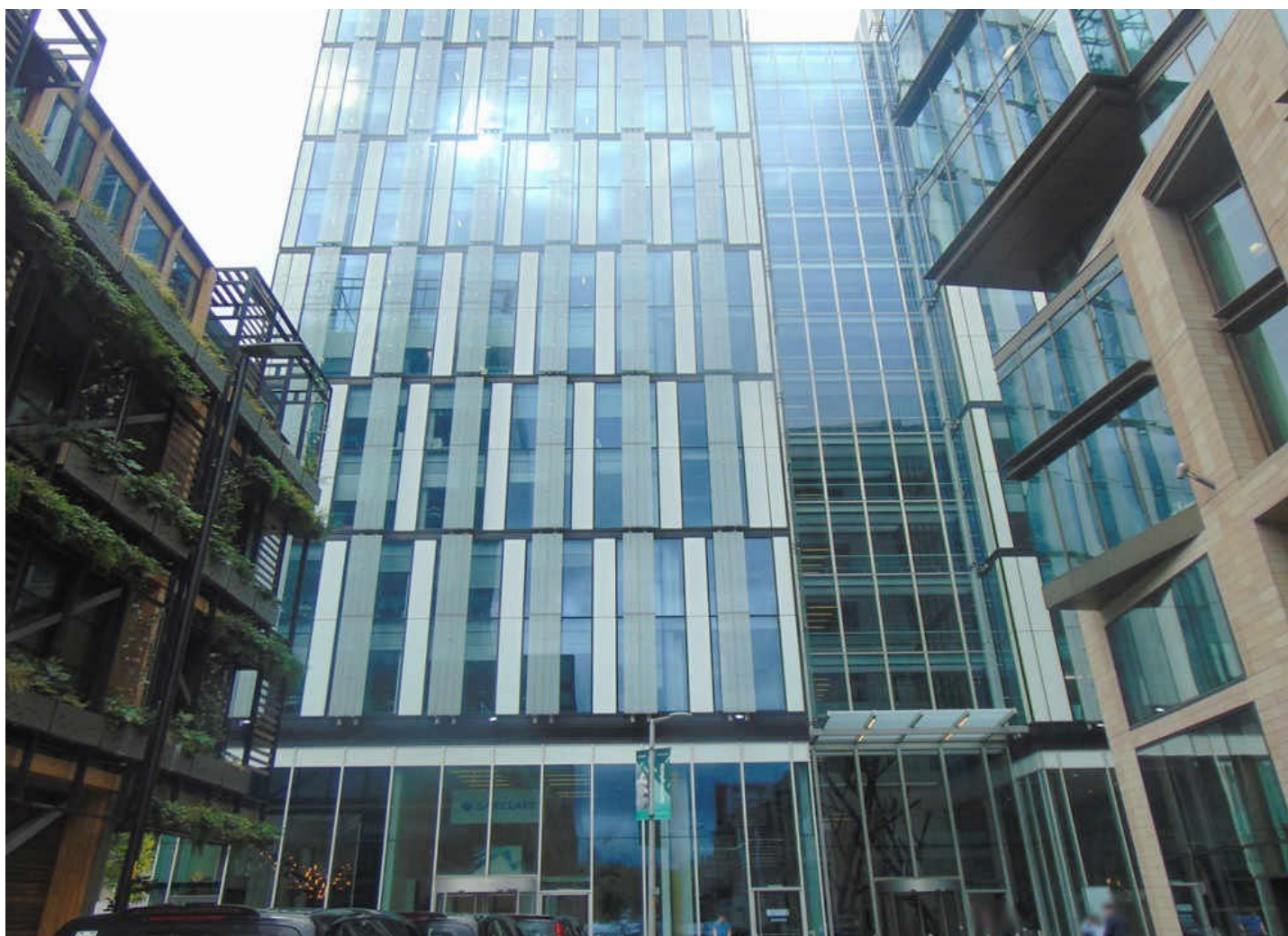


TO LET - OFFICES

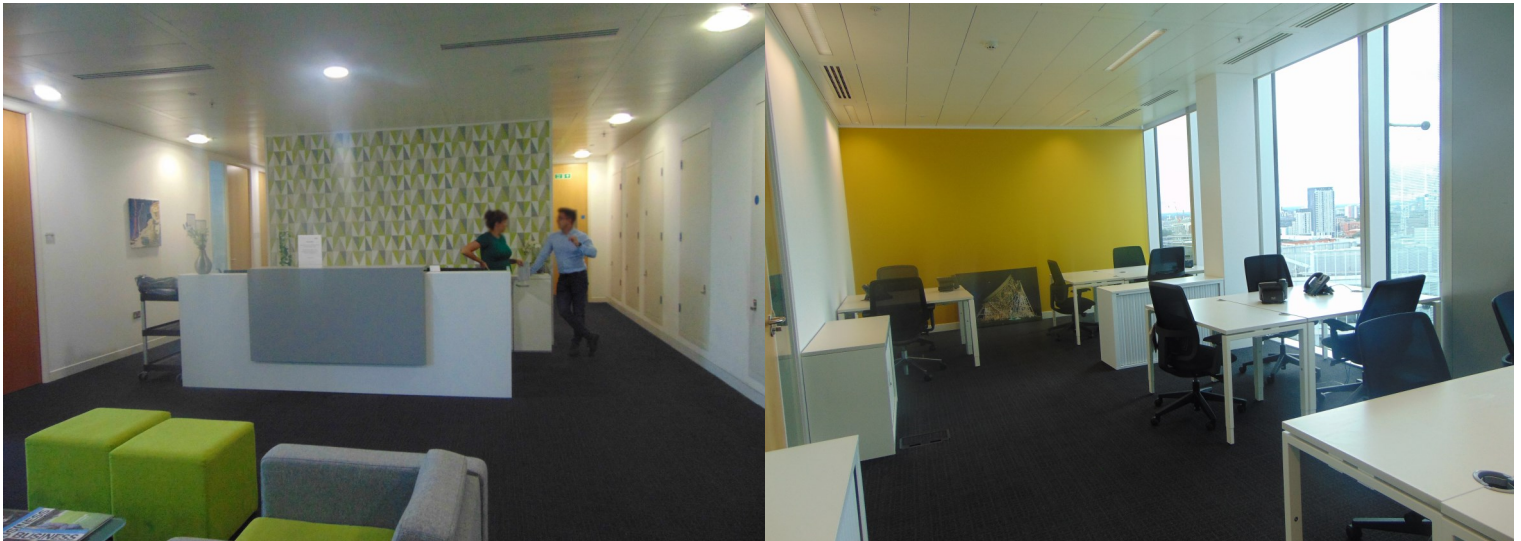
10th FLOOR MANCHESTER SPINNINGFIELDS

3 Hardman Street Manchester M3 3HF



Prime Serviced Offices In Manchester City Centre.

- Located in the heart of Manchester City Centre.
- High Speed Business Fibre Optic Broadband.
- Various packages offered including, offices, virtual offices and meeting rooms.
- Within Close Proximity to Spinningfields Bus Stop and Deansgate Tram Station.
- Flexible terms available.



LOCATION

Spinningfields is located on Hardman Street in the centre of the City of Manchester. Spinningfields is a popular district with many large organisations being based there. The district is known for being a professional hub with bars, museums, shops and gyms.

Manchester City Centre has seen huge growth of its Transport Infrastructure over the last few years and this is set to continue in the future. The area is also undergoing redevelopment with new commercial and residential buildings under construction.

Spinningfields has excellent transport links with Spinningfields Bus Stop and Deansgate Tram Station being within close proximity. In addition, there is an abundance of multi-storey car parks within the immediate vicinity.

The nearest motorway is the A57 (M) which is only a few minutes' drive away.

DESCRIPTION

The offices are located on the 10th floor and offers modern office space in the centre of the City of Manchester with offices ranging from one-man offices to thirty-man offices.

Various packages are available including, office lets, virtual offices and meeting room hire. Terms are designed to be as flexible as possible in order to accommodate the needs of your business and support its growth.

All utility bills and related outgoings are included within the rent.

There is a reception, kitchen and shared WC facilities.

There is high speed business broadband and telephone connectivity ensuring your business remains connected and you can even manage all of your needs through the onsite phone app.

The offices have stunning views over the City creating perfect surroundings for your business and its clients. In addition, there is an abundance of café's and restaurants within the area, as well as gyms, bars and shops creating an excellent hub to maintain the highest welfare of your staff.

RENT

Offices From £7 per day.

Meeting Rooms - Please enquire for details.

Virtual Office - From £3 per day.

RATES

To be assessed.

SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

VAT

Prices quote are exclusive of VAT. VAT may be applicable at the prevailing rate.

EPC

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING INFORMATION

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Additional Photographs

