



FOUR HARDMAN STREET,
SPINNINGFIELDS,
MANCHESTER, M3 3PL.

A PROMINENT NEW
A3/A4 UNIT LOCATED
IN THE HEART OF
SPINNINGFIELDS.



SITUATED IN THE HEART OF MANCHESTER, SPINNINGFIELDS IS THE ECONOMIC AND CULTURAL CAPITAL OF THE NORTH WEST.

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

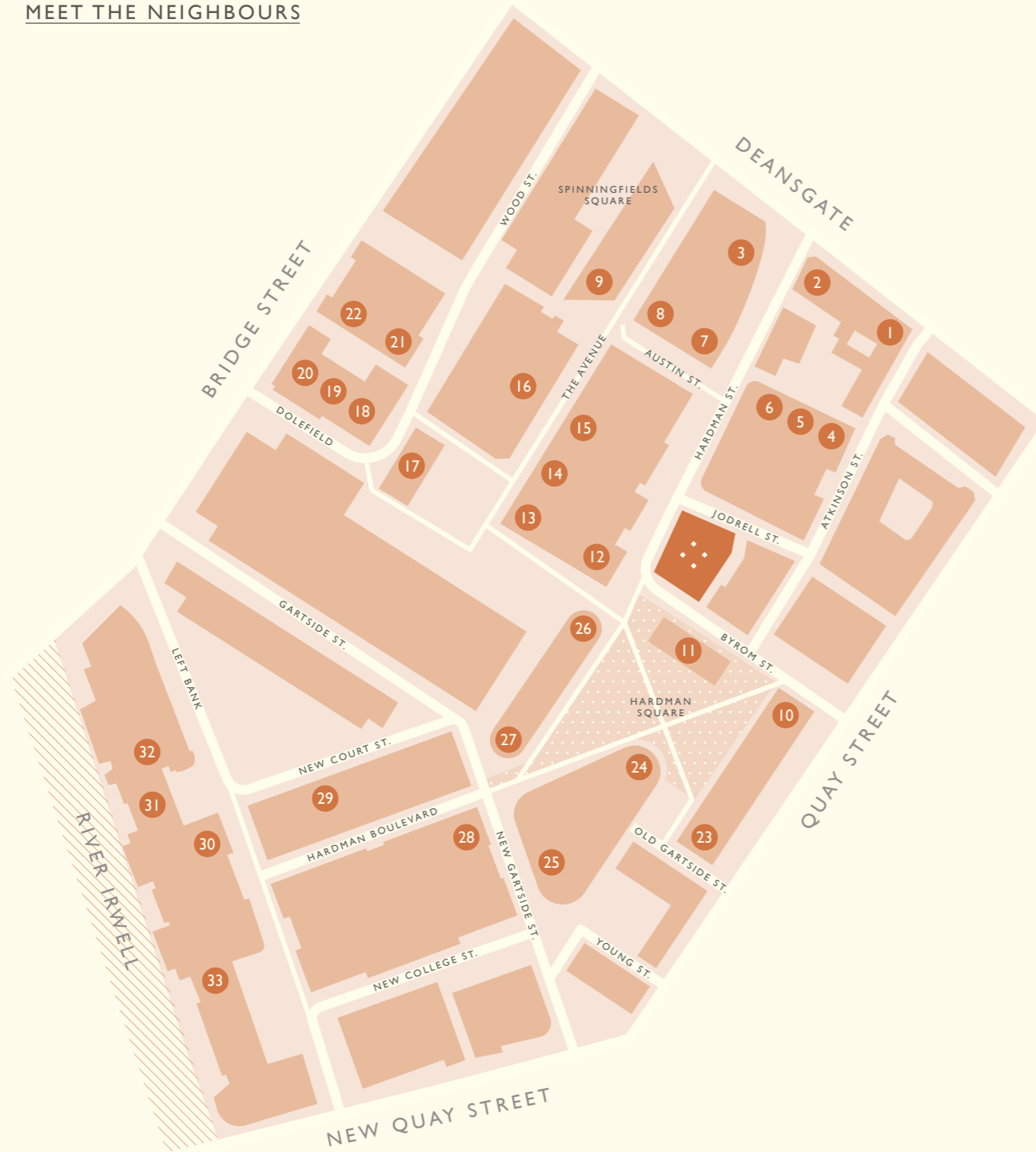
The Spinningfields Estate extends to approximately 4.5 million ^{sq ft} (410,050 sq m) and is home to over 170 commercial organisations including RBS, HSBC, Barclays and Natwest. Including 17,000 office workers (due to increase to 21,000 by the end of 2017). There are over 400 residential apartments and over 50 shops, bars and restaurants.

The premises are located in the heart of Spinningfields with frontages to both Hardman Street and Byrom Street. Nearby leisure occupiers including Manchester Opera House, The Alchemist, Carluccio's, Iberica, Thaikhun and Manchester House, amongst others. Retailers include TM Lewin, WH Smith and Pret a Manger.



