

**3 HARDMAN SQ**

SPINNINGFIELDS

**TO LET**

**FROM 8,930  
TO 22,004 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

A U S T R A L A S I A  
M A N C H E S T E R

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

HISCOX



Money  
Super  
Market

SHCO SMITHS

Spinningfields





BARCLAYS

nccgroup

RBS  
The Royal Bank of Scotland

wework

SQUIRE  
PATTON BOGGS

Money  
Super  
Market

pwc

WPP

CLOUD  
IMPERIUM

Booking.com

CONNEX  
ONE

Robiquity

factory  
international





A6042 (RING RD)

CHAPEL STREET



Salford Central

NEW BAILEY

IRWELL STREET

BRIDGE STREET

SPINNINGFIELDS

DEANSGATE

KING STREET

CROSS STREET

KING STREET

JOHN DALTON STREET

PRINCESS STREET

CIVIC QUARTER

JACKSONS ROW

ALBERT SQ

QUAY STREET

DEANSGATE

ST JOHNS  
ENTERPRISE  
CITY

LOWER BYROM STREET

PETER STREET

St Peter's Square



LIVERPOOL ROAD

PETERSFIELD

DEANSGATE

CASTLEFIELD

BRIDGEWATER ST

Deansgate



LOWER MOSLEY STREET

WHITWORTH STREET WEST

Deansgate



Oxford

Spinningfields



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.



**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



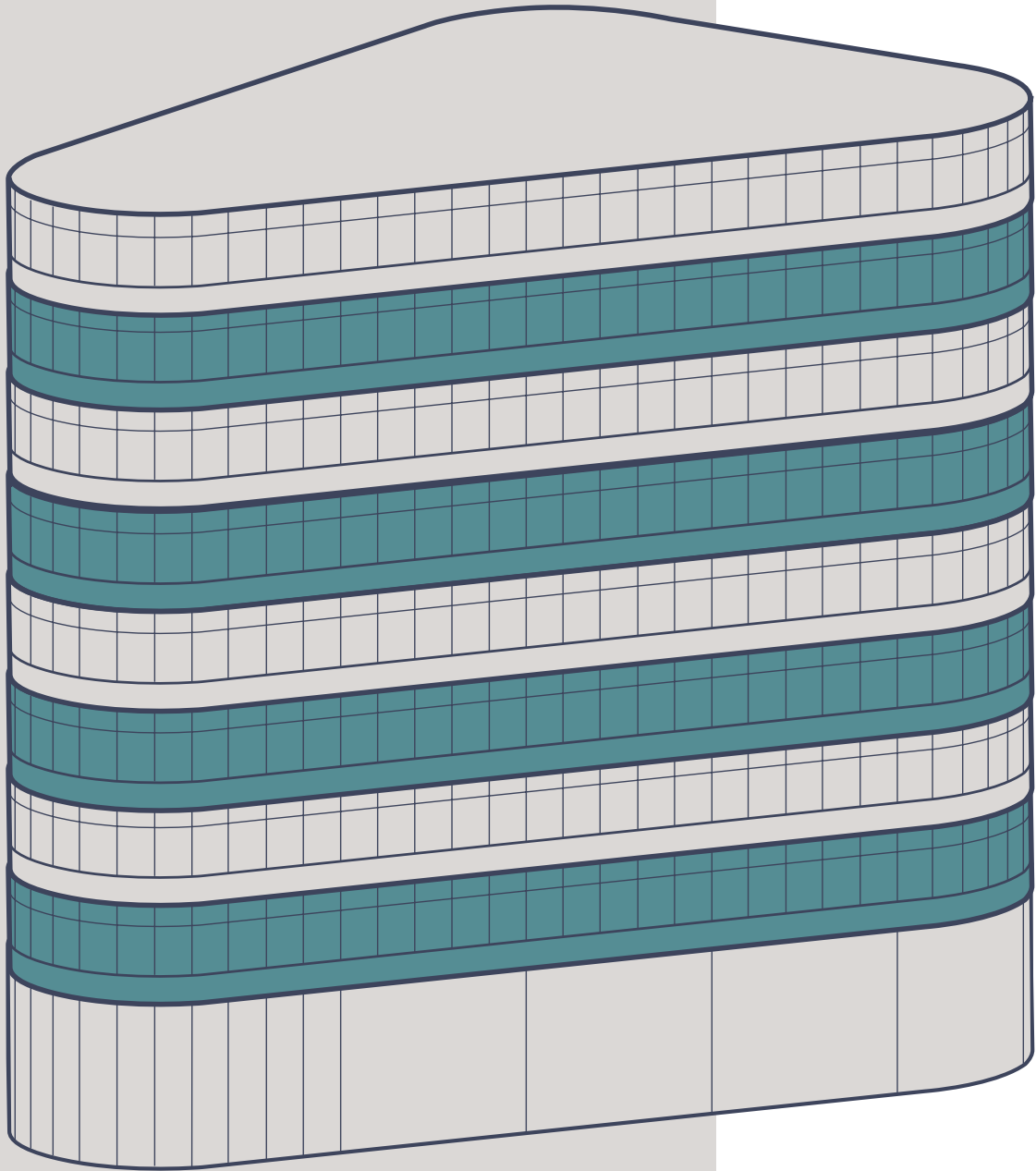
- |           |                      |           |                   |           |                    |
|-----------|----------------------|-----------|-------------------|-----------|--------------------|
| <u>01</u> | 3 Hardman Square     | <u>06</u> | The Lowry Hotel   | <u>11</u> | Manchester Central |
| <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



