

**Lot 22, Unit 8, 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For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)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

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Property Information

High Yielding Modern Office Investment

- Let to firm of Solicitors and an Event Media Company
- Solicitors let on a new lease from August 2025
- Total 304.81 sq m (3,281 sq ft) with dedicated parking
- Modern newly refurbished office
- Other occupiers on the Business Park include McCarthy & Stone, Mentor Graphics, Milner Boardman, Thermo Fisher Scientific, McGoff Construction and Wheelabrator

Lot

22

Auction

18th September 2025

Rent

£60,730 per Annum Exclusive

Status

Available

Sector

Office, Business Park

Auction Venue

Live Streamed Auction

Location

Miles

8 miles south-west of Manchester City Centre

Roads

M56,M60,A56, A560

Rail

Altrincham Train Station

Air

Manchester Airport

Situation

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 & 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 & Benny's, Pizza Hut, Puregym, Totalfitness, Toolstation and B&M Home Store.

Tenure

Virtual Freehold. For a term of 999 years from completion at a peppercorn rent.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises two self contained, recently refurbished office suites arranged over the ground and first floors, with on site dedicated parking.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Office	151.43	(1,630)	EMG SOLICITORS LIMITED (2)	4 years from 04/08/2025 (1)	£27,710
First	Office	153.38	(1,651)	PIXELPULSE MEDIA LIMITED	5 years from 17/02/2023	£33,020
Total		304.81	(3,281)			£60,730

(1) The tenant is benefiting from a 3 month rent free period from 04/08/2025. The lease is subject to a tenant option to determine on the 04/08/2027.

(2) EMG Solicitors were incorporated in August 2013 and also have branches in Durham, Darlington, Newcastle, Penrith, Manchester and Reading (<https://emgsolicitors.com/>).

