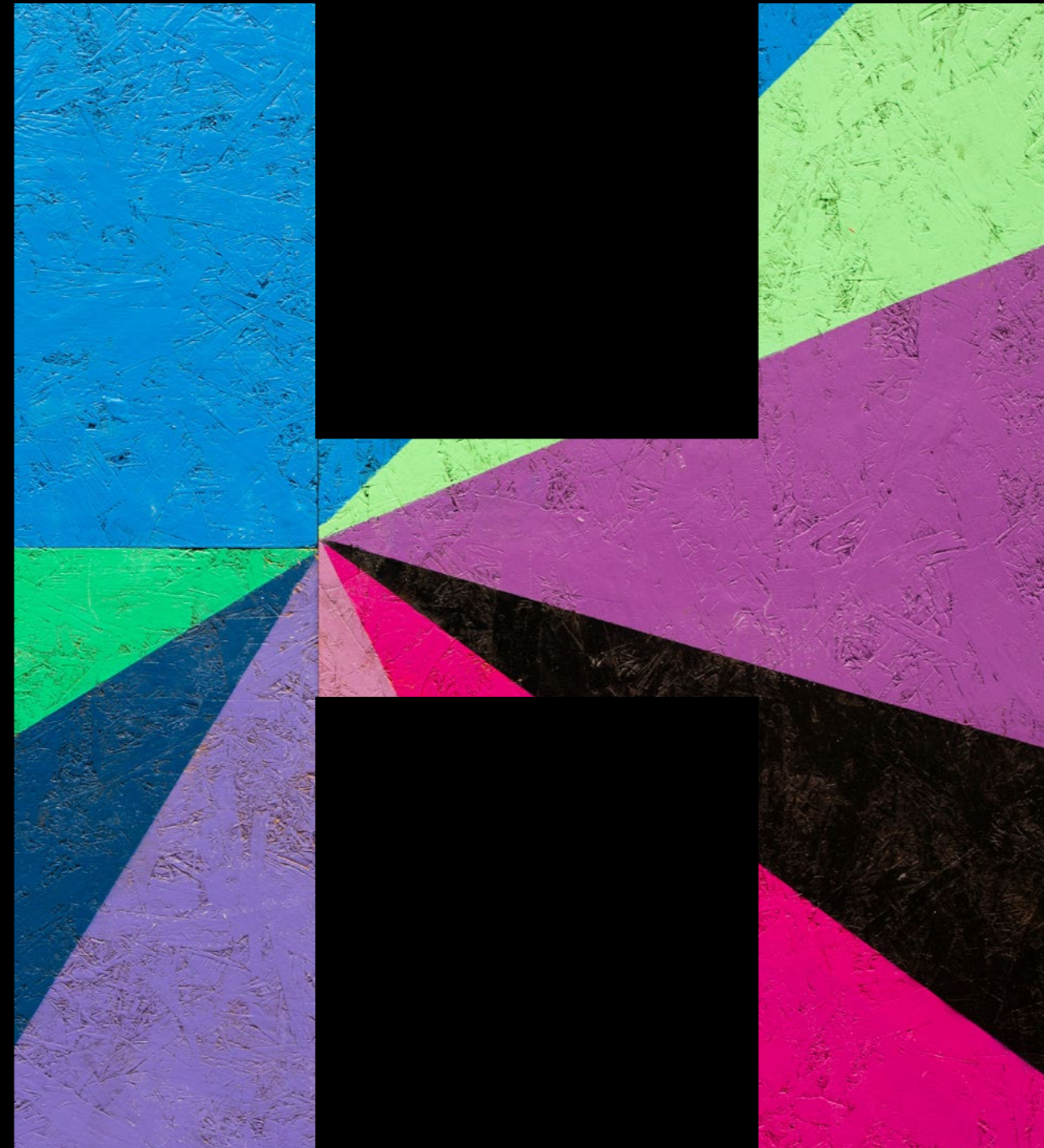


**FOUR
HARDMAN
SQUARE**



**ANYTHING
BUT SQUARE**

WELCOME TO FOUR HARDMAN SQUARE

H



**Four Hardman Square
has been reimagined
from the outside in.**

From the all new entrance and reception to the perfectly planned mezzanine level exercise studio, this is the HQ office that sets a new benchmark for Spinningfields.





