

**Lot 12, Unit 26, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,  
WA14 5GL**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



**High Yielding Modern Office Investment**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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Property Information

High Yielding Modern Office Investment		Location	Description
<ul style="list-style-type: none"><li>Fully let to 5 tenants</li><li>Comprises 6 office studios, each including kitchen facilities, internet connection &amp; air conditioning</li><li>Totalling 334.54 sq m (3,601 sq ft) with 17 dedicated car parking spaces</li><li>Other occupiers in the Business Park include McCarthy &amp; Stone, Mentor Graphics, Milner Boardman, Thermo Fisher Scientific, McGoff Construction and Wheelabrator</li></ul>		<p><b>Miles</b> 8 miles south-west of Manchester City Centre</p> <p><b>Roads</b> M56,M60,A56, A560</p> <p><b>Rail</b> Altrincham Train Station</p> <p><b>Air</b> Manchester Airport</p>	The property comprises 6 studios arranged over the ground and first floors. Each studio has its own kitchen area & private office/meeting room. All studios are fully furnished with desks, chairs and network cabling. The property benefits from a passenger lift, male and female shower rooms and 17 dedicated car parking spaces.
<p><b>Lot</b> 12</p>	<p><b>Auction</b> 18th September 2025</p>	<p><b>Situation</b></p> <p>The property is prominently situated off George Richards Way, approximately 2 miles north east of Altrincham Town Centre and west of Altrincham Retail Park. Other office occupiers in the Business Park include McCarthy &amp; Stone, Mentor Graphics, Milner Boardman, Thermo Fisher Scientific, McGoff Construction and Wheelabrator. Other nearby occupiers include a range of retail and leisure businesses such as Asda, Waitrose, Vue, Frankie &amp; Benny's, Pizza Hut, Puregym, Totalfitness, Toolstation and B&amp;M Home Store.</p>	<p><b>VAT</b></p> <p>VAT is applicable to this lot.</p>
<p><b>Rent</b> £169,191 per Annum (1)</p>			
<p><b>Sector</b> Office, Business Park</p>	<p><b>Status</b> Available</p>		
<p><b>Auction Venue</b> Live Streamed Auction</p>		<p><b>Tenure</b></p> <p>Virtual Freehold. For a term of 999 years from completion at a peppercorn rent.</p>	
		<p><b>EPC</b></p> <p>The EPC will be available to view online in the solicitor's legal pack.</p>	

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## Tenancy & Accommodation

Floor	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x. (1)	Rent Review
Ground	57.97	(624)	P3 PEOPLE MANAGEMENT LIMITED	3 years from 11/09/2023	£30,809	11/09/2025
Ground	61.78	(665)	THE NAPIER CLINIC LIMITED	3 years from 31/03/2025 (2)	£30,240	01/05/2026 01/05/2027
Ground	37.44	(403)	THE NAPIER CLINIC LIMITED	3 years from 31/03/2025 (2)	£18,720	01/05/2026 01/05/2027
First	46.45	(500)	CLADDING PROJECT MANAGEMENT LIMITED	3 years from 01/02/2024 (3)	£24,819	01/02/2026
First	51.93	(559)	CIRCET WIRELESS LIMITED	3 years from 21/02/2025 (4)	£27,583	21/02/2026 21/02/2027
First	78.97	(850)	BRIGHT PARTNERSHIP LLP	3 years from 01/11/2024 (5)	£37,020	01/11/2025 01/11/2026
<b>Total</b>	<b>334.54</b>	<b>(3,601)</b>			<b>£169,191 (1)</b>	

(1) The rents stated are all-inclusive rents, inclusive of insurance, broadband, utilities, furniture, service charge and dedicated parking. The Seller confirms the current total net rents received is £128,896 per annum.

(2) Tenant option to determine on 31/03/2026 and 31/03/2027.

(3) Tenant option to determine on 01/02/2026.

(4) Tenant option to determine on 21/02/2026 and 21/02/2027.

(5) Tenant option to determine on 01/10/2026.

