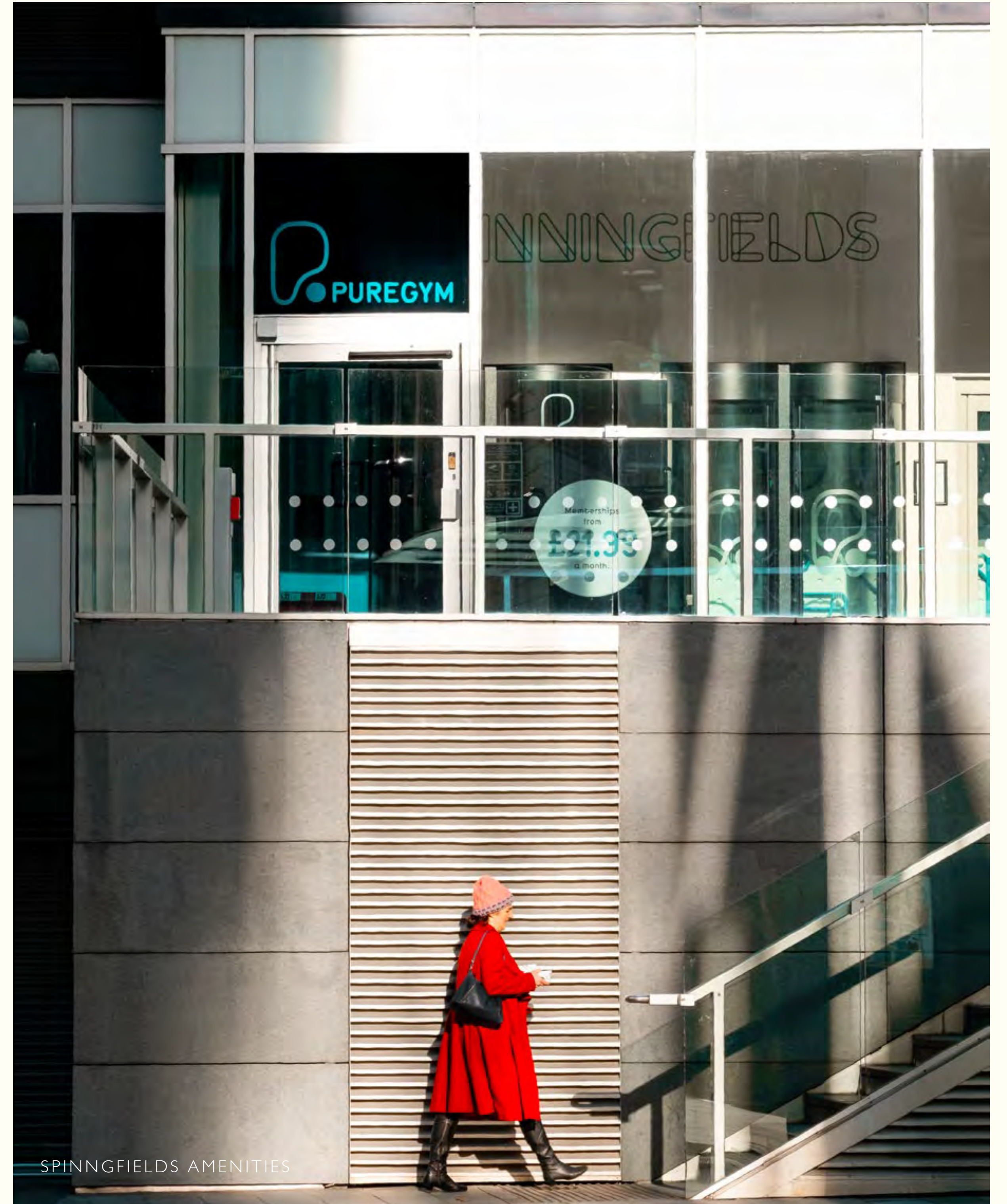
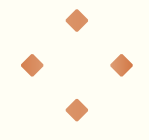
FLOOR SEVEN



REFURBISHED BATHROOMS & LIFTS

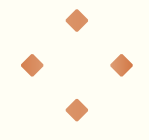


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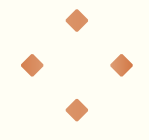
SPINNINGFIELDS AMENITIES

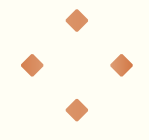




SPINNGFIELDS AMENITIES







SPINNGFIELDS AMENITIES





CONTACT

FOR FURTHER
INFORMATION AND
ALL ENQUIRIES PLEASE
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TERMS & CONDITIONS

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The Property Misdescriptions Act 1991. These particulars are
issued without any responsibility on the part of the agent and
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any person in their employ has any authority to make or give any
representation or warranty whatsoever in relation to the property.