H

03



**FOUR
HARDMAN
SQUARE**

H

4



THE BUILDING





Enjoy the warmest of welcomes as you enter, surrounded by biophilia, contemporary art and inviting lounge furniture.

Carry on up the feature spiral staircase to the new Work Lounge on the mezzanine, and beyond to the Exercise Studio.

AN ENTRANCE WITH A DIFFERENCE

Indicative CGI visual



H

SPACE TO WORK, CATCH-UP + RELAX

CGI showing feature staircase leading to the mezzanine floor

H



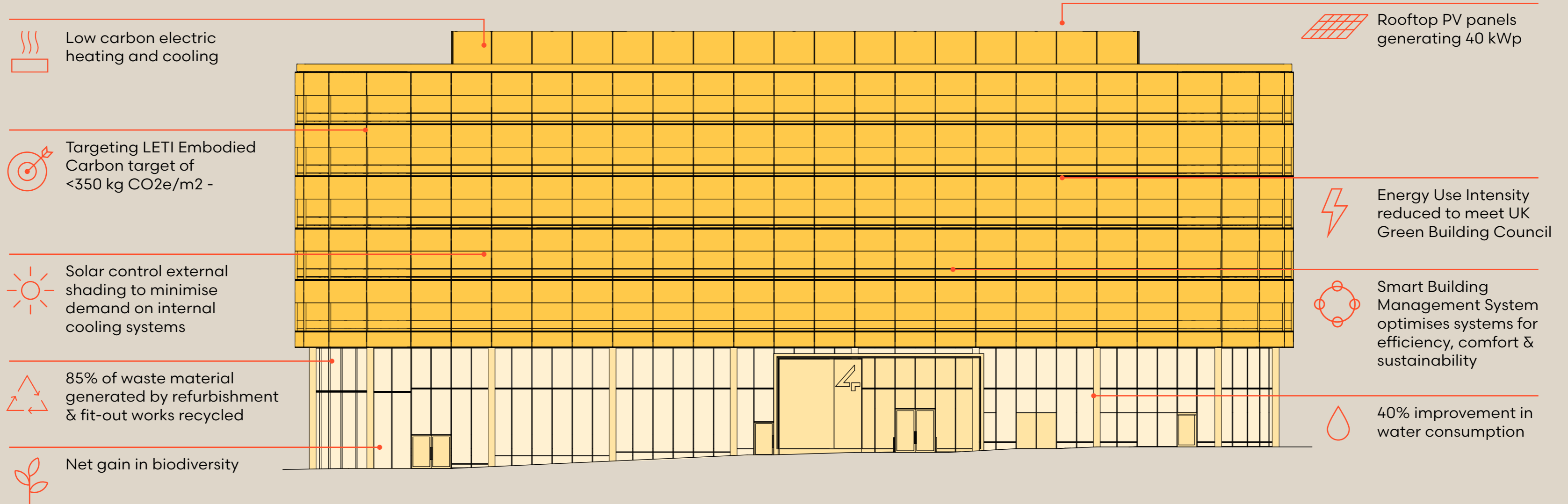
Indicative CGI visual

KEEP FIT STAY SHARP

From early morning yoga to lunch hour boxing sessions, the Exercise Studio has been designed to suit all requirements, leaving you feeling relaxed as well as energised.

ESG CREDENTIALS

H

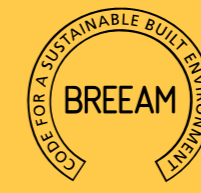


69

Sustainability and occupant experience are a key priority guiding the transformation of Four Hardman Square, with the following accreditations being targeted:



EPC
A rating



BREEAM
Excellent



WELL
Silver Enabled



WiredScore
Gold

KEY BUILDING FEATURES



39 cycle storage spaces



46 male lockers & 46 female lockers



7 showers including unisex/accessible



Raised access floors - 150 mm



Floor to ceiling height 2.8 m



Full CCTV installations



Flexible/divisible floor plates



Communal breakout space



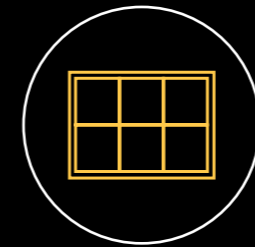
Multi purpose Exercise Studio



14 l/s/p fresh air filtration



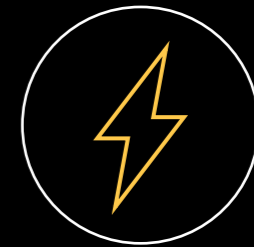
LED lighting



Solar Roof generating on-site energy



18 basement parking spaces



Automatic BMS controls & energy metering system



Automatic lighting controls with occupancy & daylight sensing



Reception welcome team



1:10 occupancy ratio



WiFi installation



Electronic access control

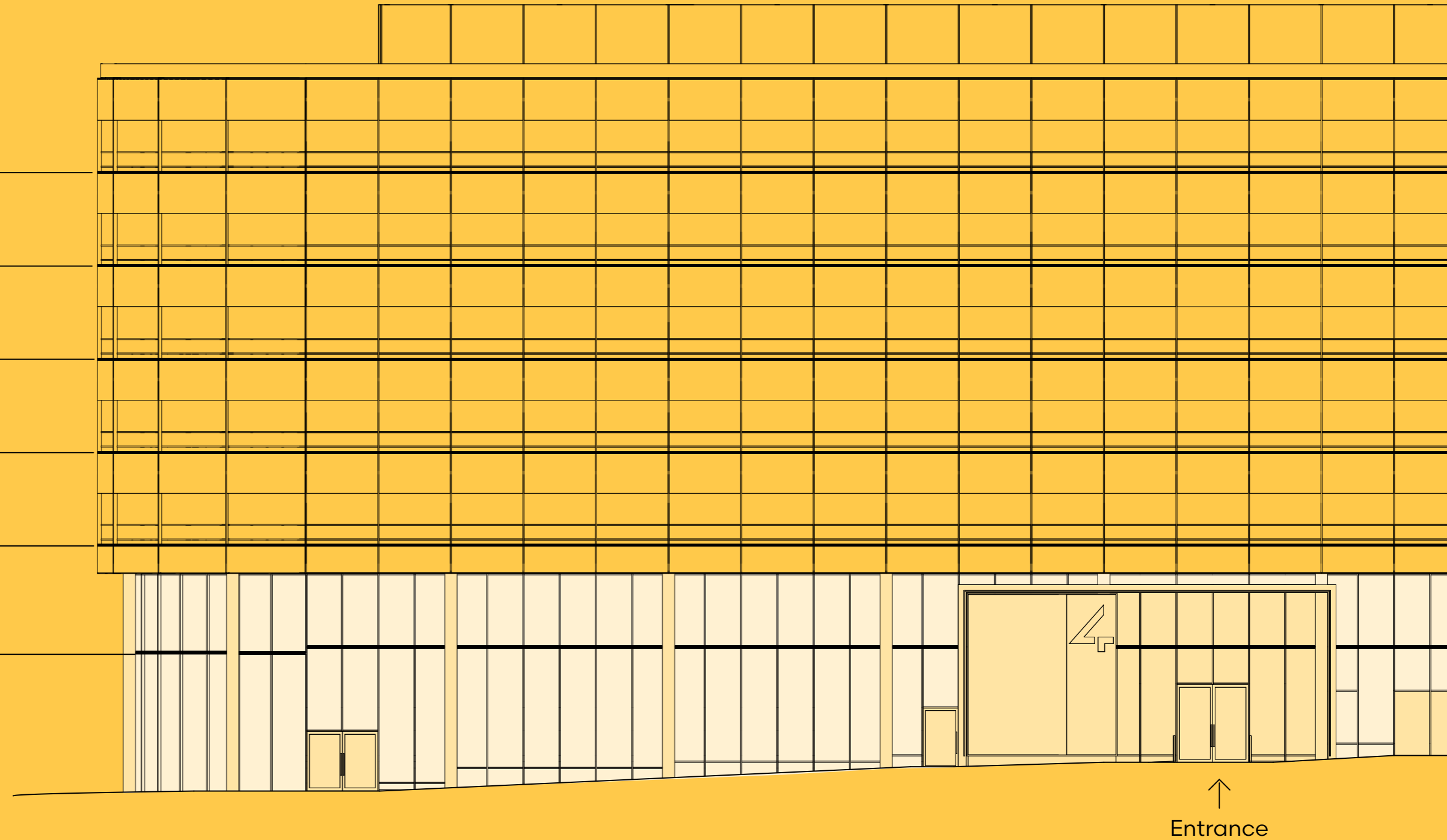
H

SPACE TO GROW

TOTAL 53,580 SQ FT 4,980 SQM

H

	SQ FT (NIA)	SQ M (NIA)
5TH	10,716	996
4TH	10,716	996
3RD	10,716	996
2ND	10,716	996
1ST	10,716	996
M	Communal booths and Multi Purpose Exercise studio	
G	Reception and bike storage	





