

3 HARDMAN SQ

SPINNINGFIELDS

TO LET

1ST FLOOR: 11,108 SQ FT
3RD FLOOR: 8,891 SQ FT
5TH FLOOR: 12,941 SQ FT



welcome

*And the bees
still buzz*



SEE YOU AT 3

Welcome to Three Hardman Square, a stylish office building, designed with community and modern working in mind.





a place to meet...

The role of offices is changing. Dynamic working means that employees want as much from their work life as from their home life.

With this in mind, Three Hardman Square has been redesigned and repurposed, providing not just a place for work but a place for meeting, sharing and engaging.

A new business lounge provides a modern environment for touch-down working, with complimentary coffee and wifi as well as stylish, private booths for meetings.



welcome

& greet





Spinningfields

in the
heart of



World class squares and boulevards link together offices, shops and restaurants ensuring that Spinningfields can justifiably boast its reputation as the business capital of the north.

Spinningfields





enjoy



SEXY FISH
セクシーフィッシュ

AUSTRALASIA
MANCHESTER

THE ALCHEMIST

DEAR SAILOR

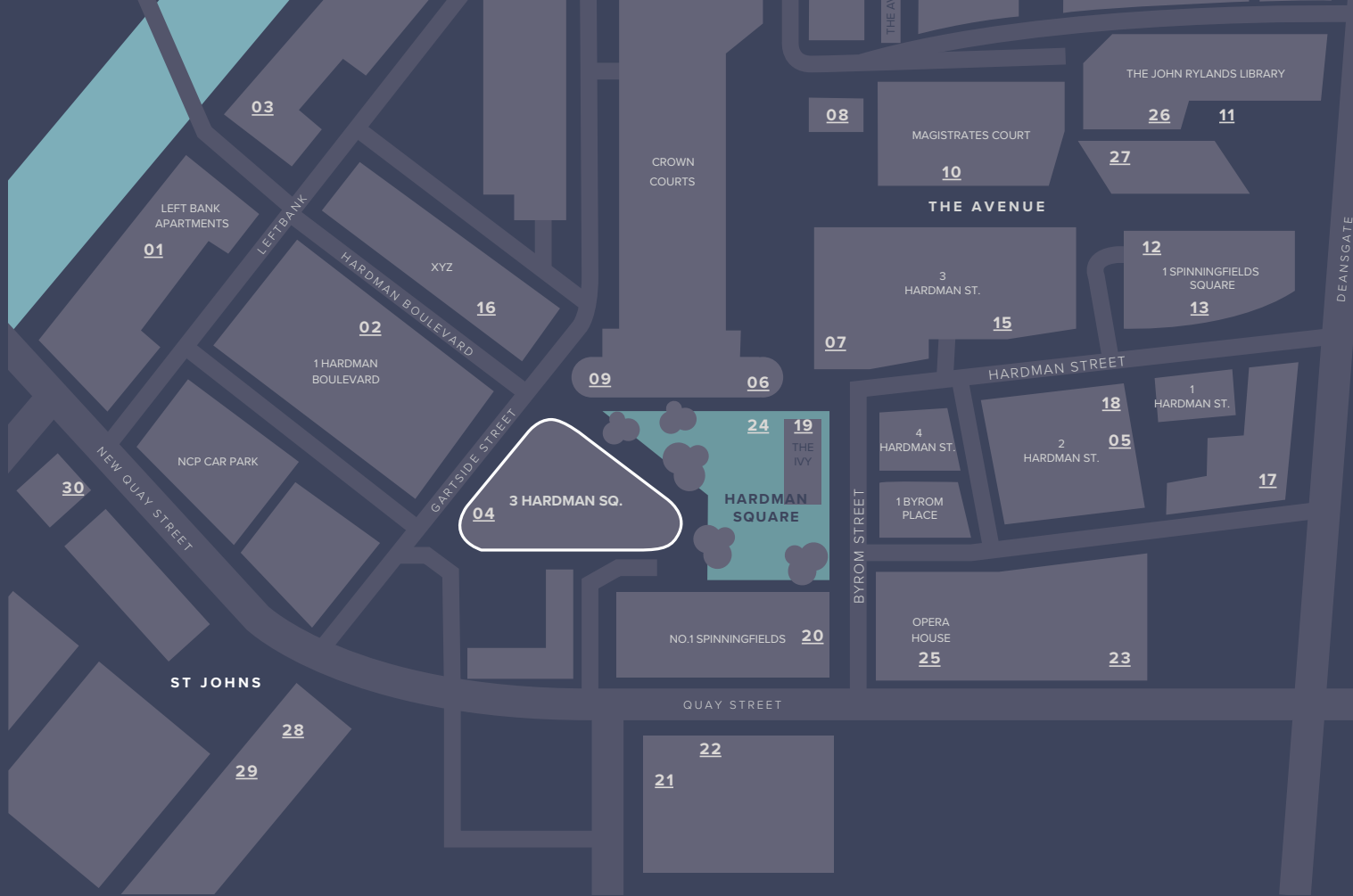


SOHO HOUSE

THE IVY



Spinningfields



amenities

Amenity at Spinningfields is unrivaled. The Ivy, 20 Stories, Schofields Bar and Australasia are a stone's throw away whilst the newly opened Sexy Fish and Dear Sailor add to the wide choice on your doorstep.

