



TO WHOM IT MAY CONCERN

12/05/2025

The property has been marketed on a joint agency basis by Williams Sillitoe and Cushman & Wakefield since March 2023. Williams Sillitoe are a niche agency practice focussing specifically on the South Manchester and Cheshire market, whilst Cushman & Wakefield are a national agency practice. Both agents are specialised office agents and have vast experience knowledge in letting office buildings within Wythenshawe and the South Manchester market.

The property is owned and managed by Hurstwood Holdings, a large regional landlord. Hurstwood have a dedicated internal agency team which market the property alongside appointed agents and manage the lettings process.

Site Location

Vision House is located on Roundthorn Industrial Estate, 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 accessible via Ledsom Road.

Specification and Accommodation Schedule

The building comprises a two-storey steel frame and brick clad construction with a pitched clad roof. The ground floor and 1st-floor area equal 20,000sq.ft (1,858sq.m) with each floor split at 10,000 sq ft. The building's amenities include suspended ceilings with incorporating recessed lighting, comfort cooling, and is DDA compliant. The building has previously been in Office use.

There are 106 existing parking spaces on-site.

This building was designed and built as an HQ style office for a specific occupier. Since its development business have generally changed the way in which they occupy space and the demand for self contained offices with larger floorplates has decreased considerably.

Current Condition and General Observations

Current Condition

The property is in need of a comprehensive refurbishment following Magnius Software vacating and trespassers breaking onto the site and causing extensive damage.

The Magnius Software Limited vacated the property in 19th August 2023 when their lease expired. As a result of Covid 19 and the implementation of working from home, Magnius Software made the decision to go completely remote, therefore their requirement for a head office fell away. The property has remained vacant throughout the intervening 21 months.

The property presents clean and tidy and is well maintained, however due to the age of the building the M&E system, decoration and layout would be considered dated in the current market.

Whilst the site was secured via perimeter fencing and two entrance gates along with CCTV and regular security inspections, in July 2024 trespassers broke into the site causing substantial to



the buildings and grounds, targeting the buildings M&E system. Since that event security patrols have been stepped up and concrete bollards installed at the site entrance.

The trespassers caused extensive damage to the buildings M&E system and power supply, as well as damage to the ceiling grid and internal walls. An amount of wiring has been removed from the building effecting causing the building's current M&E system to not be functional and require substantial repair. These damages have therefore further negatively impacted the usability of the building within its current use.

General Observations

The location is not attractive to office occupiers due to:

- HQ nature of the property, over two floors, does not suit the requirements of the current office market.
- The existing building requires substantial upgrades to meet requirements of the office market, there are a number of competing buildings in the vicinity with a much higher standard of office space.
- The location is predominantly dominated by industrial users, not a typical office destination.
- The property was constructed with the previous occupiers requirements in mind, creating a bespoke layout and as a result the office is now difficult to adapt.

In addition to the above, and certainly since Covid, general demand for office accommodation has polarised towards better quality buildings in locations that can provide occupiers with good quality amenities and access to public transport – which are more likely to attract employees back to the office – e.g within the City Centre.

Marketing

The property was first listed by Williams Sillitoe and Cushman & Wakefield in March 2023 following an initial inspection whilst Magnus were still in occupation.

