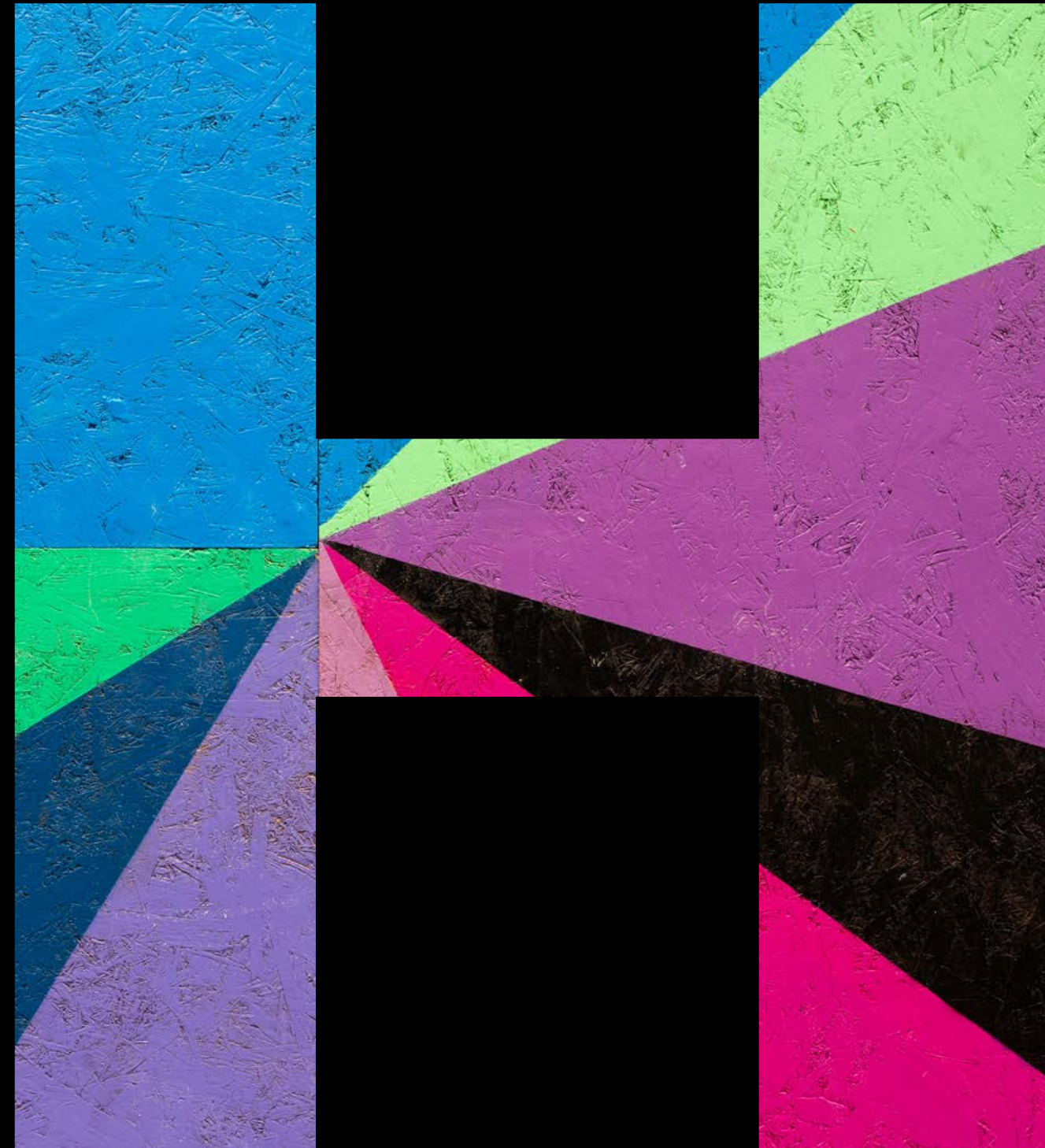


**FOUR
HARDMAN
SQUARE**



**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



**FOUR
HARDMAN
SQUARE**

H

04



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



A modern office interior featuring a lounge area with a man sitting at a table, a kitchen area with a hanging plant, and a hallway with large pipes. The text "SPACE TO WORK, CATCH-UP + RELAX" is overlaid in white. A large black letter 'H' is on the left side of the image.