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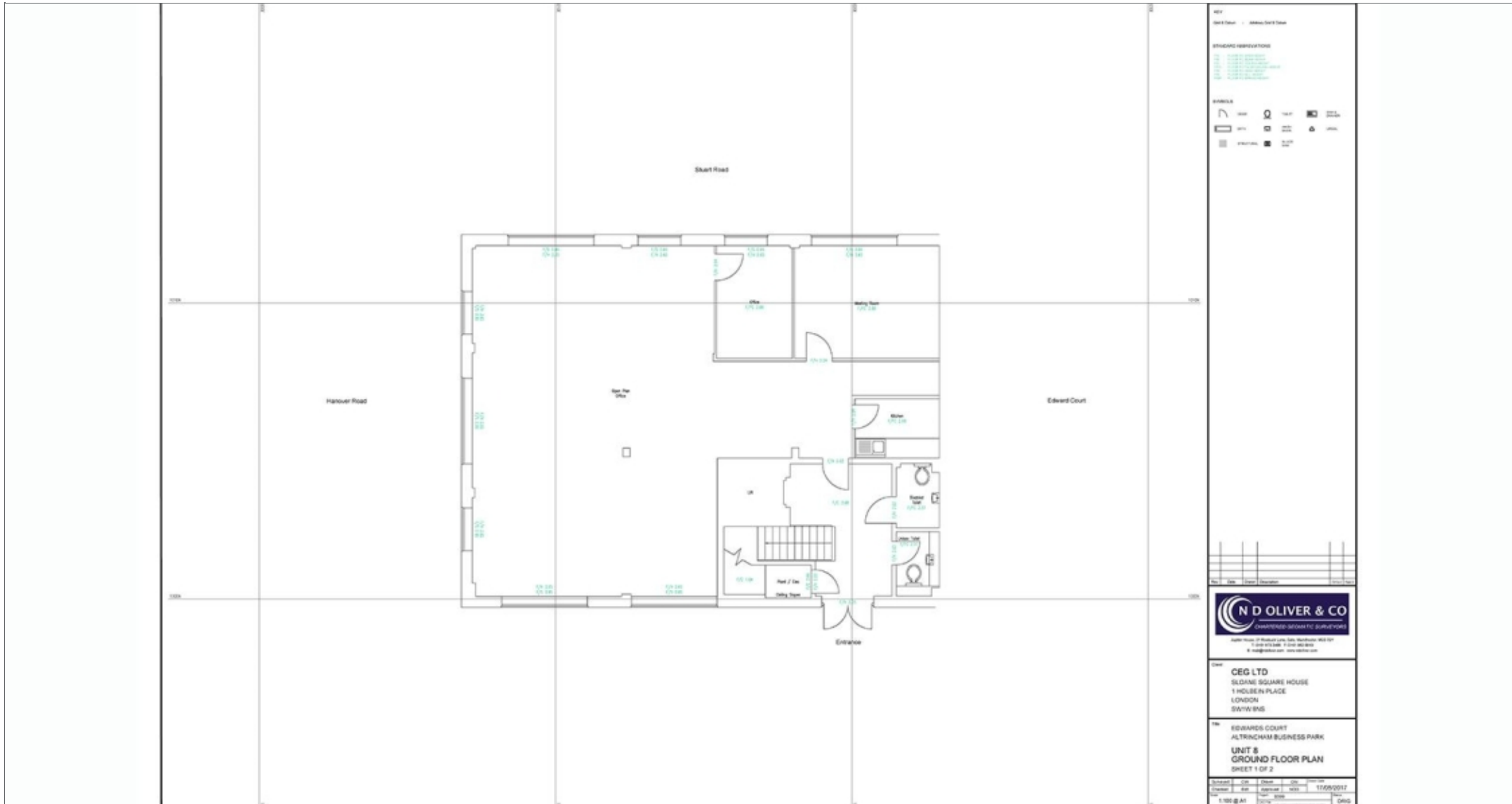
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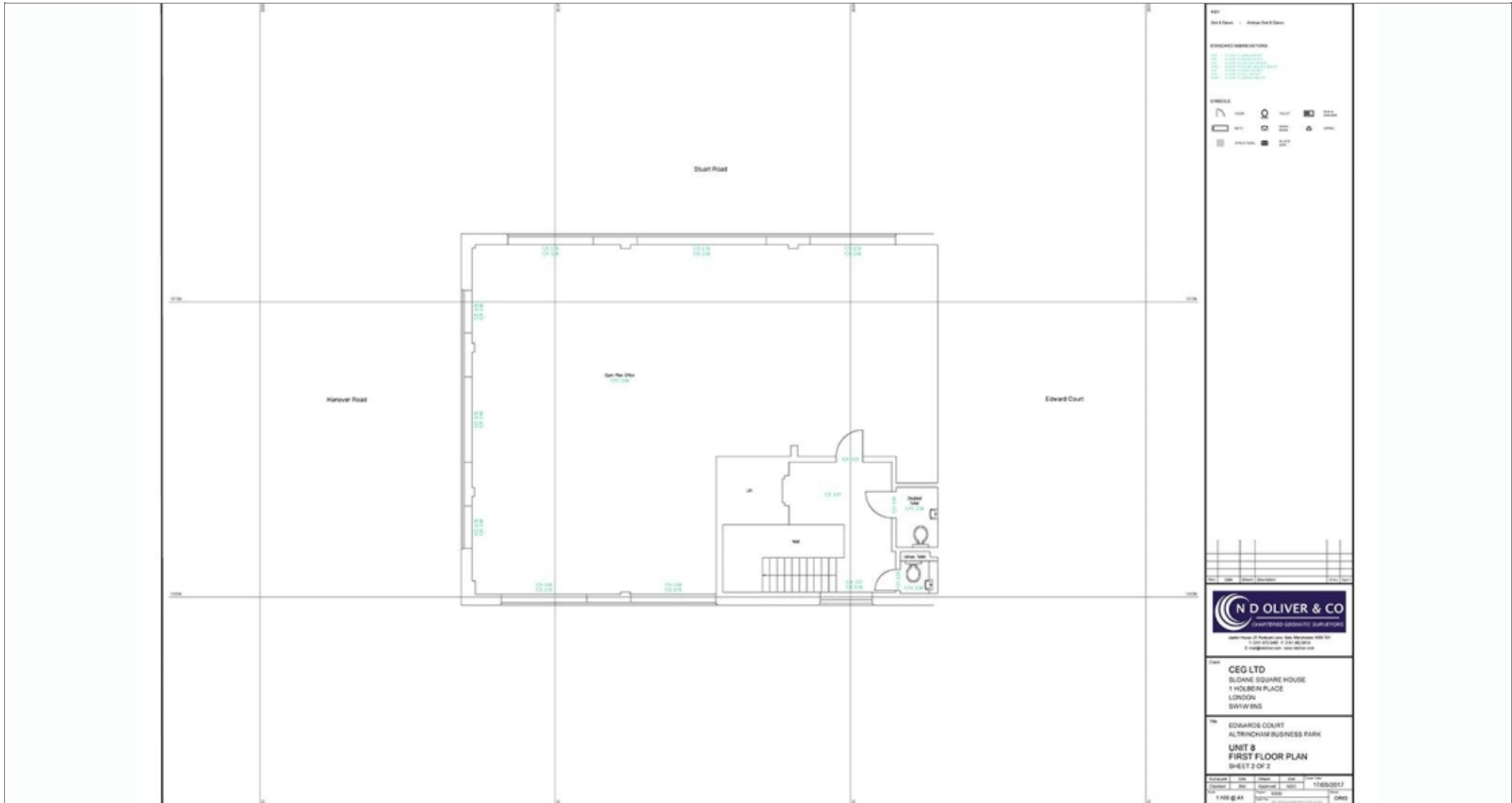
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Contacts

Acuitus

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

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
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

Anna Greenfield
+44 (0)7823439830
agreenfield@reedsmith.com

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2024