# 8,930 to 22,004 sq ft Grade A office space

LEVEL	TENANT	
08	General Medical Council	
07	Available   22,004 SQ FT	
06	Worldpay	
05	Available   12,973 SQ FT	Towergate
04	St James's Place	isio.
03	Available   8,930 SQ FT	G2V Recruitment Group
02	Landmark	Landmark
01	Available   11,108 SQ FT	Landmark



FLOOR

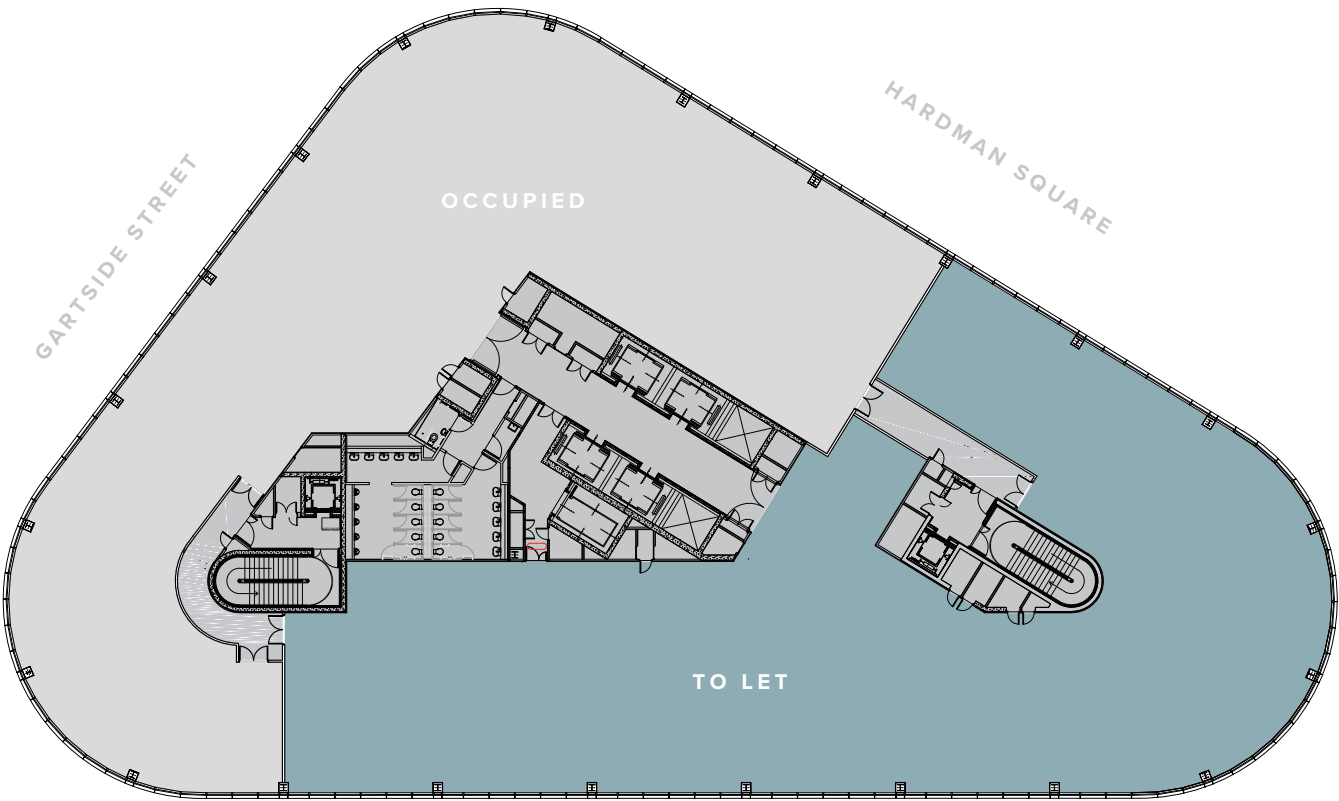
sq ft

sq m



01

11,108

1031



availability

-  = 11,108 sq ft available