3 Hardman Square is also perfectly located to connect with the new arrivals in the new St Johns neighbourhood such as the highly anticipated Soho House and Mollies within a few minutes' walk.

| | | | |
|-----------|----------------------|-----------|-------------------|
| <u>01</u> | Scene | <u>17</u> | Hawksmoor |
| <u>02</u> | RBS | <u>18</u> | Nando's |
| <u>03</u> | Dockyard | <u>19</u> | The Ivy |
| <u>04</u> | Tattu | <u>20</u> | 20 Stories |
| <u>05</u> | Philpotts | <u>21</u> | Barry's Boot Camp |
| <u>06</u> | Pret A Manger | <u>22</u> | Everyman Cinema |
| <u>07</u> | The Alchemist | <u>23</u> | Schofields |
| <u>08</u> | The Oast House | <u>24</u> | The Lawn Club |
| <u>09</u> | Bagel Factory | <u>25</u> | The Opera House |
| <u>10</u> | Fazenda | <u>26</u> | Sexy Fish |
| <u>11</u> | Australasia | <u>27</u> | Dear Sailor |
| <u>12</u> | NatWest | <u>28</u> | Soho House (2024) |
| <u>13</u> | Wagamama | <u>29</u> | Mollies (2024) |
| <u>15</u> | Pure Gym | <u>30</u> | Fenix |
| <u>16</u> | Ultimate Performance | | |

business occupiers

collaborate

For over two decades Spinningfields has been the home to some of the world's most recognised brands. The success of Spinningfields continues to ripple into the adjoining neighbourhoods such as St. John's, which has cemented its reputation as the 'Tech Hub' of the north.

DEPARTMENT



fieldfisher



wework

nccgroup

BROWN SHIPLEY



Money
Super
Market

SHCOSMITHS

Spinningfields



 BARCLAYS

nccgroup

 RBS
The Royal Bank of Scotland

wework

SQUIRE
PATTON BOGGS

Money
Super
Market

 pwc

WPP

CLUD
IMPERIUM

Booking.com

CONNEX
ONE

 Robiquity

 factory
international



Spinningfields

Salford Central

NEW BAILEY

SPINNINGFIELDS

ST JOHNS
ENTERPRISE
CITY

St Peters Square

PETERSFIELD

CASTLEFIELD

Deansgate

Deansgate

Oxford

connections

connect

All key transport hubs including St Peters Square and Deansgate Metrolink are within a short walk and all 3 free shuttle buses pass through Spinningfields. The building provides a new cycle hub including state of the art bike racks, and shower facilities.



All key transport hubs within a few minutes walk.



Well connected to the Manchester cycle network.



St Peters Sq and Deansgate Metrolink are within a short walk.



All 3 free Shuttle bus routes pass through Spinningfields.



Salford Central and Deansgate are within a short walk.



Extensive parking and quick access to Manchester ring road.

sustainability

*And the bees
still buzz*



sustainability

Royal London Asset Management (RLAM) is targeting achieving net zero carbon by 2030 for their directly* managed property assets and developments.

*Directly managed property assets are those which RLAM has complete operational control, greater than 50% equity share or joint ventures where they would cover the proportionate amount of emissions.

Our RPI strategy sets out new, more ambitious environmental and social performance goals, and a critical governance structure to ensuring RPI is truly embedded across all stages of the property lifecycle (acquisitions, development and asset management).

To demonstrate our broader commitment, RLAM is also a signatory to the Net Zero Asset Managers Initiative, which is part of the United Nations backed Race to Zero campaign.



EXCELLENT

BREEAM Excellent
10/10 in sustainability assessment

EPC:

B

EPC B
Whole building now EPC B



Auto meter readings
Real time data to enable energy saving initiatives



Electric car charging
Basement charging points



Air Quality
Heating & cooling known for its energy saving principles



Tenant top tips
Helpful tips for eco-friendly tenants



Cycle to work friendly
Every facility for all your cycling needs!



Recycle Awareness
0% of our waste goes to landfill



Full LED lighting
Saving 21,511 Kilowatts a year!



community

feel good

Spinningfields





Spinningfields has community and wellbeing at its core. With open spaces including a year-round calendar of pop up events, there's always something happening.



For exercise, Pure Gym and Ultimate Performance are both on your doorstep and Barry's Bootcamp, is just a short stroll.

There are also wellbeing initiatives taking place at Spinningfields including the Daily Mile walking trail and The Little 'Lot, a community allotment that requires volunteers all year-round.

