



# Vision House

TWO STOREY OFFICE BUILDING TOTALLING 20,000 SQ FT

FLOATS ROAD / ROUNDTORN INDUSTRIAL ESTATE / WYTHENSHAW / MANCHESTER / M23 9PL



# Vision House

Situated in close proximity to Manchester's vibrant city centre, our property in Wythenshawe offers convenient access to world-class research institutions, renowned universities, and a dynamic network of Life Science organizations. Benefit from the synergy of being at the heart of a thriving scientific community.



Large site area of circa 2.5 acres



Excellent location close to Manchester Airport and M56/M60/M6



**Our property is conveniently located adjacent to Wythenshawe Hospital, which is part of Manchester University NHS Foundation Trust.**

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# Accommodation

- **Secure compound:** Our property features a secure compound, providing a safe and protected environment for your operations and assets.
- **Passenger lift:** For the convenience and accessibility of occupants and visitors, our property is equipped with a passenger lift, making vertical transportation within the building effortless.



We have been provided with the following net internal area. The property was measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Floor	Area (sq.ft)	Area (sq.m)
1st	10,000	929
Ground	10,000	929
Total	20,000	1,858

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# Location

Roundthorn Industrial Estate is situated on the southern fringes of Greater Manchester, approximately 7 miles from Manchester city centre and 2 miles to the east of Altrincham, Manchester Airport is 3 miles to the south. The office building is located on Floats Road, which is accessed via Ledsom Road, which in turn is accessed via Southmoor Road the main road on the estate. In terms of location it is one of the best located and most established estates to the south side of Manchester.



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# Situation

Our property offers excellent accessibility, making it convenient for commuters and employees. With regards to public transport, it is well-connected to the Metrolink tram network, providing easy and efficient transportation options for your team. Additionally, our location provides convenient access to the motorway, ensuring smooth connectivity for those traveling by car.

One of the key advantages of our property is its easy access to Manchester Airport. Situated in close proximity to the airport, your company and visitors will enjoy convenient and efficient travel connections, whether it's for business meetings, international collaborations, or seamless travel arrangements. This strategic location further enhances the accessibility and global connectivity of our property, making it an ideal choice for life science companies with international reach.

