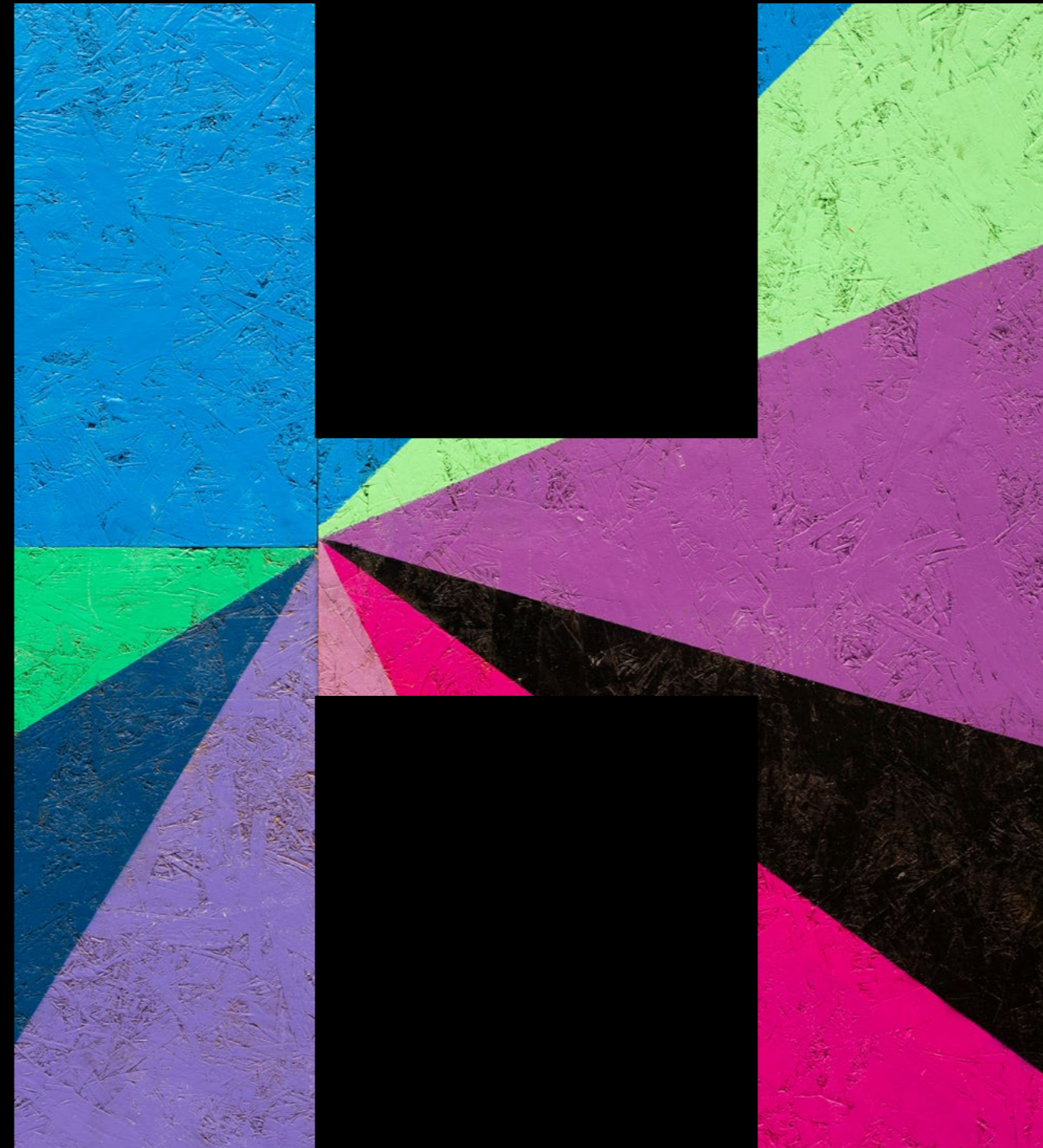


**FOUR  
HARDMAN  
SQUARE**



**ANYTHING  
BUT SQUARE**



# WELCOME TO FOUR HARDMAN SQUARE



**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.







BLACK SHEEP COFFEE

ORDER HERE

03



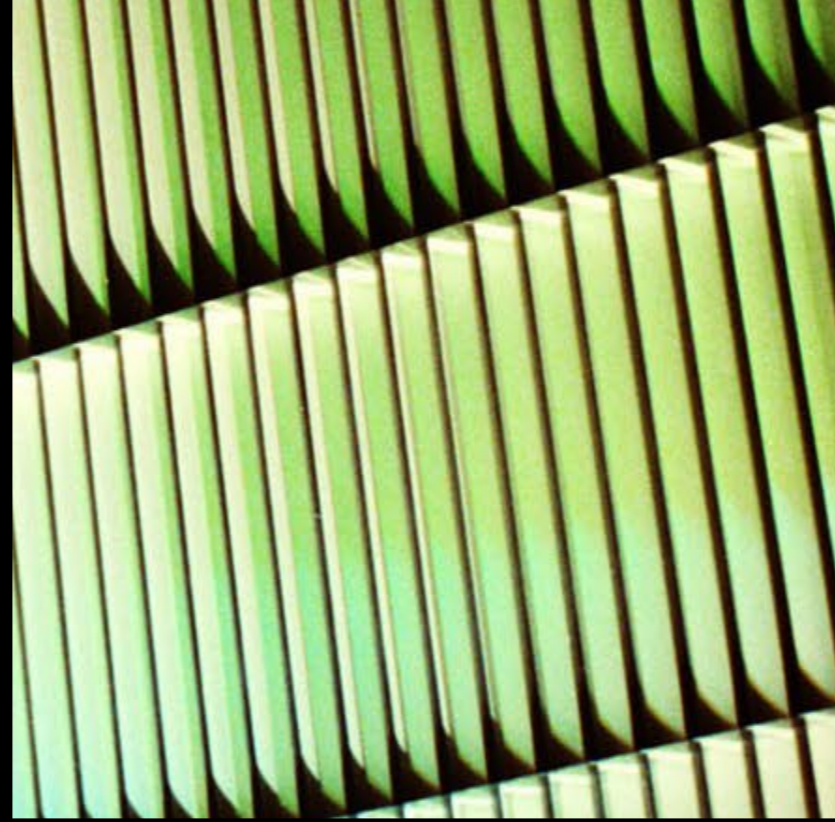


**FOUR  
HARDMAN  
SQUARE**

**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





H



07



A modern office interior featuring a man in a blue shirt working at a table in a booth with green acoustic panels. The space includes a kitchen area with a hanging plant, a lounge area with armchairs, and a hallway with green walls and exposed ductwork. The text "SPACE TO WORK, CATCH-UP + RELAX" is overlaid in white.