**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



Low carbon electric heating and cooling



Targeting LETI Embodied Carbon target of <350 kg CO2e/m2 -



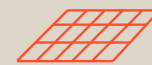
Solar control external shading to minimise demand on internal cooling systems



85% of waste material generated by refurbishment & fit-out works recycled



Net gain in biodiversity



Rooftop PV panels generating 40 kWp



Energy Use Intensity reduced to meet UK Green Building Council



Smart Building Management System optimises systems for efficiency, comfort & sustainability

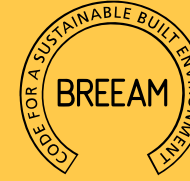


40% improvement in water consumption

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



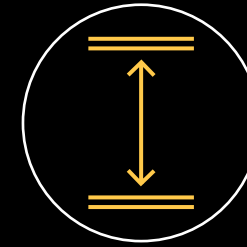
46 male lockers &
46 female lockers



7 showers including
unisex/accessible



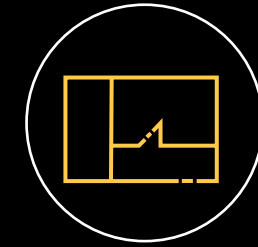
Raised access
floors - 150 mm



Floor to ceiling
height 2.8 m



Full CCTV
installations



Flexible/divisible
floor plates



Communal
breakout space



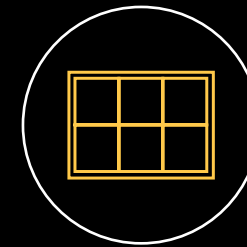
Multi purpose
Exercise Studio



14 l/s/p fresh
air filtration



LED lighting



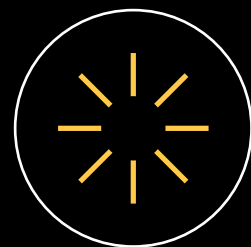
Solar Roof
generating
on-site energy



18 basement
parking spaces



