



# FOUR HARDMAN STREET

Spinningfields  
Manchester







# THE BUILDING

FOUR HARDMAN STREET

Four Hardman Street is a striking 10 storey office building offering Grade A accommodation with spectacular views over Spinningfields.

Suites available to let in the heart of Spinningfields from 1,781 sq ft to floors of 5,658 sq ft.

An architecturally stunning office space built with boutique businesses in mind.







#### Specification

- Manned reception
- Double height entrance
- 3 x thirteen person lifts
- Air conditioning
- Fully accessible raised floors
- Metal suspended ceiling tiles incorporating LED lighting
- BREEAM rating 'very good'
- Floor-to-ceiling height 2.8m
- Flexible efficient floor plates





Specification

- Secure basement car parking
- 4 showers in basement plus showers on every floor
- 32 bike racks
- 11 Car parking spaces





# LOCATION

World class leisure, residential and retail space on your doorstep and great transport links to take you further

## Central Spinningfields

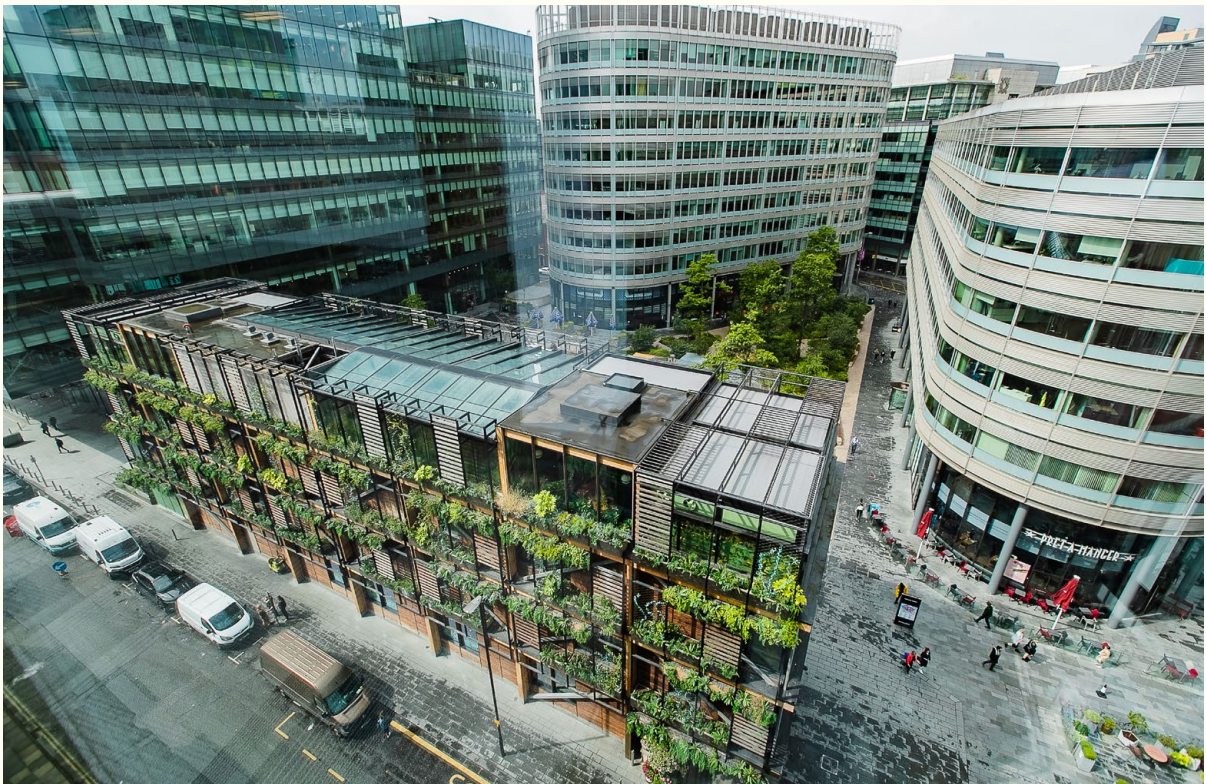
Spinningfields has evolved to become one of Europe’s most impressive and successful real estate developments.