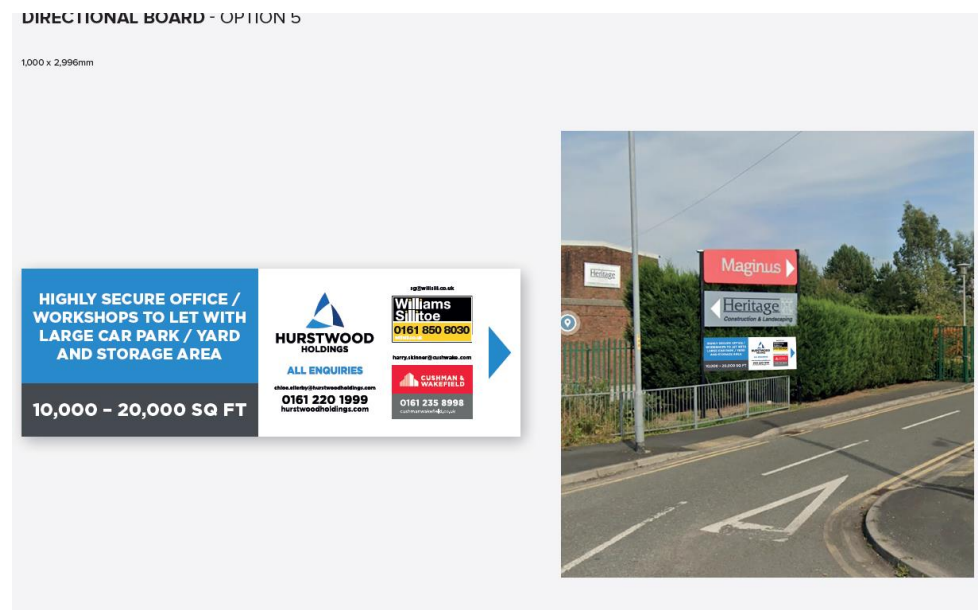
The property has been marketed via a combination of online property portals including Rightmove, Zoopa and NovaLoca, each agents website and Hurstwood Holdings own website; as well as other marketing collateral including printed brochures and To Let boards.

The property has been marketed both on a To Let / For Sale basis with limited success in achieving a viable letting or sale.



Signage

Marketing board was installed on at the site entrance, photo below.



Brochure

A marketing brochure was produced and is included in Appendix 1. The brochure went live at the start of the marketing campaign and included:

- Photography
- Floorplans
- Locational Information
- Specification
- Agent details

Website Listing

The property was listed on the both agents websites, the Owners website and Rightmove and remains live until a decision on planning has been made.

E-campaign

The property has been regularly circulated to all live and back enquiries via mail shots by both agents.



Interest

A full schedule of interest is included in Appendix 2 which also includes a feedback summary.

It is clear from the schedule of interest below that the majority of parties looking to lease or purchase were alternative uses which illustrates lack of demand for an office of this nature in the locality.

All enquiries looking for office space discounted the building due to size, condition and specification in preference for other available, higher specification buildings.

Education Use Interest

Whilst not actively marketing the building for F1 use, during the last 9 months we have had several approaches from education operators who have expressed interest in the building subject to a change of use.

A schedule of interest from education operators is shown in Appendix 3, company details have been kept confidential as these are active enquiries. This interest illustrates the demand for these occupiers to be in the locality and the suitability of the building for F1 Use from an operational perspective.

We are in advanced discussions with a national SEN school operator who has viewed the building twice and is now agreeing Heads of Terms to occupy the building subject to change of use. This operator has a nation wide portfolio of 43 Department of Education registered SEN schools.

Wider Availability

We have included at Appendix 4, a schedule of other available Office space in close proximity to the Site indicating 573,000sqft of local office availability. This demonstrates the availability of office space in South Manchester, and that the loss of this building as Office accommodation will not unduly restrict the supply of Office space in the area.

Summary

To summarise the property has been vacant since August 2023 when the previous tenant vacated and has been marketed since March 2023. Following a thorough marketing exercise via two agency practices, appetite to utilise the premises for its existing use has been low, which falls in line with the wider office market for buildings of this size. The strongest interest has come from alternative uses.

The building was designed to meet the previous tenant's requirements and as such has bespoke elements and lay out which does not typically fit the needs of a modern occupier. Damages to the M&E caused by trespassers has further impacted the usability of the building in its current use.

In addition, I note that there is currently very high demand for more modern and better located office accommodation, particularly purpose built accommodation within both the City Centre and Town Centres, to which there is a healthy and adequate supply. The loss of this building will



therefore not unduly impact on the supply of Office accommodation in Manchester – particularly the demands and requirements of occupiers are considered.

Appendix 1- Marketing Brochure



To Let / May Sell



Vision House

TWO STOREY OFFICE BUILDING TOTALLING 20,562 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 situated in the well established Roundthorn Industrial Estate in Wythenshawe offers great connection to M56 / M60 and M6 motorways, brilliant public transport links and variety of local amenity.

