

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

SUPERB FULLY FITTED OFFICE SPACE

TO LET — Part 5th and 6th floors 9,680 sq ft to 32,055 sq ft

The XYZ Building, 2 Hardman Boulevard, Spinningfields, Manchester, M3 3AQ

THE RIGHT CHOICE FOR YOU





VICTORIA STATION

MANCHESTER ARNDALE SHOPPING CENTRE

EXHCHANGE SQUARE

SHUDEHILL

MARKET STREET

PICCADILLY GARDENS

DEANSGATE

TOWN HALL

ST PETER'S SQUARE

GREAT NORTHERN

SPINNINGFIELDS

SALFORD CENTRAL

XYZ

ENTERPRISE CITY

ST JOHN'S QUARTER

MUSEUM OF SCIENCE & INDUSTRY

BEETHAM TOWER



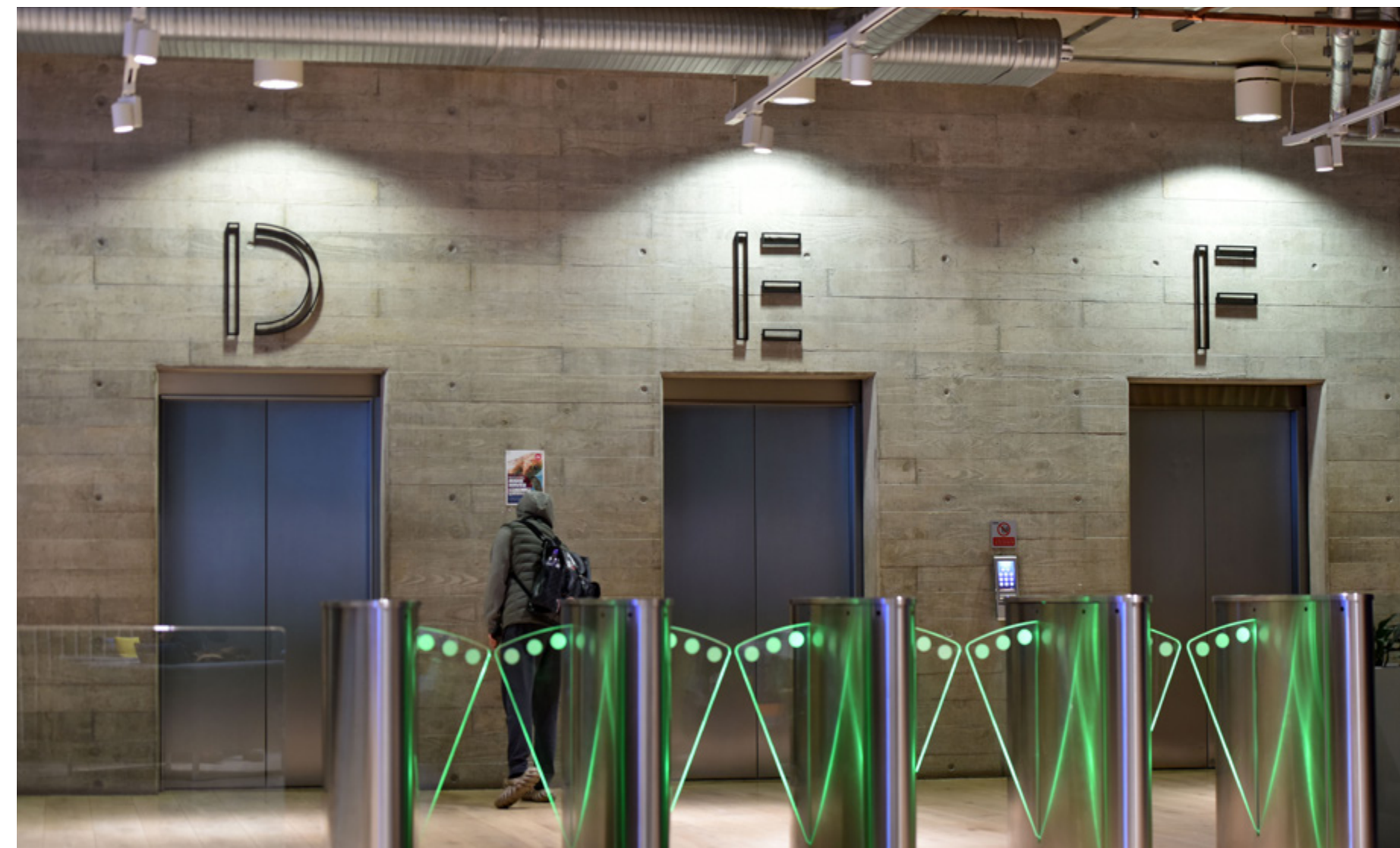
BUILDING ON YOUR CHOICE

As soon as you enter the XYZ building, visitors are welcomed by the main reception staff, providing a warm smile and security.

They will direct your visitors to their meeting via the electronic barriers and six smart passenger lifts.

The entrance reception is fitted in a contemporary yet professional style.

The various ground floor amenities of the building can be seen from reception including Foleys café offering anything from a coffee of choice, a breakfast brioche to your favourite lunch deal.