The Spinningfields Estate extends to approximately 4.5 million sq ft and is home to over 170 commercial organisations including RBS, HSBC and Barclays, including over 1,000 office workers.

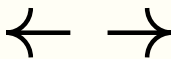
There are over 400 residential apartments together with 50 shops, bars and restaurants.

## Meet the neighbours

- RBS
- HSBC
- Barclays
- BDO
- Regus
- Grant Thornton
- Pinsent Masons
- Brewin Dolphin
- Great Fridays
- Baker Tilly
- Your M&S
- General Medical Council
- Shoosmiths
- Pro Manchester
- 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



Clockwise from left:  
Hardman Square  
Australasia,  
1The Avenue  
The Oast House,  
The Avenue Courtyard  
Phillip Stoner The Jeweller  
and Comptoir Libanais,  
The Avenue



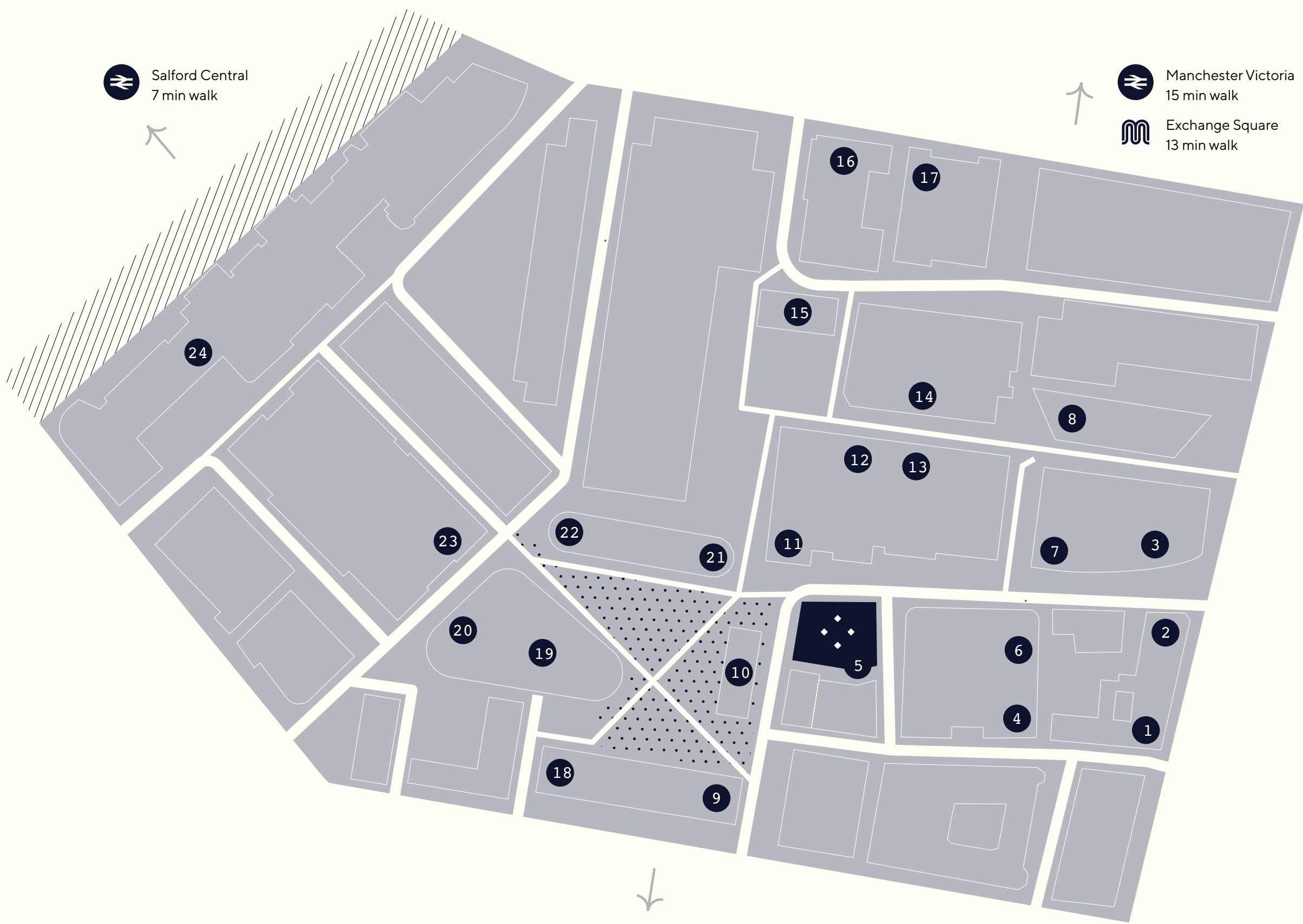
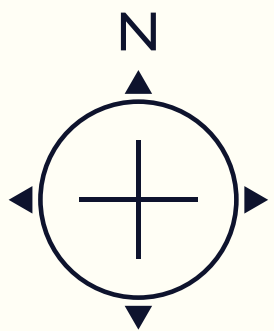