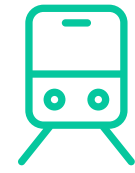


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# Connectivity



**16 mins**

WALK TO BAGULEY METROLINK STOP



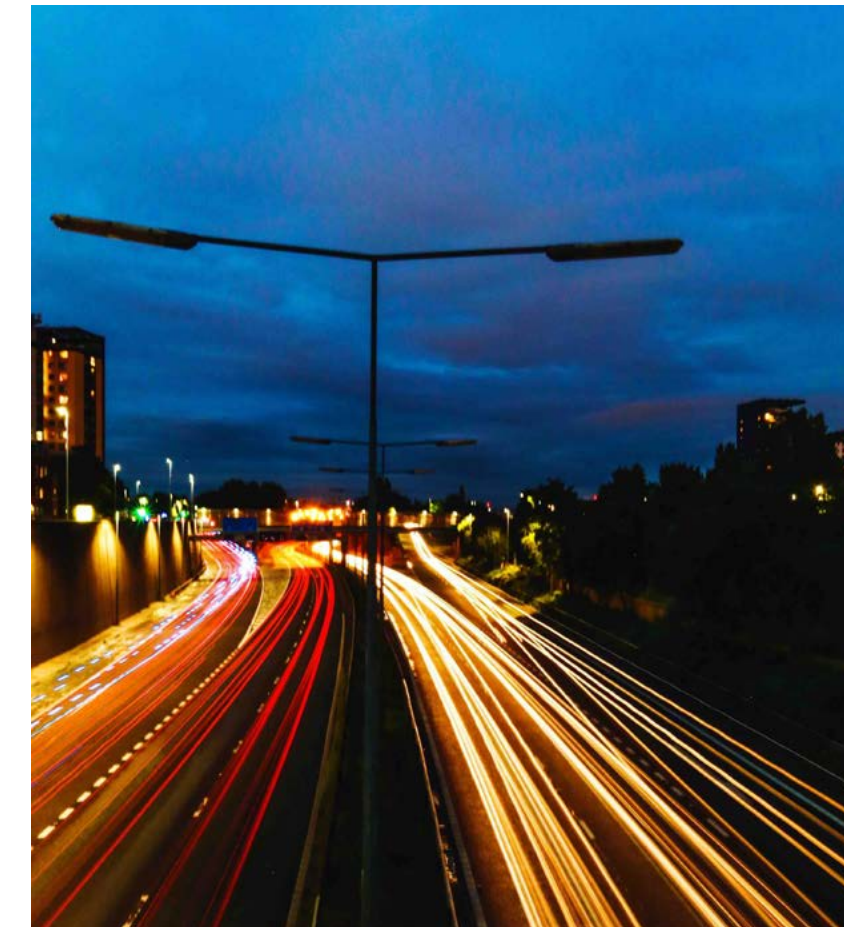
**10 mins**

DRIVE TO MANCHESTER AIRPORT