Roundthorn Industrial estate is home to well established occupiers including NG Transport, NHS, Duerr Jam, Amey, JD Gyms and Greggs.



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.

Vision House

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

Accommodation

- **Secure compound:** Vision House features a secure compound, providing a safe and protected environment for your operations and assets.
- **Large site:** External area extends to 2.5 acres with 110 parking spaces, landscaped grounds and large external / expansion area to rear of building.
- **Two Storey building:** Large reception / atirum area with each floor providing 10,00sqft of accommodation and a rear conservatory area.



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	10,281	929
First	10,281	929
Total	20,562	1,858

Vision House

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

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.

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.



Vision House

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



WYTHENSHAW TOWN CENTRE

MANCHESTER AIRPORT

WYTHENSHAW HOSPITAL

TO MANCHESTER

M56

M56

TO CHESTER

ROUNDTORN

GREGGS

SOUTHMOOR RD

FLOATS RD

LEDSON RD

DALLIMORE RD

SOUTHMOOR RD

JD GYMS

VISION HOUSE

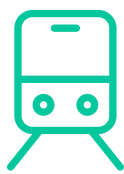
FLOATS RD

BAGULEY

Vision House

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

Connectivity



5 mins

WALK TO BAGULEY METROLINK STOP



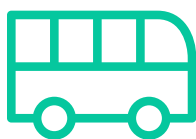
10 mins

