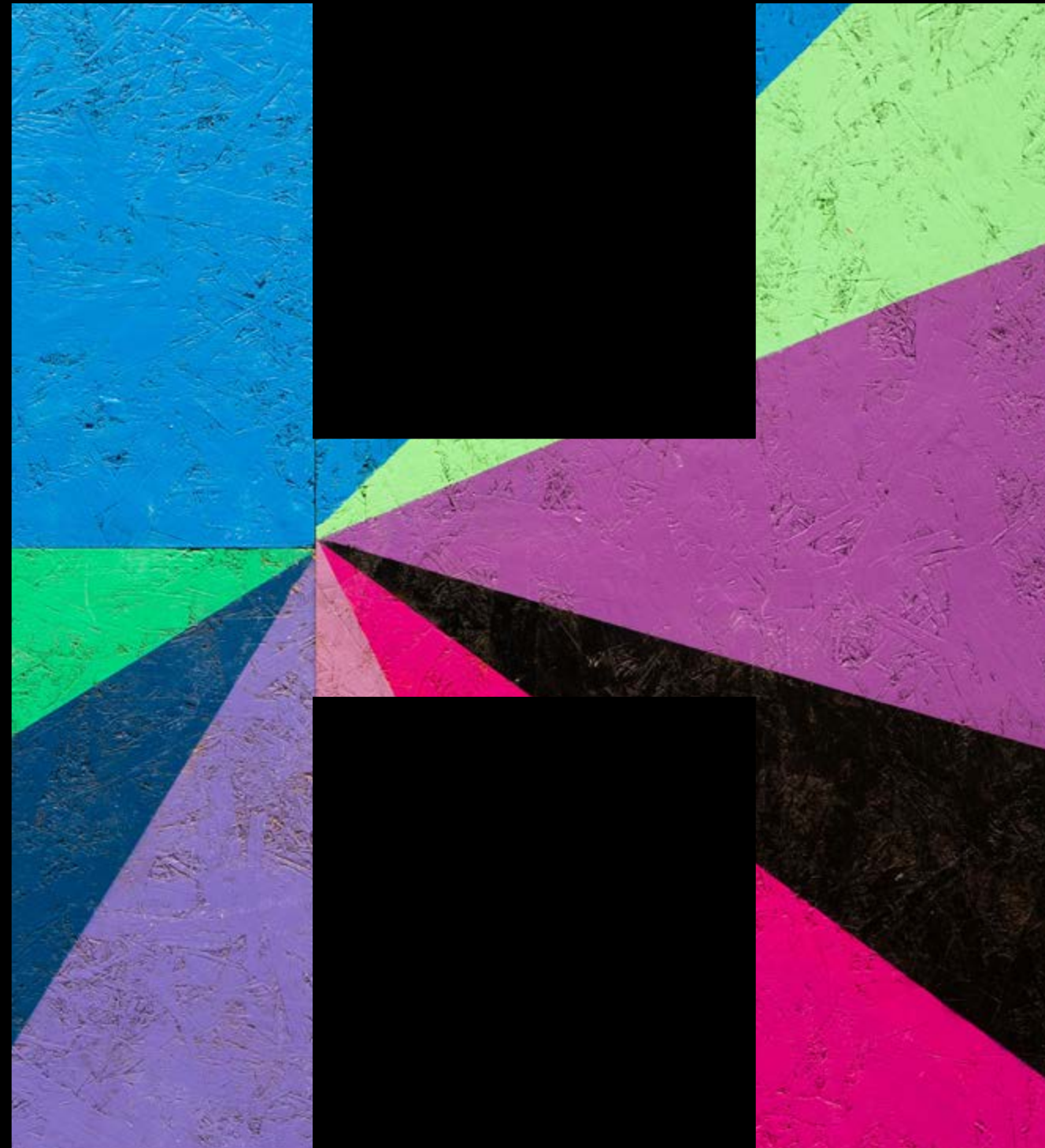


**FOUR
HARDMAN
SQUARE**



**ANYTHING
BUT SQUARE**

**3 FLOORS OF
10,716 SQ FT
EACH AVAILABLE**

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 modern workspace that sets a new benchmark for Spinningfields.