-  = Let to Landmark



FLOOR

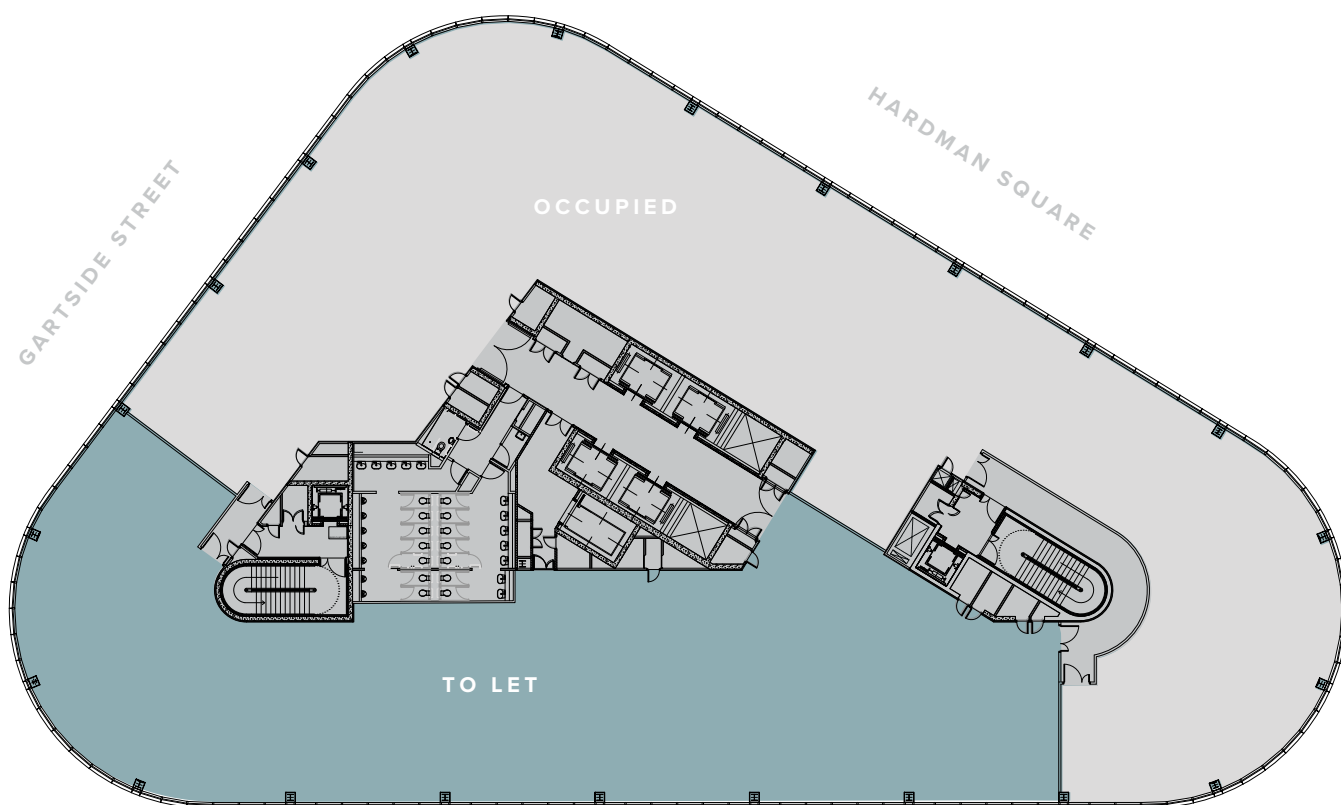
sq ft

sq m

03

8,930

829



availability

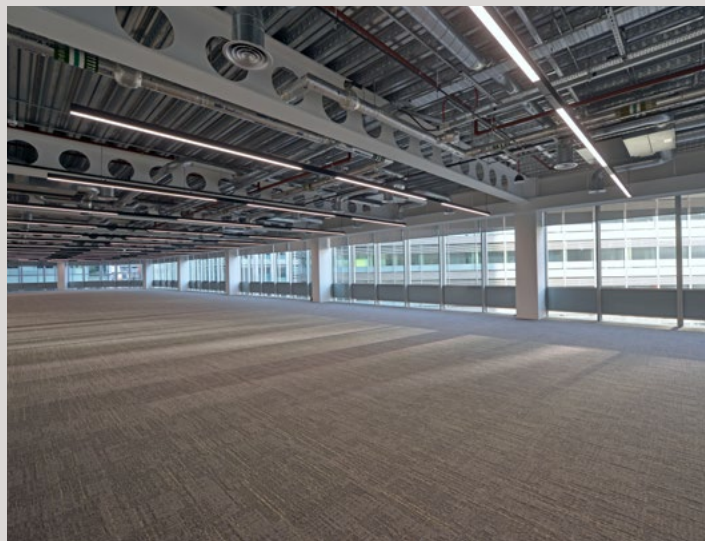
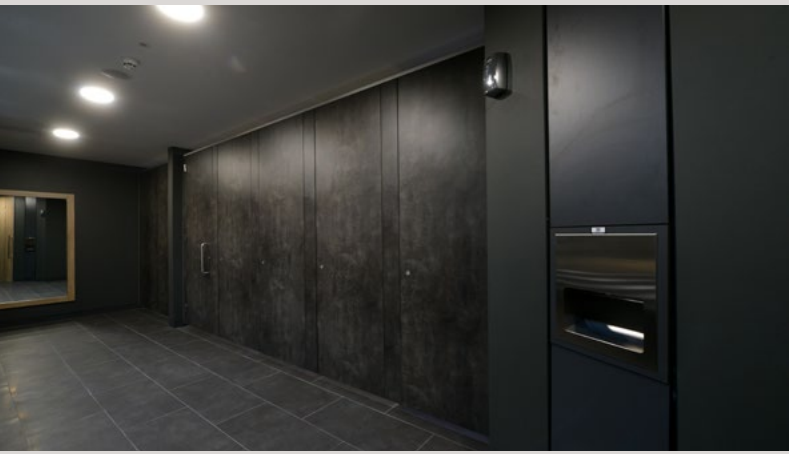