Automatic BMS
controls & energy
metering system



Automatic
lighting controls
with occupancy &
daylight sensing



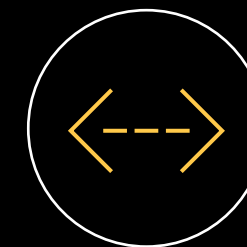
Reception
welcome team



1:10 occupancy
ratio



WiFi
installation



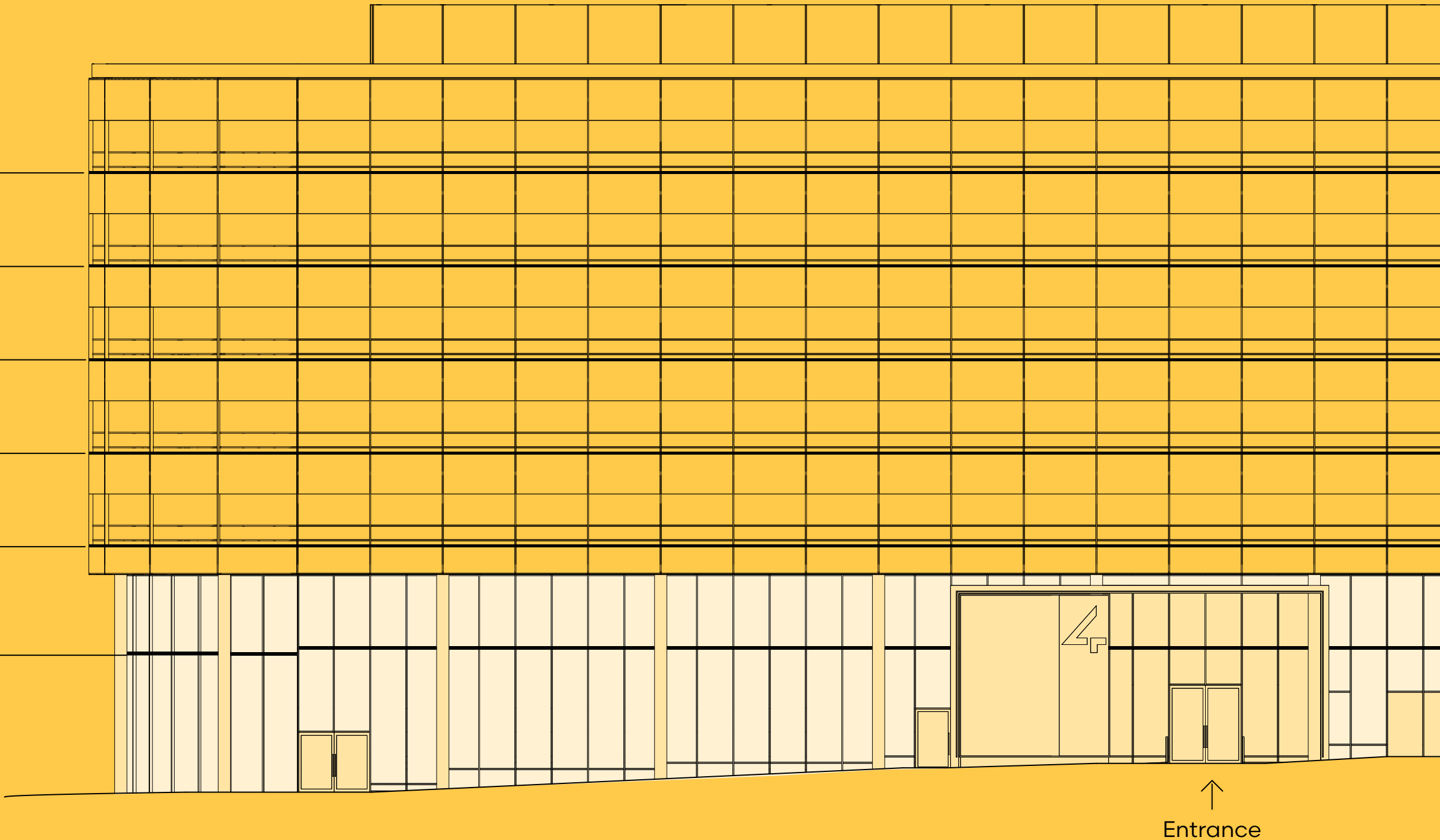
Electronic access
control

H

SPACE TO GROW

TOTAL 53,580 SQ FT 4,980 SQM

	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	



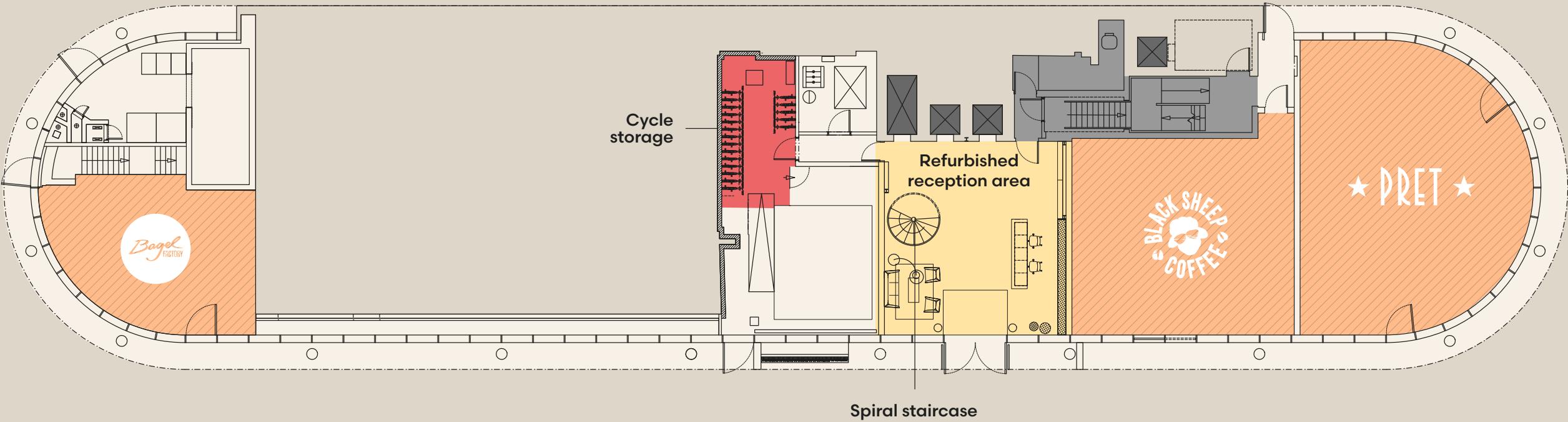


H

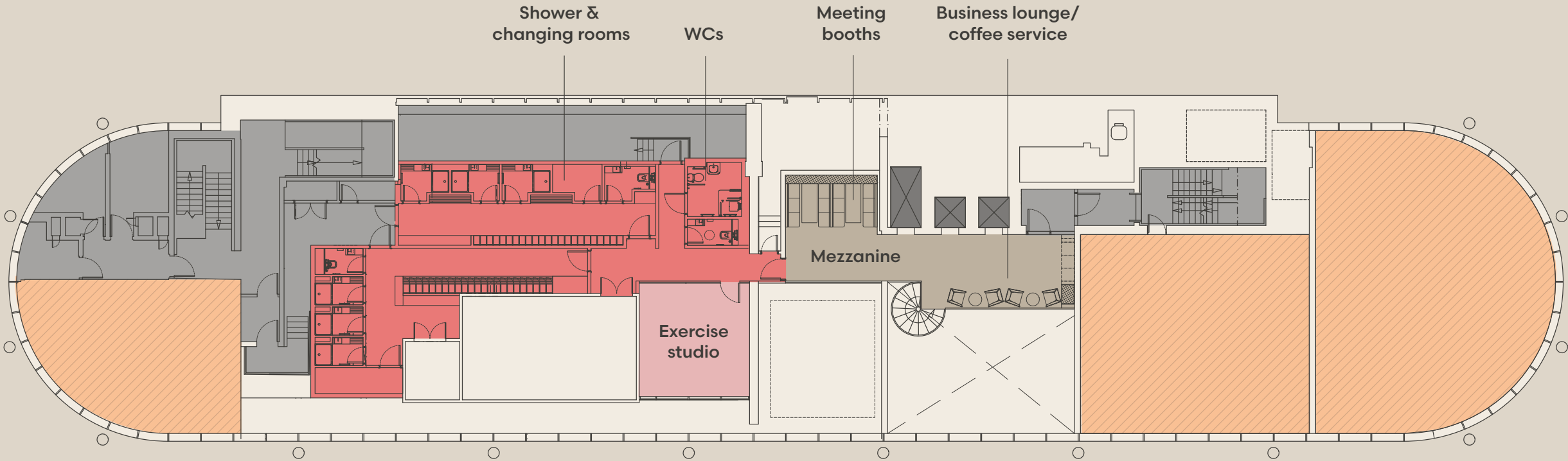
FLOOR PLANS



Ground



Mezzanine



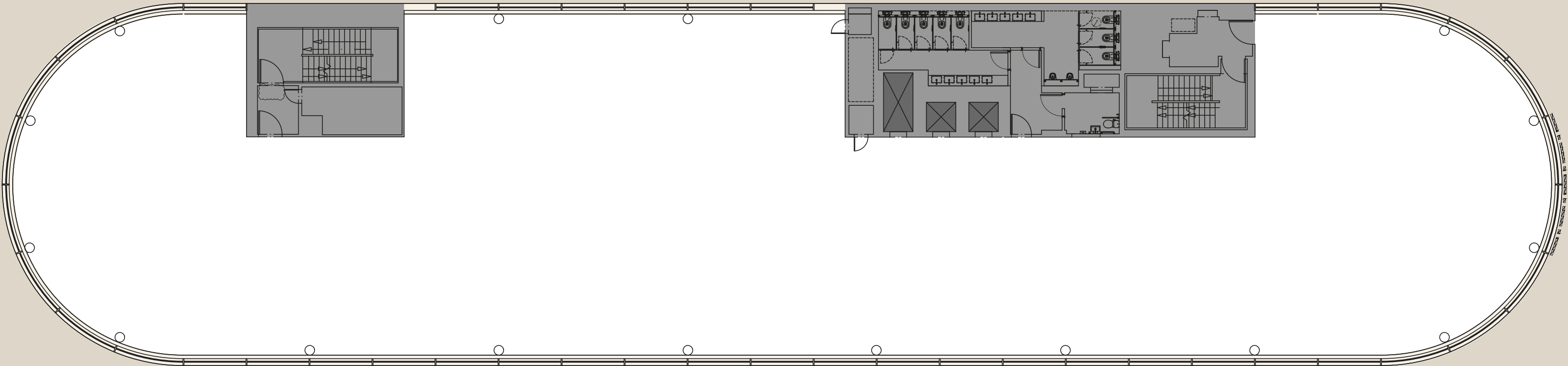
- Key**
- End-of-trip amenity
 - Retail
 - Core
 - Lifts