H

03



**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



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**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

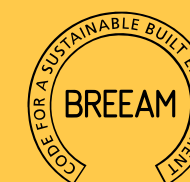


40% improvement in water consumption

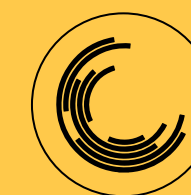
Sustainability and occupant experience were key priorities that guided the transformation of Four Hardman Square, with the following accreditations being targeted:



EPC
A rating



BREEAM
Excellent



WELL
Silver Enabled



Targeting NABERS
Energy for Offices

KEY BUILDING FEATURES



39 cycle storage spaces



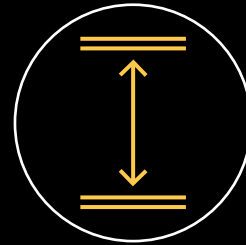
46 male lockers & 46 female lockers



7 showers including unisex/accessible



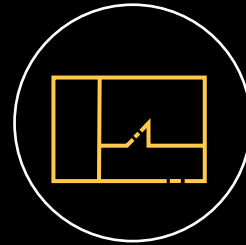
Raised access floors - 150 mm



Floor to ceiling height 2.8 m



Full CCTV installations



Flexible/divisible floor plates



Communal breakout space



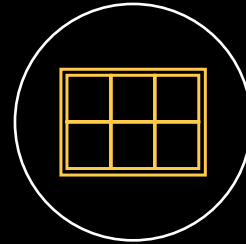
Multi purpose Exercise Studio



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



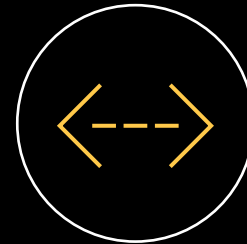
Reception welcome team