H

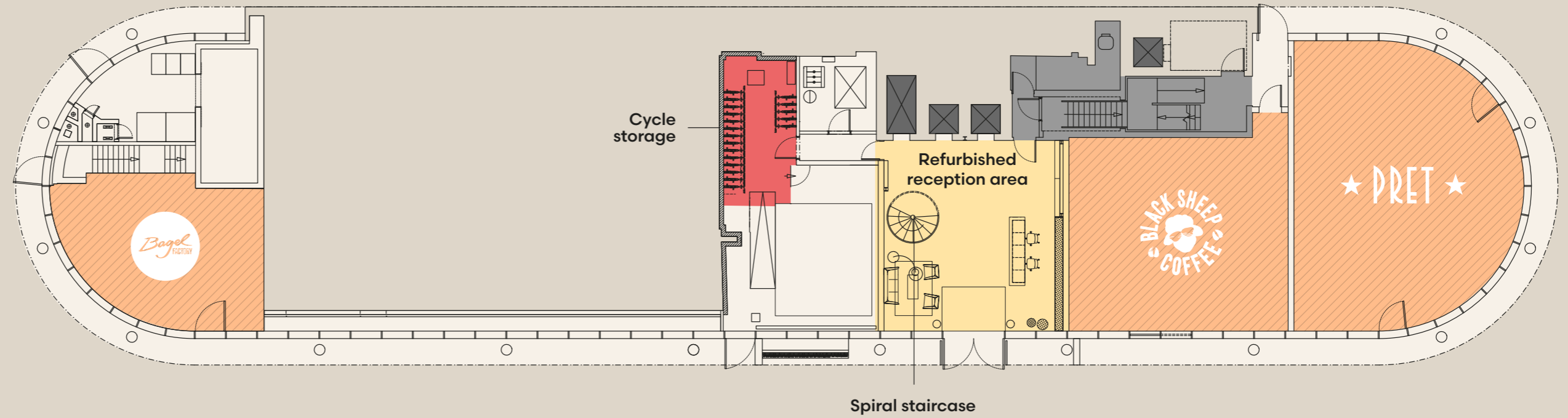
12

Indicative CGI visual

FLOOR PLANS



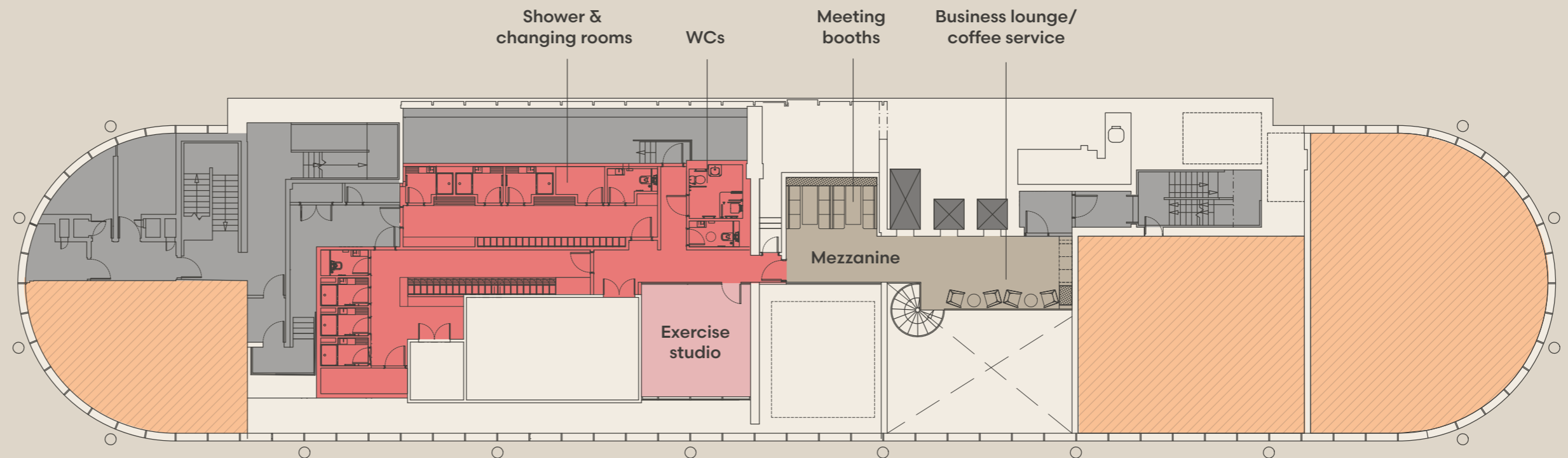
Ground



H

13

Mezzanine



