



2 Hardman Boulevard, Spinningfields, Manchester, M3 3AQ

TO LET



Location

The XYZ building is a contemporary landmark in the heart of Spinningfields, home to Manchester's business community and powered by 100% green renewable energy. XYZ offers coworking desks, flexible workspaces, breakout space and meeting facilities on-site.



Description

In the heart of Spinningfields, Manchester's business and lifestyle district, is Department XYZ.

A contemporary hub where people and businesses both benefit. Workspace inventory includes flexible workspace, coworking and premium enterprise floors. All supported by an enhanced amenity list including on-site gym, coffee shop, café & bar and community events. The centrally-located workspace offers everything your business needs under one roof. Every detail of Department XYZ has been carefully curated to provide a modern and inspiring work environment powered by 100% green energy. Technological innovation meets practicality. Enjoy modern kitchen amenities, bookable meeting rooms, unlimited tea and coffee provisions, on-site tech support, soundproofed phone booths and high-speed WiFi connectivity. A dedicated community team provides a personable approach to your workplace experience.





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Amenities

Workspace:

- Co-working hot desks for freedom to work when and wherever you like
- Resident desks for a dedicated work environment with registered business address and desk storage
- Premium office suites for privacy and customisation with flexible billing terms
- Enterprise office floors for larger businesses needing private meeting rooms, breakout area and kitchen amenities whilst still being part of the community perks

Collaboration Spaces:

- Breakout areas for relaxed meetings and collaboration
- Event spaces for hosting and entertaining
- · High-tech bookable meeting rooms

Business Essentials Included:

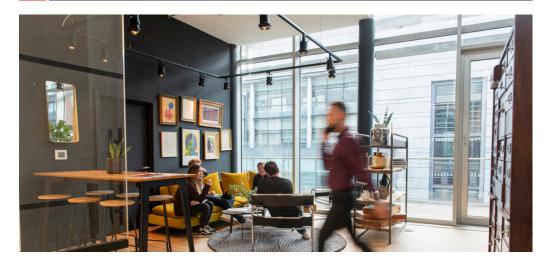
- Modern kitchen facilities.
- Tea & coffee provisions.
- 24/7 access for flexibility.
- On-site tech support.
- Soundproofed phone booths.
- High-speed WiFi connectivity.
- Dedicated community management team for support.

Recognising the importance of wellness in productivity, Department XYZ goes beyond the basics.

- Bike storage for eco-friendly commuting
- 100% green energy
- Classes to promote a healthy lifestyle.
- Member events for networking and community building.
- On-site coffee shop, bar, and food venue for convenience.



Further information



Rent

From £300 per desk per calendar month.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

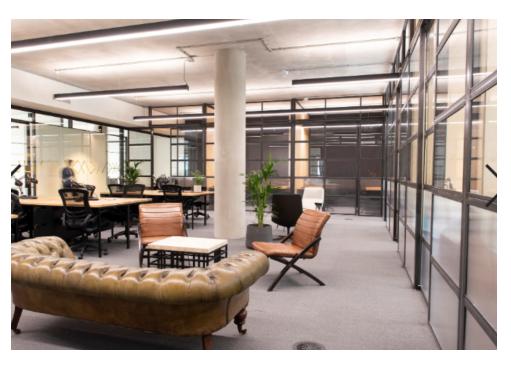
Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

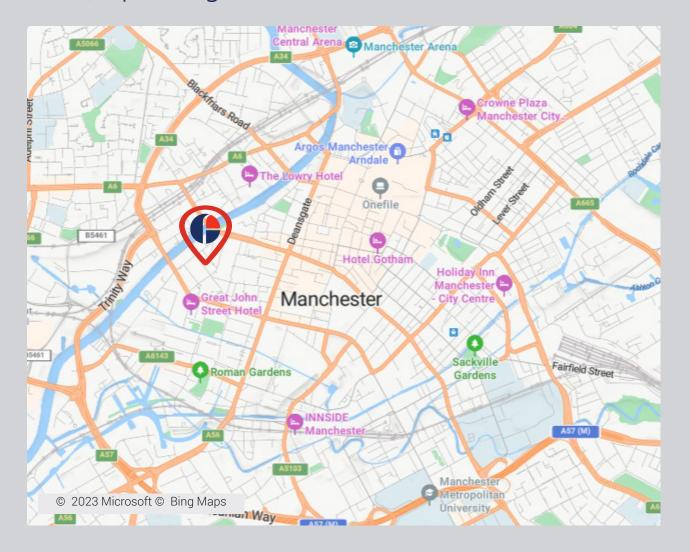
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.







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Approximate Travel Distances



Locations

- · Castlefield Bowl 0.5 miles
- · Piccadilly Gardens 0.9 miles
- St Peter's Square 0.5 miles



Nearest Station

• Deansgate - 0.6 miles



Nearest Airport

• Manchester Airport - 8.8 miles



Viewings



- **Steve Brittle**
- **0161 214 4665**
- 07787 152996
- steve.brittle@fishergerman.co.uk



- Marcus Baumber
- 0161 214 4694
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