Plans not to scale. For indicative purposes only

H

FLOOR PLANS

Typical Upper Floor
10,716 sq ft
996 sq m



- Key**
- Office
 - Core
 - Lifts

Plans not to scale. For indicative purposes only

N

SPACE PLANS



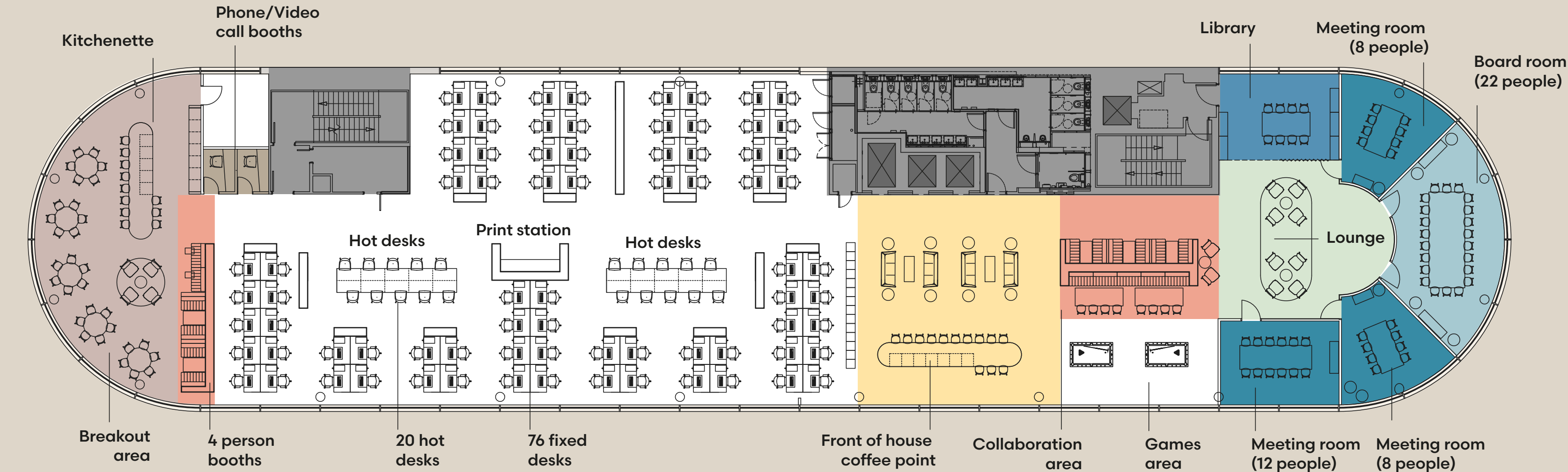
Typical Upper Floor

10,716 sq ft

996 sq m

H

17



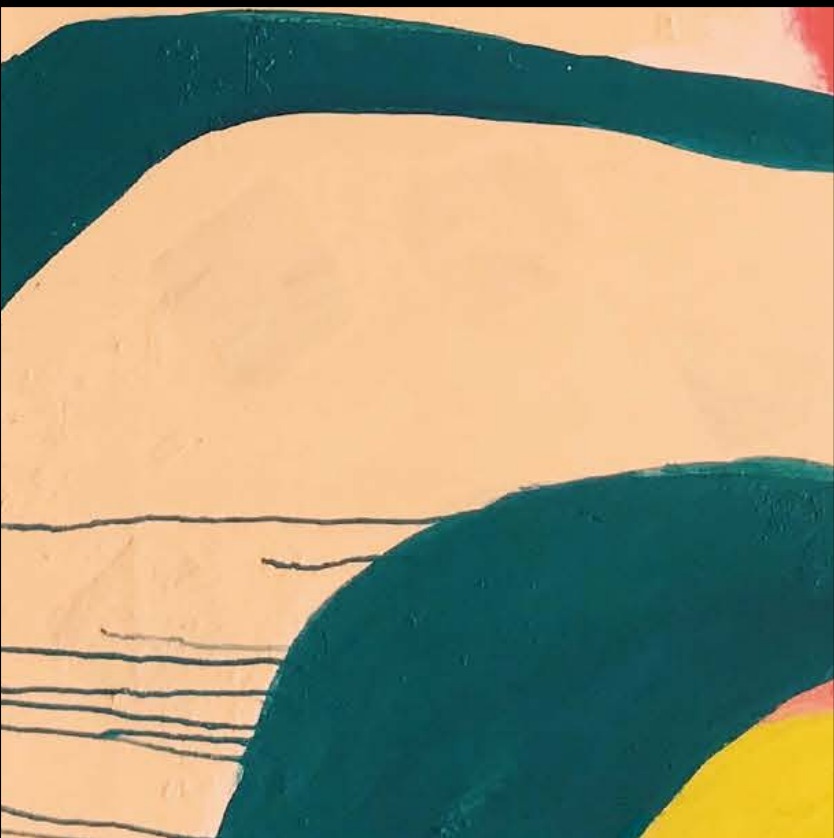
Key

- Office