A FITTED AND FURNISHED CHOICE

Positioned in the heart of Spinningfields XYZ offers prime office space in a thriving community surrounded by some of the world's most recognised office, retail and leisure occupiers.

The building benefits on site restaurant Foley's, UP Fitness Gym in the lower ground floor along with extensive bike and shower facilities.

The space is fully furnished having won BCO North best fit out of a workplace for its agile working environment.

Two fitted and furnished options are available to choose from – either a self contained part 6th floor suite of 9,680 sq ft or the whole client's demise comprising part 5th and the whole of the 6th floor totalling 32,055 sq ft.

[CLICK HERE TO TAKE A TOUR OF THE SPACE](#)



FULLY FITTED
SPACE AVAILABLE

05 SIXTH FLOOR
GALLERY





HIGH SPECS THAT MAKE LIFE EASY



— Board/Meeting Rooms



— Amenity Area



— Kitchen Area



— Coat and Locker Area

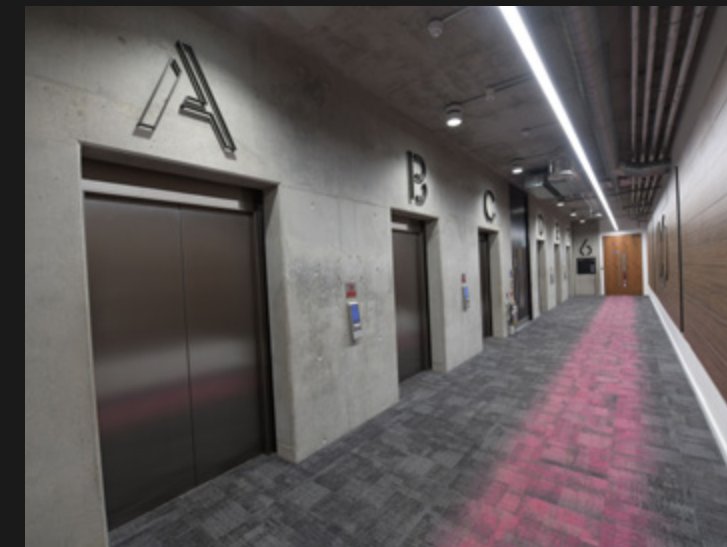


— Car Park



— Breakout booths

— Auditorium



— Six Passenger Lifts

THE AVAILABLE
SPACE IS OFFERED
FULLY FITTED HAS
THE FOLLOWING
SPECIFICATION:

Excellent BREEAM rating

Raised floors

Air conditioning

Manned reception

Onsite restaurant and basement gym

Basement Parking Available



— Screen Booths



— Meeting Areas



— Private Rooms



— Pendant Lighting



— Smart Lifts



— Spiral Staircase



— Digital Connectivity



— Client Waiting Area

SPECIFICATIONS

HIGH-END
FINISHES
AND FITTINGS
THROUGHOUT

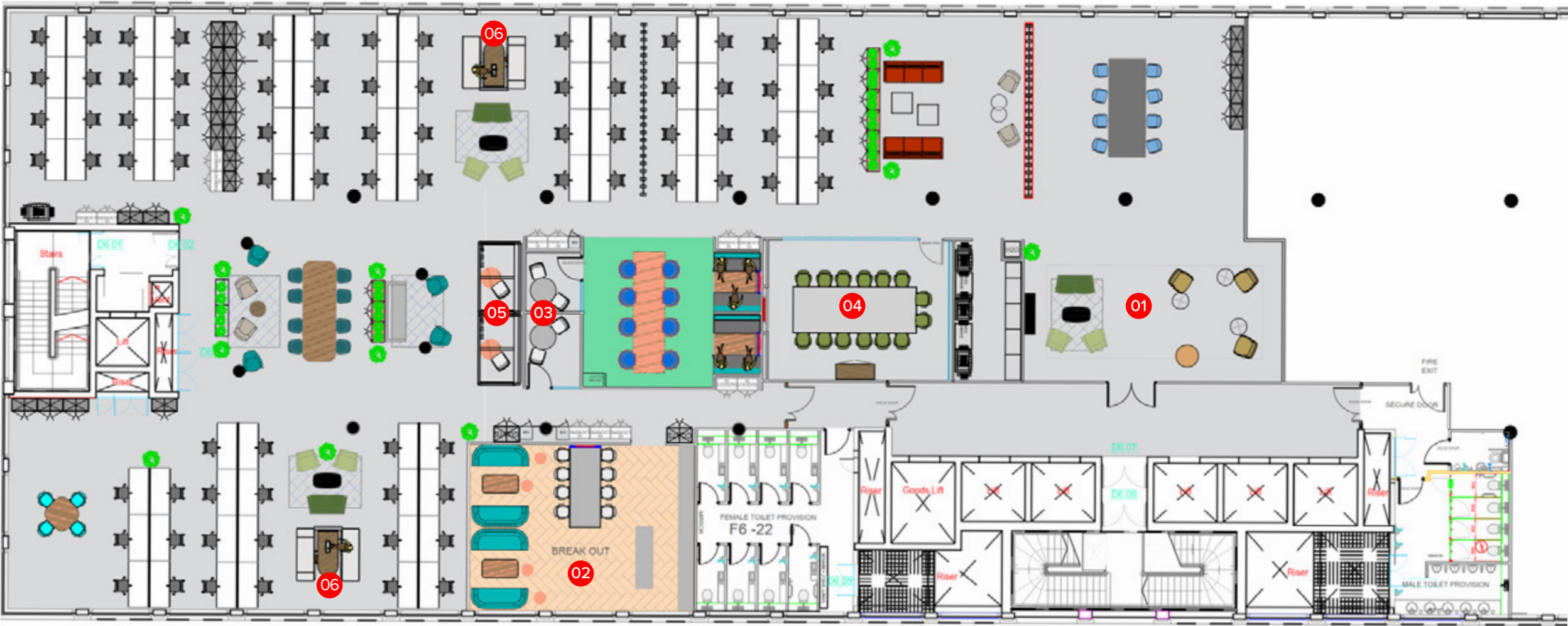
OPTION ONE - PART SIXTH FLOOR OPTION

9,680 SQ FT

CLICK HERE TO TAKE A TOUR OF THE SPACE

A FULLY FITTED AND FURNISHED SELF CONTAINED SUITE

- 01 Reception Area
- 02 Kitchen/Breakout Area
- 03 Meeting Rooms
- 04 Boardroom
- 05 Quiet Pods
- 06 Booth Areas