- Key**
- End-of-trip amenity
 - Retail
 - Core
 - Lifts

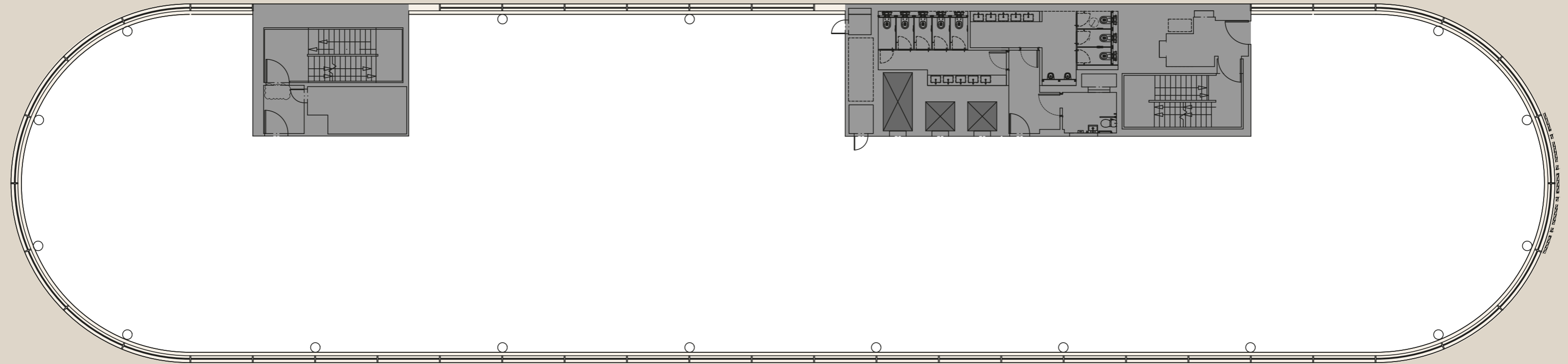
Plans not to scale. For indicative purposes only