DRIVE TO MANCHESTER AIRPORT



5 mins

DRIVE TO M56 MOTORWAY



Bus Routes

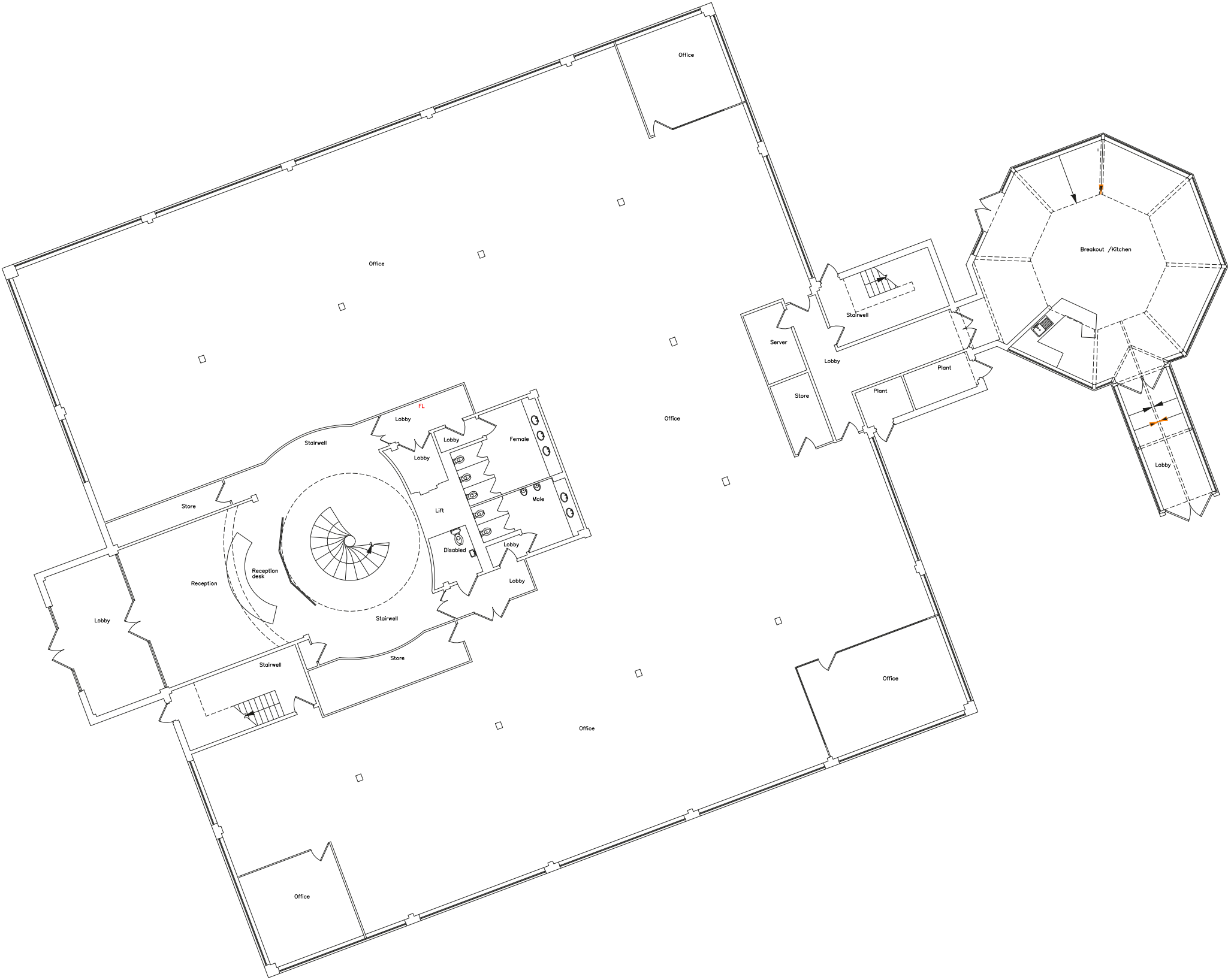
ON SOUTHMOOR ROAD



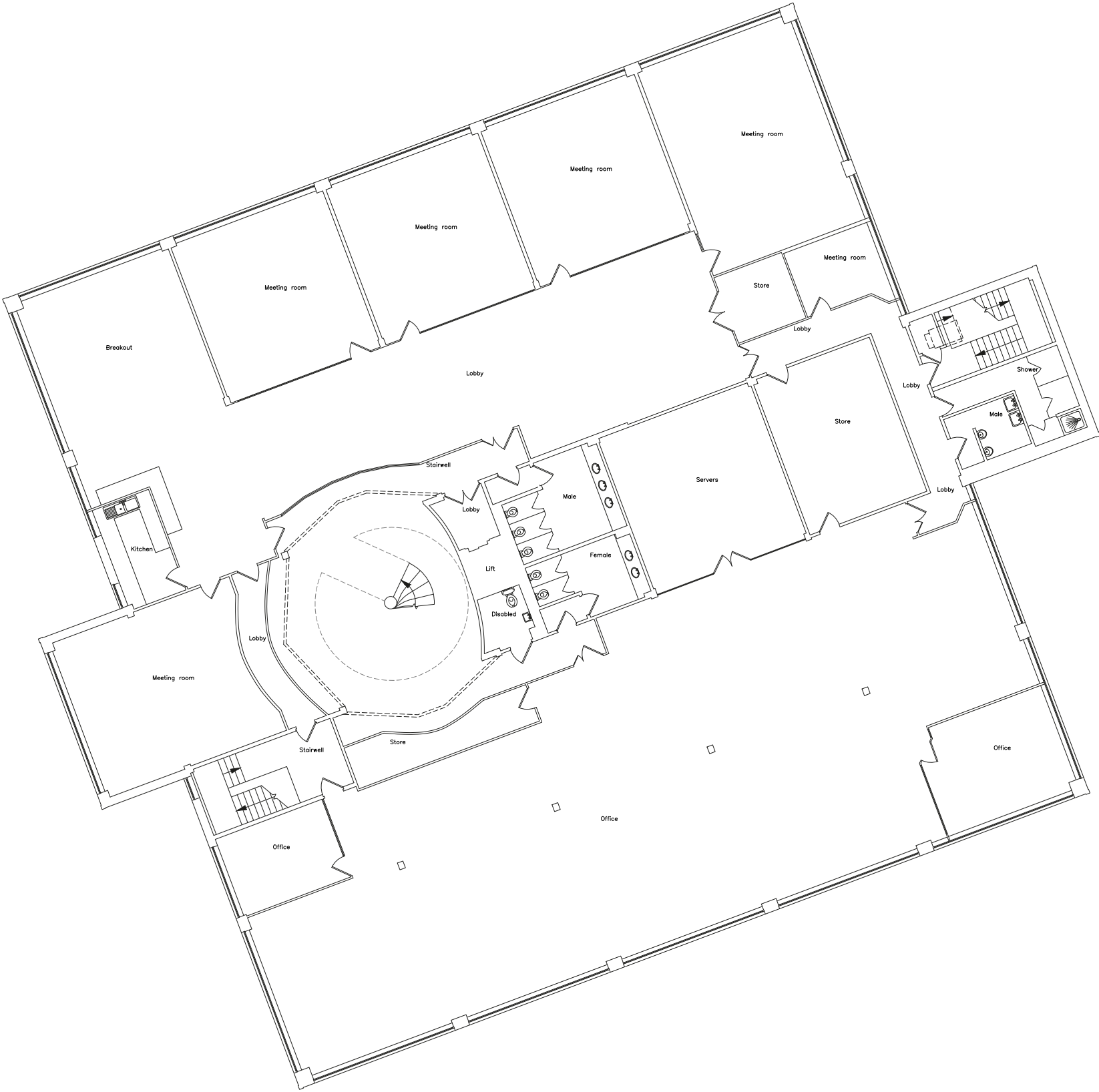
Vision House

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

Floor Plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN

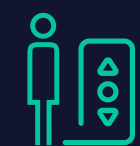
Vision House

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

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:



Passenger lift



Comfort cooling



Gas central heating



Suspended ceilings incorporating recessed lighting



DDA compliant



Ladies, gents and disabled WCs



Vision House offers excellent accessibility, making it convenient for commuters and employees.

Vision House

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

Alternative Uses

The property would lend it self to a variety of alternative uses STP including:

- Self storage
- Open Storage
- Industrial Development
- Leisure and Alternative Leisure
- Commercial Parking
- Education Facility



Vision House

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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.



Vision House

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Appendix 2 – Interest Schedule

Interested Party	Use	Date of viewing	Purchase/ lease	Feedback
Imagine That	Childrens museum/ play centre	2023	Lease	Went into legals but pulled out due to concerns over visitors being able to find the site.