location

central mer



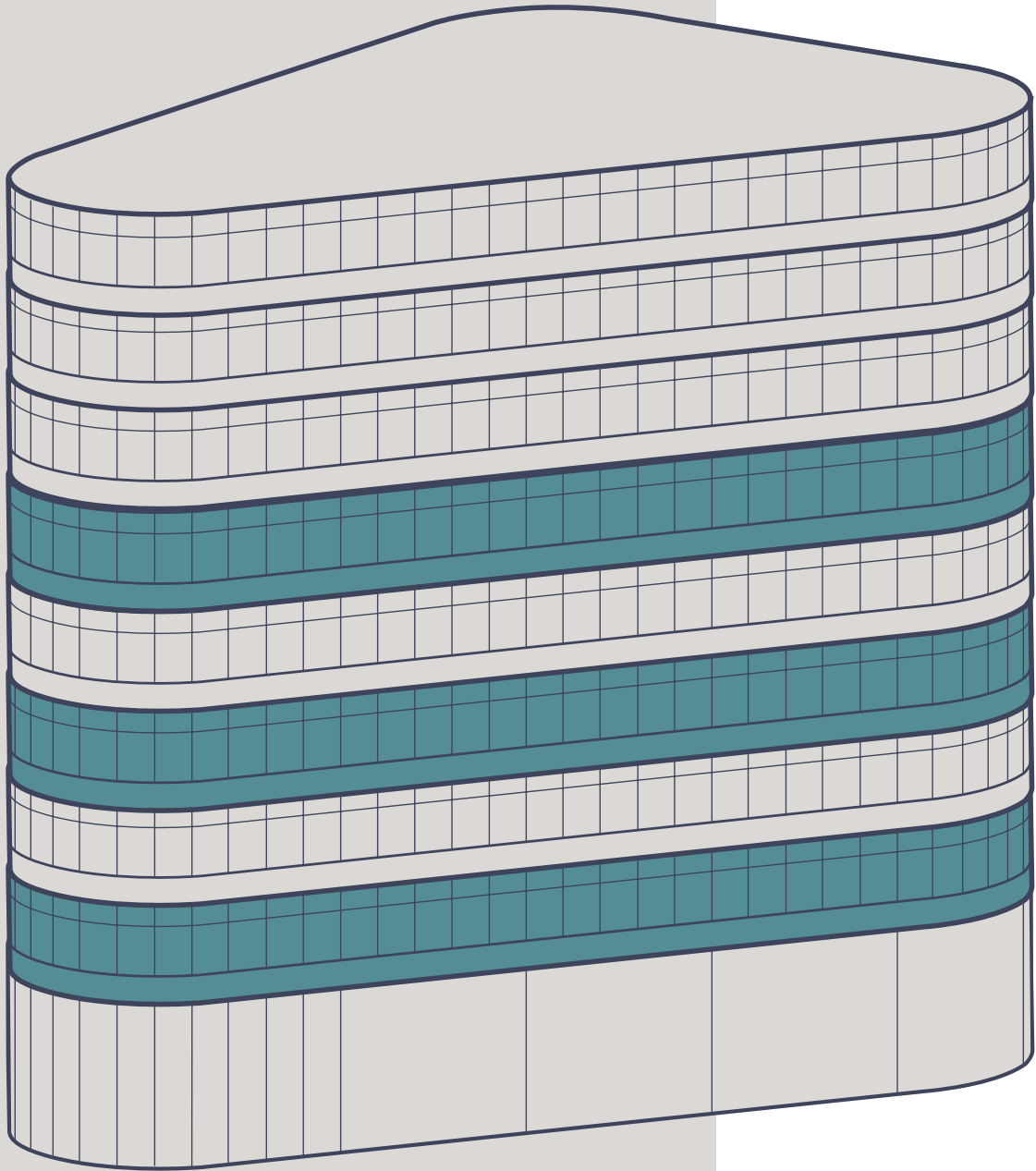
Spinningfields

- | | | | | | |
|-----------|----------------------|-----------|-------------------|-----------|--------------------|
| <u>01</u> | 3 Hardman Square | <u>06</u> | The Lowry Hotel | <u>11</u> | Manchester Central |
| <u>02</u> | The Oast House | <u>07</u> | Cross Street | <u>12</u> | Deansgate |
| <u>03</u> | No. 1 Spinningfields | <u>08</u> | Town Hall | <u>13</u> | Soho House Hotel |
| <u>04</u> | Leftbank | <u>09</u> | St Peter's Square | <u>14</u> | Premier Inn |
| <u>05</u> | St Johns | <u>10</u> | Great Northern | <u>15</u> | St Johns Gardens |



the building

availability



availability



11,108 to 32,940 sq ft Grade A office space split over 3 floors.

| LEVEL | TENANT | |
|-------|--------------------------|-----------------------|
| 08 | General Medical Council | |
| 07 | TLT LLP | |
| 06 | Worldpay | |
| 05 | Available 12,941 SQ FT | Towergate |
| 04 | St James's Place | isio. |
| 03 | Available 8,891 SQ FT | G2V Recruitment Group |
| 02 | Landmark | Landmark |
| 01 | Available 11,108 SQ FT | Landmark |

