

TO LET

[HOME](#) | [DESCRIPTION](#) | [LOCATION](#) | [MEDI PARK](#) | [TRANSPORT LINKS](#) | [AVAILABILITY](#) | [CONTACT](#)

6 SELF-CONTAINED
OFFICES AND
OPEN PLAN OFFICE
670 – 6,929 SQ FT

IN THE AIRPORT ENTERPRISE ZONE
– LOW BUSINESS RATES

THE STILTZ BUILDING
LEDSON ROAD
ROUNDTORN
SOUTH MANCHESTER
M23 9GP





STILTZ

**MODERN CONTEMPORARY OFFICES
WITH YOUR OWN FRONT DOOR**



Specification

- New aluminium double glazed windows
- Finished in white paint
- Quality carpeting
- Kitchenette
- Ceiling mounted light fittings
- Perimeter trunking
- Electric storage heaters
- WC/Shower
- 24hr CCTV on site
- Electric Gates
- DDA compliant



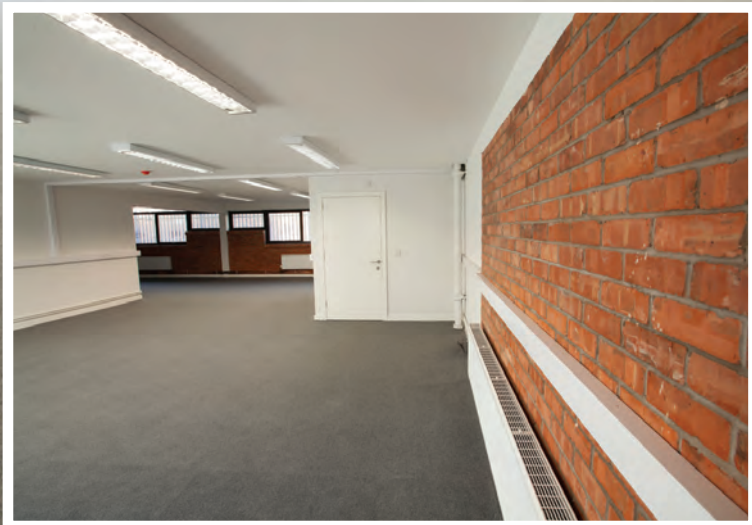


Description

Ground Floor

The ground floor comprises 6 self contained offices with their own glazed front door entrance, WC and kitchen area.





Description

First Floor

The first floor is an open plan space ideal for a call centre or could be partitioned off into smaller suites.