Spa Medica	Medical Facility	26/10/2023	Lease	Discounted due to specification, wanted something ready asap with minimal work required.
Cheshire Gun Room	Gun Shooting Range	N/A Interest on 21/03/2024	Purchase	Very interested in the building but slightly out of budget.
NHS	Office	16/5/2023 & 7/6/2023	Lease	Initially would only need part or whole of one floor. Later confirmed requirement was no longer live citing budget restraints.
Warner House	Furniture Showroom and storage	16/4/2024	Purchase	Not enough warehouse/ area for storage. Secluded nature of the property also a negative.
Cummins Civil Engineering	Office & Storage	16/4/2024	Purchase	Felt the ground rent was too high
c/o Cushman & Wakefield	Office	2/5/2024	Lease	Required to sell existing building first. Felt there were higher specification offices available in the area that



				better suited their needs.
Manchester Surgical Services	Medical	18/06/2024	Purchase	Whilst the building could work for them they had concerns over the ground rent which impacted the viability of their offer. Preference was for building in Cheadle which was ready to occupy.

Appendix 3 – Current SEND School Interest

Party 1	SEN School	10/09/2024	Purchase	Whilst not actively marketing the property for F1 Use approached us directly.
Party 2	SEN School	17/01/2025	Purchase	Whilst not actively marketing the property for F1 Use approached us directly.
Party 3	SEN School	19/02/2025	Lease	Building would work well for their school, change of use required.
Party 4	SEN School	2/04/2025	Purchase	In advanced discussions to take the premises.