FLOOR

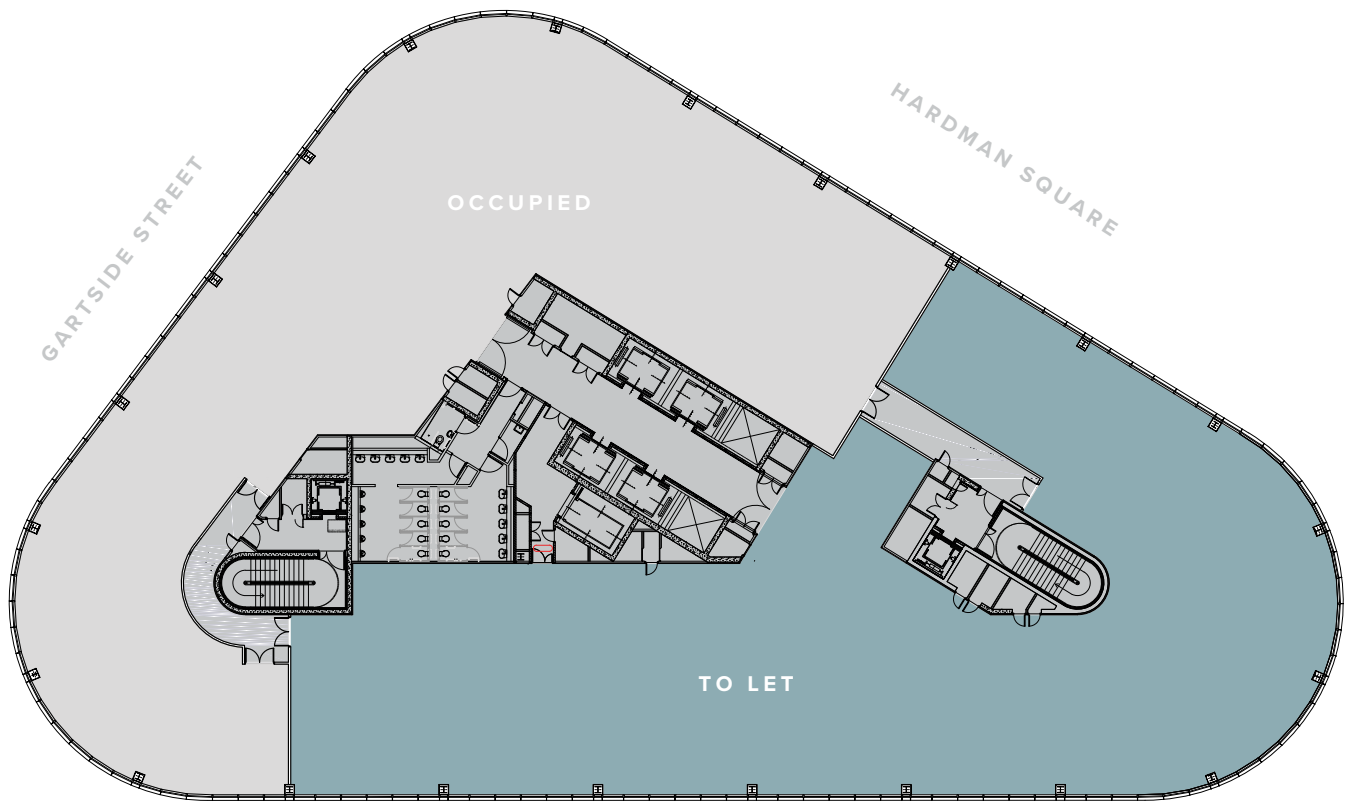
sq ft

sq m

01

11,108

1031



availability

 = 11,108 sq ft available

 = Let to Landmark

FLOOR

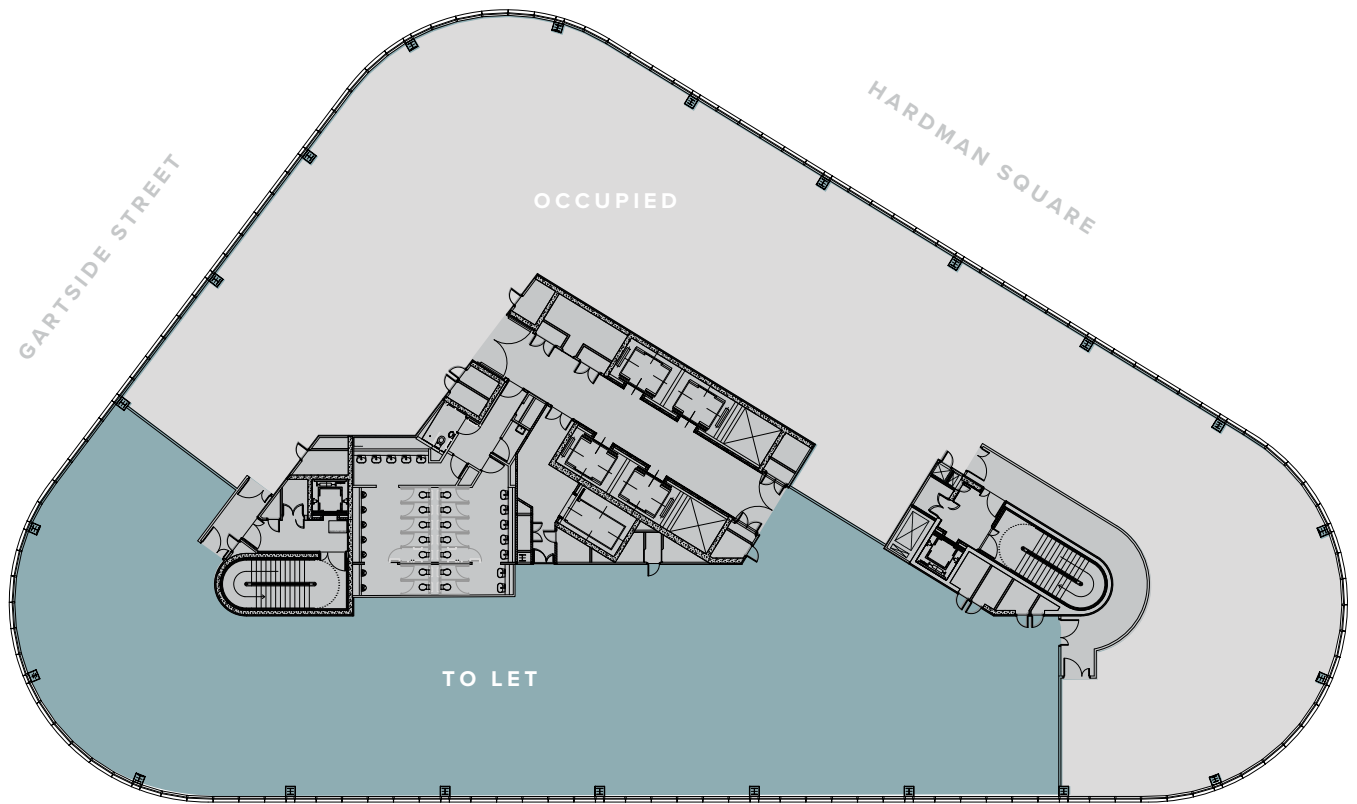