**SPACE TO WORK,  
CATCH-UP + RELAX**



H



## 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.

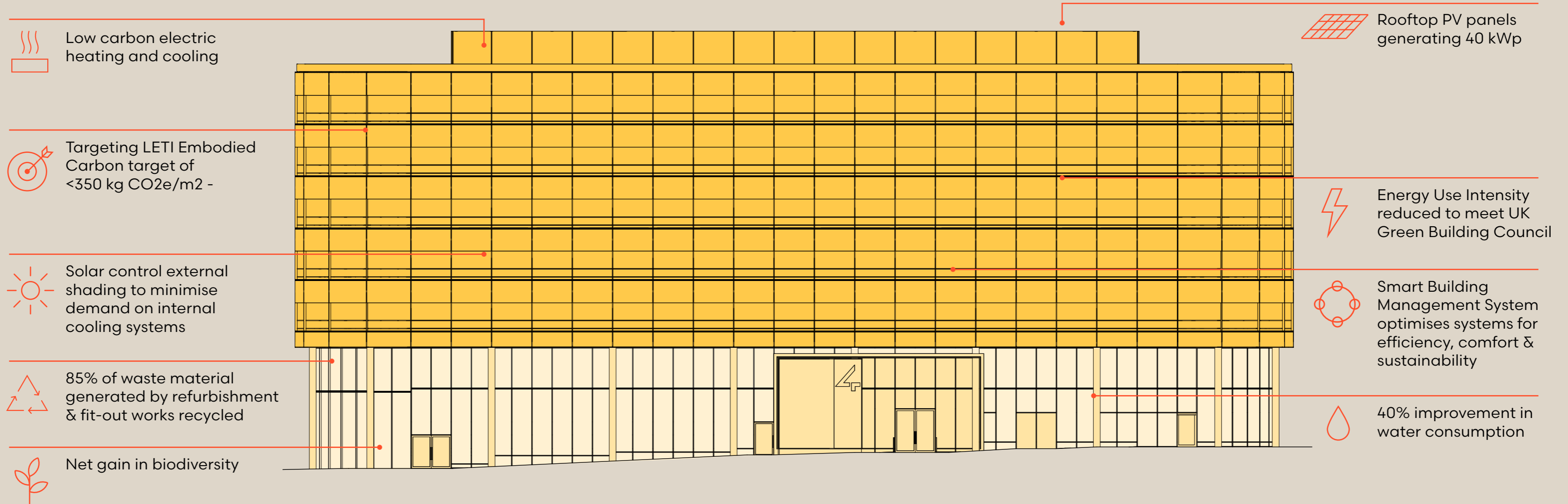






# ESG CREDENTIALS

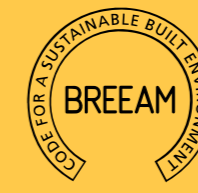
H



Sustainability and occupant experience were key priorities that guided the transformation of Four Hardman Square, with the following accreditations being targeted:



