

No.3
HARDMAN
STREET

SPINNINGFIELDS, MANCHESTER

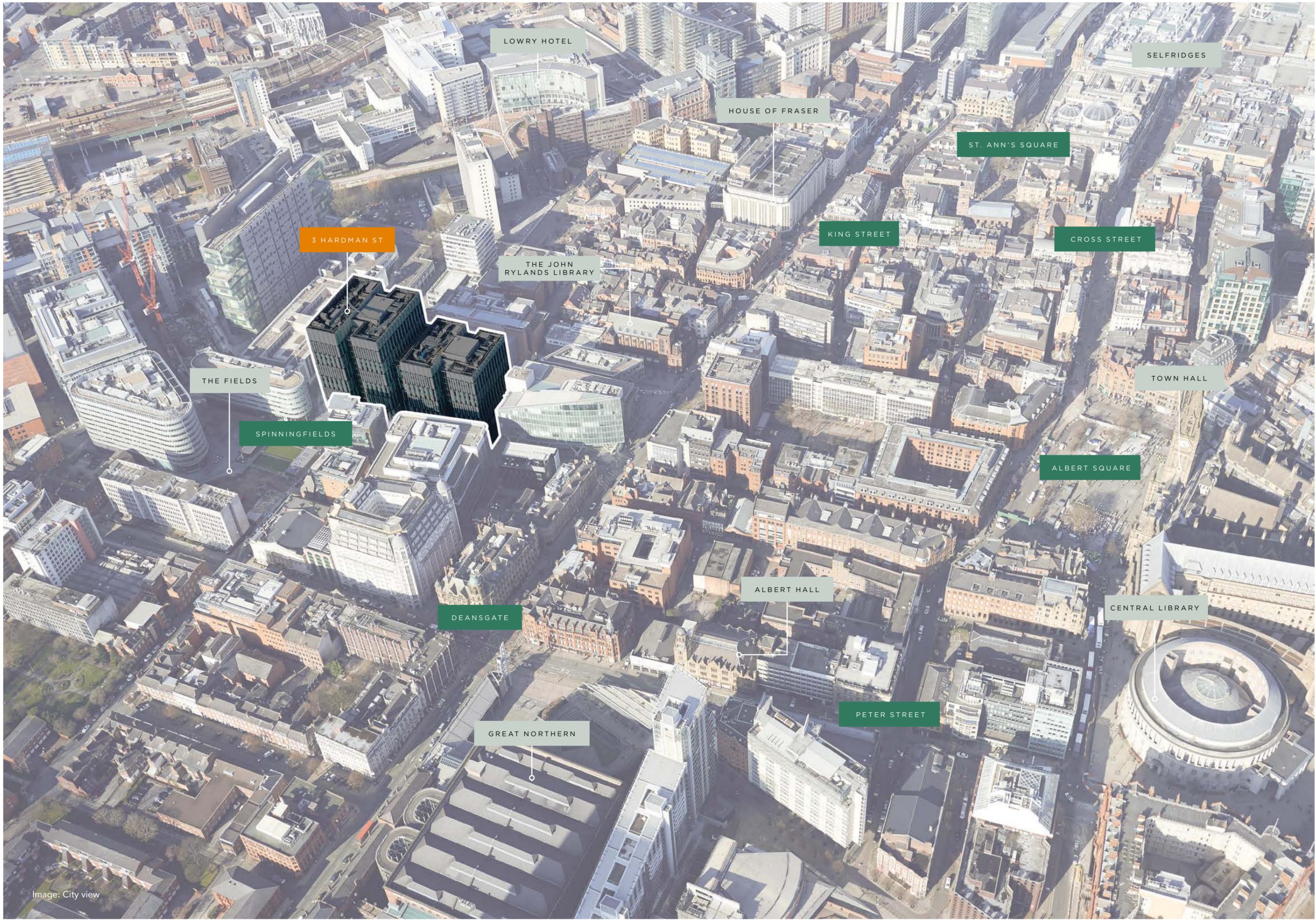
A MAPLETREE PROPERTY

3 HARDMAN STREET

3 Hardman Street is one of the most significant office buildings in the UK outside London.



In a prominent position in the heart of Spinningfields, central Manchester's premier business district. A truly world class environment for business and staff. The amenities on the doorstep within Spinningfields offer both high quality and variety from bars and restaurants to retail and leisure.