sq ft

sq m

03

8,891

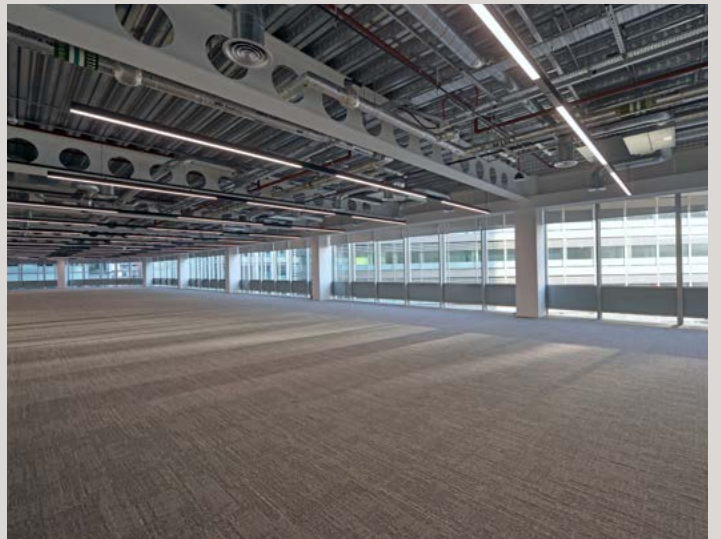
826

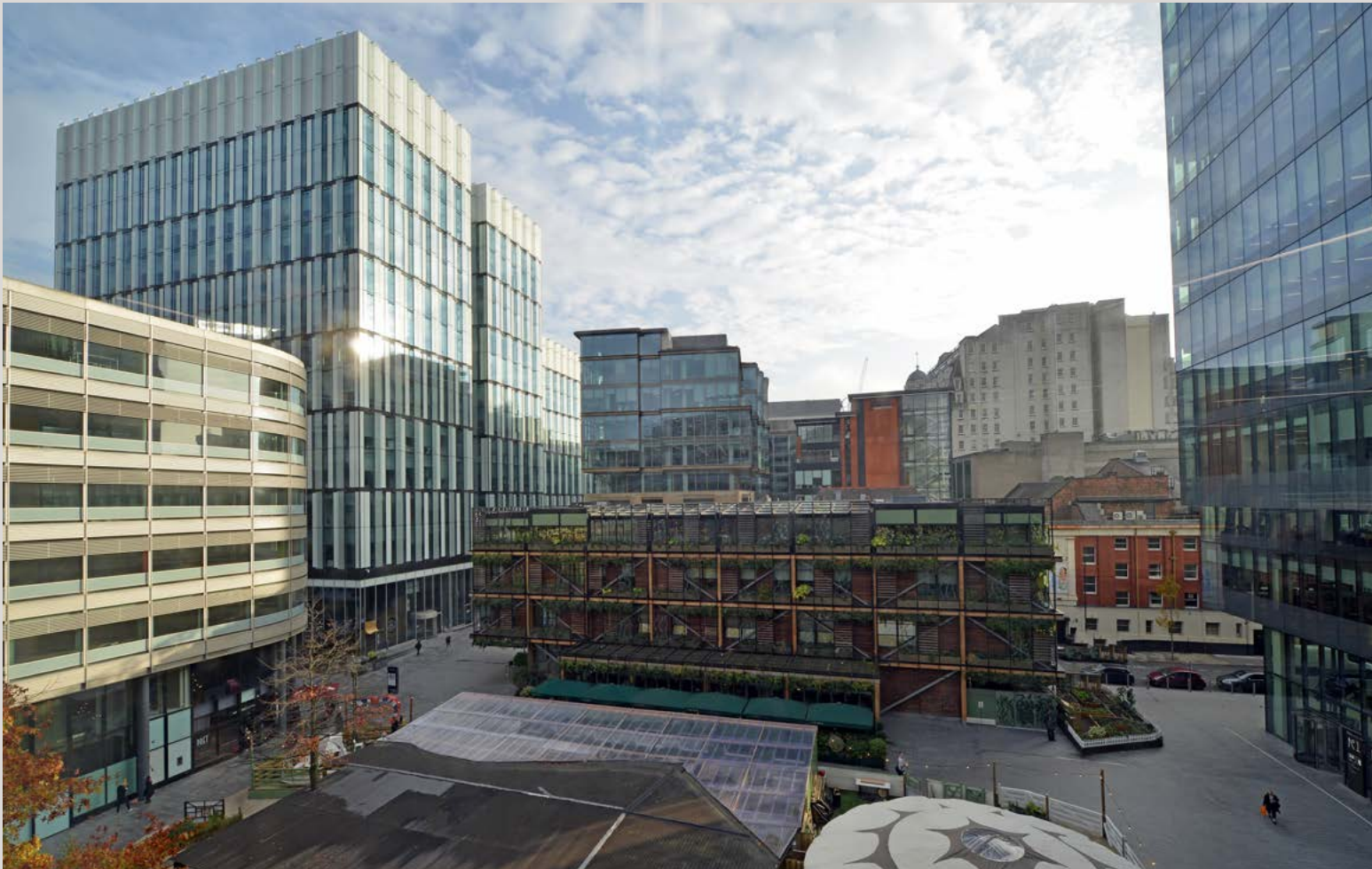


availability

 = 8,891 sq ft available

 = Let to G2V Recruitment Group





