



swiftcourt

TO LET HIGH QUALITY OFFICES, MOSS LANE ALTRINCHAM

FROM 3,000 sq ft (278m²)
TO 12,117 sq ft (1,125m²)



Swift Court provides an excellent opportunity to occupy a new high quality office building set in a landscaped business park environment within easy walking distance of Altrincham town centre, Metrolink and bus station.

Terms

The building is available by way of a new FRI lease on terms to be agreed.

Specification

The main design features of the building are:

- Two-storey, self-containment
- Full access raised floors
- Brick elevations
- Suspended ceilings with integral lighting
- Pitched tiled roof
- Male, female and disabled wc facilities
- Double glazed windows
- Fully landscaped environment
- Open plan accommodation
- Designated on-site car parking
- Gas-fired central heating



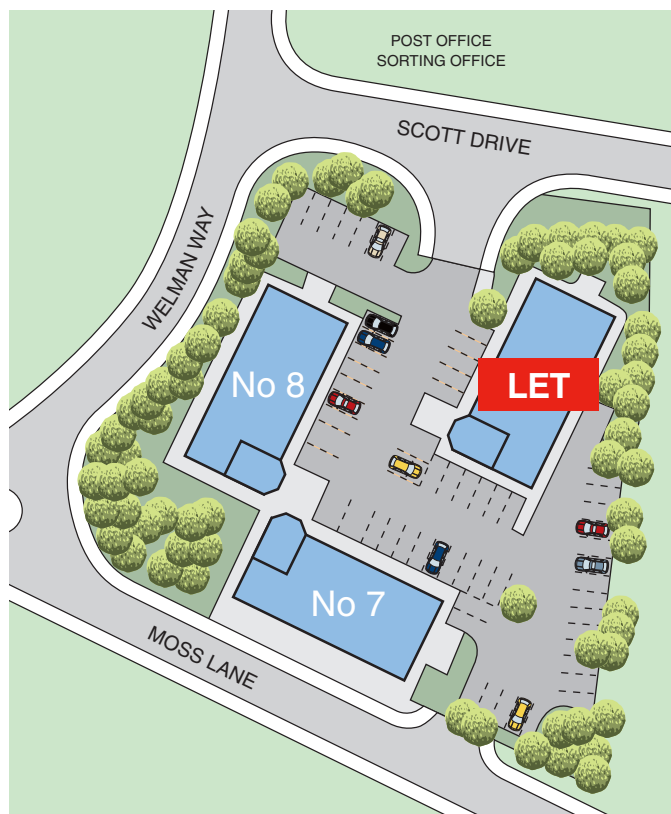
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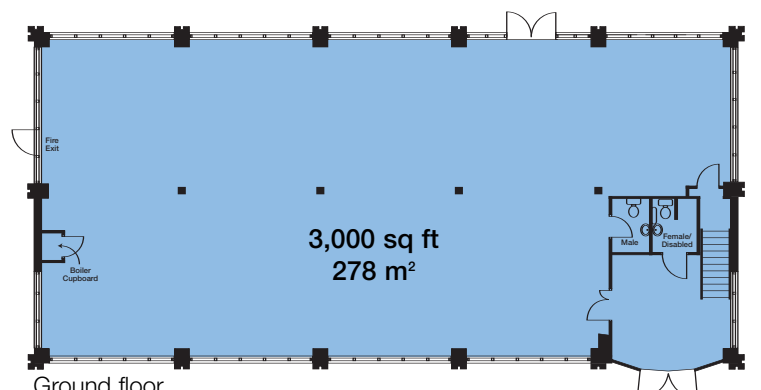
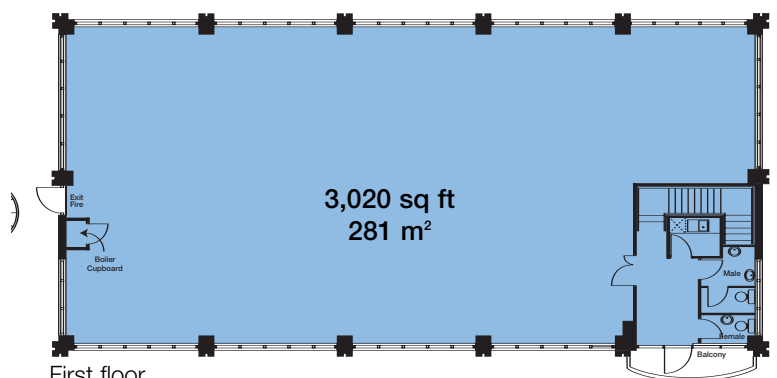
AVAILABILITY

Building	Size (sq ft)	Size m ²	Parking
No 6	LET	559	21
No 7	6096	566.3	20
No 8	6021	559.4	20

Can split from 3,000 sq ft



FLOORPLANS



Location

Swift Court is in a prominent position on Moss Lane, Altrincham, a short walking distance from the town centre. The immediate area has a good reputation and is a mature, established location with plenty of local shops, a park etc. A Total Fitness gym and Altrincham Leisure Centre are a short walk away.

Altrincham town centre is home to excellent shopping including many high street names, cafes, bars, pubs, restaurants and fast food outlets. The bus, train and Metrolink tram – all one complex – are in the town centre. The tram links to Manchester city centre, Salford Quays, Eccles and Bury.

An impressive Tesco Extra and a Sainsbury are a short walk from Swift Court.

Swift Court is a short drive from junctions 6 and 7 of the M56 motorway, ideal for Manchester Airport. The M56 leads quickly to the M60 and M6.

There are neighbouring companies in high quality offices adding to the overall impression of a professional and desirable business location.



Swift Court, Scott Drive,
Altrincham, Cheshire WA15 8AB

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