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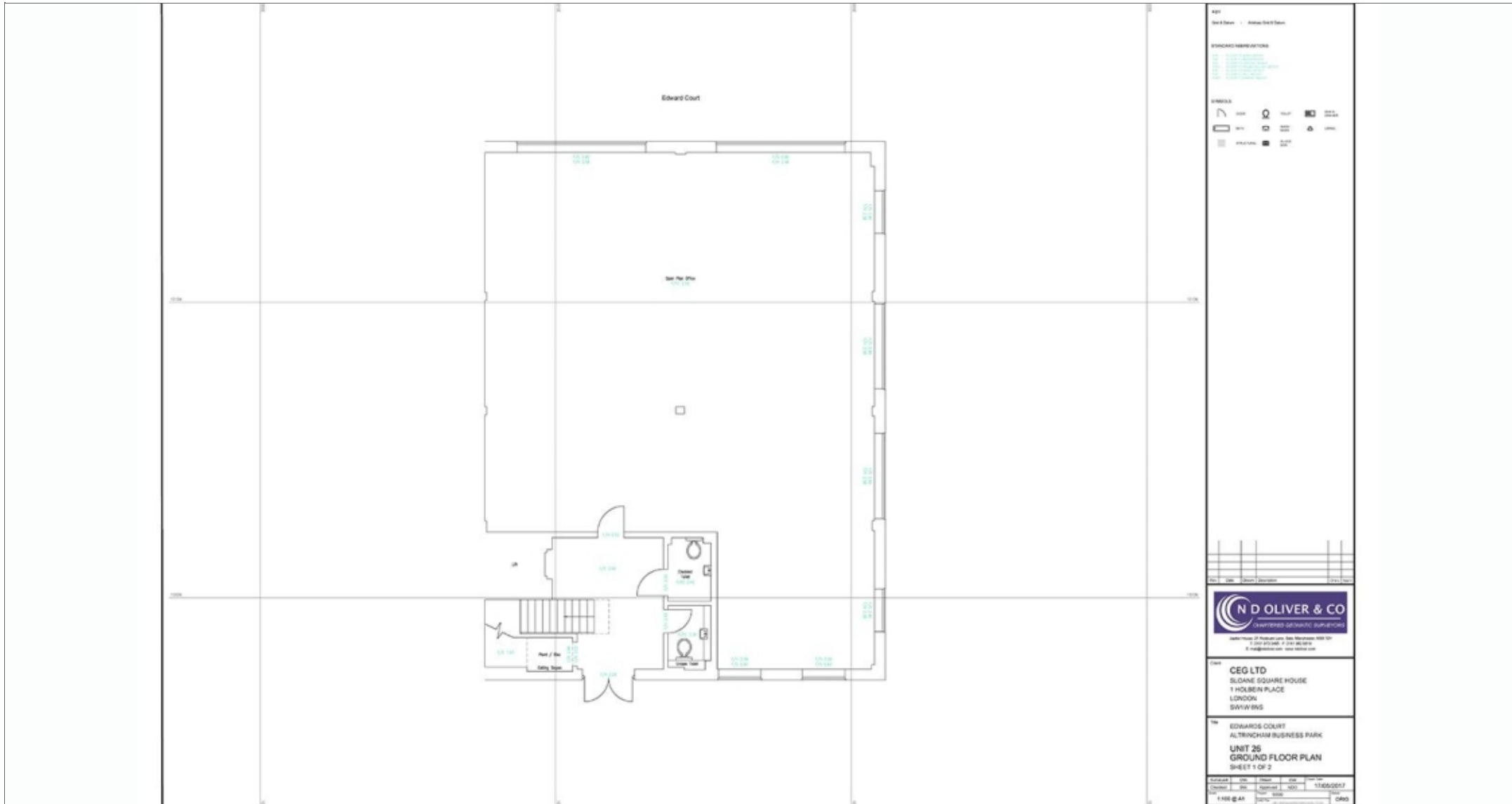
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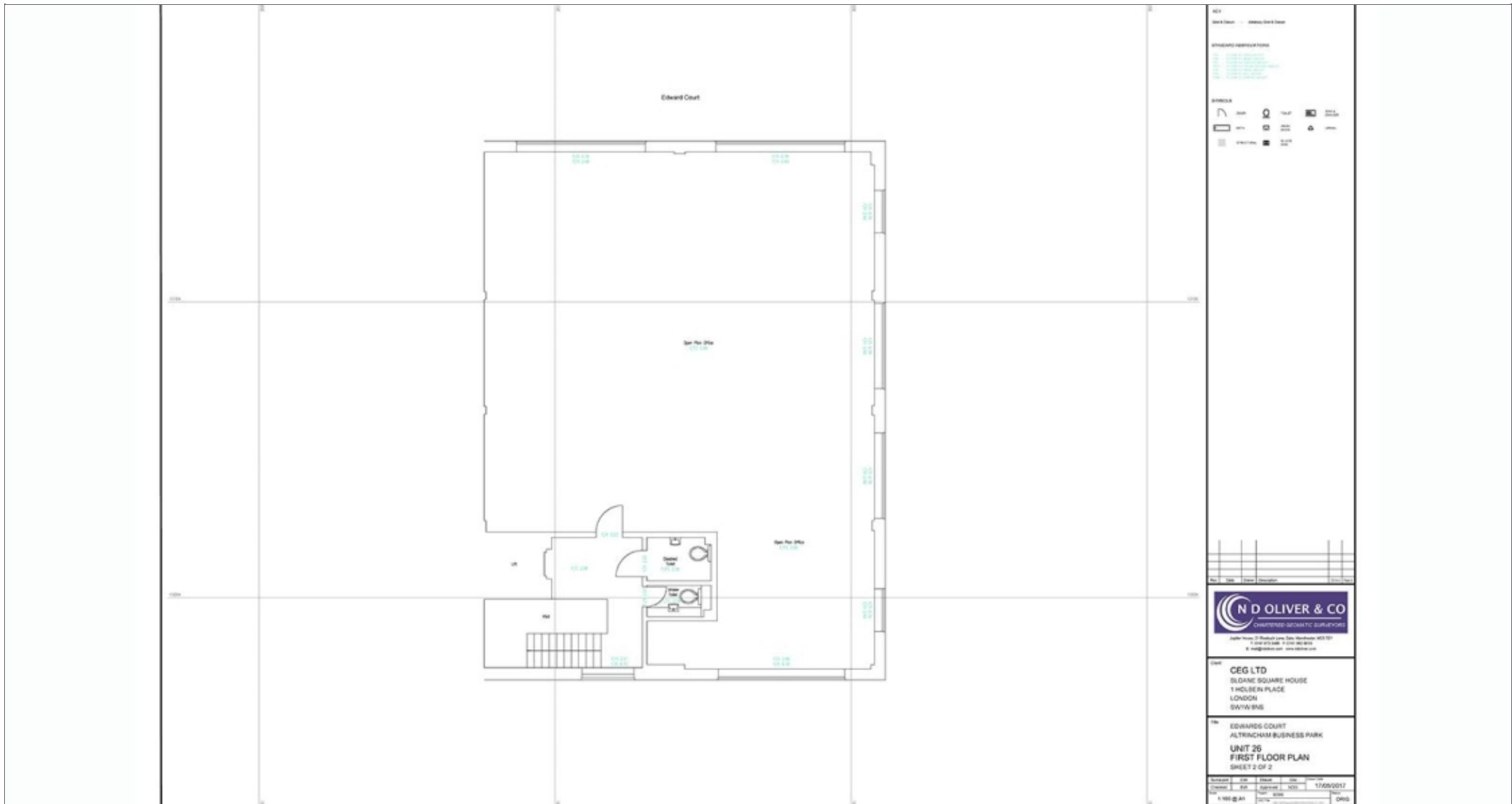


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## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Anjali Sawali**  
+44 (0)20 7034 4854  
+44 (0)7854 316 621  
[anjali.sawali@acuitus.co.uk](mailto:anjali.sawali@acuitus.co.uk)

### Seller's Solicitors

**Reed Smith LLP**  
1 Blossom Yard  
London  
E1 6RS

**George Viopoulou**  
020 3116 2774  
[gviopoulou@reedsmith.com](mailto:gviopoulou@reedsmith.com)

**Anna Greenfield**  
+44 (0)7823439830  
[agreenfield@reedsmith.com](mailto:agreenfield@reedsmith.com)

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