FLOOR

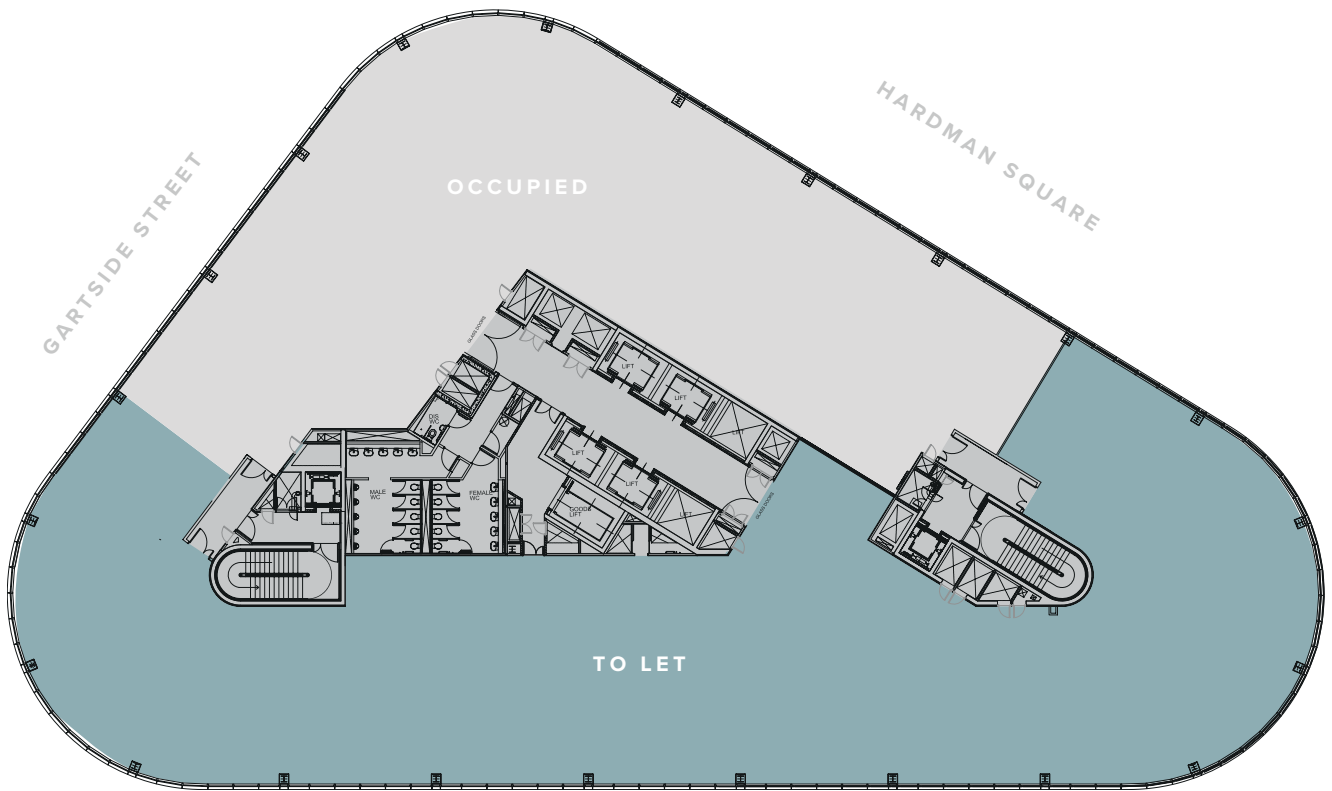
sq ft

sq m

05

12,941

1,202



availability

 = 12,941 sq ft available

 = Let to isio.

FLOOR

05

Open Plan Desking for:



120



Reception



Informal meeting



Huddle spaces



Locker area



Boardroom



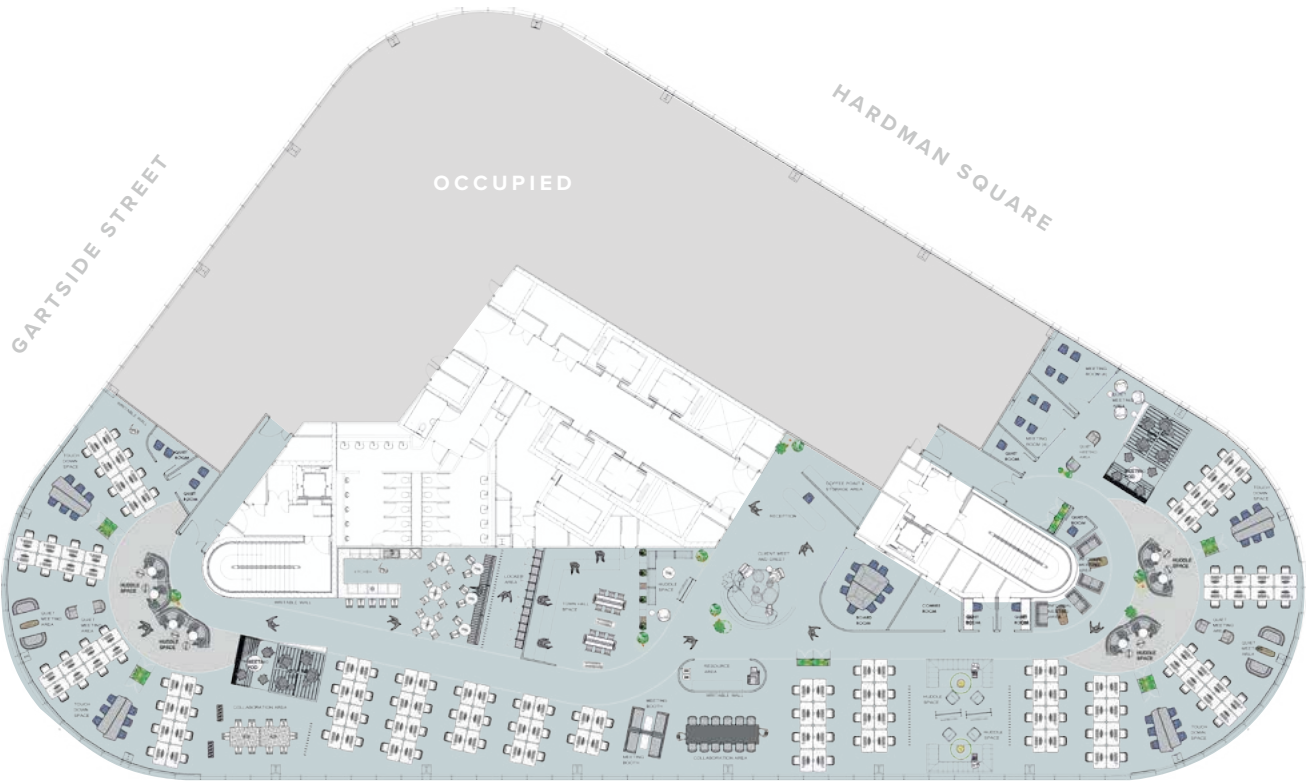
Meeting rooms



Meeting pods



Resource area



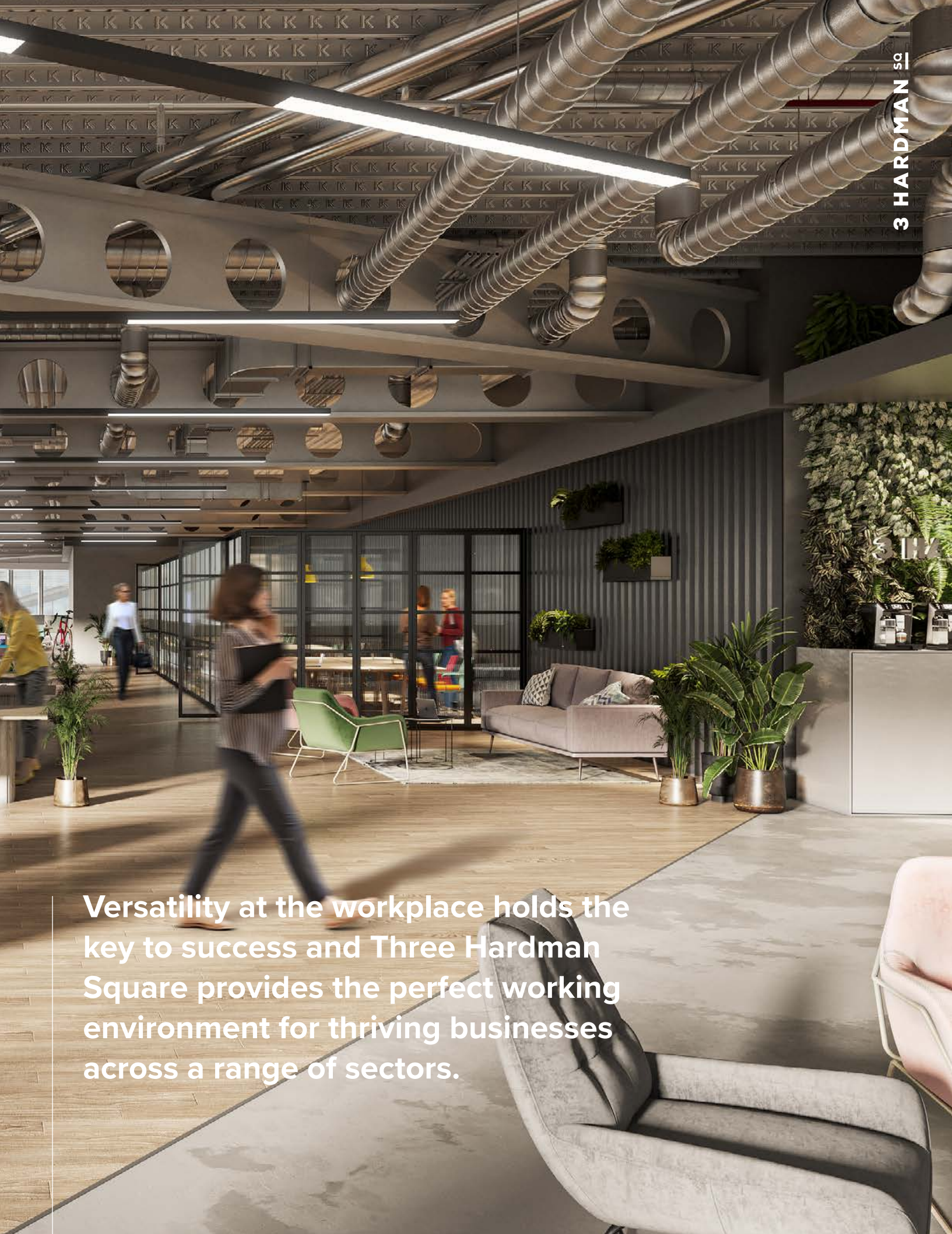
space planning



availability

Note: CGI images are intended for illustrative purposes only and should only be treated as general guidance.