FLOOR PLANS



Typical Upper Floor
10,716 sq ft
996 sq m

H



14

- Key**
- Office
 - Core
 - Lifts

Plans not to scale. For indicative purposes only

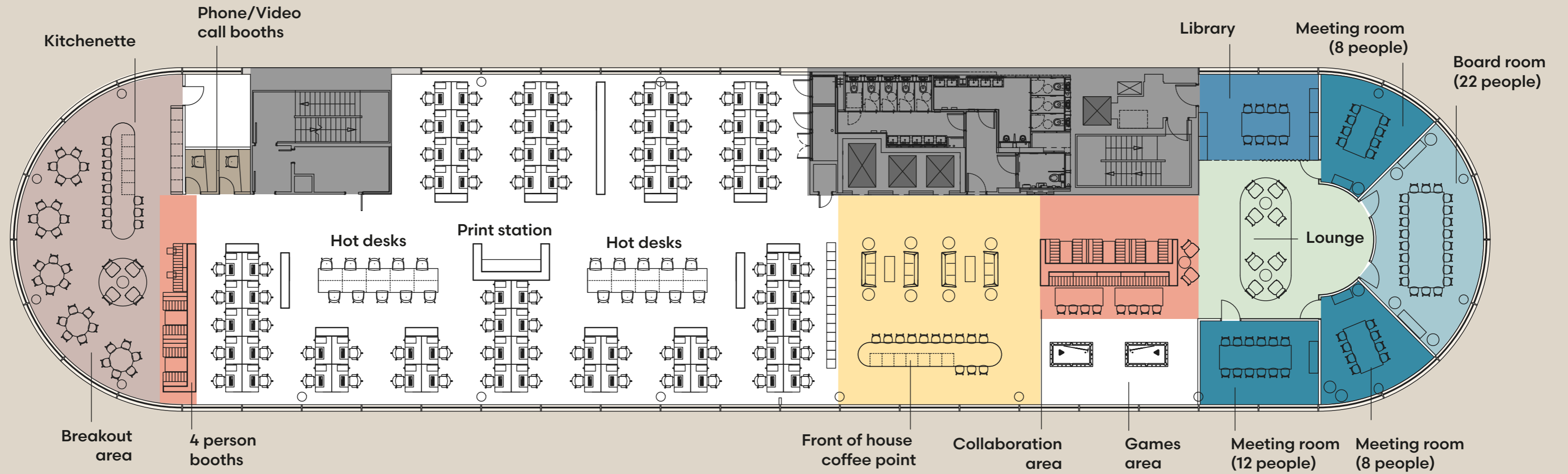
SPACE PLANS



Typical Upper Floor
 10,716 sq ft
 996 sq m

H

15

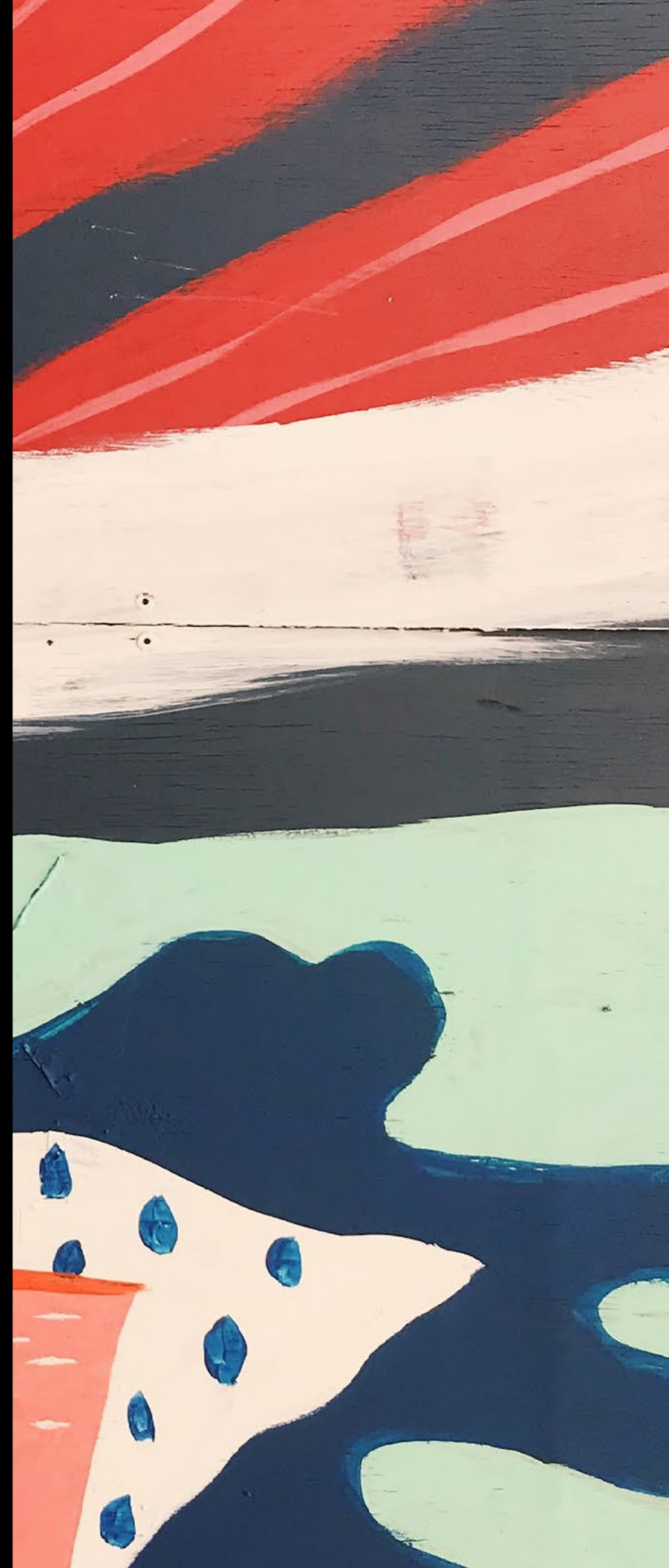


- Key**
- Office
 - Core
 - Lifts

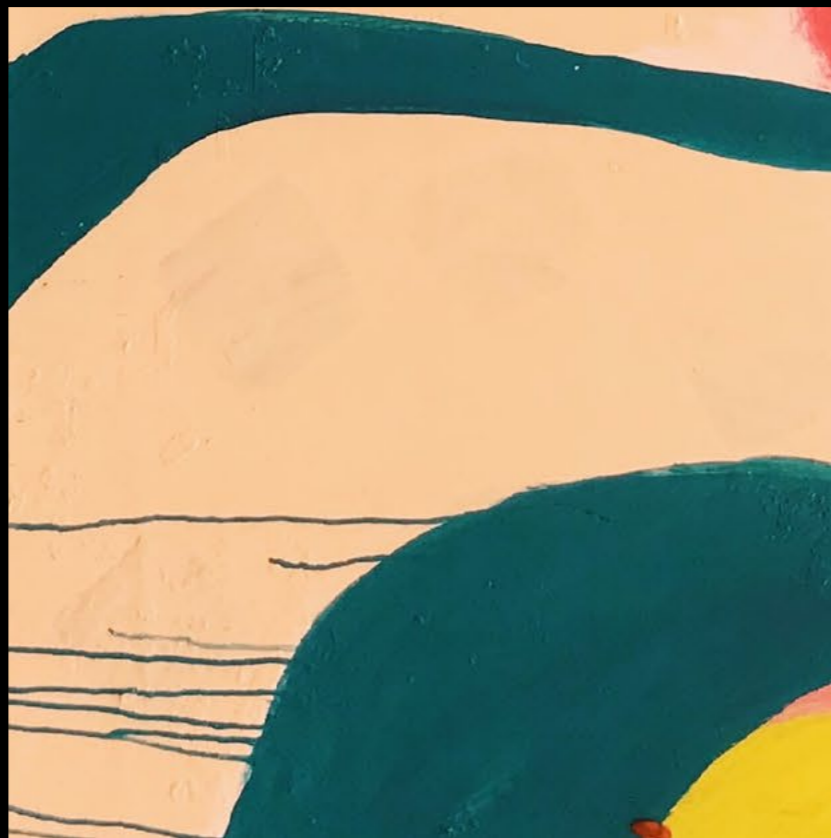
Plans not to scale. For indicative purposes only



H



THE LOCATION





SUNSET

Delicious Asian-fusion



THE IVY

Modern dining



**PRET A MANGER
& BLACK SHEEP**

Great coffee on the ground floor of the building



THAIKHUN

Thai dining



SEXY FISH

Japanese dining

H



THE LAWN CLUB

Airy café & bar

HARDMAN SQ.

Buzzing open space



BOX

Sports bar



COMPTOIR

Lebanese dining

Four Hardman Square is at the heart of Spinningfields, now firmly established as a vibrant, 7-day-a-week destination for culture, retail, dining and entertainment.

**ALL A
STONE'S
THROW
AWAY**

AT THE CENTRE OF IT ALL

H

BARS & RESTAURANTS

- 1. Hawksmoor
- 2. Gusto
- 3. The Ivy Spinningfields
- 4. The Oast House
- 5. Tattu Restaurant & Bar
- 6. The Alchemist
- 7. Australasia
- 8. Albert's Schloss
- 9. Dishoom Restaurant
- 10. San Carlo
- 11. Rosa's Thai
- 12. Tast Catala
- 13. El Gato Negro
- 14. Rudy's Neapolitan Pizza
- 15. 20 Stories
- 16. Sexy Fish
- 17. Dear Sailor
- 18. Foley's
- 19. The Lawn Club
- 20. Thaikun