Salford Central  
7 min walk

Manchester Victoria  
15 min walk

Exchange Square  
13 min walk

Deansgate  
10 min walk

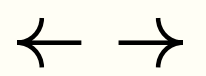
Manchester Oxford Road  
15 min walk

St. Peter's Square  
10 min walk

Manchester Piccadilly  
20 min walk

### Local amenities

1. Hawksmoor
2. Handmade Burger Co.
3. Wagamama
4. Philpotts
5. Banyan Bar & Kitchen
6. Nando's
7. Nudo
8. Australasia
9. 20 Stories
10. The Ivy
11. The Alchemist
12. Thaikhun
13. Comptoir Libanais
14. Fazenda
15. The Oast House
16. Co-op
17. Costa Coffee
18. M&S Foodhall
19. Bill's
20. Tattu
21. Pret A Manger
22. Bagel Nash
23. Itsu
24. Gourmet Burger Kitchen





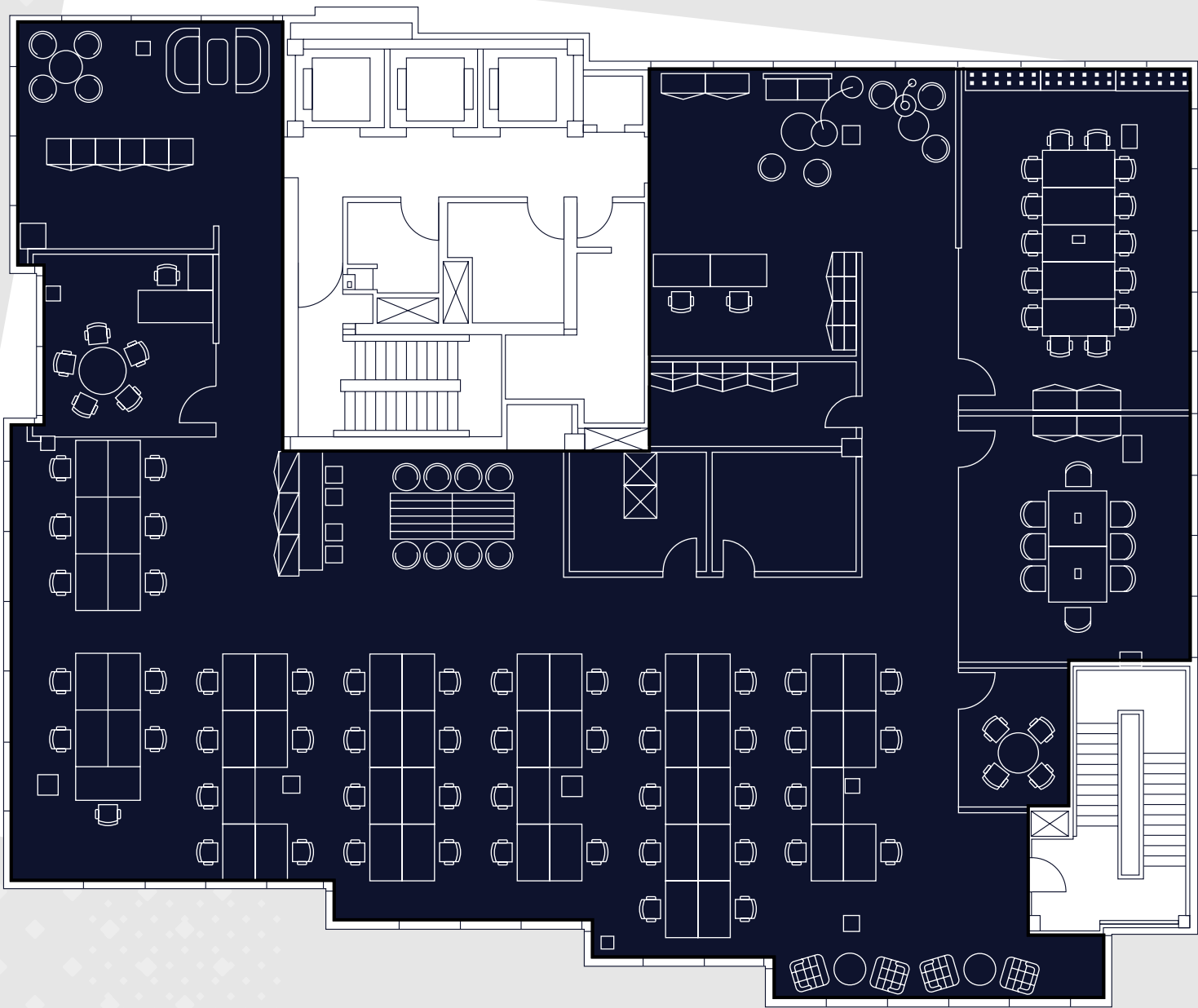
Second Floor  
5,658 sq ft

Part Seventh Floor  
1,822 sq ft

Part Fourth Floor  
1,781 sq ft

