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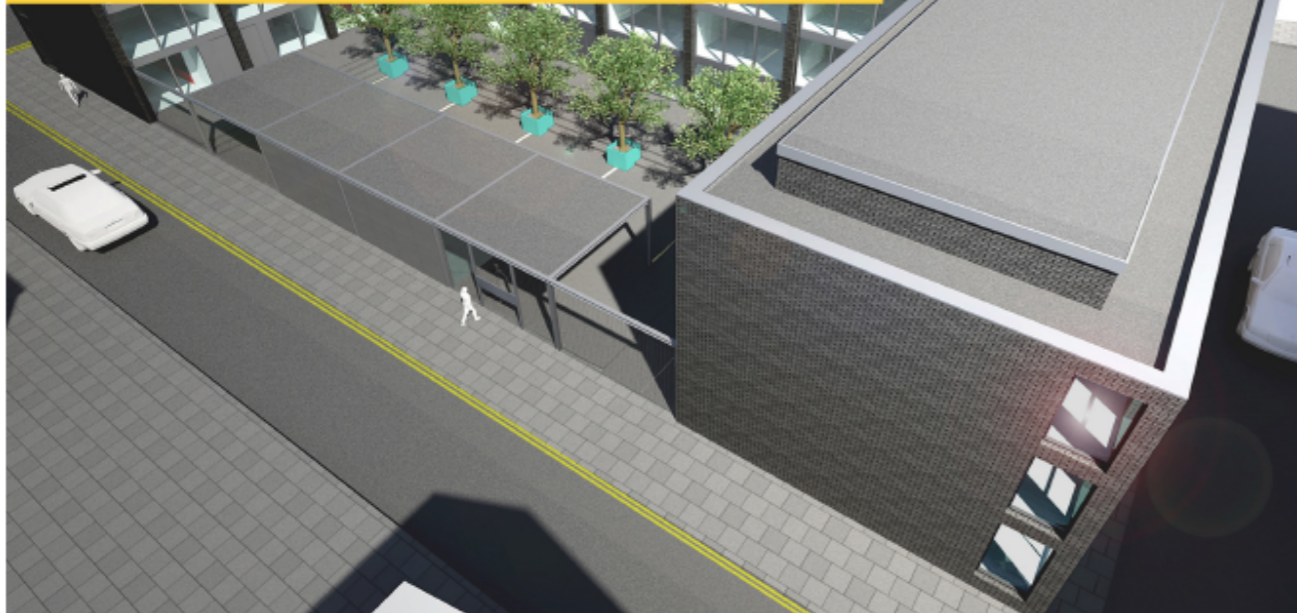
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# SWAN SQUARE

Self contained commercial units  
in the Northern Quarter, Manchester

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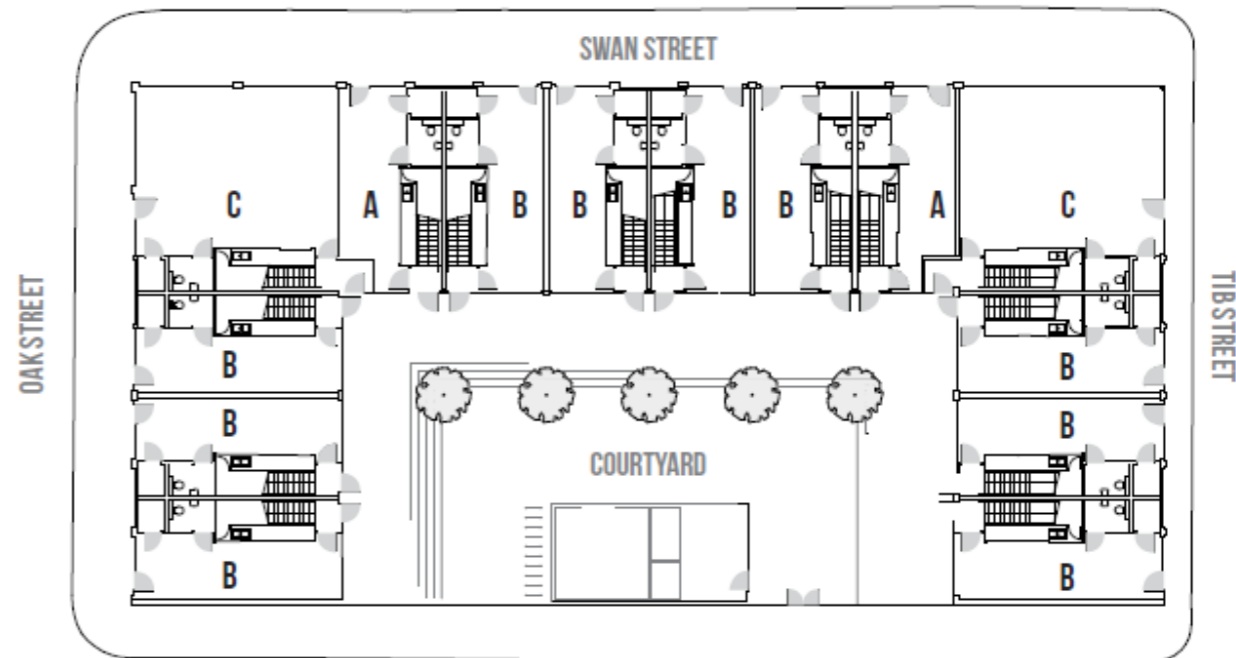
## LOCATION

Swan Square is a development of 14 three-storey, self contained office and retail units situated in Manchester's bustling Northern Quarter prominently positioned fronting Swan Street.

The transport links are excellent for the development with both Piccadilly and Victoria train stations a short walk and Piccadilly Gardens offering both bus and tram connections nearby. The location provides excellent parking options with Tib Street NCP and well priced contract parking a short walk from the development. Furthermore, direct routes to the regional motorway network is provided.



## SITE PLAN



## SPECIFICATION

- 3 Storey self contained units.
- High quality natural stone on ground floor and timber flooring to upper floors.
- Painted plastered walls and ceilings.
- Ceiling mounted fluorescent light fittings.
- Cat 6 cabling installation.
- Kitchenette at ground floor level.
- DDA compliant with lift access.
- Male, female and disabled toilet facilities.
- Secure bike storage unit in courtyard.

## AVAILABILITY

Units are available in three sizes:

- A - 141.3 sq.m / 1,521 sq.ft,
- B - 144.3 sq.m / 1,553 sq.ft
- C - 297.5 sq.m / 3,202 sq.ft