

TO LET - OFFICE

3 HARDMAN STREET

Manchester, M3 3AU



Key Highlights

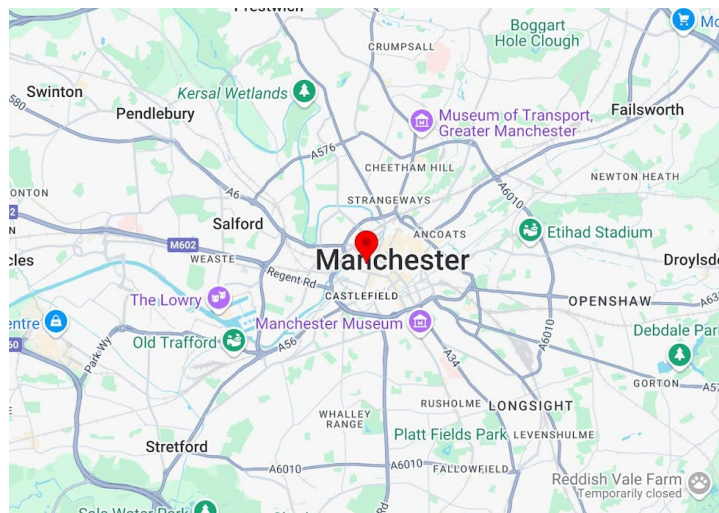
- 3,405 to 17,915 sq ft

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AVERY & FRIEND



Description

3 Hardman Street is an architecturally striking building designed to offer a state-of-the-art, inspiring workplace in the heart of Manchester's Spinningfields. With cutting-edge design, premium office space, and exceptional amenities, it provides a dynamic environment for modern businesses. Surrounded by leading financial, legal, and tech firms, it boasts excellent transport links, vibrant dining, and retail options. Designed for productivity and innovation, 3 Hardman Street combines style, functionality, and a prime location to create a workplace that drives success.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	4,533	421.13	Available
4th	3,405	316.33	Available
5th	4,543	422.06	Available
6th	5,434	504.84	Available
Total	17,915	1,664.36	

Specification

This refurbished, self-contained space holds an Excellent BREEAM rating and offers a CAT A, partially fitted and partially furnished layout. With Plug & Play readiness and existing partitioning, it provides a flexible, modern workspace.

Terms

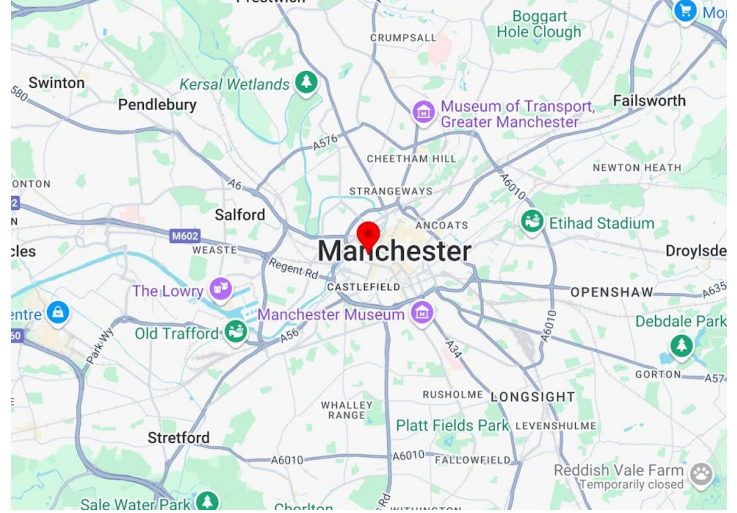
New full repairing & insuring lease available for a term by arrangement direct from the Landlord.

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Location

Located in the heart of Manchester's Spinningfields, 3 Hardman Street offers a prestigious business address with excellent connectivity. Just a short walk from Deansgate station, it provides easy access to tram, train, and bus networks, ensuring seamless commuting. Manchester Piccadilly and Victoria stations are within reach, linking to key UK cities, while Manchester Airport is a short drive away for international travel. Surrounded by top-tier dining, retail, and cultural attractions, it places businesses at the centre of a thriving commercial hub with everything on the doorstep.

Viewings

Strictly via sole agents