



# 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, Vision House is a self-contained office building in Wythenshawe offering convenient access to world-class research institutions, renowned universities, and a dynamic network of Life Science organisations.



Large site area of circa 2.5 acres



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



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

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# Accommodation

- **Secure compound:** Vision House 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, Vision House 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)
Ground	10,000	929
First	10,000	929
<b>Total</b>	<b>20,000</b>	<b>1,858</b>

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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

Vision House 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.

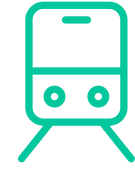
One of the key advantages of Vision House is its easy access to Manchester Airport. Situated in close proximity to the airport, your company and visitors will enjoy convenient and efficient travel connections, whether it's for business meetings, international collaborations, or seamless travel arrangements.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



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# Connectivity



**16 mins**

WALK TO BAGULEY METROLINK STOP



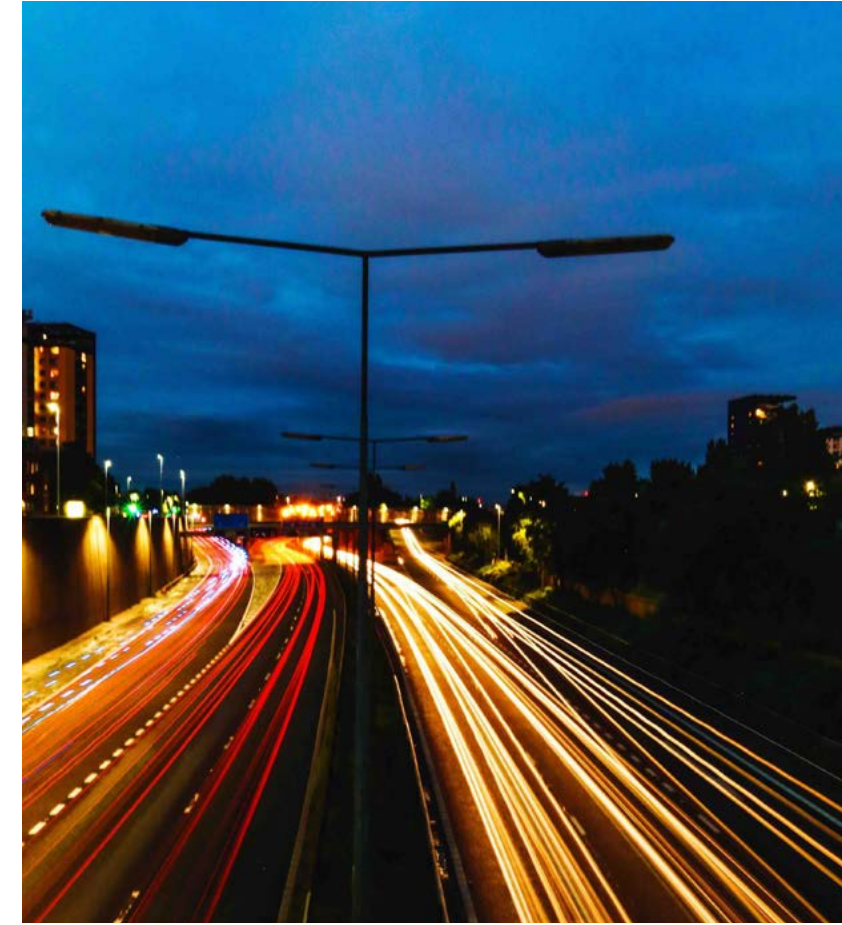
**10 mins**

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

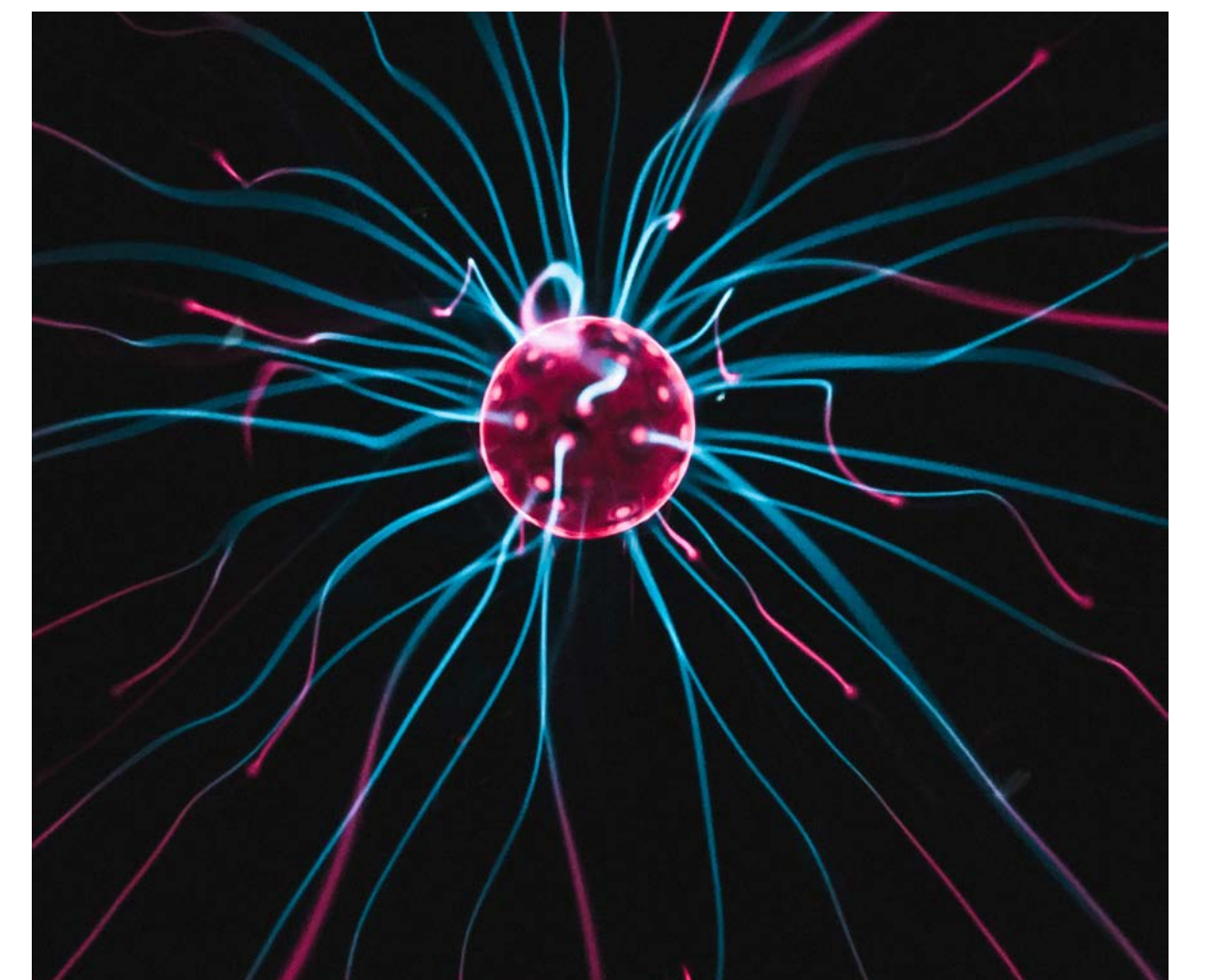
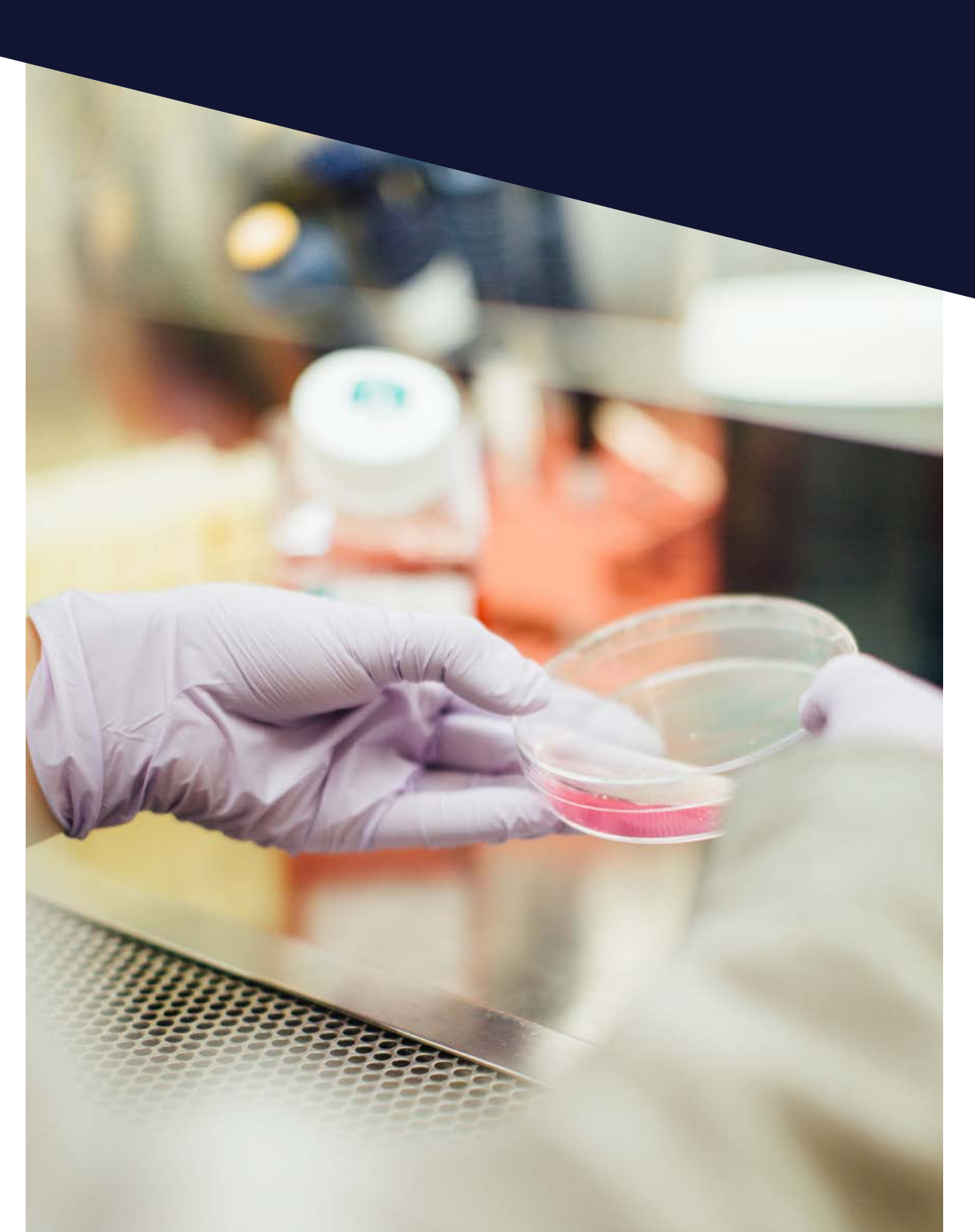
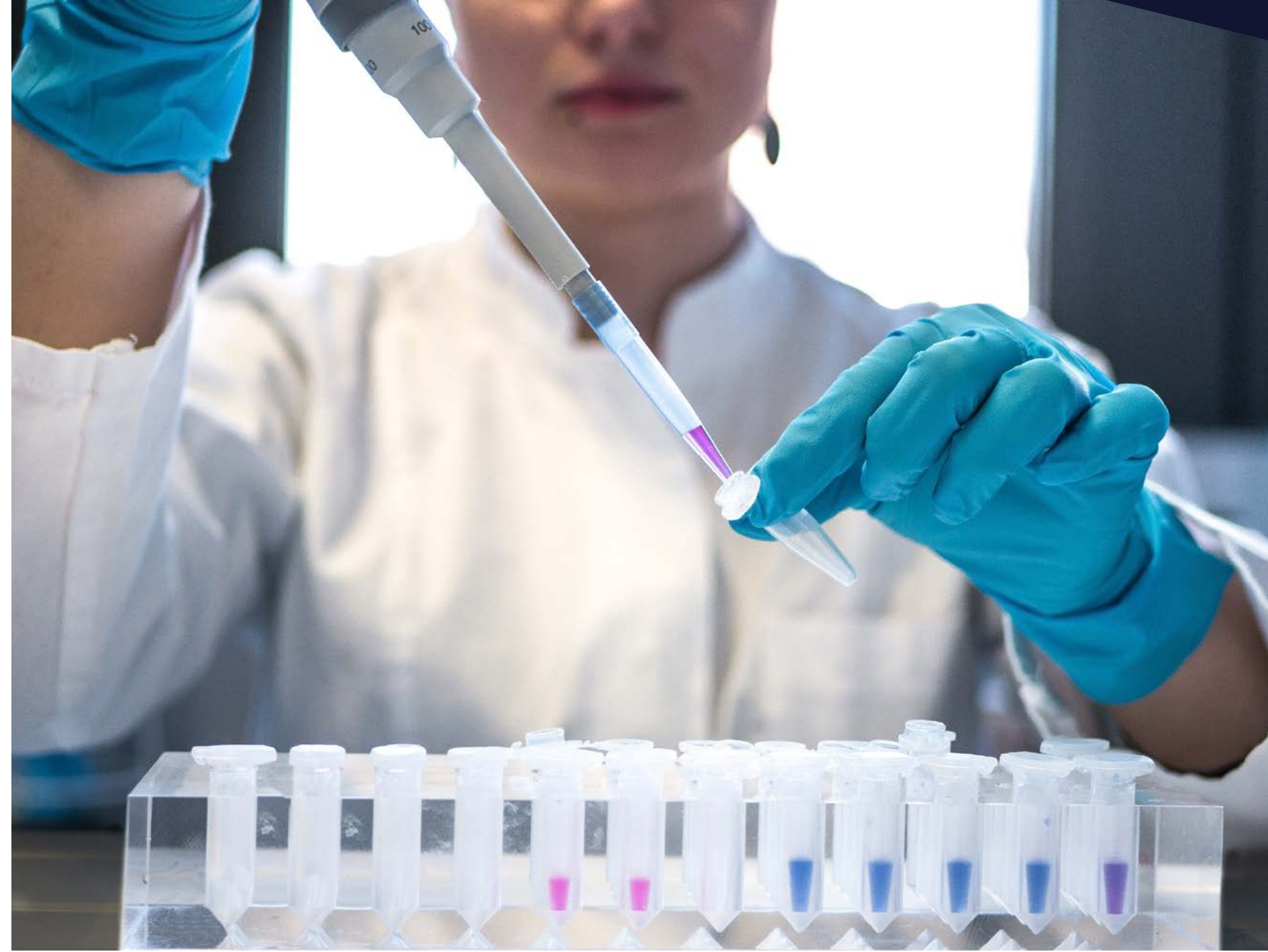
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# Life Sciences