Versatility at the workplace holds the key to success and Three Hardman Square provides the perfect working environment for thriving businesses across a range of sectors.



specification



specification

Grade A office space with exposed ceilings are combined with floor to ceiling windows and views of Spinningfields and beyond.



BREEAM Excellent



Full access raised floors with 150mm clear void



Exposed ceiling with new LED lighting



Office floor to ceiling height 2.75m



2 pipe fan coil air conditioning system



High quality carpet tile floor covering



Approved occupancy of up to 1 person per 6 sq m (NIA)



M&E built to a base occupancy ratio of 1 per 8 sq m



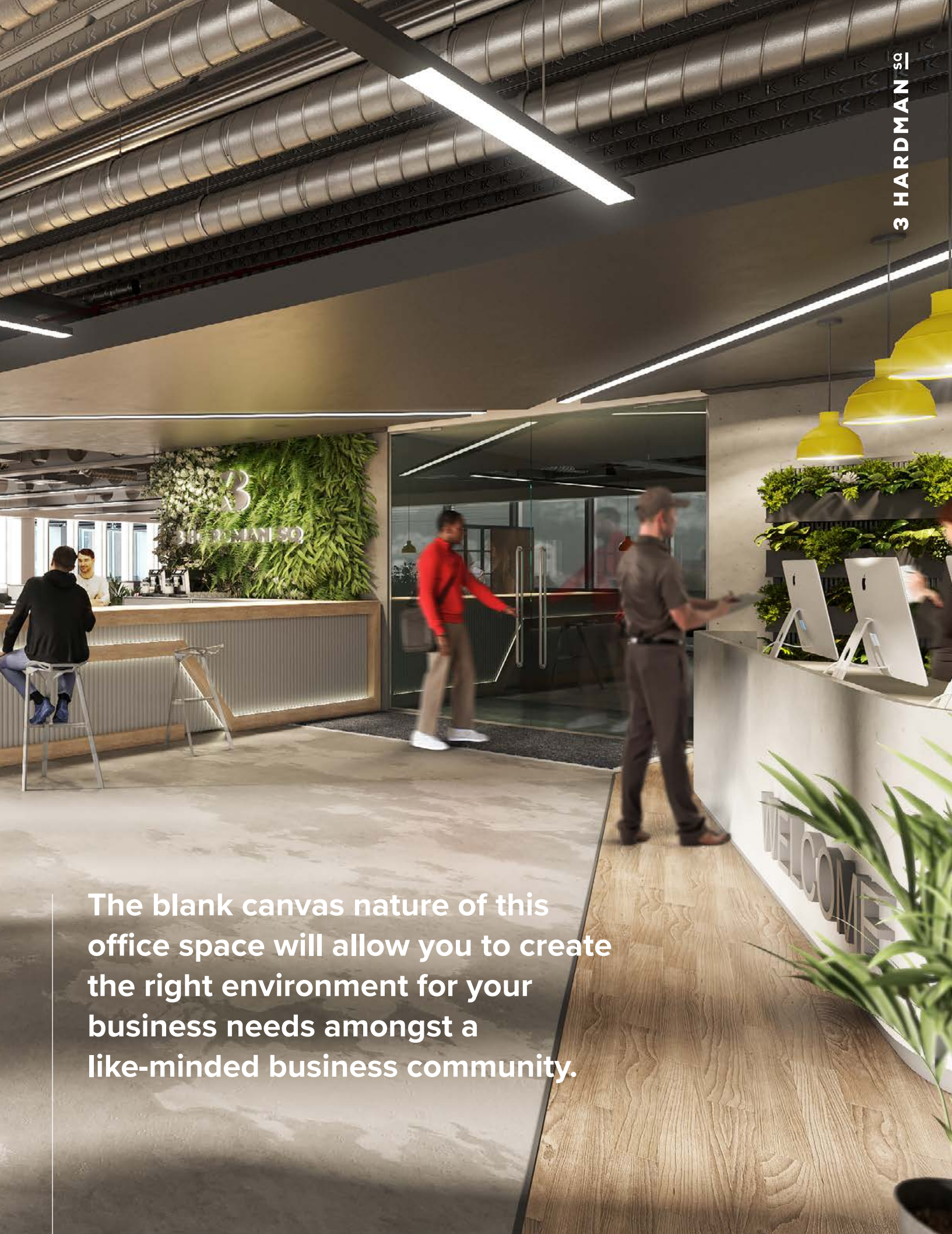
"Platinum" Wired Score Certified



availability

Note: CGI images are intended for illustrative purposes only and should only be treated as general guidance.

The blank canvas nature of this office space will allow you to create the right environment for your business needs amongst a like-minded business community.





building amenity



New cyclist hub including state of the art bike racks



Extensive shower and changing facilities



Staff lockers and drying room facilities



On-site building management & 24/7 front of house concierge



State of the art access control and CCTV monitoring system



Secure basement car parking



Newly-refurbished WCs and lift lobbies



CCTV security and swipe system on all entry points



4 x 24 person and 2 x 13 person VIP/visitor passenger lifts



1 x 33 person goods lift with dedicated ground floor entrance



Electric car charging points



wellness

**Sustainable, flexible accommodation
complete with modern wellness
facilities including modern bike
stores and shower rooms.**



contact



contact



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Viewings

Viewing by appointment through the joint letting agents.

VAT | EPC

All figures are exclusive of but liable to VAT. EPC on request.

CBRE

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SEE YOU AT 3

3hardmansquare.com

3 HARDMAN sq

SPINNINGFIELDS