= 8,891 sq ft available



= Let to G2V Recruitment Group











FLOOR

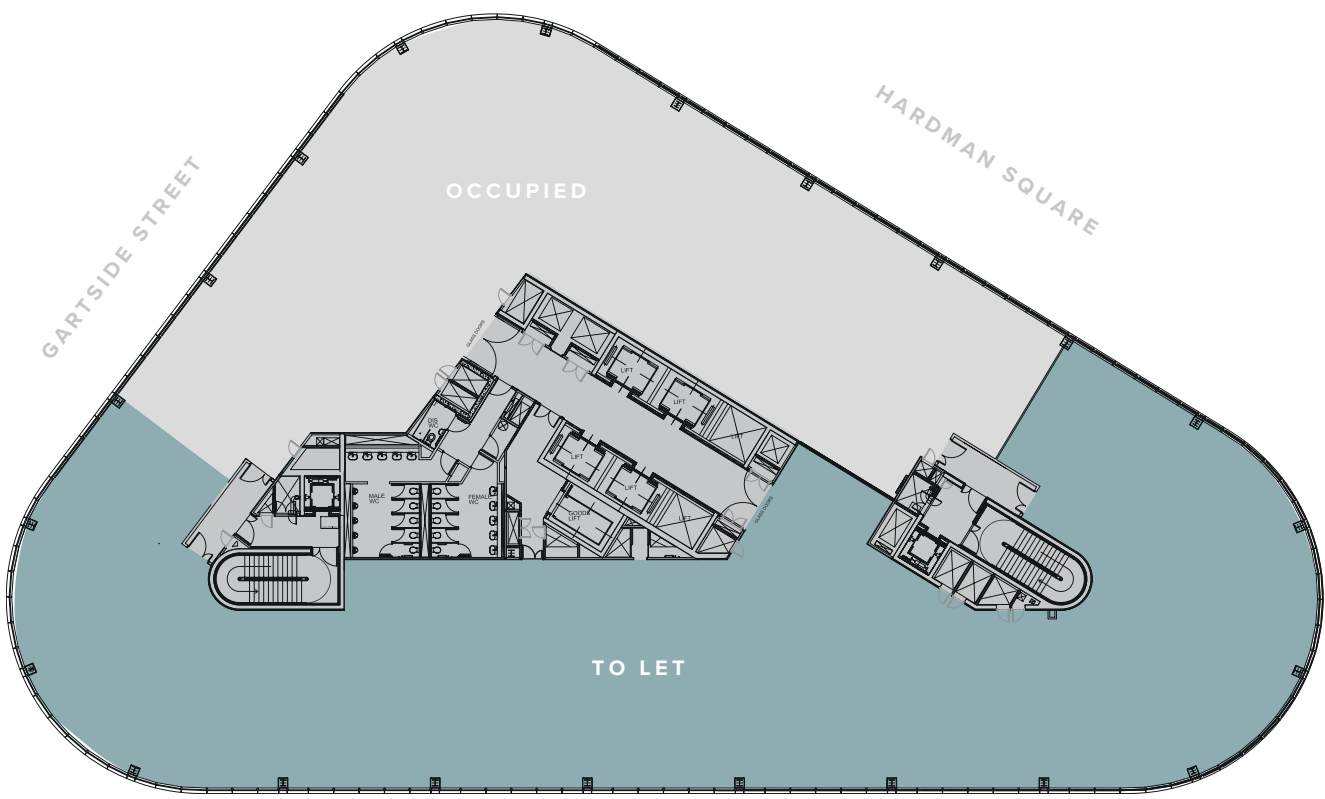
sq ft

sq m

05


12,973

1,205



availability

 = 12,941 sq ft available

 = Let to isio.