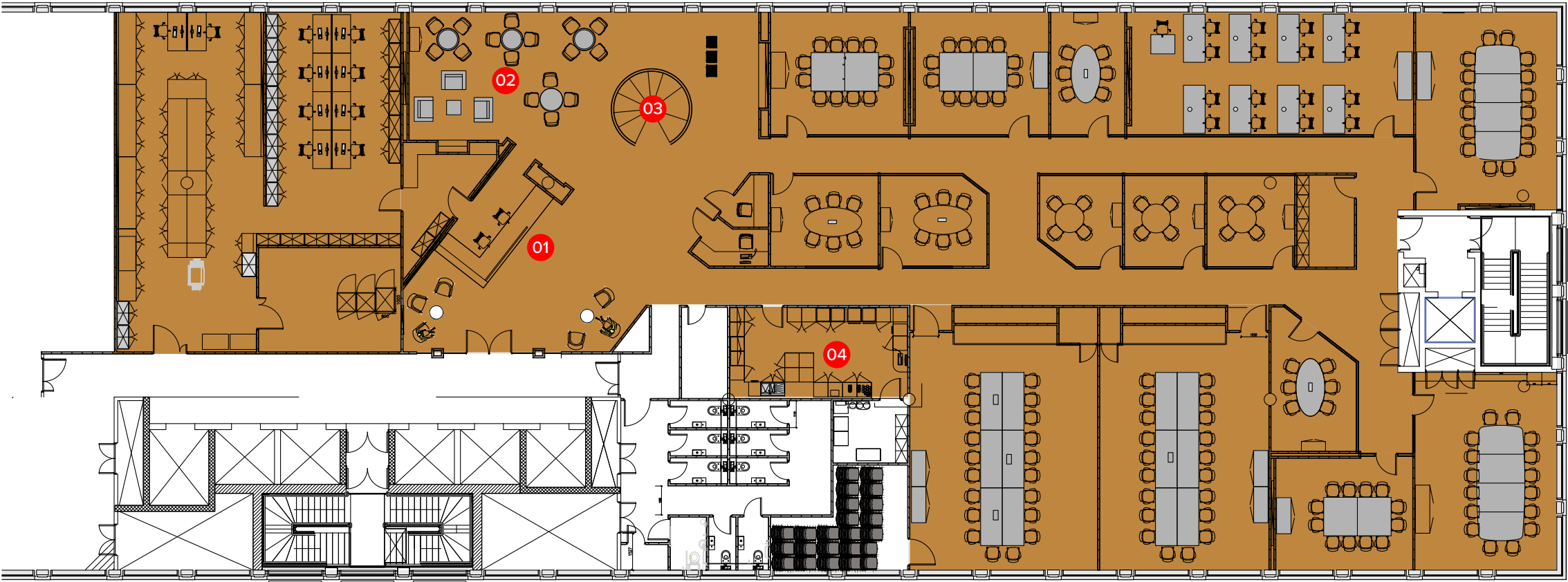


Our clients are prepared to consider undertaking reasonable changes to the suite as part of any transaction.

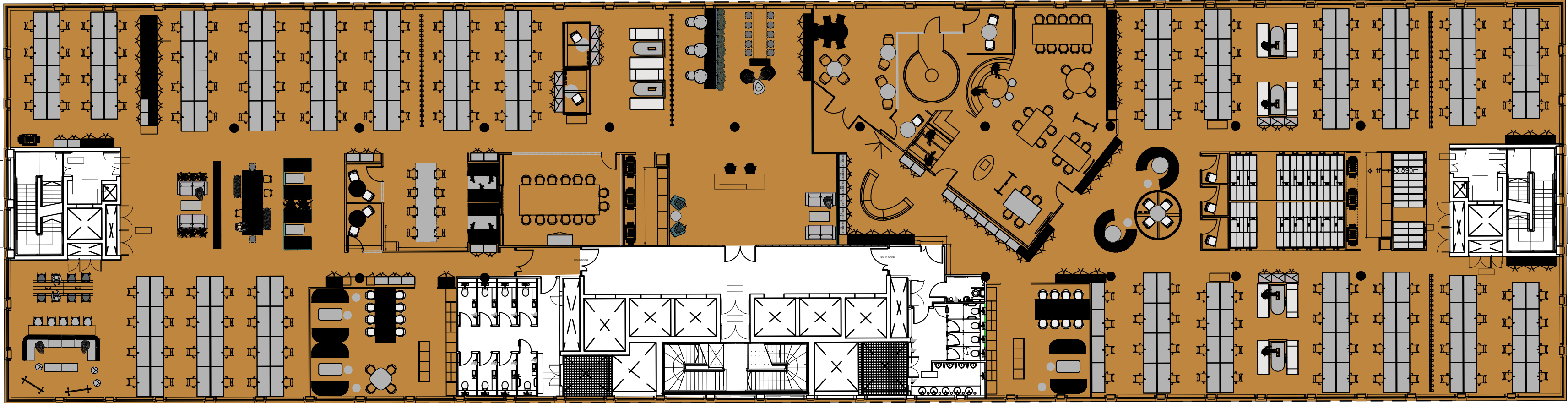
OPTION TWO - PART FIFTH FLOOR & THE WHOLE OF THE SIXTH FLOOR