EPC  
A rating



BREEAM  
Excellent



WELL  
Silver Enabled



Targeting NABERS  
Energy for Offices



# 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



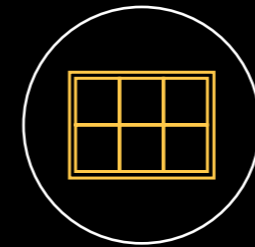
Multi purpose Exercise Studio



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



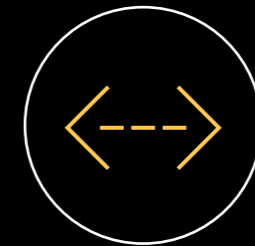
Reception welcome team



1:10 occupancy ratio



WiFi installation



Electronic access control

H

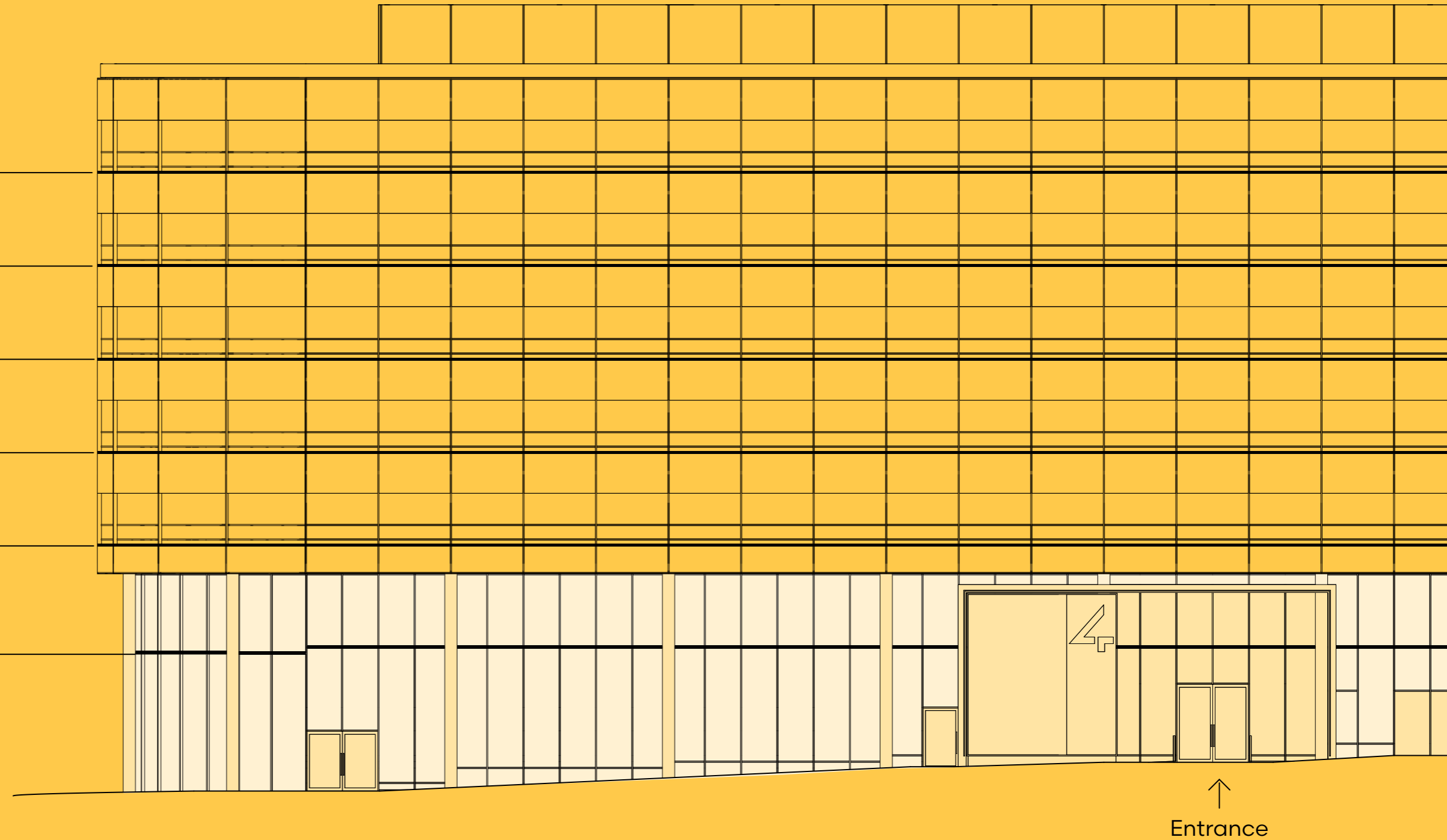


# SPACE TO GROW

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	







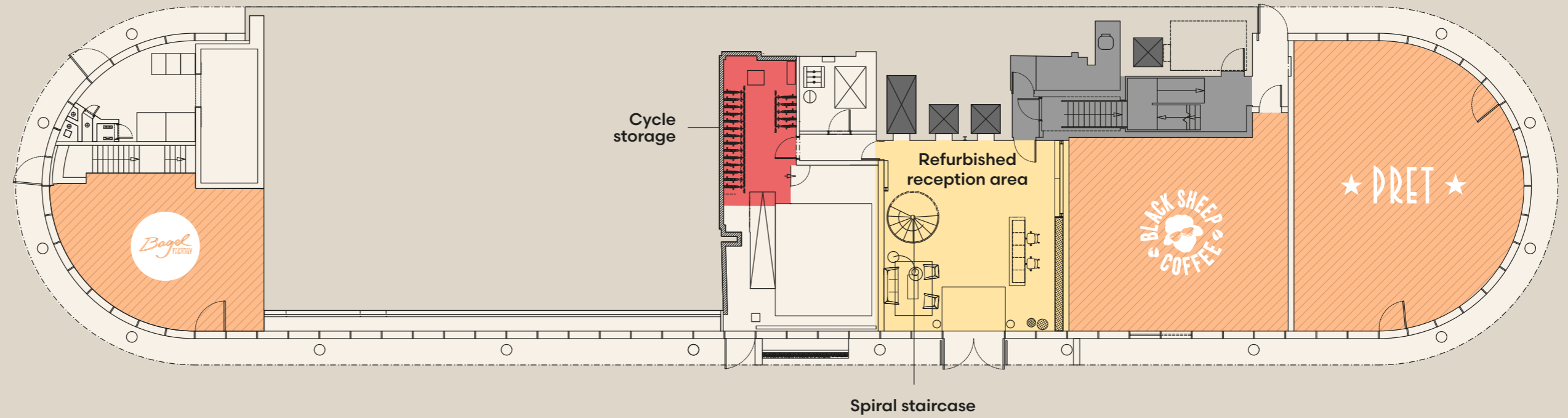
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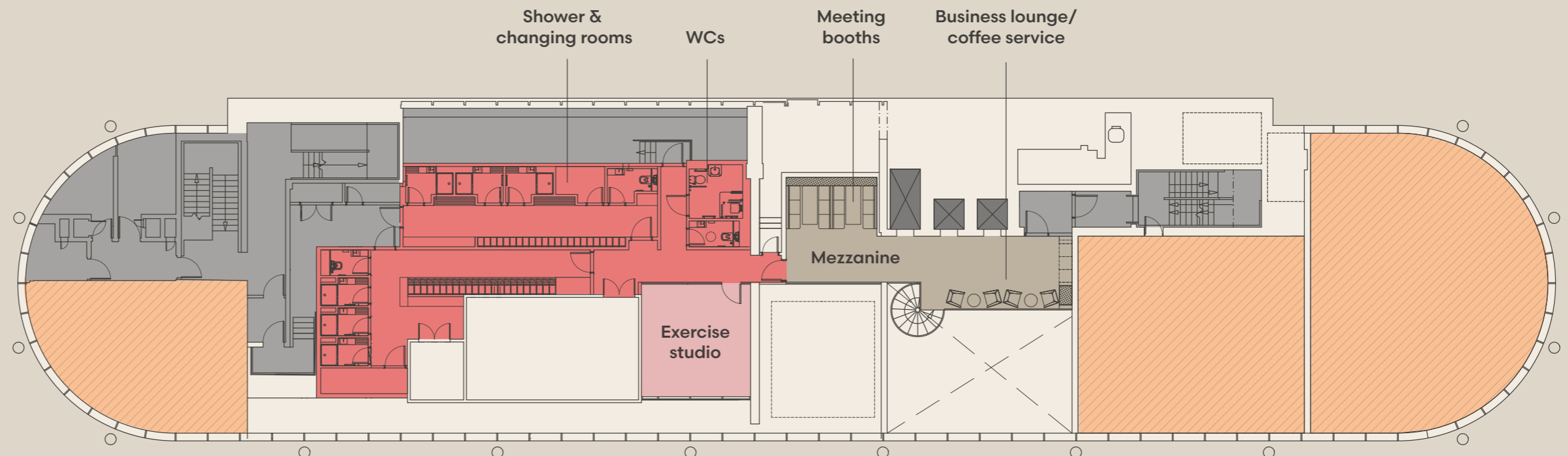
# FLOOR PLANS