THE STILTZ IS WITHIN
THE AIRPORT
ENTERPRISE ZONE —
NO RATES TO PAY FOR 5 YEARS

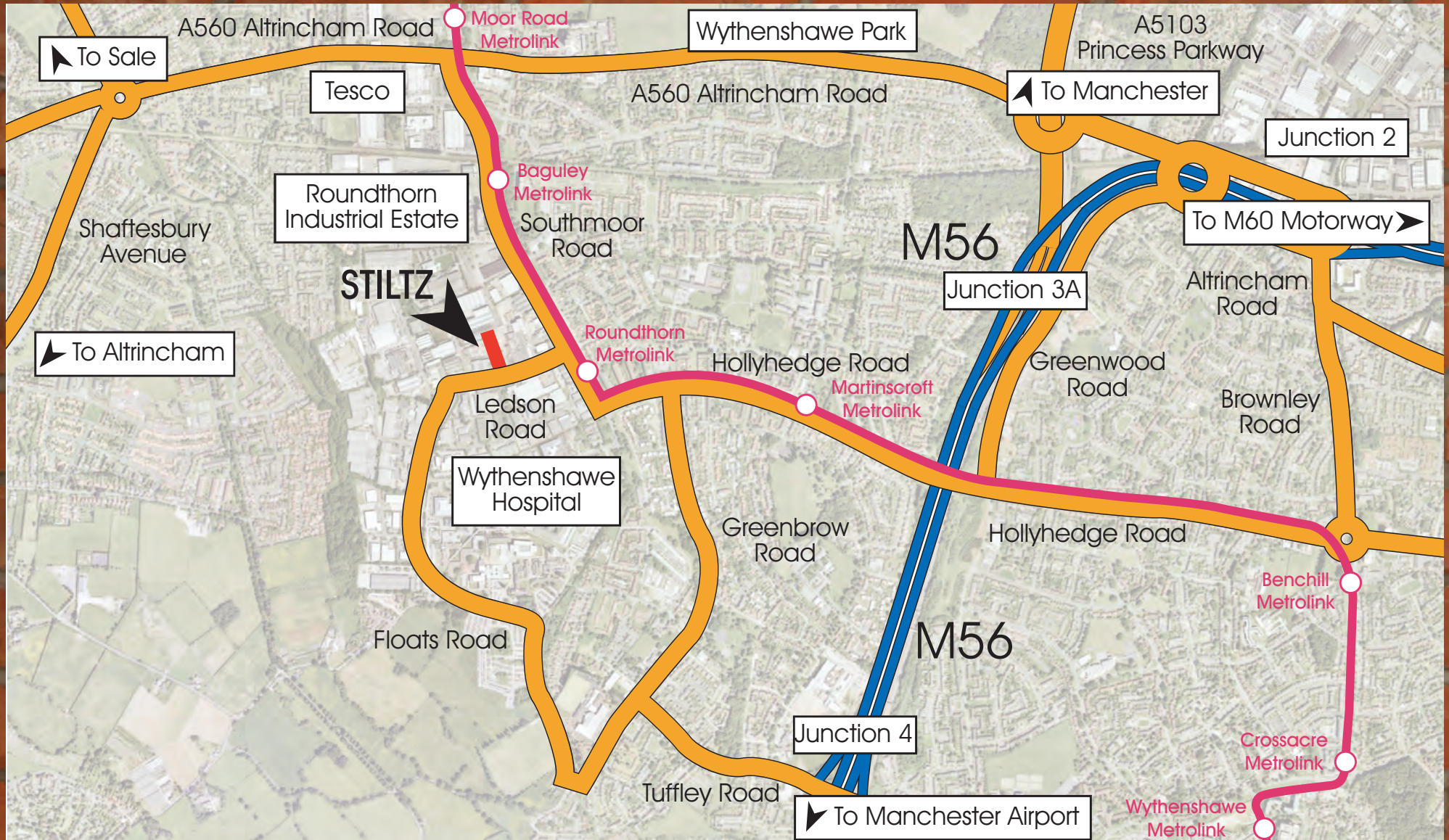


Location

The Stiltz Building is located on Ledson Road, close to its junction of Southmoor Road, Roundthorn on the border with Timperely. The Surrounding Area is a mix of office and warehouse properties. Ledson Road is approximately 2 miles from Junction 3 of the M56 and 3 miles from Junction 5 of the M60.

[VIEW IN GOOGLE MAPS](#)





MediPark

Manchester MediPark is located adjacent to University Hospital South Manchester Foundation Trust (UHSM), a major teaching hospital at the heart of the Manchester conurbation that is adjacent to Manchester International Airport. UHSM already does significant research and clinical trial activity and has relationships with a number of major life sciences companies. There is also potential for further service improvements from UHSM via partnerships that MediPark is unique in that it offers adjacency to a major airport, access to a network of leading Universities and teaching hospitals and large amounts of developable land, all within or adjacent to the Manchester Airport City Enterprise Zone.

MediPark 





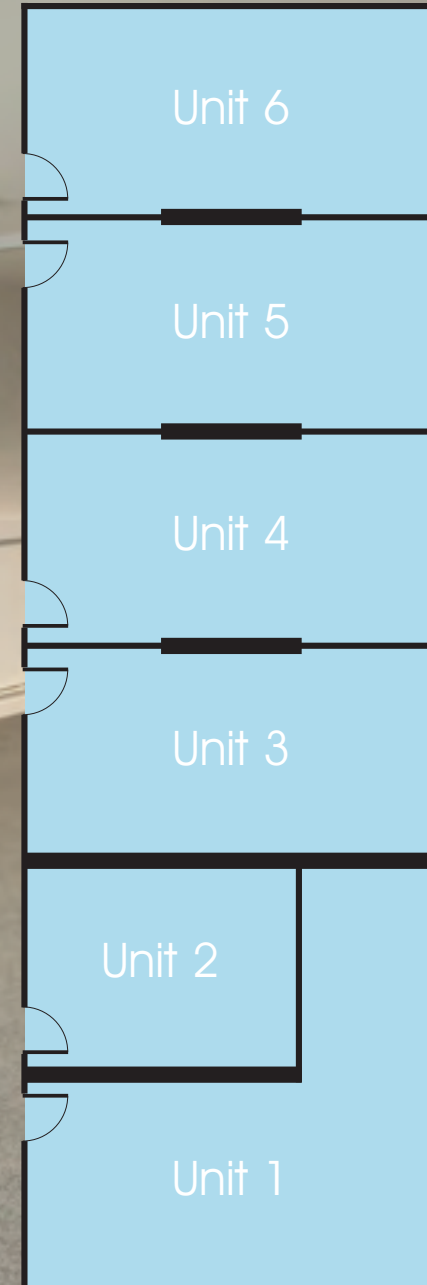
Transport Links

Roundthorn Metrolink Station	200 yards
Wythenshawe Hospital	500 yards
Tesco Supermarket, Baguley	1 mile
Brookway Retail Park	1 mile
M56 Motorway, Junction 3A	2 miles
M60 Motorway, Junction 5	2.5 miles
Altrincham Town Centre & Station	3 miles
Manchester Airport	3.5 miles
Sale Town Centre	3.5 miles
Gatley Railway Station	3.5 miles
Stockport Railway Station	6.5 miles
Manchester City Centre	7.5 miles
M6 Motorway, Junction 19	10.5 miles





Ground Floor Plan



Ground Floor	Unit 1	1 200 sq ft
	Unit 2	670 sq ft
	Unit 3	950 sq ft
	Unit 4	950 sq ft
	Unit 5	950 sq ft
	Unit 6	950 sq ft
First Floor (shell finish)		6,929 sq ft



THERE ARE 40 CAR PARKING SPACES ON SITE.
PARKING IS INCLUDED IN THE RENT.



Services

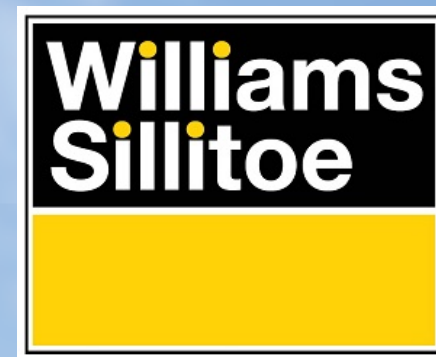
All units have their own electricity, gas and water supply.

Lease

The premises will be available by way of an effective full repairing and insuring lease for a term of years to be negotiated.

VAT

All prices and outgoings are liable to VAT.



Charlie Williams
cw@willsill.co.uk