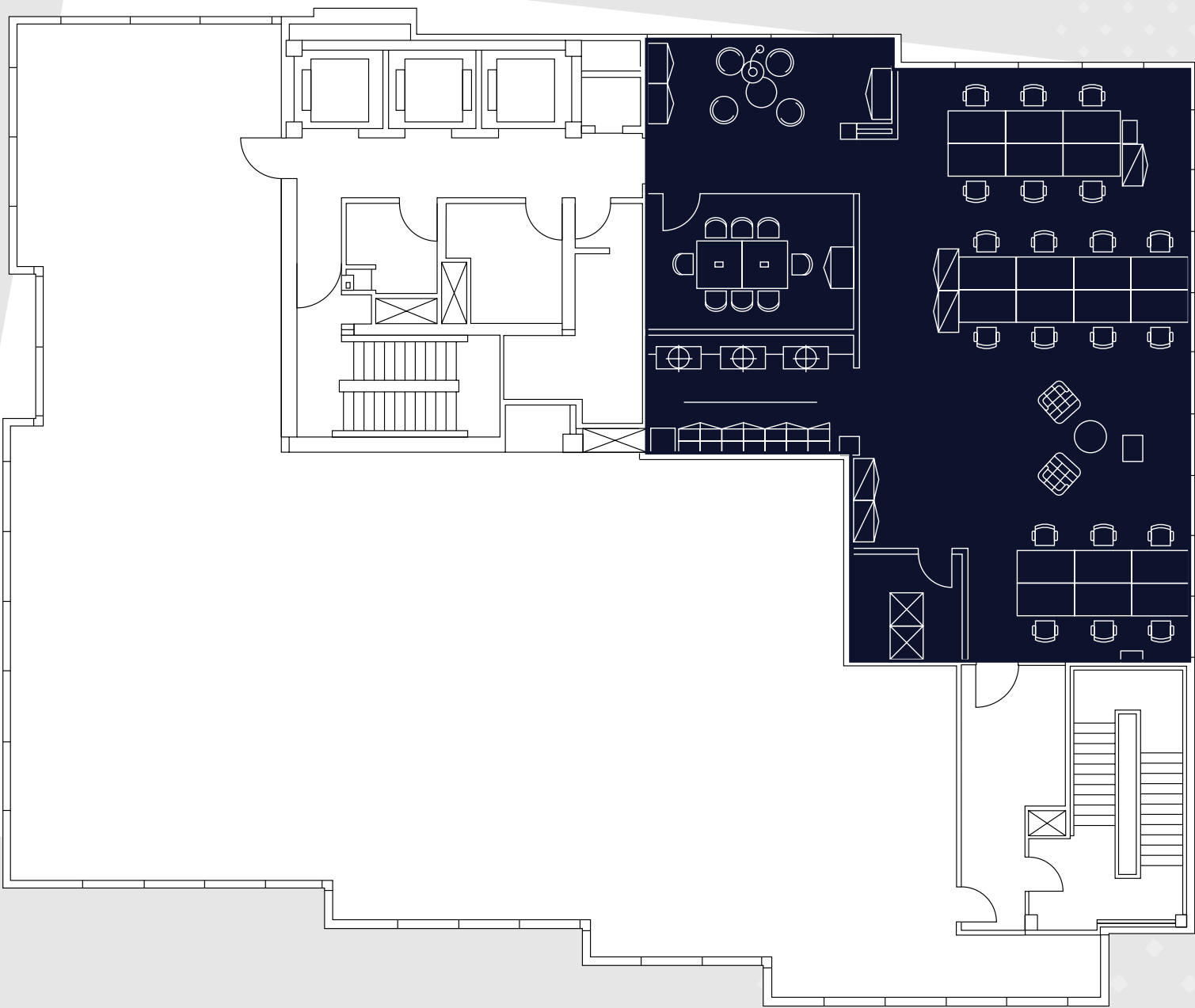
- Tenants**
- Prosperity Law
  - Tilney
  - Sacco Mann
  - HGF
  - Systra
  - UBS
  - Hiscox
  - Allied Irish Bank
  - John Good Logistics





Second Floor  
5,658 sq ft

- 50 × Open plan workstations
- 1 × Reception
- 1 × Fourteen person board room
- 1 × Eight person meeting room
- 2 × Four person meeting room
- 1 × Five person meeting room
- 2 × Break out areas
- 1 × Comms room