LOWRY HOTEL

SELFRIDGES

HOUSE OF FRASER

ST. ANN'S SQUARE

3 HARDMAN ST

KING STREET

CROSS STREET

THE JOHN RYLANDS LIBRARY

THE FIELDS

SPINNINGFIELDS

TOWN HALL

ALBERT SQUARE

ALBERT HALL

DEANSGATE

CENTRAL LIBRARY

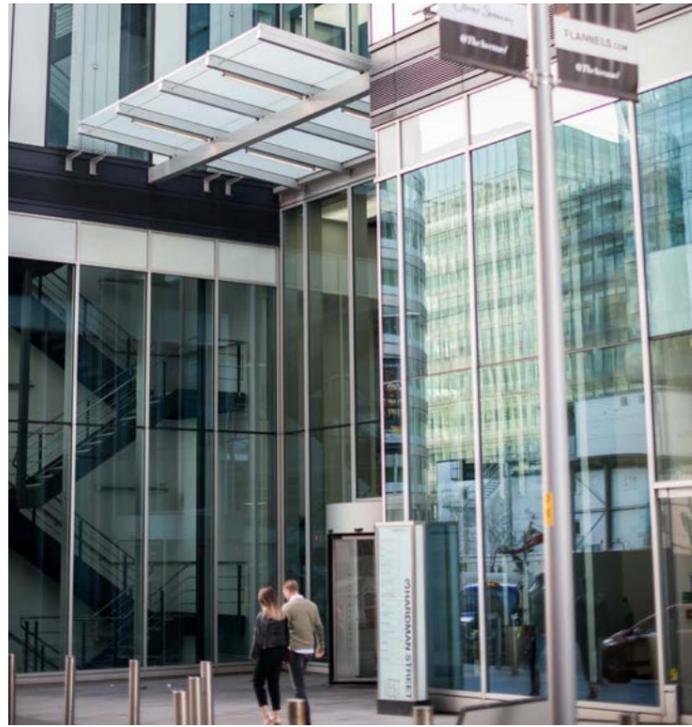
PETER STREET

GREAT NORTHERN

3 Hardman Street is at the heart of Spinningfields.

At 395,000 sq.ft, it is home to a significant part of the working population. Its multiple entrances provide each occupier with sense of place and easy access with all the benefits of a well-managed, concierged front of house.

The column free, full height glazed accommodation offers a modern and versatile working environment to create inspirational workspace. The ground floor gym provides health and well being opportunities on the doorstep, making 3 Hardman Street an attractive working environment to attract and retain the best talent.



A magnificent full height atrium to the main entrance of the building



The day's work starts and ends outside the office



A world class environment with high quality amenities on the doorstep

Above: Lifestyle and restaurants in Spinningfields

3 Hardman Street is an architecturally striking building designed to offer a state of the art, inspiring workplace.

- Full height glazed elevations offering excellent natural light
- Energy saving design and façade technologies minimise solar gain and heat loss
- BREEM "Excellent" rating for offices
- Energy Performance Certificate: Asset rating C
- Floor to ceiling height of 3 metres
- Raised access floor of 150mm overall including floor tile
- Metal suspended ceiling with integrated LG7 compliant lighting
- Two pipe fan coil air conditioning
- Basement car parking
- Basement shower facilities
- Ventilation plant incorporating energy recovery
- Digital BMS to achieve efficient energy usage
- Zoned temperature and lighting controls
- Daylight linked lighting control with presence detection
- Cycle parking and free Metroshuttle bus services

The building, having won numerous industry awards, has an eye catching and prominent position in the office market. The main entrance reception to the vacant space provides a stunning and spacious introduction to the building with a magnificent full height atrium. This outstanding office building has attracted a host of bluechip professional and financial service organisations.



