



RENT
From £115
(per month)



SERVICE CHARGE
£Inclusive



RATES PAYABLE
£Inclusive



3 Hardman Street
Spinningfields, Manchester, M3 3HF

Serviced Office | Leasehold | Co-working, Virtual & Private Office Space



TO LET



Location

Spinningfields is an award-winning city centre development spread over a six acre site, that includes a range of amenities including diverse shops and stores and world-class hotels.

The location also benefits from free Metroshuttle buses that link all the main rail stations, car parks and shopping centres across the city. Salford Central and Deansgate Rail Stations are within a 5 minute walk and the Metrolink stop at St Peter's Square is within a 10 minute walk



Description

Raise your business above the competition when you make a base at one of the tallest buildings in Manchester City Centre.

Completed in 2009, the 16-storey 3 Hardman Street building, in Spinningfields, has a double-height atrium and impressive steel and glass façade. It has column-free office layouts, 24-hour security, outside seating, underground parking, showers and bicycle storage. For after a productive day's work, there's a wide range of bars, shops and restaurants nearby where you can relax and unwind.



Amenities



Reception



Fitted Out



Plug & Play



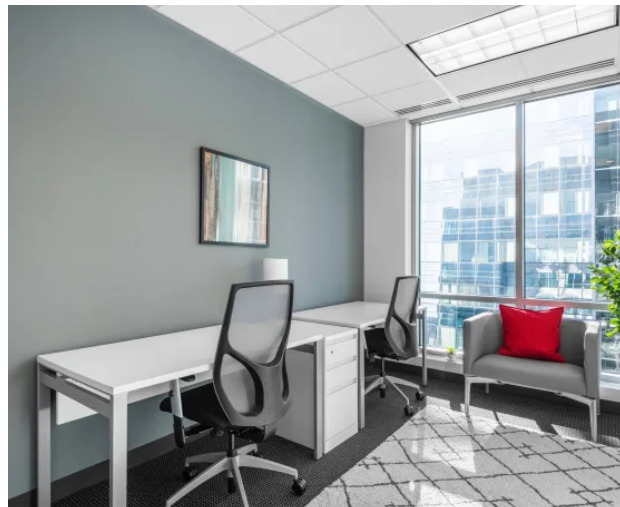
Parking



Bike Parking



Showers





Further information



Lease Terms / Rent

- Office Space From £189 per month.
- Co-working From £129 per month.
- Virtual Offices From £115 per month
- Meeting Rooms From £29 per hour.

Tenure

Leasehold.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.



Legal Costs

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

Anti Money Laundering

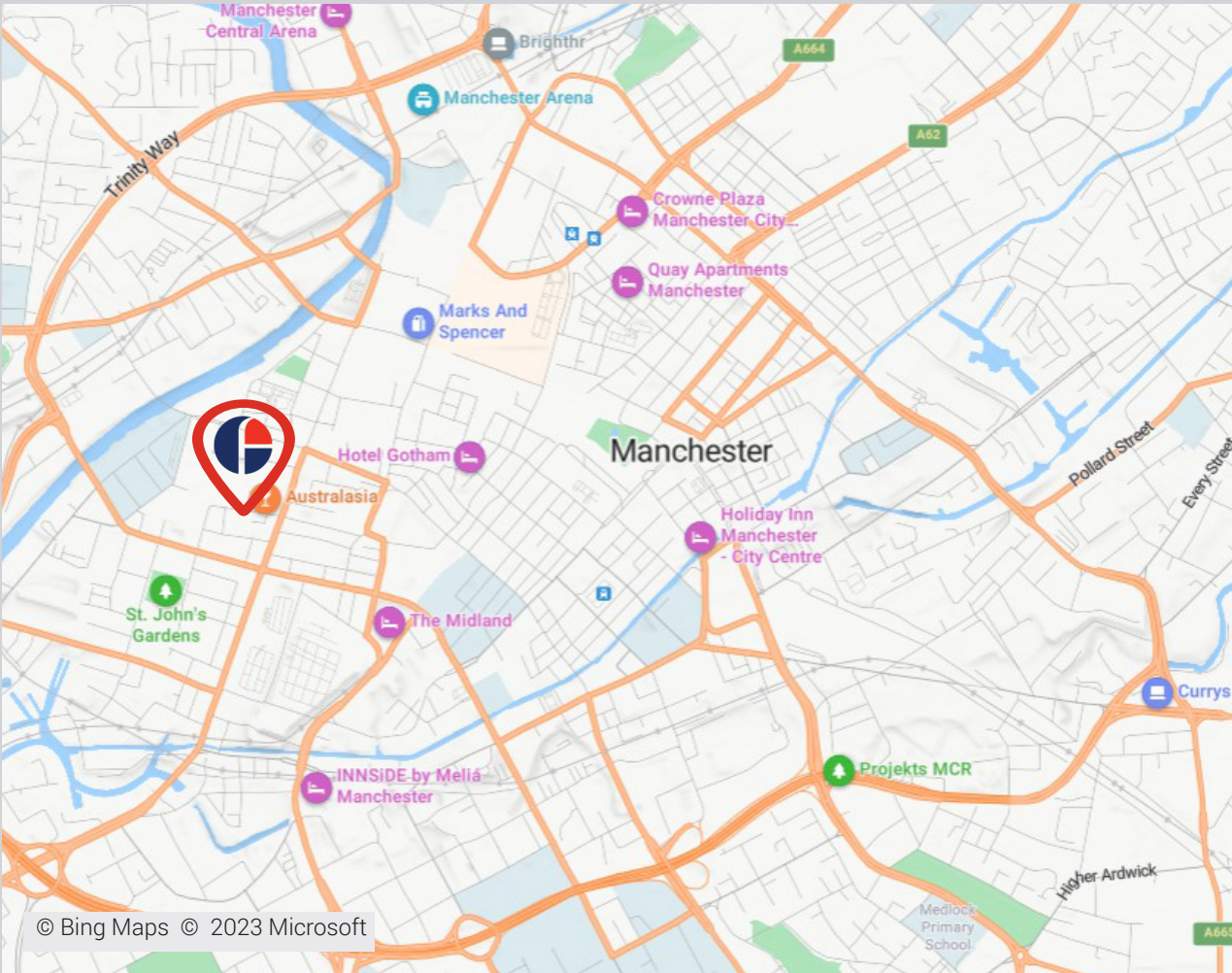
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

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.



3 Hardman Street, Manchester, M3 3HF



Approximate Travel Distances



Locations

- St Peter's Square - 19 minutes
- Northern Quarter - 8 minutes
- Market Street - 12 minutes



Nearest Station

- Salford Central - 6 minutes walk
- Deansgate - 10 minutes walk



Nearest Airport

- Manchester Airport - 9.4 miles



Viewings



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