FLOOR

05

Open Plan Desking for:



120



Reception



Informal meeting



Huddle spaces



Locker area



Boardroom



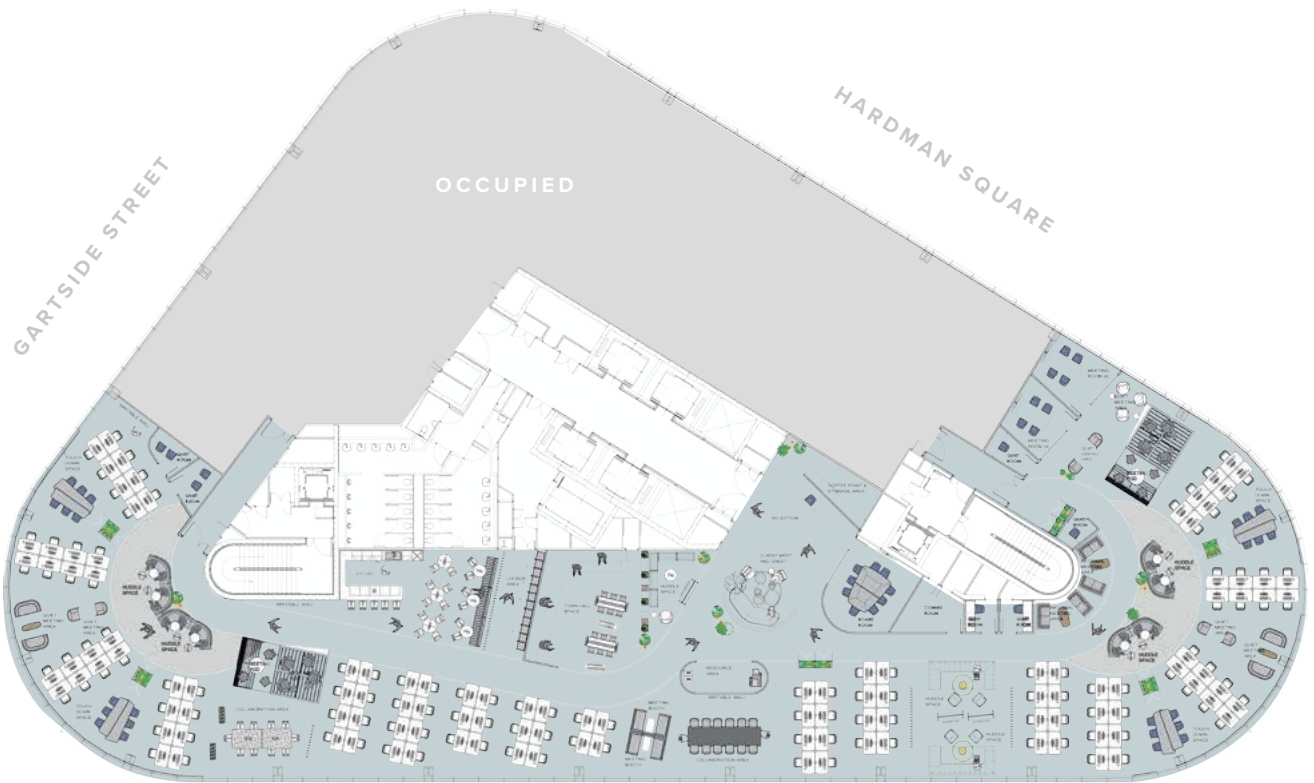
Meeting rooms



Meeting pods



Resource area







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.



FLOOR

07



Reception



Breakout space



Comms Room



Lockers/ Cloaks



1-2-1 focus rooms

04



Team Huddle Space

03



Team Pulse Space

02



Boardroom

01

Open Plan Desking for:



206



availability

sq ft

sq m

22,004

2,044



## 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.

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SEE YOU  
AT 3

[3hardmansquare.com](http://3hardmansquare.com)

**3 HARDMAN sq**  
SPINNINGFIELDS

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