**5 mins**

DRIVE TO M56 MOTORWAY



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WYTHENSHAW TOWN CENTRE

MANCHESTER AIRPORT

WYTHENSHAW HOSPITAL

TO MANCHESTER

M56

M56

TO CHESTER

ROUNDTORN

JD GYMS

GREGGS

SOUTHMOOR RD

FLOATS RD

LEDSON RD

DALLIMORE RD

SOUTHMOOR RD

VISION HOUSE

BAGULEY

FLOATS RD

# Vision House

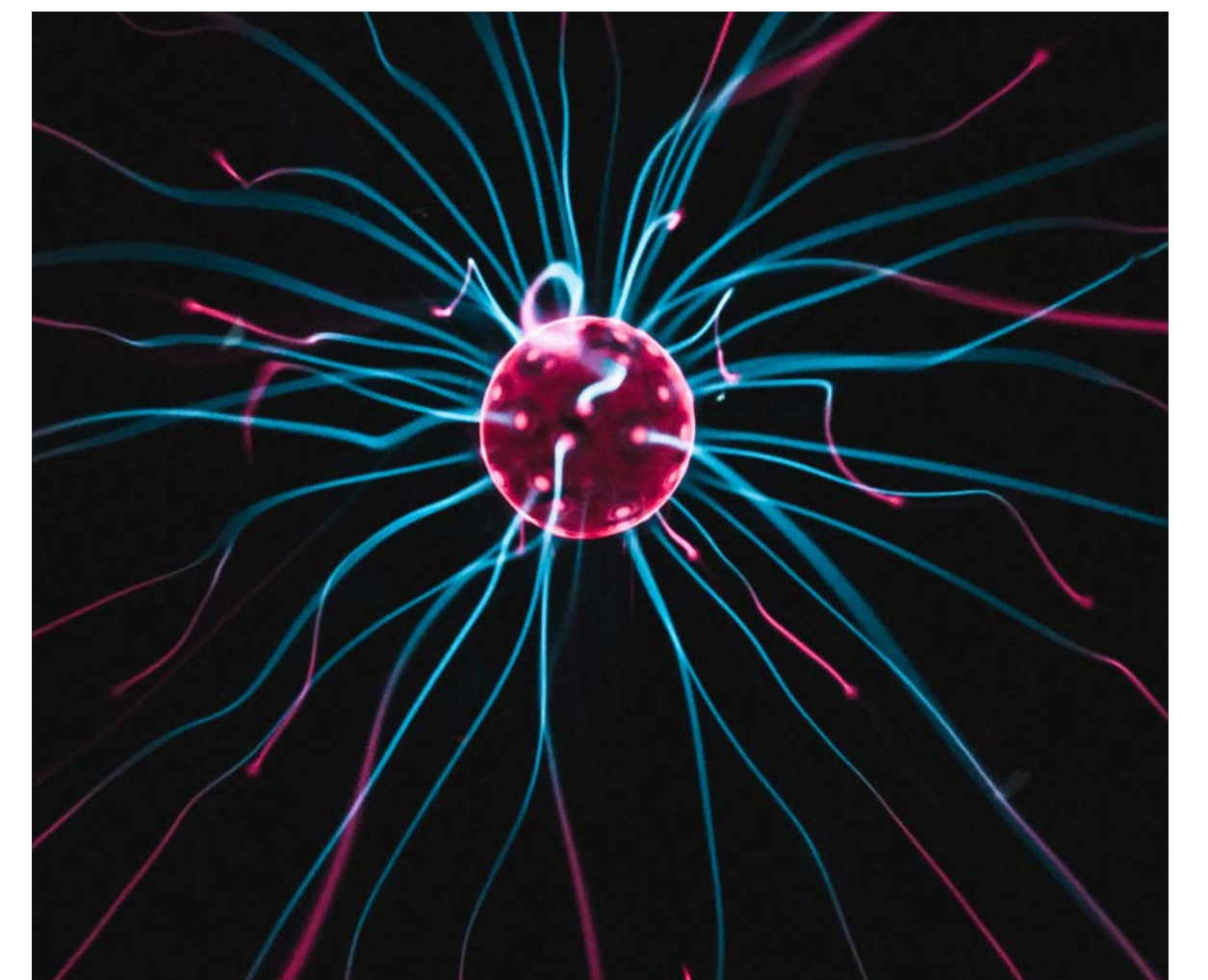
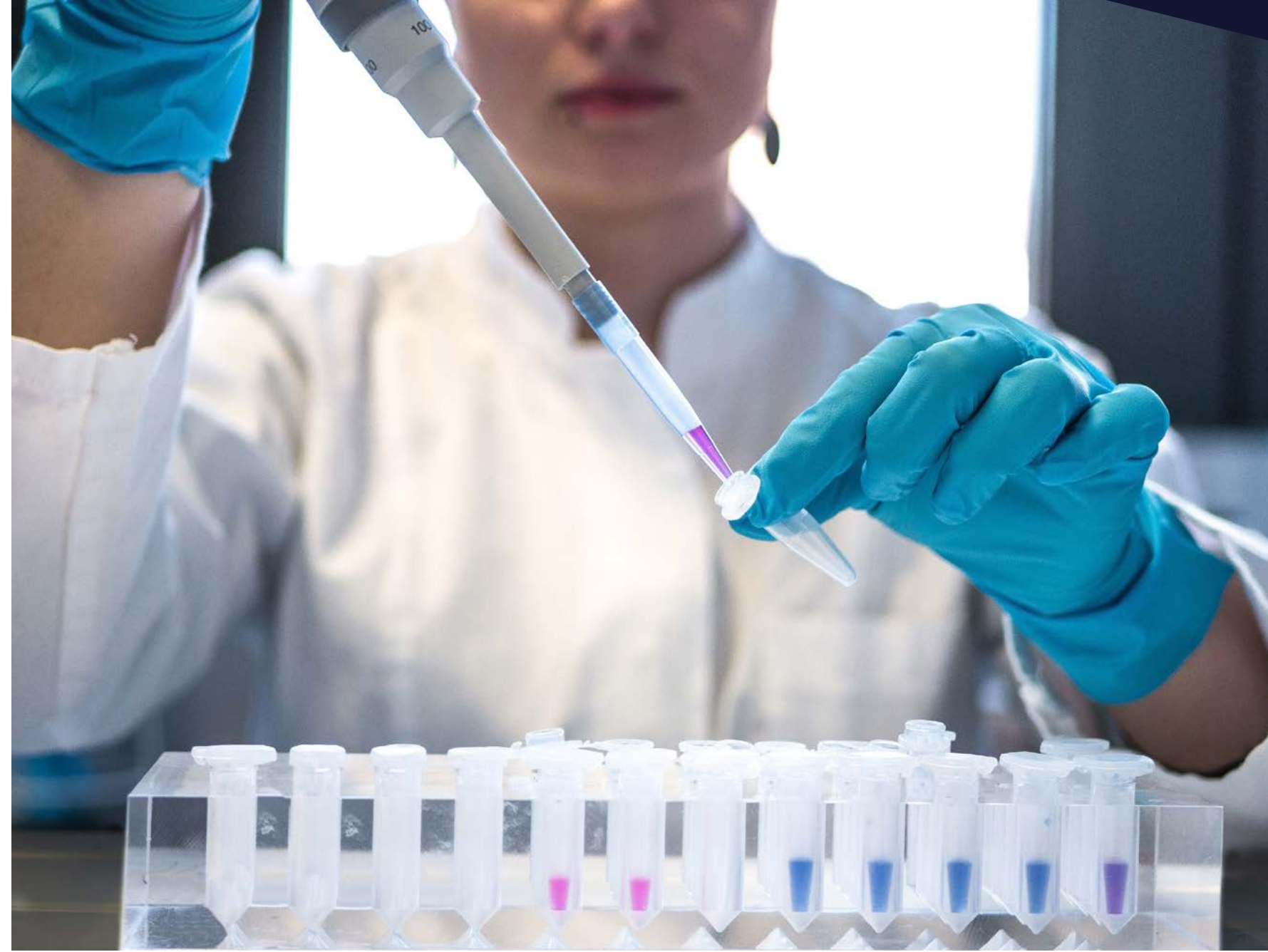
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# Life Sciences