Vision House'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 centres, 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, and Waters.

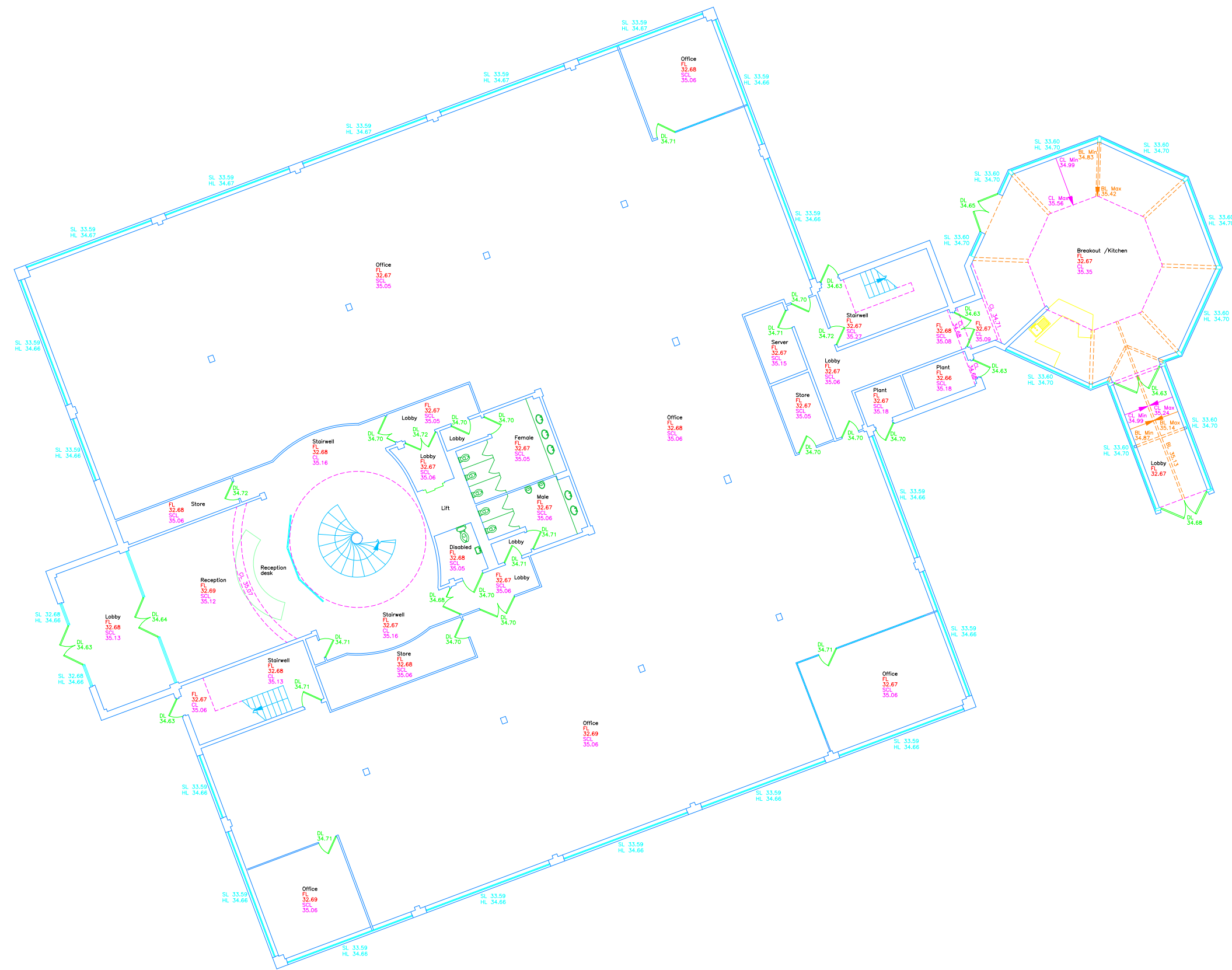


**Vision House**

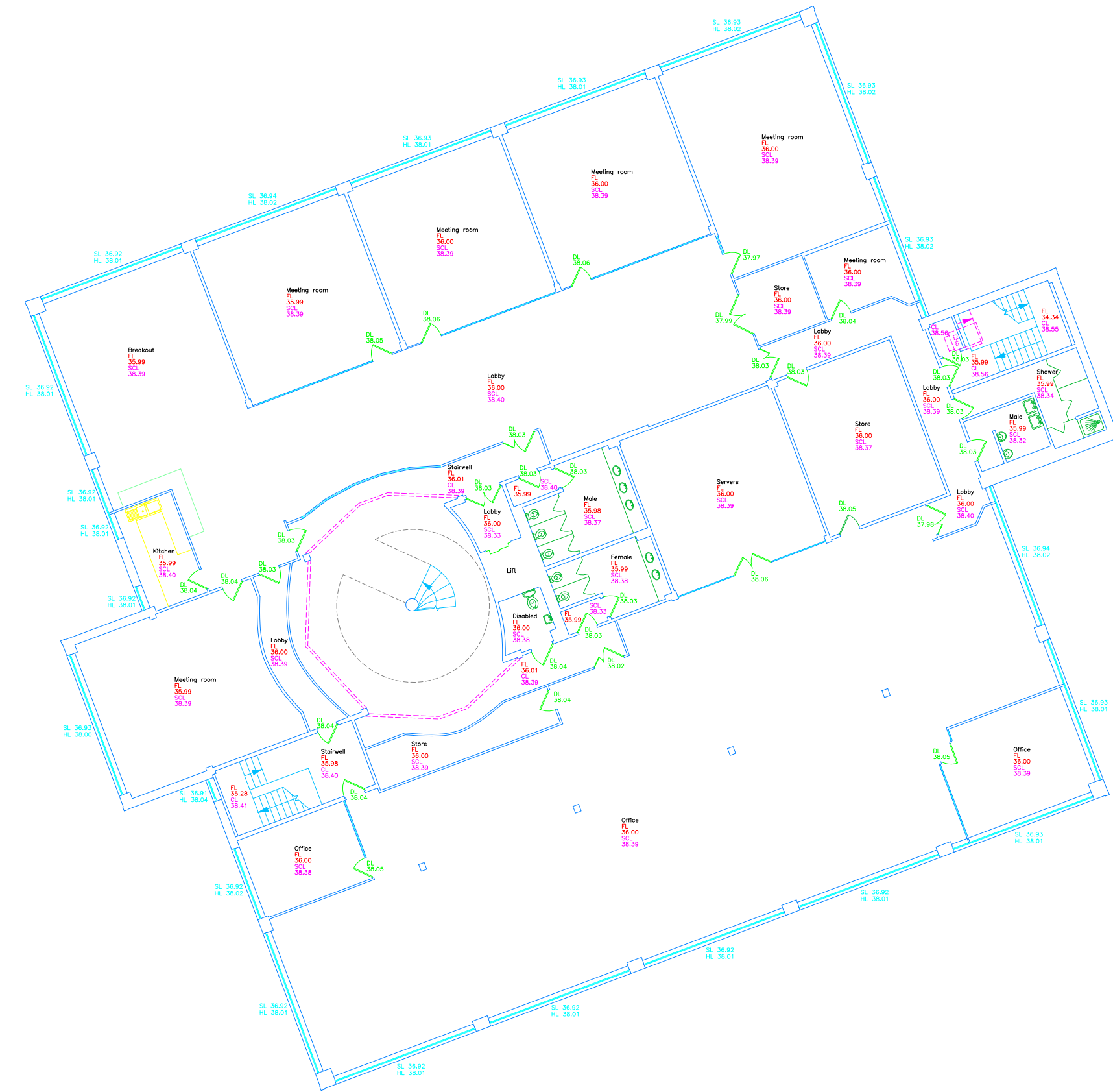
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# Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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# 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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