- Core
- Lifts

Plans not to scale. For indicative purposes only

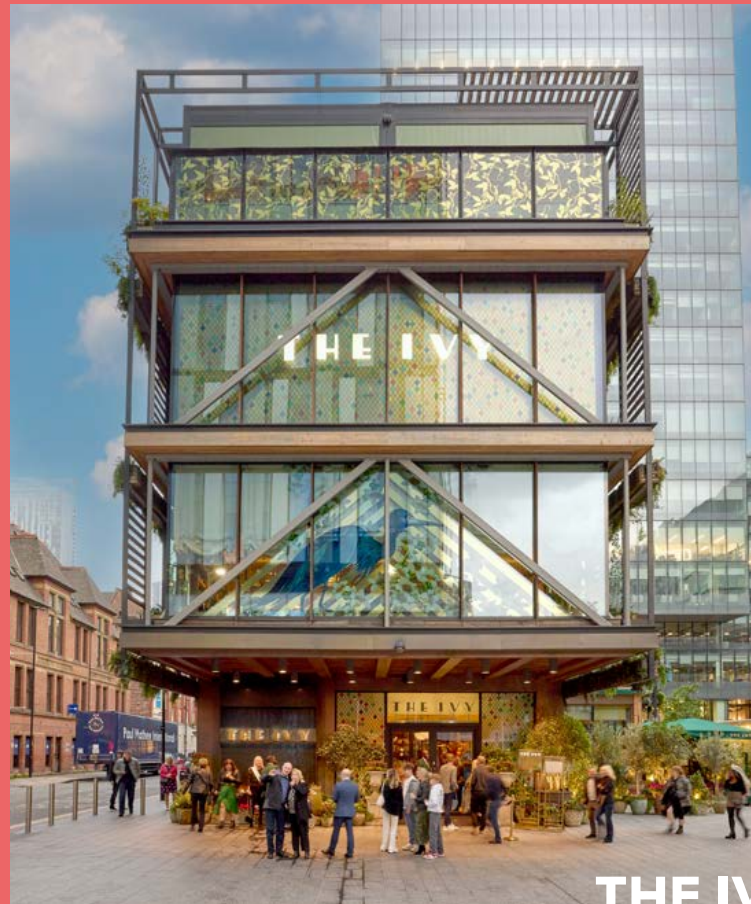


THE LOCATION





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



THE LAWN CLUB
Airy café & bar

HARDMAN SQ.
Buzzing open space



BOX
Sports bar



Lebanese dining

**ALL A
STONE'S
THROW
AWAY**

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.