1:10 occupancy ratio



WiFi installation



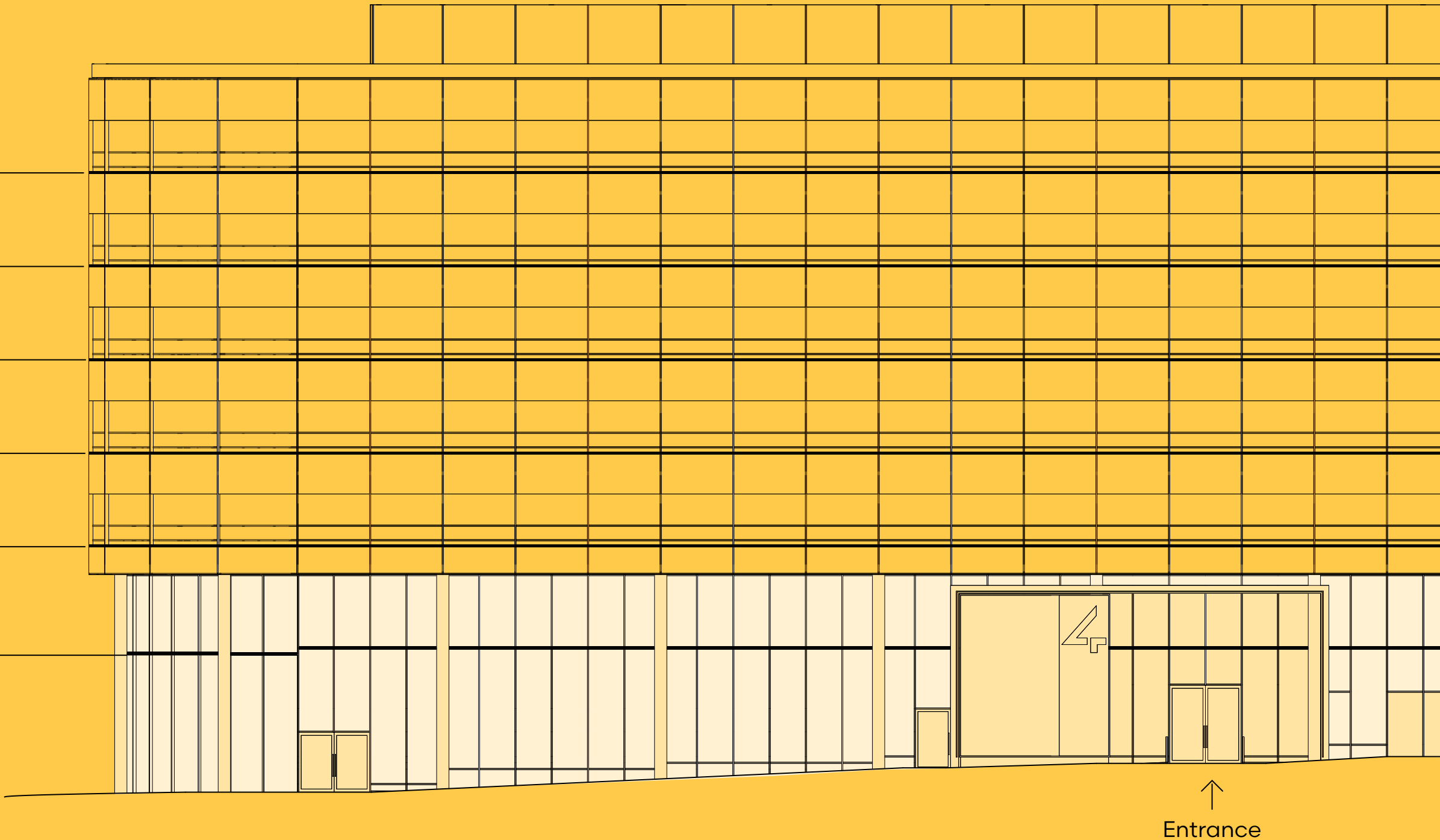
Electronic access control

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SPACE TO GROW

TOTAL AVAILABLE 32,148 SQ FT 2,988 SQM

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



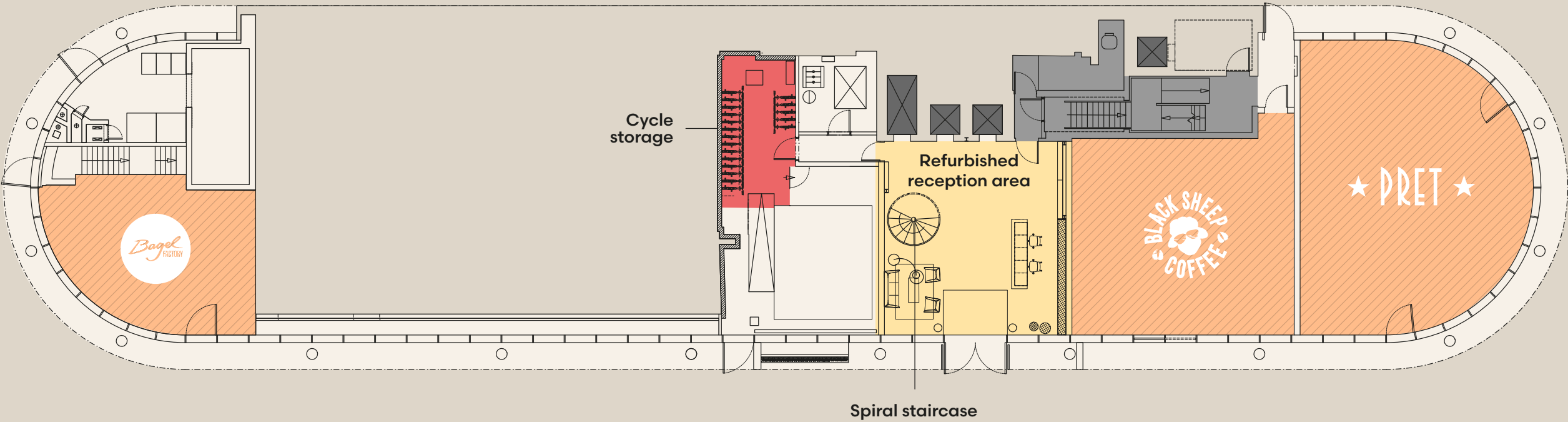


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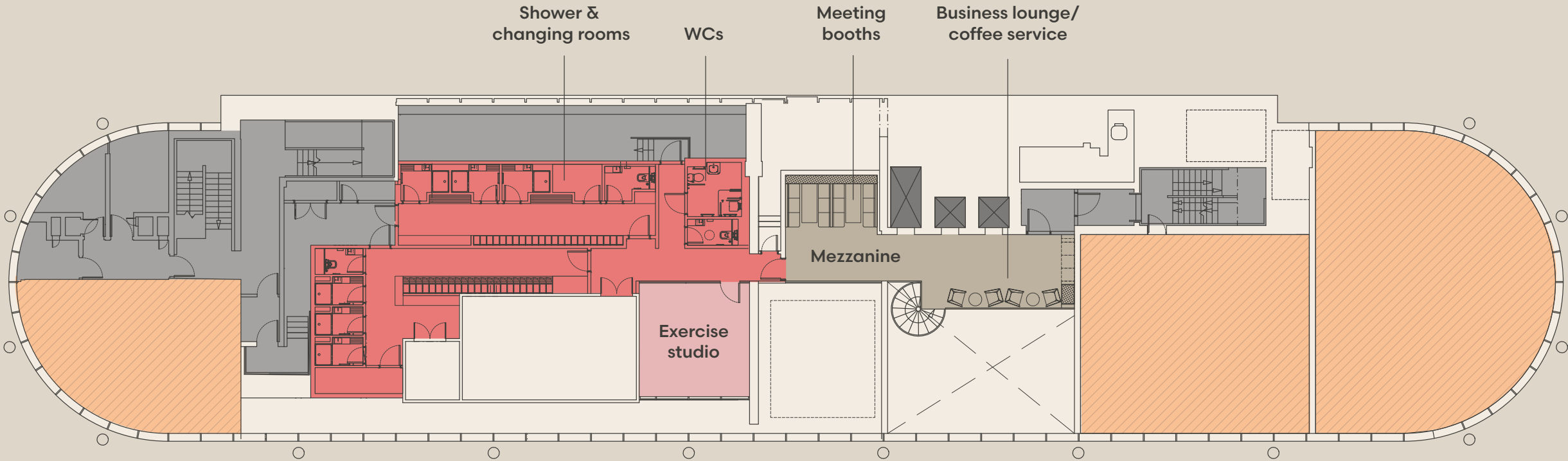
FLOOR PLANS



Ground



Mezzanine



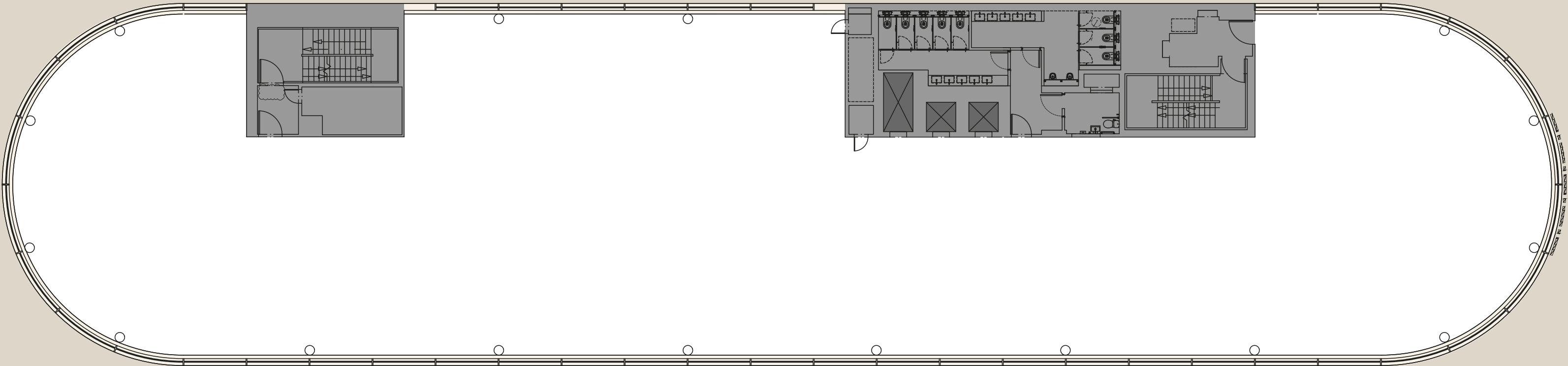
- Key**
- End-of-trip amenity
 - Retail
 - Core
 - Lifts