Our property's strategic location within South Manchester places you in close proximity to renowned institutions and industry leaders. Benefit from the synergy created by the proximity to universities, research centers, and hospitals, which fuels collaboration, knowledge exchange, and transformative discoveries.

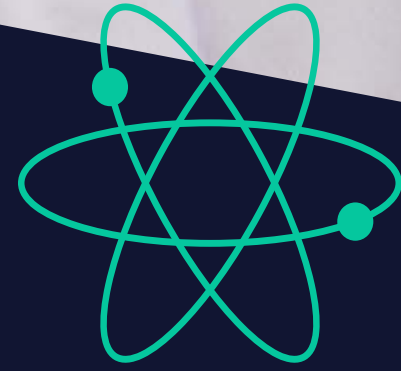
Neighbours include: Medicine Evaluation Unit @ Wythenshawe Hospital, Hologic, Hall Analytical, Seda, The Christie, Agilent, Chiesi, Waters, draw out Oxford Road Corridor & Alderley Park. being at the heart of a thriving scientific community.



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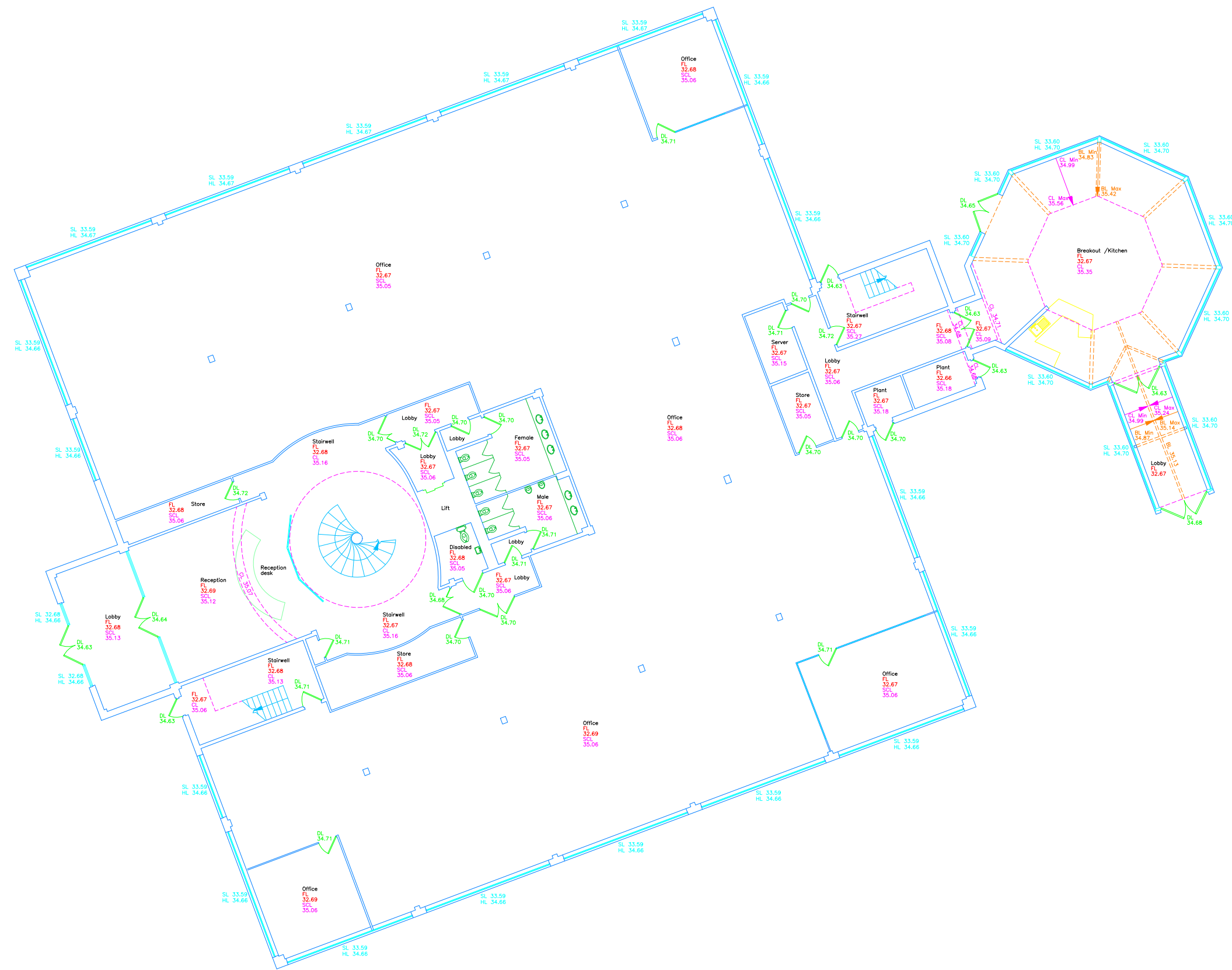
- Our property is conveniently located adjacent to Wythenshawe Hospital, which is part of Manchester University NHS Foundation Trust. The hospital has key research strengths in areas such as A, B, and C.
- The University of Manchester, one of the leading life science universities in the country, is in close proximity to our property. This is supported by the 2021 REF rankings, highlighting its exceptional standing in the field.
- Situated in the North West, our location benefits from being in the largest region for life science employment outside the Golden Triangle. This thriving area provides abundant opportunities and a robust industry ecosystem for life science professionals.
- On-site, we offer ample room for future expansion, including the possibility of creating bespoke builds tailored to your specific needs. This ensures that as your organization grows and evolves, our property can accommodate your expanding requirements seamlessly.

