THE
OFFICE
LIST

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7 November 2026



Serviced

3 Hardman Square, M3 3EB

176 ft² · 4 desks · 1 January 2027

Space
Office 248

Floor
2nd floor

Desks
4–5

£/desk/pcm (all-in)
£496–£620/desk/pcm

Total £/pcm
£2,479 pcm

Availability
1 January 2027

https://theofficelist.co.uk/listings/21f0629f-6050-4ec9-a53c-04cf51ae0293

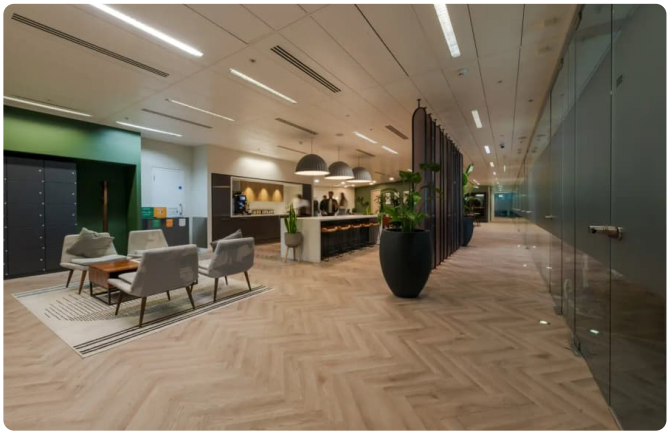
Cost and terms

Space	Office 248
Floor	2nd floor
Desks	4–5
£/desk/pcm (all-in)	£496–£620/desk/pcm
Total £/pcm	£2,479 pcm
Availability	1 January 2027
Service charge	Included
Business rates	Included
Operator	Elementa
Nearest stations	Salford Central 7 min · Deansgate-Castlefield 9 min · Deansgate 10 min

About the building

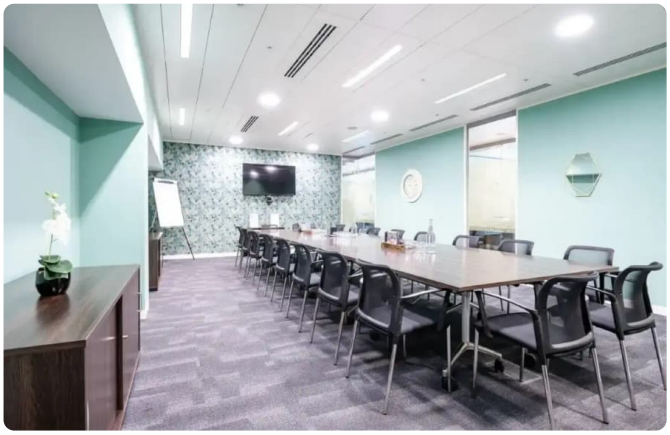
Offices on the first and second floors in Spinningfields, Manchester's business district, positioned around the building's edge for natural light.

Photos









Particulars are provided for general guidance only and do not form any part of an offer or contract. All measurements, areas, rents, rates, service charges, availability dates, lease terms, photographs, and map positions are given in good faith and believed correct but cannot be guaranteed. Prospective occupiers should make their own enquiries and satisfy themselves on all matters before entering into any commitment. No fees.