Plans not to scale. For indicative purposes only

H

FLOOR PLANS

Typical Upper Floor
10,716 sq ft
996 sq m



- Key**
- Office
 - Core
 - Lifts

Plans not to scale. For indicative purposes only

N

SPACE PLANS



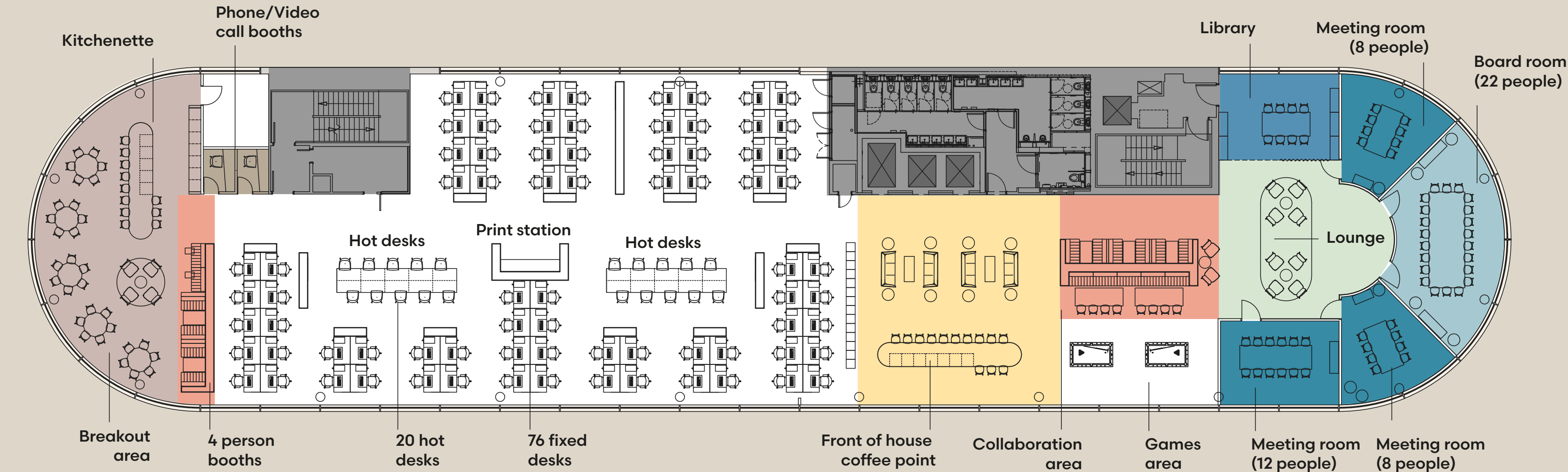
Typical Upper Floor

10,716 sq ft

996 sq m

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17



- Key**
- Office
 - Core
 - Lifts

Plans not to scale. For indicative purposes only



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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



COMPTOIR

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.