Appendix 4 – Availability schedule attached



Availability schedule

Picture	Address	Current Availability (SQFT)	Total Size (SQFT)
	Southmoor House Southmoor Industrial Estate Southmoor Road Wythenshawe M23 9XD	GF 10,986 Sq Ft	10,986 Sq Ft
	Voyager House Chicago Avenue Manchester Airport M90 3DP	3F 5,500 Sq Ft 4F 11,400 Sq Ft 5F 11,400 Sq Ft 6F 11,250 Sq Ft	39,550 Sq Ft
	Mulbury House Roundthorn Industrial Estate Wythenshawe	GF 6,653 Sq Ft 1F 6,385 Sq Ft 2F 5,814 Sq Ft	18,852 Sq Ft
	Waterside Court 1 Crewe Road Wythenshawe M23 9BE	1F 12,238 Sq Ft	12,238 Sq Ft



Availability schedule

	Rowan Court Concord Business Park, Wythenshawe M22 0RR	GF 8,639 Sq Ft 1F 8,639 Sq Ft	17,278 Sq Ft
	Jackson House Sibson Road, Sale M33 7RR	1F 14,500 Sq Ft 2F 29,134 Sq Ft 3F 43,149 Sq Ft 4F 6,512 Sq Ft 4F 7,784 Sq Ft	101,079 Sq Ft
	St Johns House Altrincham Barrington Road, Altrincham	GF 3,391 Sq Ft GF 3,932 Sq Ft SF 3,472 Sq Ft	10,795 Sq Ft
	Foundation 2 George Street Altrincham WA14 1RN	1F 3,740 Sq Ft 3F 12,550 Sq Ft	16,290 Sq Ft



Availability schedule

	3 Barrington Road Altrincham WA14 1GY	1F 5,425 Sq Ft 1F 2,000 Sq Ft	6,425 Sq Ft
	Manchester Green Styal Road, Heald Green M22 5LW	B1 19,905 Sq Ft B4 1,237 Sq Ft B4 6,957 Sq Ft B3 13,414 Sq Ft	41,513 Sq Ft
	3 Stockport Exchange Railway Road, Stockport SK1 3SW	GF 7,226 Sq Ft 1F 11,222 Sq Ft 2F 11,381 Sq Ft 3F 11,382 Sq Ft 4F 11,384 Sq Ft	52,595 Sq Ft
	One Didsbury Point The Boulevard Didsbury Manchester M20 2EY	1F 9,512 Sq Ft	9,512 Sq Ft



Availability schedule

	Elm House Cheadle Royal Business Park Cheadle SK8 3GX	GF 4,989 Sq Ft 1F 5,029 Sq Ft	10,018 Sq Ft
	5500 Lakeside Cheadle Royal Buisness Park SK8 3GR	2F 8,745 Sq Ft	8,745 Sq Ft
	Trident Styal Road Manchester M22 5XB	2F 10,000 Sq Ft 2F 9,892 Sq Ft	19,982 Sq Ft
	Towers Business Park Scotscroft Didsbury Manchester M20 2RY	B 1,108 Sq Ft GF 19,844 Sq Ft 1F 19,354 Sq Ft 2F 18,992 Sq Ft	59,298 Sq Ft



Availability schedule

	The Royals Altrincham Road M22 4BJ	1F 3,052 Sq Ft 1F 8,704 Sq Ft 4F 7,267 Sq Ft	19,023 Sq Ft
	Fred Perry House Edward Street Stockport SK1 3UR	1F 7,938 Sq Ft 2F 7,389 Sq Ft 3F 7,041 Sq Ft	22,368 Sq Ft
	Sandfield House Kings Close Wilmslow SK9 5AJ	GF 4,391 Sq Ft 1F 4,330 Sq Ft 1F 4,847 Sq Ft	13,568 Sq Ft
	Dovecote House Old Hall Road Sale M33 2GS	GF 17,723 Sq Ft 1F 16,203 Sq Ft 2F 16,204 Sq Ft	50,130 Sq Ft



Availability schedule

	Freedom House Church Street Wilmslow SK9 1AS	GF 5,481 Sq Ft 1F 5,702 Sq Ft 2F 5,856 Sq Ft 3F 5,855 Sq Ft	22,894 Sq Ft
	Cavendish House Cross Street Sale M33 7BU	1F 7,265 Sq Ft 2F 3,175 Sq Ft	10,440 Sq Ft