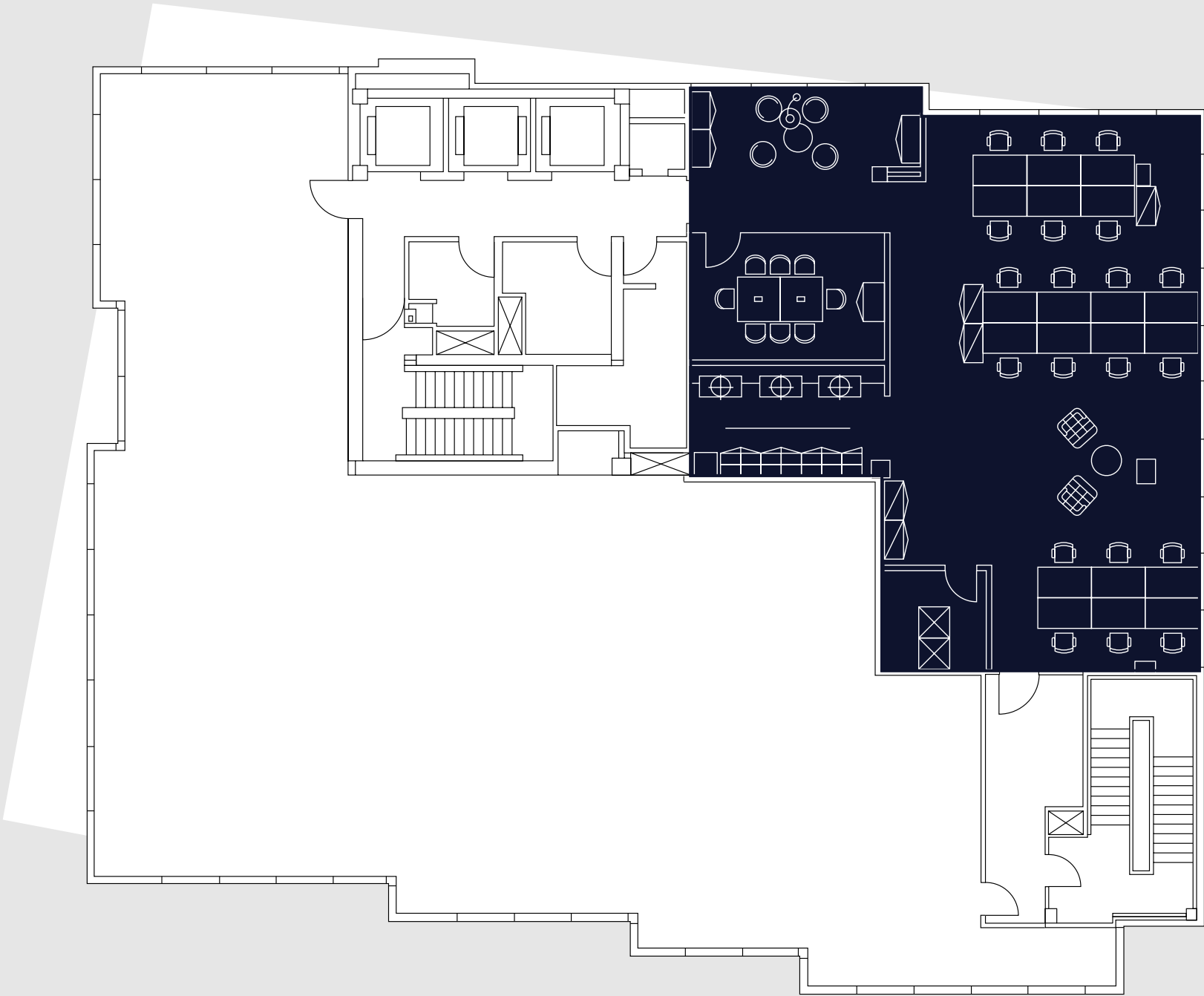


Fourth Floor  
1,781 sq ft

- 20 × Workstations
- 1 × Reception
- 1 × Six person boardroom
- 1 × Teapoint
- 1 × Breakout area



# INDICATIVE SPACE PLAN



**Seventh Floor**  
**1,822 sq ft**

- 20 × Workstations
- 1 × Reception
- 1 × Six person boardroom
- 1 × Teapoint
- 1 × Breakout area









#### Specification

- Air conditioning
- Fully accessible raised floors
- 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
- Shower facilities on each floor







# CONTACT

· · · FOUR HARDMAN STREET

For further information and all enquiries  
please contact our agents:

<b>Daniel Barnes</b> Savills 0161 602 8240 <a href="mailto:dbarnes@savills.com">dbarnes@savills.com</a>	<b>Dan Margolis</b> Colliers 0161 831 3303 <a href="mailto:dan.margolis@colliers.com">dan.margolis@colliers.com</a>
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### Terms & Conditions

Misrepresentation Act 1967.  
Unfair Contract Terms Act 1977  
The Property Misdescriptions  
Act 1991. These particulars  
are issued without any  
responsibility on the part of  
the agent and are not to be  
construed as containing any  
representation or fact upon

which any person is entitled  
to rely. Neither the agent nor  
any person in their employ has  
any authority to make or give  
any representation or warranty  
whatsoever in relation to the  
property. Brochure created by  
Tile Creative