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AT THE CENTRE OF IT ALL

BARS & RESTAURANTS

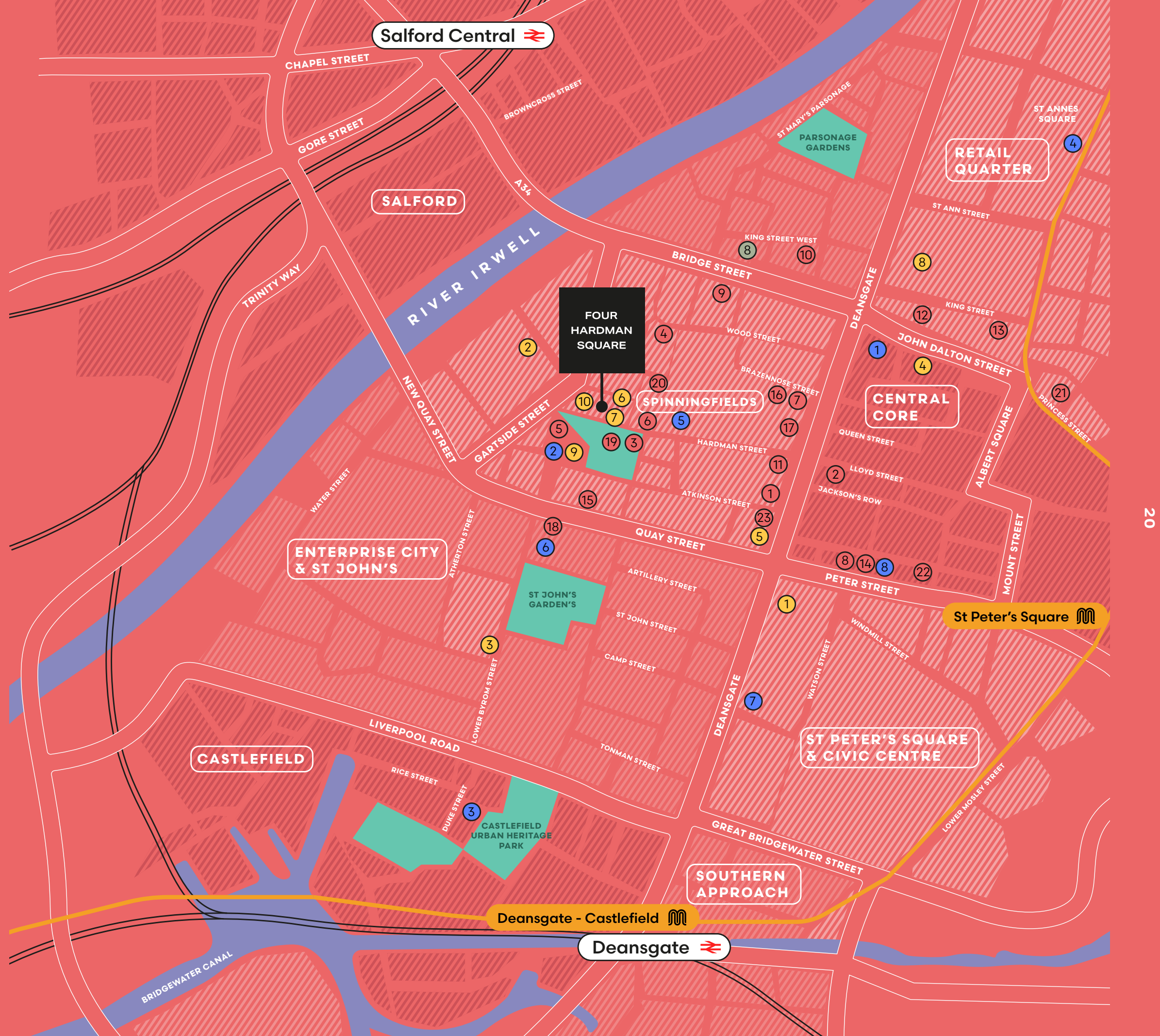
1. Hawksmoor
2. Gusto
3. The Ivy Spinningfields
4. The Oast House
5. Tattu Restaurant & Bar
6. The Alchemist
7. Australasia
8. Albert's Schloss
9. Dishoom Restaurant
10. San Carlo
11. Rosa's Thai
12. Tast Catala
13. El Gato Negro
14. Rudy's Neapolitan Pizza
15. 20 Stories
16. Sexy Fish
17. Dear Sailor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