32,055 SQ FT

FLOOR	SQ FT
Part 5th Floor	11,980
6th Floor	20,075
TOTAL	32,055



01 Reception 02 Business Lounge 03 Spiral Staircase to Sixth Floor 04 Kitchen



YOUR CHOICE OF ONSITE AMENITIES



WORK, REST & WORKOUT

Not only does the XYZ building offer exceptional office space, but within the building you can eat at Foley's cafe, and workout at Ultimate Performance. There are also secure bike facilities along with showers available for tenants of the building.

Spinningfields also focuses heavily on its community and wellbeing offerings and facilities with open spaces and numerous year-round pop up events.



SPINNINGFIELDS HAS ESTABLISHED ITSELF AS THE PRIMARY COMMERCIAL HUB OF MANCHESTER



— The Alchemist



— The Ivy



— Thaikhun



— Nudo Sushi Box

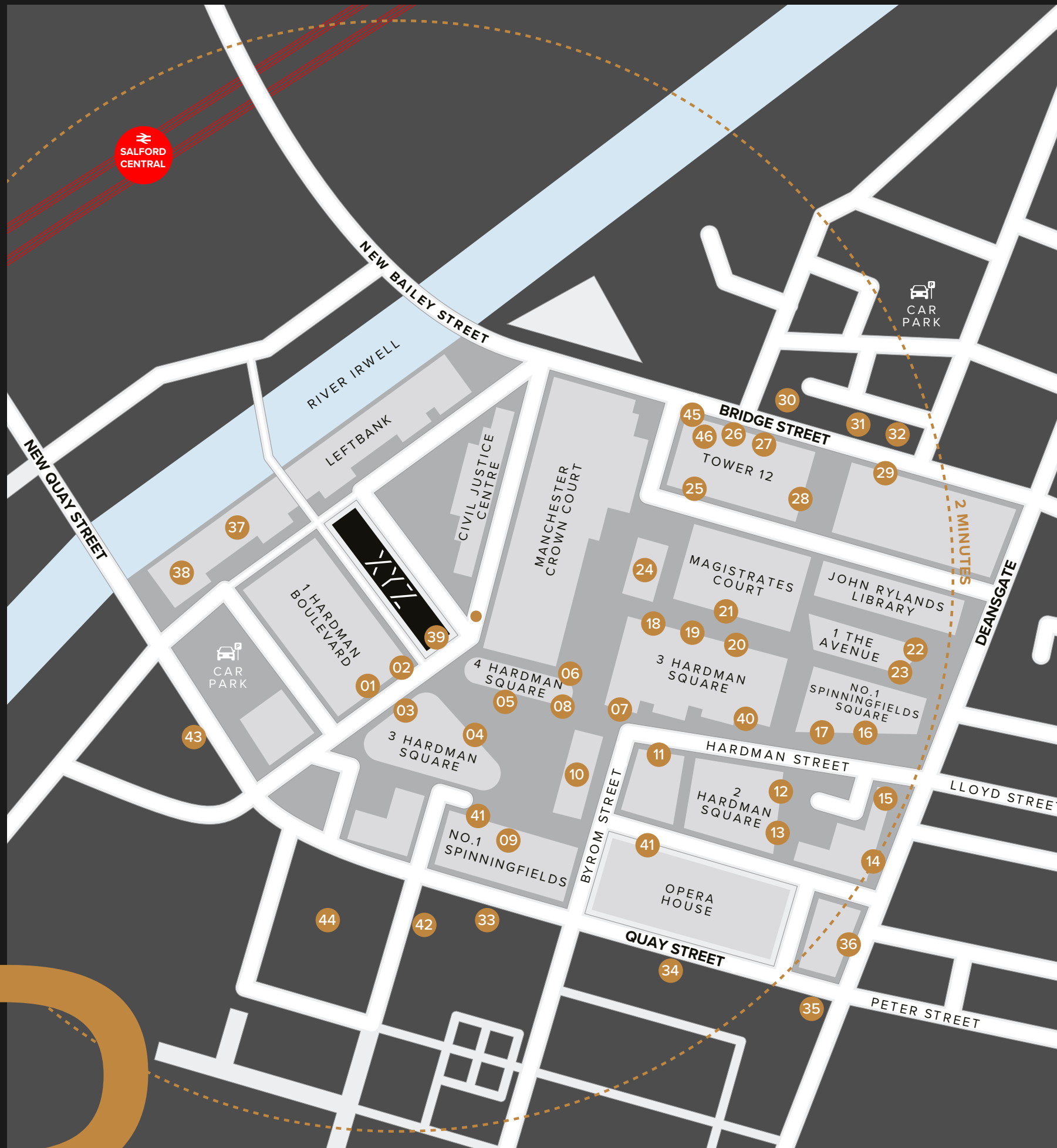


— Comptoir Libanais

The amenities in and around Spinningfields is unrivalled, with numerous bars, restaurants and leisure facilities all within a two minute walk of the building.

Spinningfields has been the home to some of the world's most recognised brands, and further developments

neighbouring include adjoining neighbourhoods such as New Bailey and St John's / Enterprise City, which has cemented its reputation as the 'Tech Hub' of the north.



EVERYTHING YOU NEED WITHIN A TWO MINUTE WALK

- | | | |
|-------------------------|--------------------------------|------------------------|
| 01 Greggs | 19 Comptoir Libanais | 37 Scene Indian |
| 02 itsu | 20 Provence | 38 Slug & Lettuce |
| 03 Tattu | 21 Fazenda Rodizio Bar & Grill | 39 Foley's Coffee Shop |