20 award-winning signature buildings

390 luxury apartments

Designer brands

Thriving community

Public open spaces

Over 25,000 people live and work in Spinningfields

Spinningfields' public open spaces attracts residents

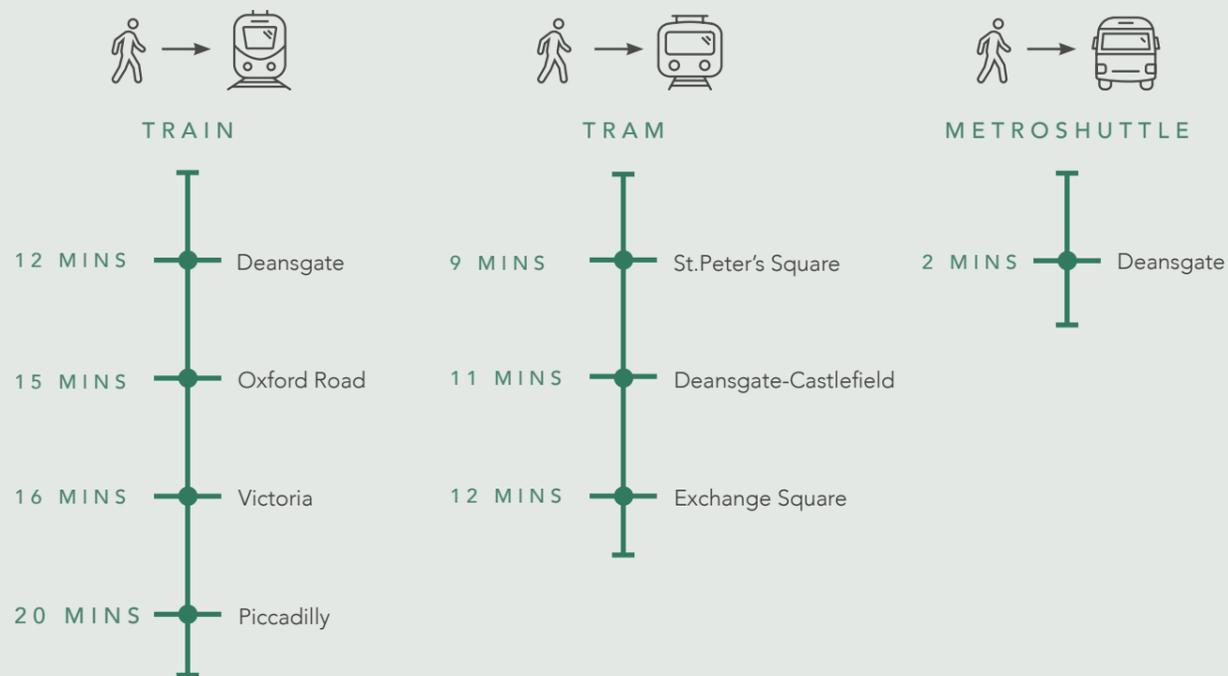


TRANSPORT

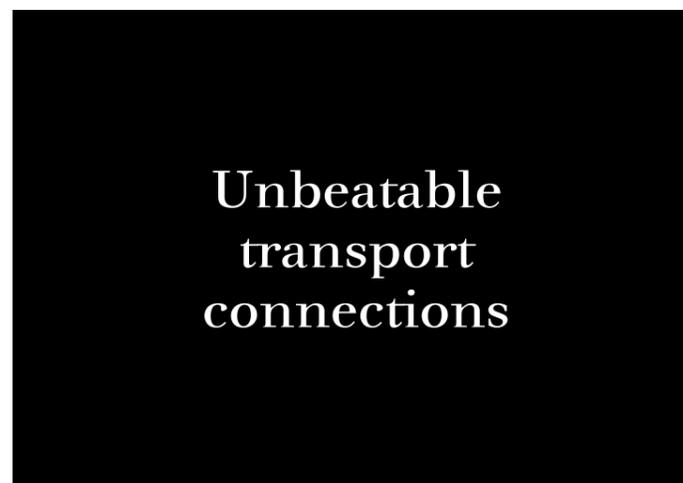
Manchester has unbeatable transport connections so getting around the city is easy. Located in the heart of the city centre, 3 Hardman Street is close to many transport links. Below shows the walking distances to the main transport services as well as driving distances to key locations in the surrounding area. The Metroshuttle stop on Deansgate provides a free hop on, hop off service, the Metrolink and train stations are all located within walking distance.

There are 94 car parks in Manchester. That means there are an impressive 55,410 car parking spaces available in the city that are safe to use.

WALKING TIMES



DRIVING TIMES



In Good Company



Image: Spinningfields District

NEIGHBOURING BUSINESSES



St. James's Place Wealth Management



Royal Bank of Scotland



AIG Life



Squire Patton Boggs



Rothschild & Co



TD Direct Investors



Pinsent Masons



DWF

BROWN SHIPLEY

Brown Shipley



Investec



PWC



RSM

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ABOUT MAPLETREE

Mapletree is a leading real estate development, investment and capital management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

Mapletree currently manages four Singapore-listed real estate investment trusts (REITs) and six private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, the United Kingdom (UK) and the United States (US).

As of 31 March 2017, Mapletree owns and manages S\$39.5 billion of office, retail, logistics, industrial, residential, corporate housing/serviced apartment, and student housing properties.

The Group's assets are located across 12 economies globally, namely Singapore, Australia, China, Germany, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these countries.

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