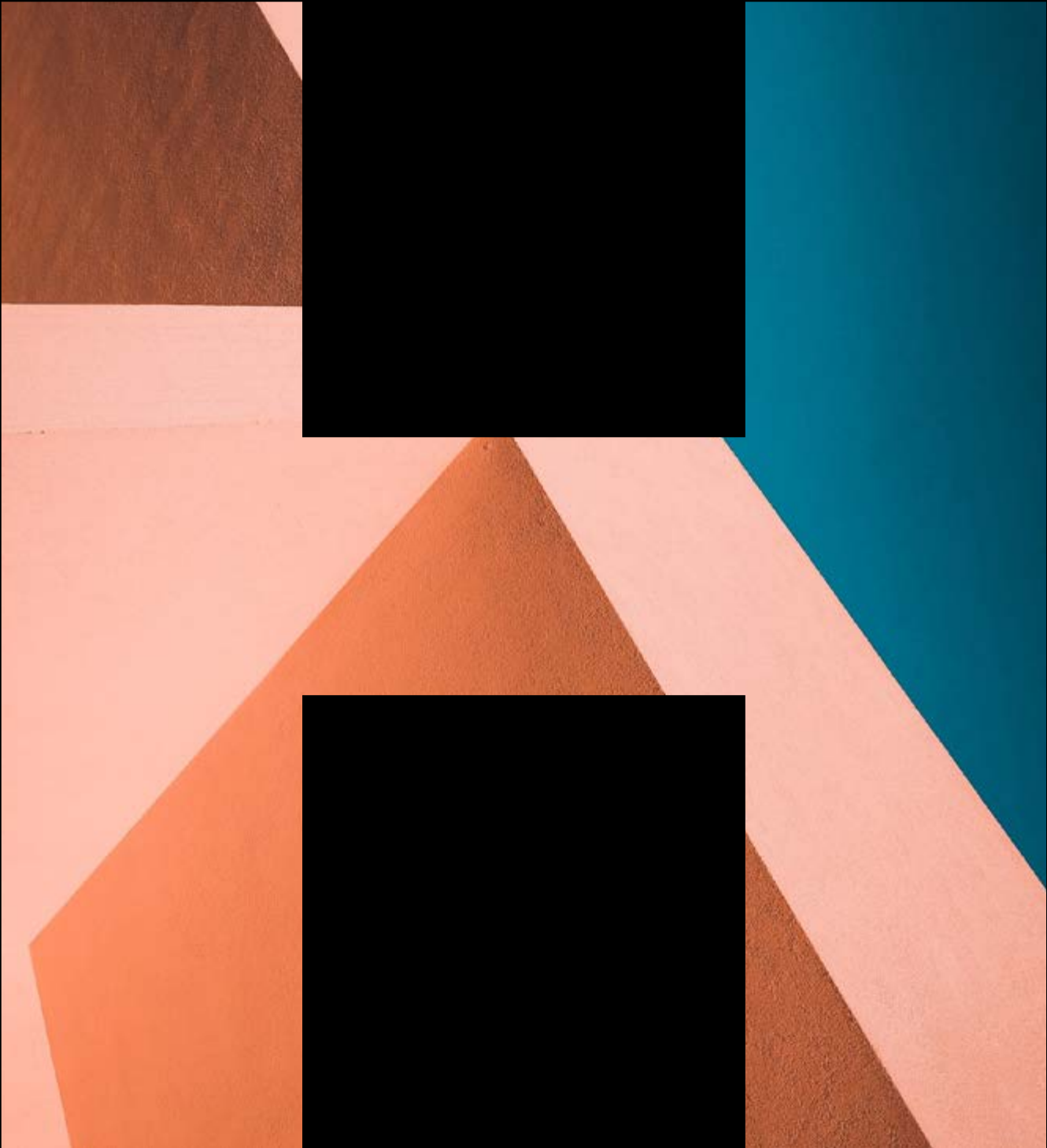
CAFÉS

1. Alex's Bakery
2. Department Coffee
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. TRIB3 Manchester
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



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September 2026