H

AT THE CENTRE OF IT ALL

BARS & RESTAURANTS

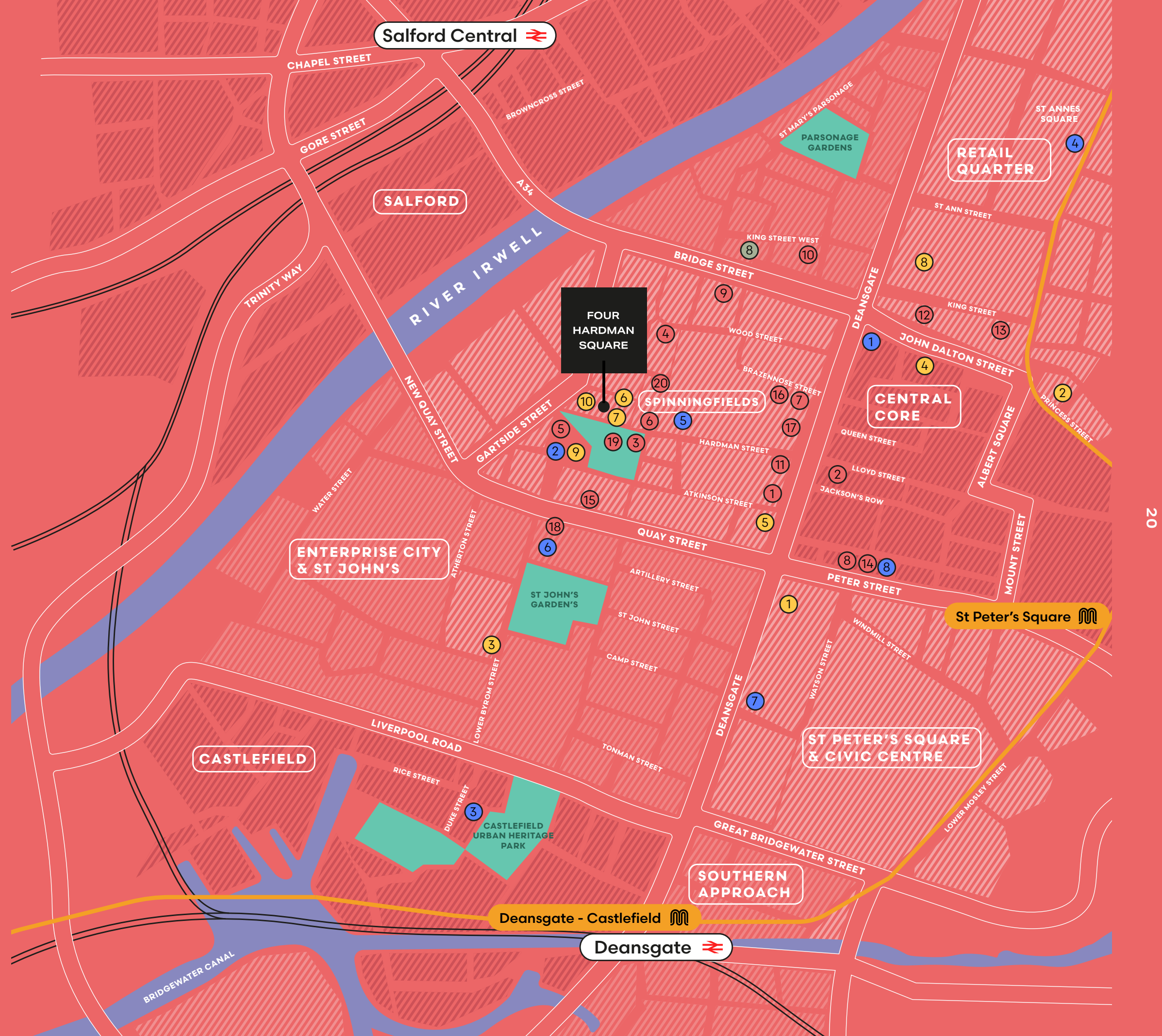
1. Hawksmoor
2. Gusto
3. The Ivy Spinningfields
4. The Oast House
5. Tattu Restaurant & Bar
6. The Alchemist
7. Australasia
8. Albert's Schloss
9. Dishoom Restaurant
10. San Carlo
11. Rosa's Thai
12. Tast Catala
13. El Gato Negro
14. Rudy's Neapolitan Pizza
15. 20 Stories
16. Sexy Fish
17. Dear Sailor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