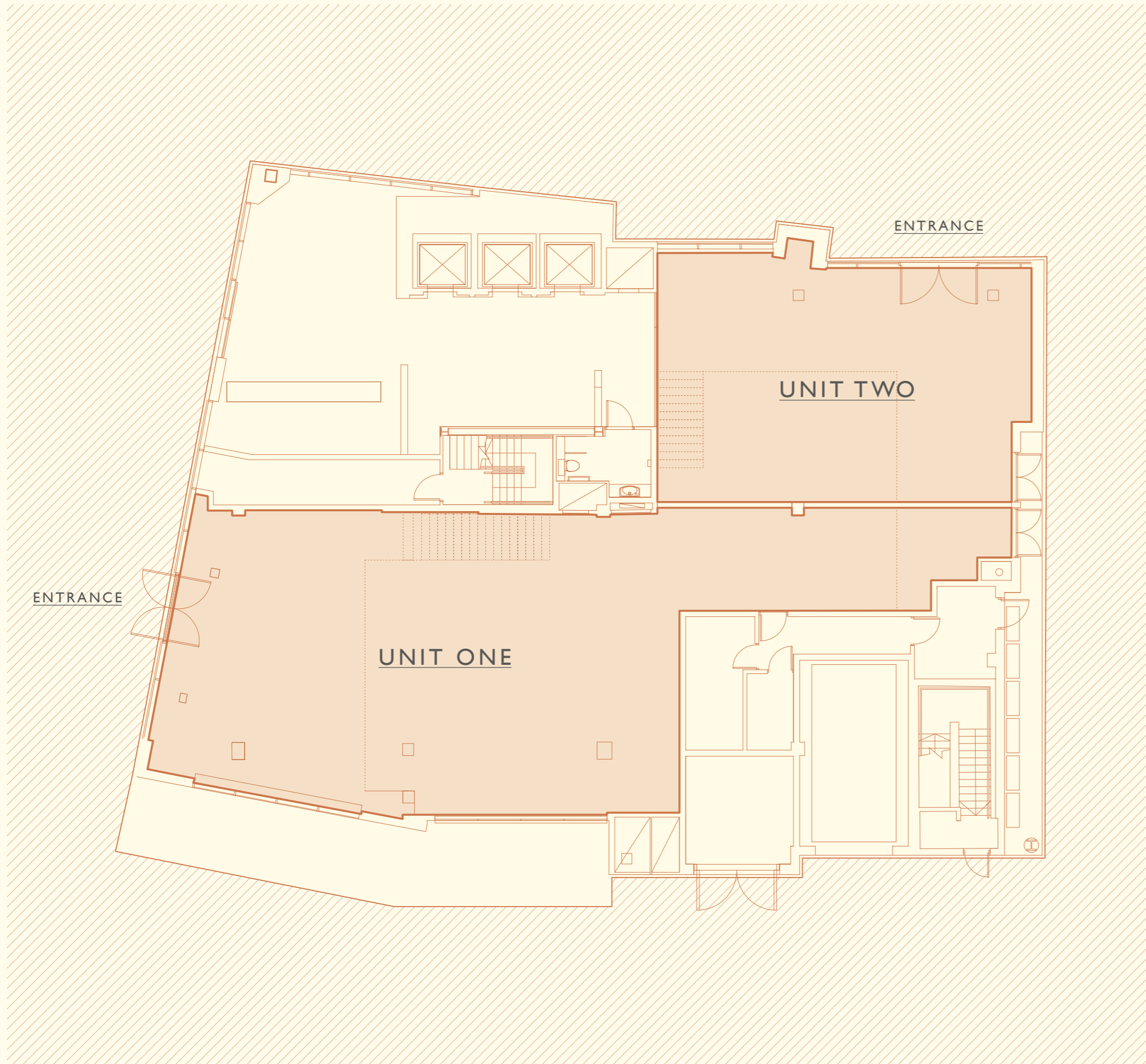


MEET THE NEIGHBOURS



- | | | |
|------------------------|------------------------|---------------------------------|
| 1. Hawksmoor | 12. The Alchemist | 23. M&S Foodhall |
| 2. Handmade Burger Co. | 13. Iberica | 24. Carluccio's |
| 3. Wagamama | 14. Thaikhun | 25. Tattu |
| 4. Philpotts | 15. Comptoir Libannais | 26. Pret A Manger |
| 5. Hey Little Cupcake | 16. Fazenda | 27. Bagel Nash |
| 6. Nando's | 17. The Oast House | 28. Itsu |
| 7. Nudo | 18. Neighbourhood | 29. Drake & Morgan |
| 8. Wahu | 19. Manchester House | 30. Beastro |
| 9. Australasia | 20. Little Waitrose | 31. Zizzi's |
| 10. D&D London | 21. Artisan | 32. Gourmet Burger Kitchen |
| 11. The Ivy | 22. Costa Coffee | 33. Scene Indian Street Kitchen |





UNIT ONE & TWO COMBINED

The premises currently provide open plan ground floor only accommodation. There is potential to install a mezzanine floor if required. The current floor layout would provide the following accommodation:

Ground Floor GIA: 3,565 sq ft (331 sq m)
 Potential Mezz GIA: 2,273 sq ft (207.8 sq m)

Consideration will be given to splitting the premises into two separate units to provide the following approximate areas:

UNIT ONE

This unit fronts Hardman Street with return frontage to Byrom Place. Approximate floor areas as follows:

Ground Floor GIA: 2,378 sq ft (221 sq m)
 Potential Mezz GIA: 1,614 sq ft (150 sq m)

There is potential for external seating (subject to relevant licence) along Byrom Place.

UNIT TWO

This unit fronts Hardman Street opposite Pure Gym, TM Lewin and WH Smith. Approximate floor areas as follows:

Ground Floor GIA: 1,087 sq ft (101 sq m)
 Potential Mezz GIA: 538 sq ft (50 sq m)

QUOTING RENT

Ground floor: £50 per sq ft
 Mezzanine: £25 per sq ft



PLANNING

Planning permission has been granted for change of use to Class A3/A4. Further information on the planning permission can be obtained through Manchester City Councils Planning Portal using the reference details below:

Date of application: 14 March 2017
Application number: 115116/FO/2017

FOR FURTHER INFORMATION AND ALL ENQUIRIES PLEASE CONTACT OUR AGENTS:

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