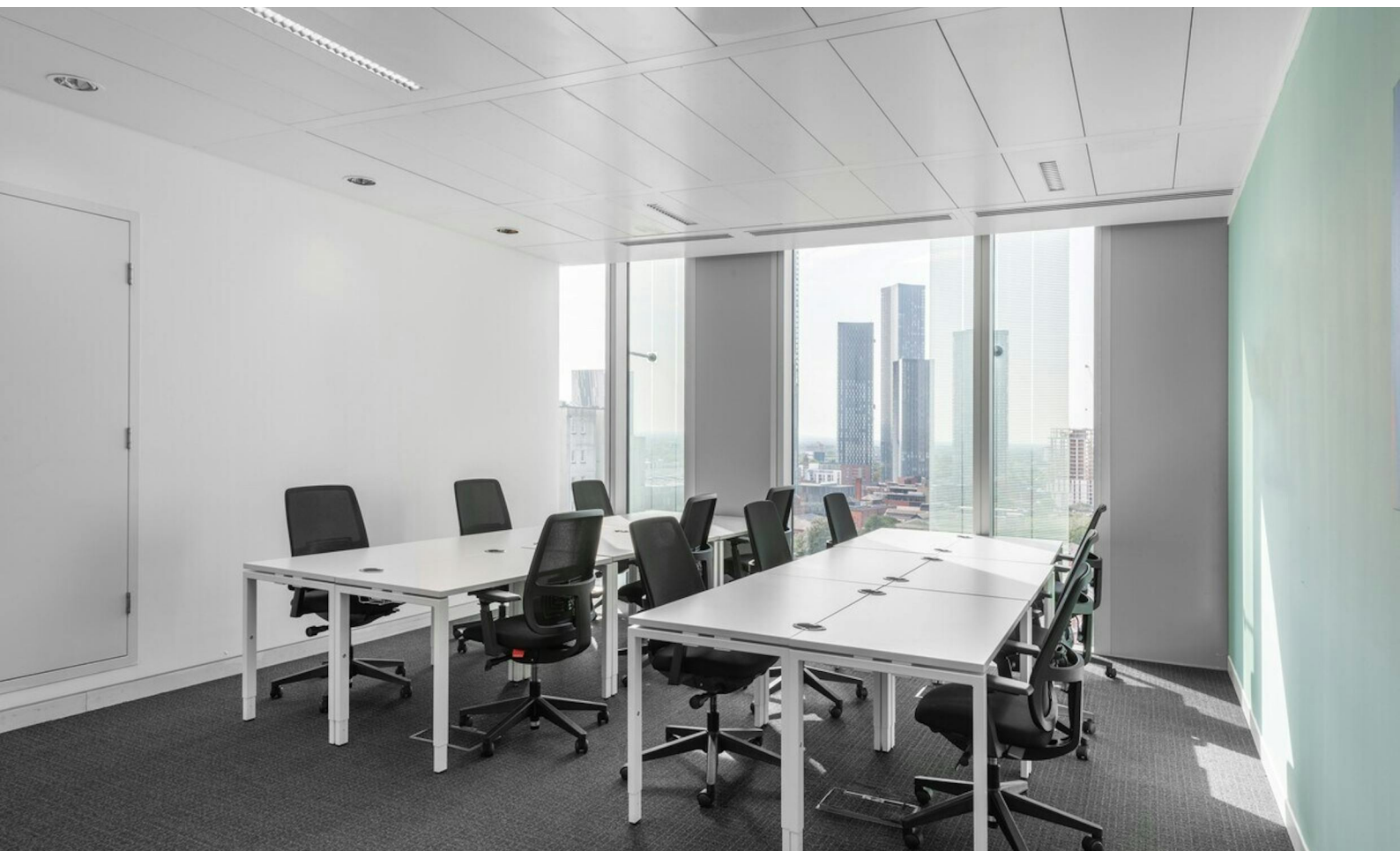




Spinningfields, 3 Hardman Street, Manchester, M3 3HF

Serviced office spaces TO LET

- City/Town Centre
- Common Areas
- Meeting Rooms
- Secure Underground Parking
- Wheelchair Accessible
- Major Transport Links
- Bicycle Storage
- [///tuck.begin.acted](http://tuck.begin.acted)

Summary

Available Size	108 to 12,908 sq ft
Rent	£36.50 per sq ft
Business Rates	Upon Enquiry
EPC Rating	D

Description

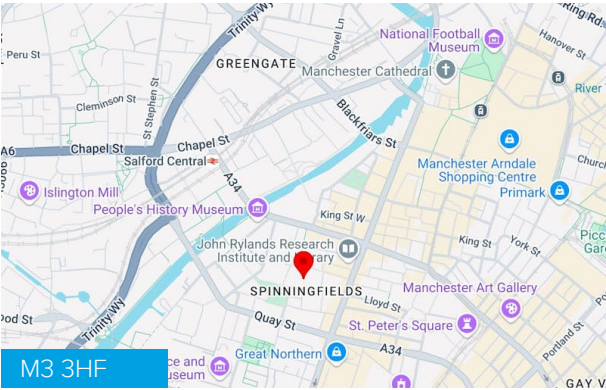
Raise your business above the competition when you make a base at one of the tallest buildings in Manchester City Centre. Completed in 2009, the 16-storey b3 Hardman Street building in Spinningfields, has double-height atrium and impressive steel and glass facade. It has column-free office layouts, 24 hour security, outside seating, underground parking, showers and bicycle storage. For after a productive days work, there's a wide range of bars, shops, and restaurants nearby.

Location

Spinningfields is located in Manchester City Centre along Hardman Street. Transport links are excellent with Bridge Street bus stop (8, 35, 36, 37 and 38) located 0.2 miles away. Access to Deansgate/Castlefield tram stop is 0.6-miles away, providing access in and around the city with bars and restaurants within walking distance.

The A6 can be accessed from the South East of the site which connects to the M60. The A57 can be accessed from the North of the site, providing access to the M1 North and South, offering wider linkages to large cities such as Leeds, Edinburgh and London.

Manchester Airport is 9 miles South of the site.



Viewing & Further Information



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