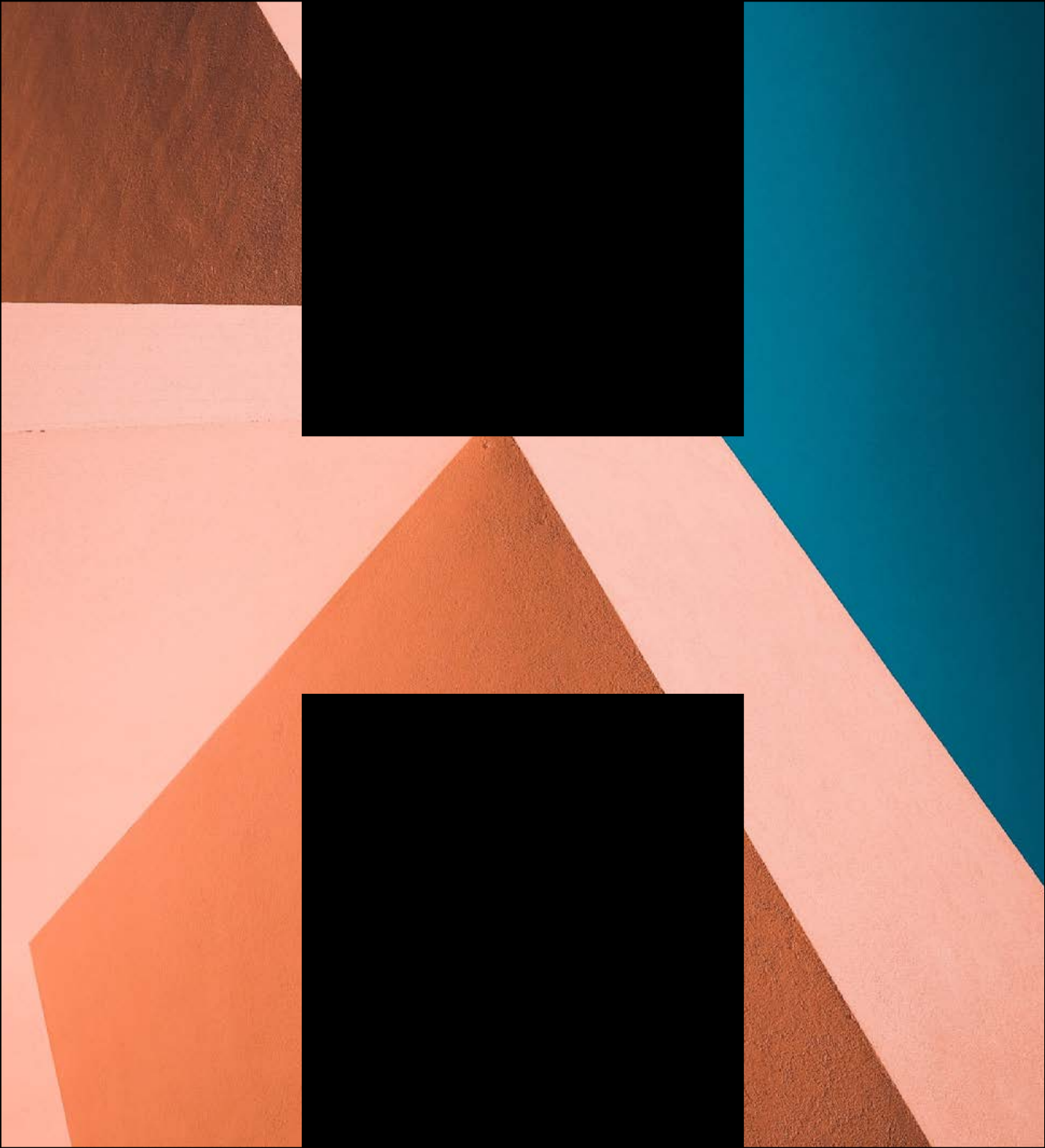
CAFÉS

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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07870 186 410

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