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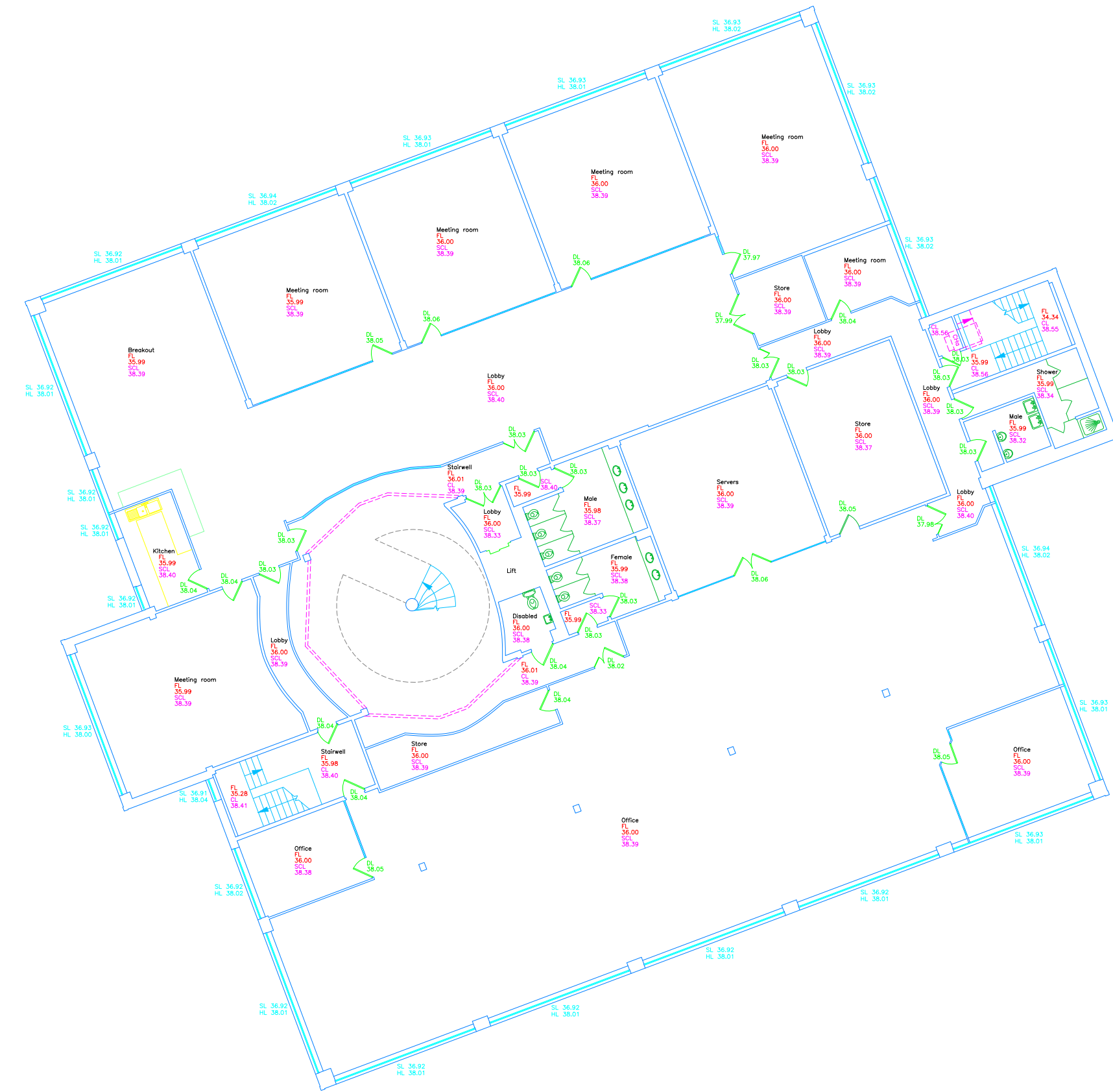
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# Floor Plans