## Ground



## Mezzanine



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

Plans not to scale. For indicative purposes only

H

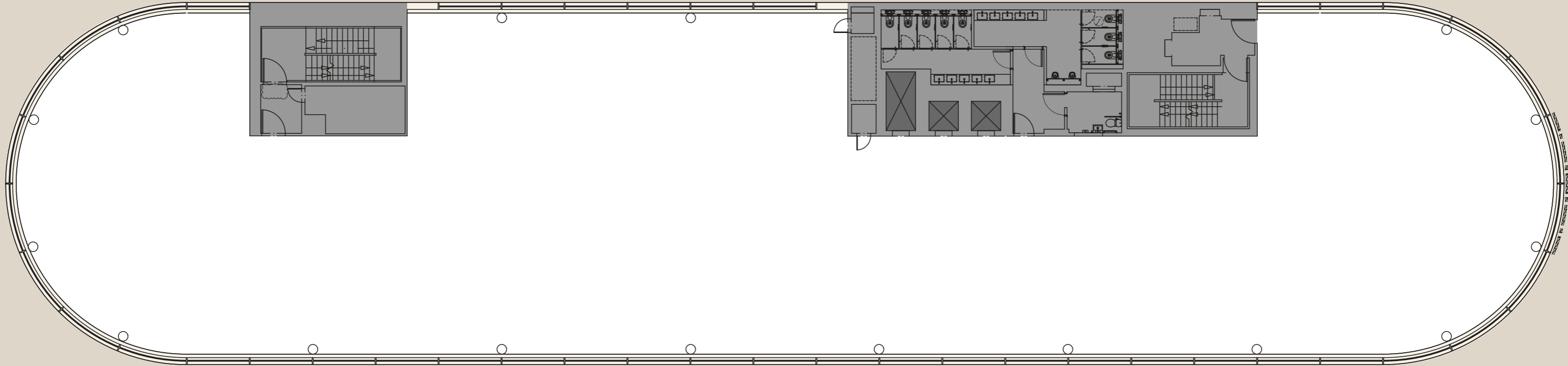


# FLOOR PLANS



**Typical Upper Floor**  
10,716 sq ft  
996 sq m

**H**



**16**

- Key**
- Office
  - Core
  - Lifts

Plans not to scale. For indicative purposes only