| 04 Bill's | 22 Australasia | 40 Pure Gym |
| 05 Bagel Factory | 23 Sexy Fish | 41 M&S Food Hall |
| 06 Pret A Manager | 24 The Oast House | 42 Barry's Boot Camp |
| 07 The Alchemist | 25 SakkuSamba | 43 Soho House (2025) |
| 08 Black Sheep Coffee | 26 Honest Burger | 44 Mollies (2025) |
| 09 20 Stories | 27 Dishoom | 45 Co Op |
| 10 The Ivy | 28 Masons | 46 Costa Coffee |
| 11 Banyan Bar & Kitchen | 29 The Gas Lamp | |
| 12 Nandos | 30 Crazy Pedro's | |
| 13 Hey Little Cupcake! | 31 Sushi Marvel | |
| 14 Hawksmoor | 32 Cafe Istanbul | |
| 15 Rosa's Thai Kitchen | 33 Everyman Cinema | |
| 16 Wagamamma | 34 The Blues Kitchen | |
| 17 Nudo Sushi Box | 35 Tesco Express | |
| 18 Thaikhun | 36 Federal Cafe Bar | |



THE FINER DETAILS

EPC

EPC rating B. An EPC certificate is available upon request.

TERMS

The existing leases of the part 5th and whole of the 6th floors run until 10th February 2032 and are available on assignment or sub-let of a term to be agreed.

CAR PARKING

There are up to 3 car parking spaces offered with the self contained part 6th sublet floor totalling 9,680 sq ft.

CONTACT

For more information, please contact:



Richard Wharton
07970 938698
richard.wharton@jll.com

Sam Corby
07752 467402
sam.corby@jll.com

[CLICK HERE TO TAKE A TOUR OF THE SPACE](#)

IMPORTANT NOTICE: JLL gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published November 2023, updated May 2025.

Designed by:
Blaze
Marketing
0161 387 7252

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z