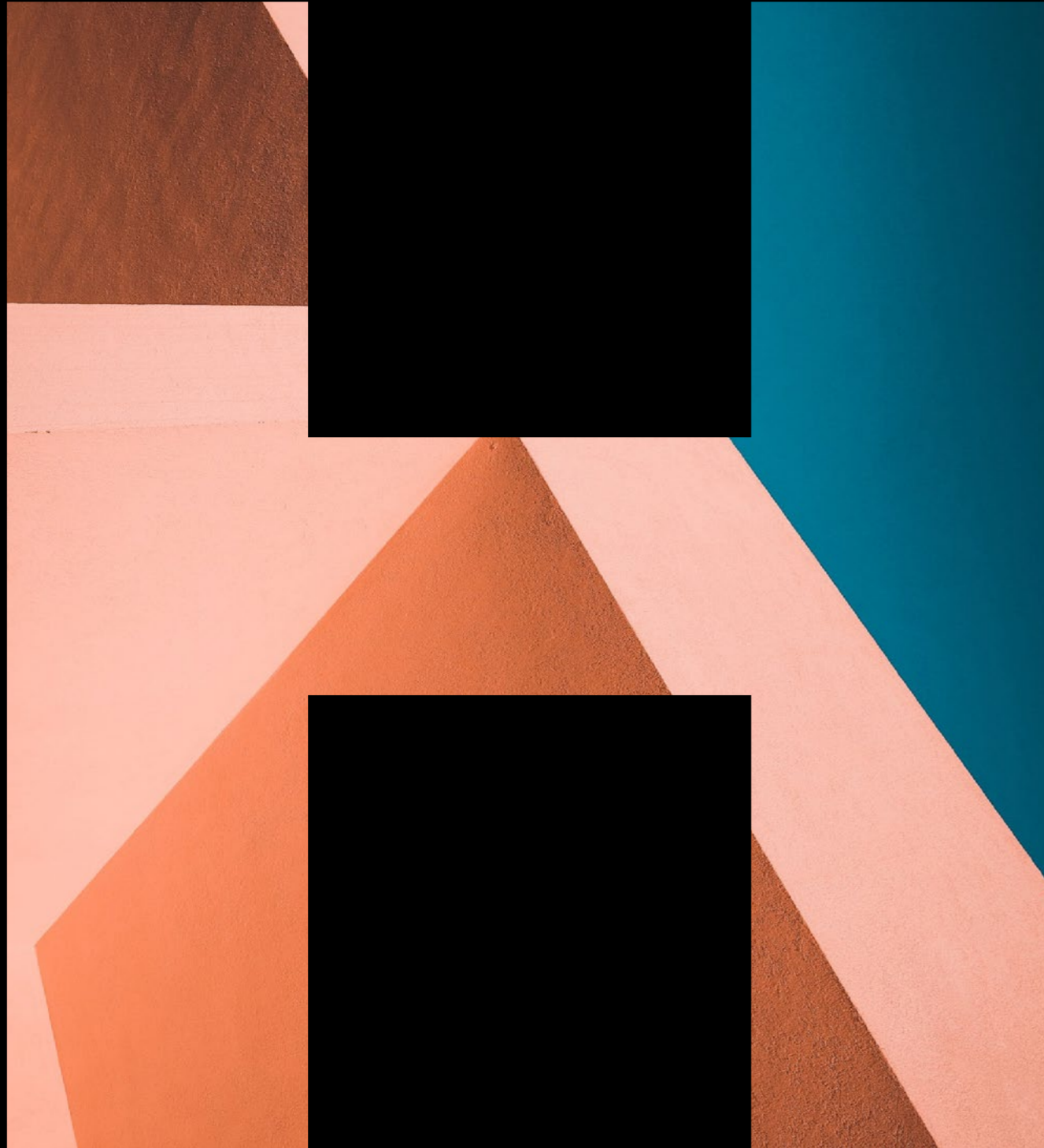
CAFÉS

- 1. Alex's Bakery
- 2. Piccolino Caffé Grande
- 3. Warehouse Café
- 4. 92 Degrees
- 5. Federal Cafe Bar
- 6. Pret A Manger
- 7. Black Sheep Coffee
- 8. Gail's Bakery
- 9. M&S
- 10. Bagel Factory

WELLNESS

- 1. Bannatyne Health Club
- 2. YOGA REPUBLIC
- 3. Space at the Mill
- 4. CF Organic Wellness
- 5. PureGym
- 6. Barry's
- 7. The Gym Group
- 8. Absolute Body Solutions





FOURHARDMANSQ.COM

CONTACTS

OBi

Richard Lace
rlace@obiproperty.co.uk
07795 104 231

Andrew Cowell
acowell@obiproperty.co.uk
07584 990 976



Daniel Barnes
dbarnes@savills.com
07870 186 410

James Evans
jevans@savills.com
07870 999 665

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents have any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Joint Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

April 2024

Designed and produced by Graphicks | 020 3435 6952 | www.graphicks.co.uk