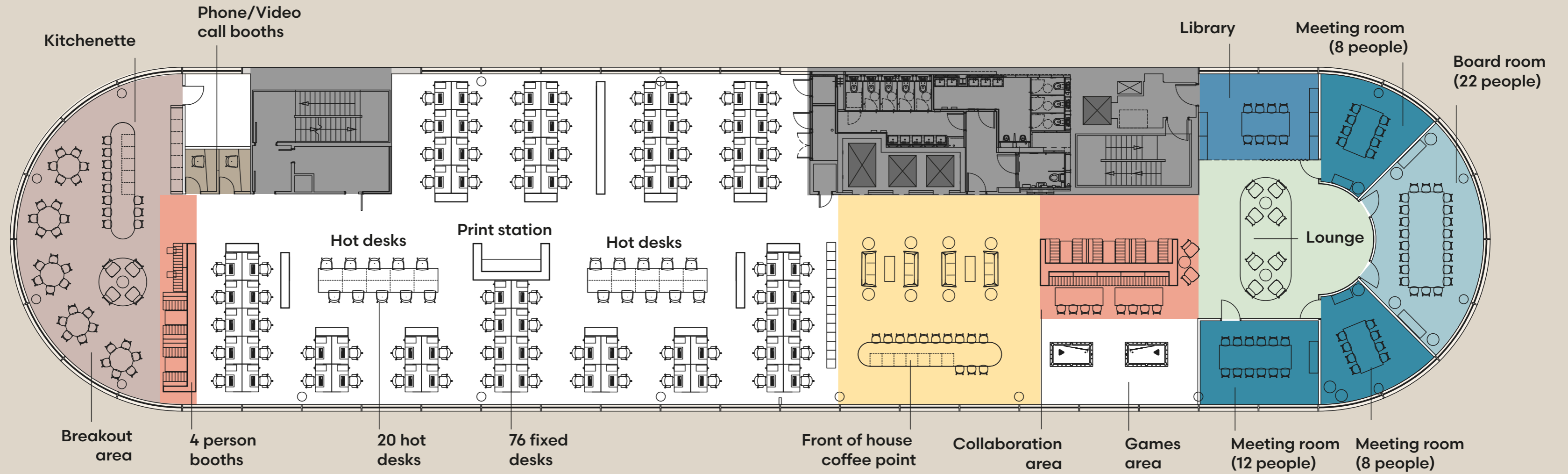
# SPACE PLANS



**Typical Upper Floor**  
 10,716 sq ft  
 996 sq m

**H**

17



- Key**
- Office
  - Core
  - Lifts

Plans not to scale. For indicative purposes only

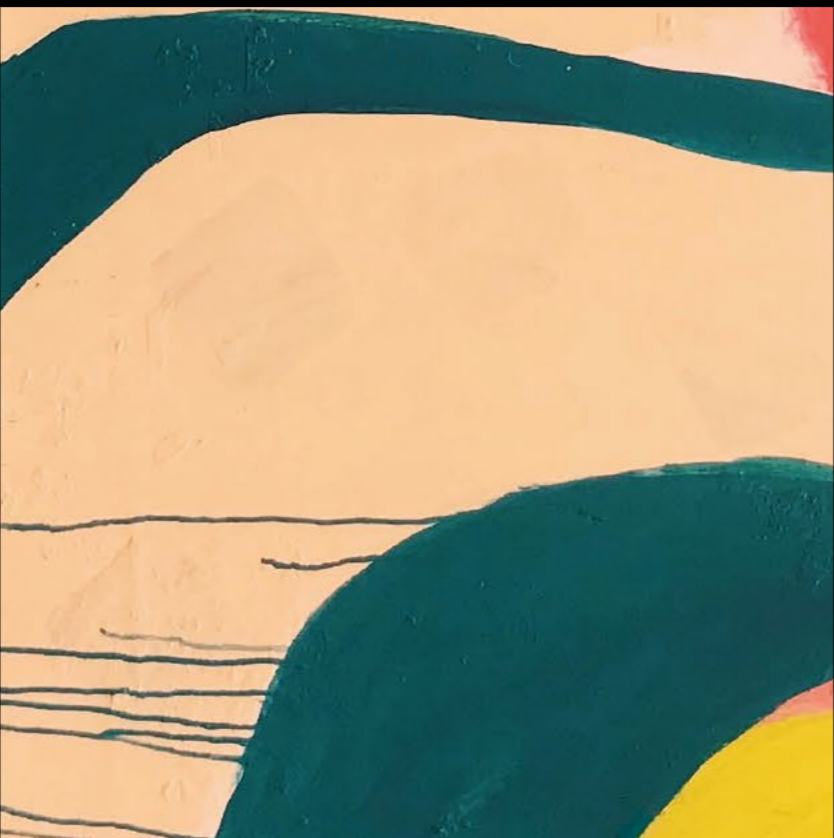




**H**



**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

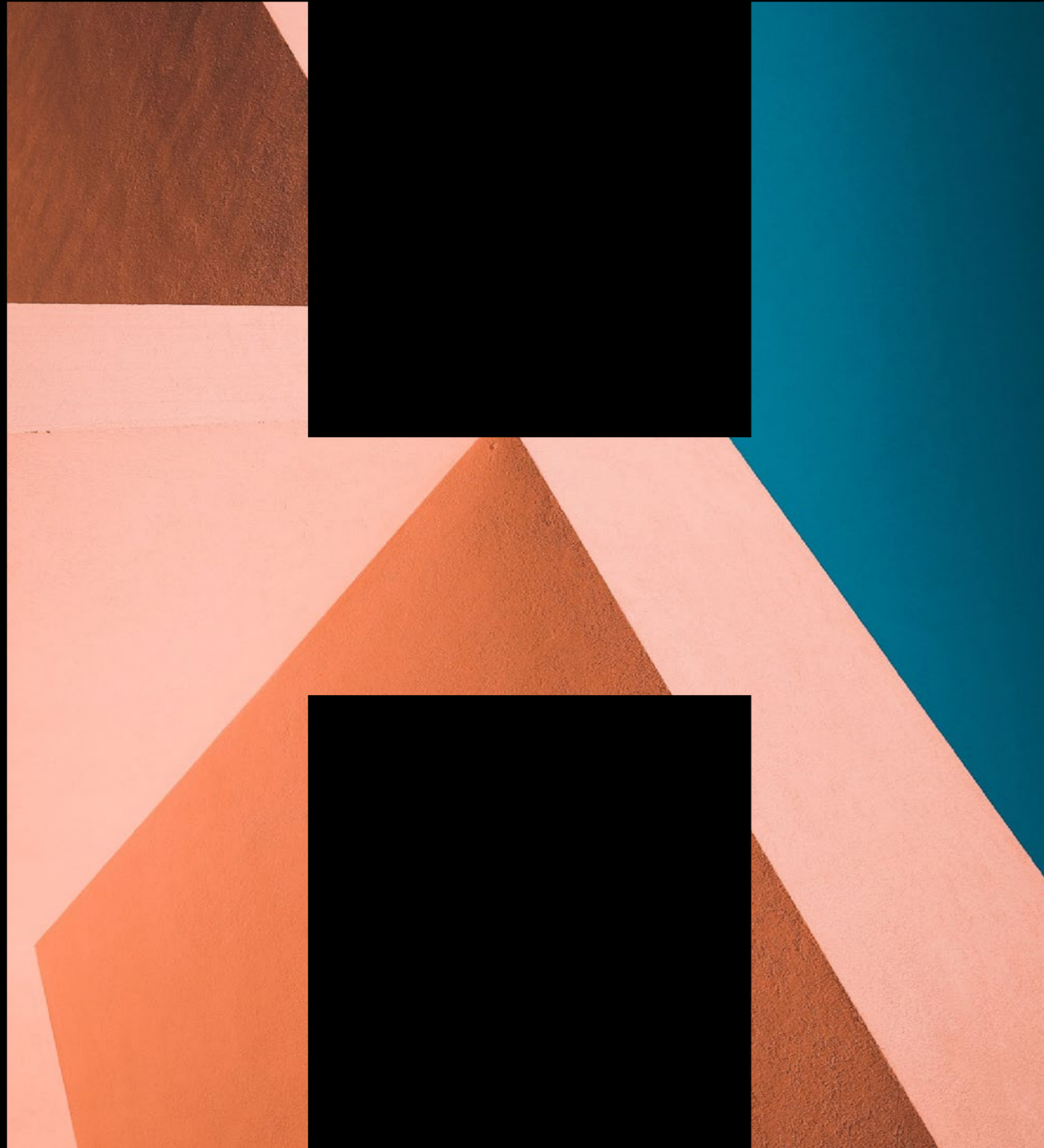
- 1. Alex's Bakery
- 2. Piccolino Caffé Grande
- 3. Warehouse Café
- 4. 92 Degrees
- 5. Federal Cafe Bar
- 6. Pret A Manger
- 7. Black Sheep Coffee
- 8. Gail's Bakery
- 9. M&S
- 10. Bagel Factory

## 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**

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March 2025

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