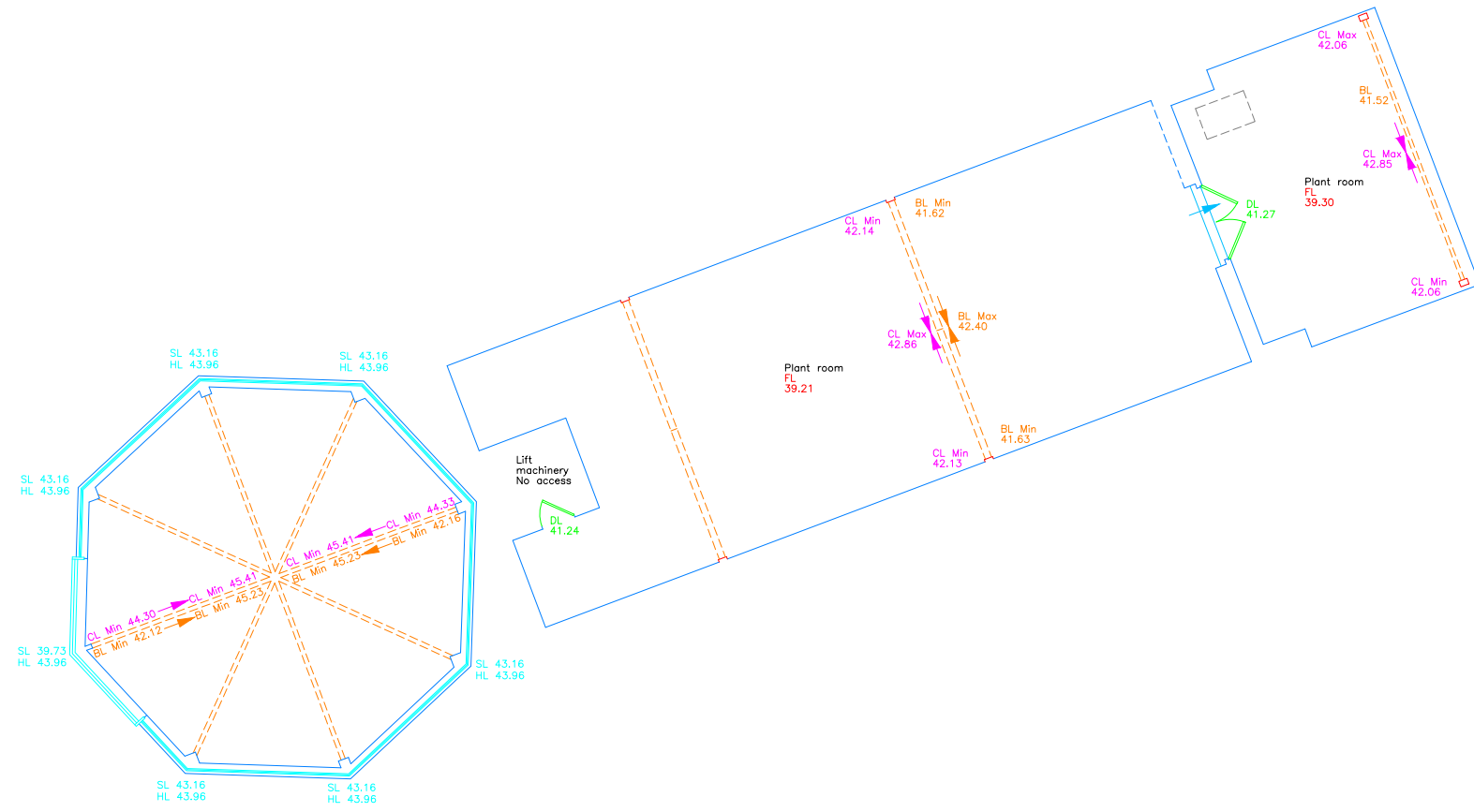
GROUND FLOOR PLAN



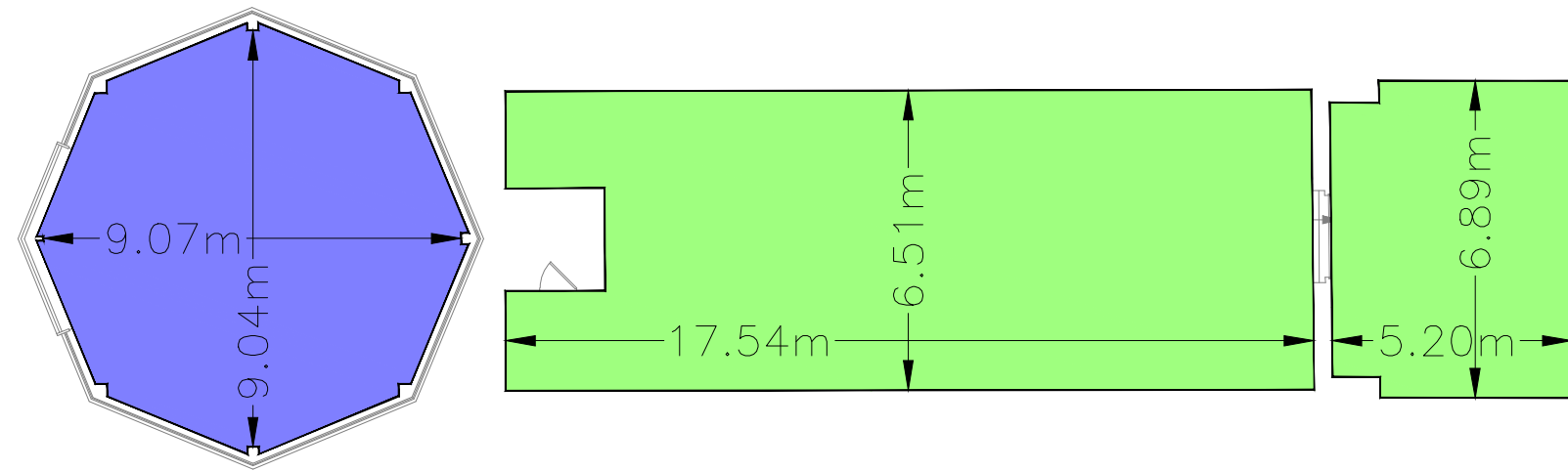
FIRST FLOOR PLAN



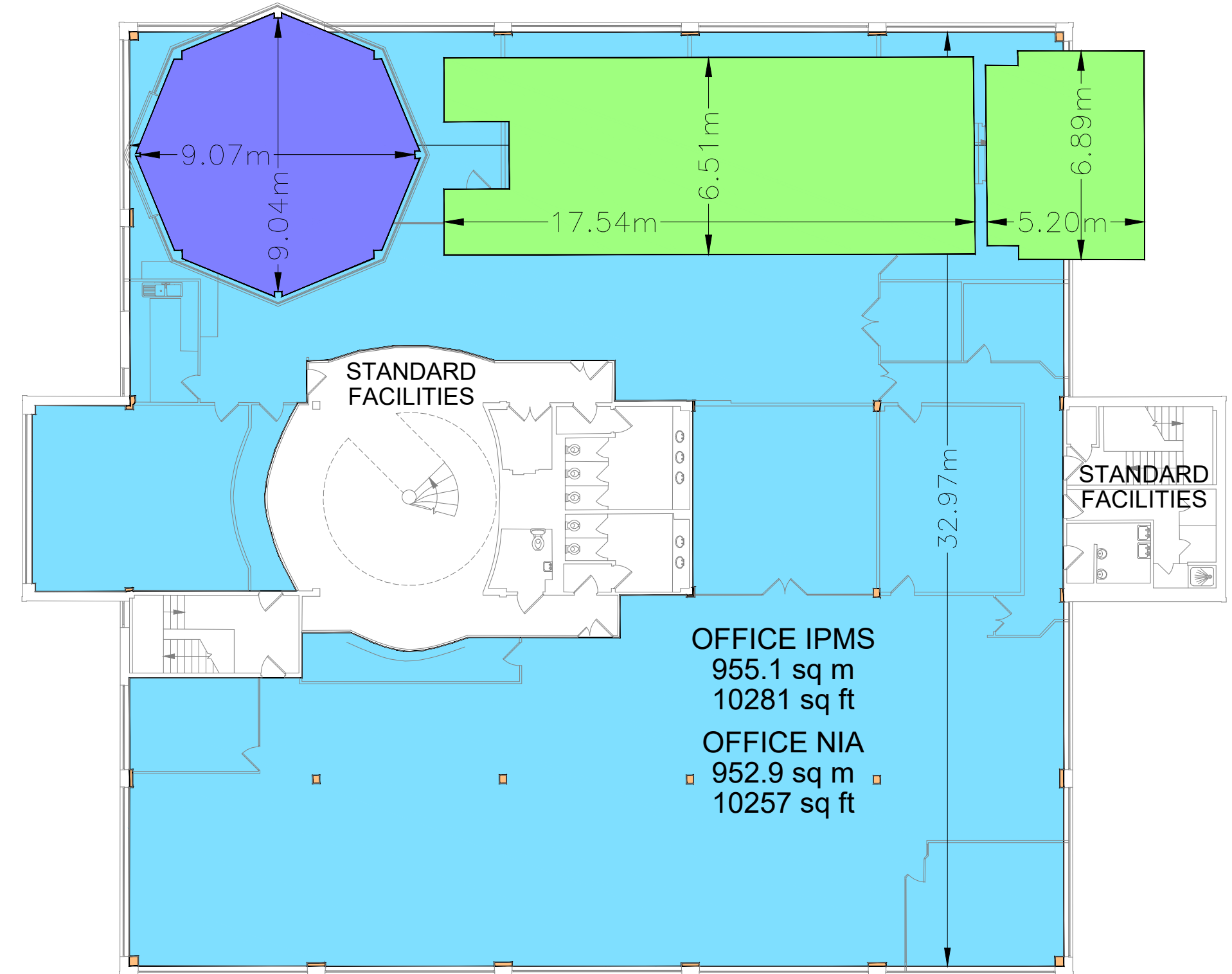
# Floor Plans



SECOND FLOOR PLAN



ATRIUM / PLANT FLOOR PLAN



OFFICE IPMS  
955.1 sq m  
10281 sq ft  
OFFICE NIA  
952.9 sq m  
10257 sq ft

OFFICE LAYOUT PLAN



# Description

The subject property is a two-storey office building of steel frame and brick clad construction with a pitched tiled roof.

The building benefits from the following:



Fully refurbished



Comfort cooling



Gas central heating



Suspended ceilings incorporating recessed lighting



DDA compliant



Ladies, gents and disabled WCs



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## Terms

Suites are available by way of equivalent internal repairing and insuring lease for a term to be agreed.

## Rateable Value

Interested parties are advised to make their own enquiries with the local council.

## EPC

EPC document is available on request.

## VAT

The property is elected for VAT.

## Costs

POA.



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**This thriving area provides abundant opportunities and a robust industry ecosystem for life science professionals.**

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## Contact

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