

**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



High Yielding Modern Office Investment

www.acuitus.co.uk

Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham, WA14 5GL

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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

30th October 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.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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/>).

**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



High Yielding Modern Office Investment

www.acuitus.co.uk

**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



High Yielding Modern Office Investment

www.acuitus.co.uk

**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



High Yielding Modern Office Investment

www.acuitus.co.uk

**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



High Yielding Modern Office Investment

www.acuitus.co.uk

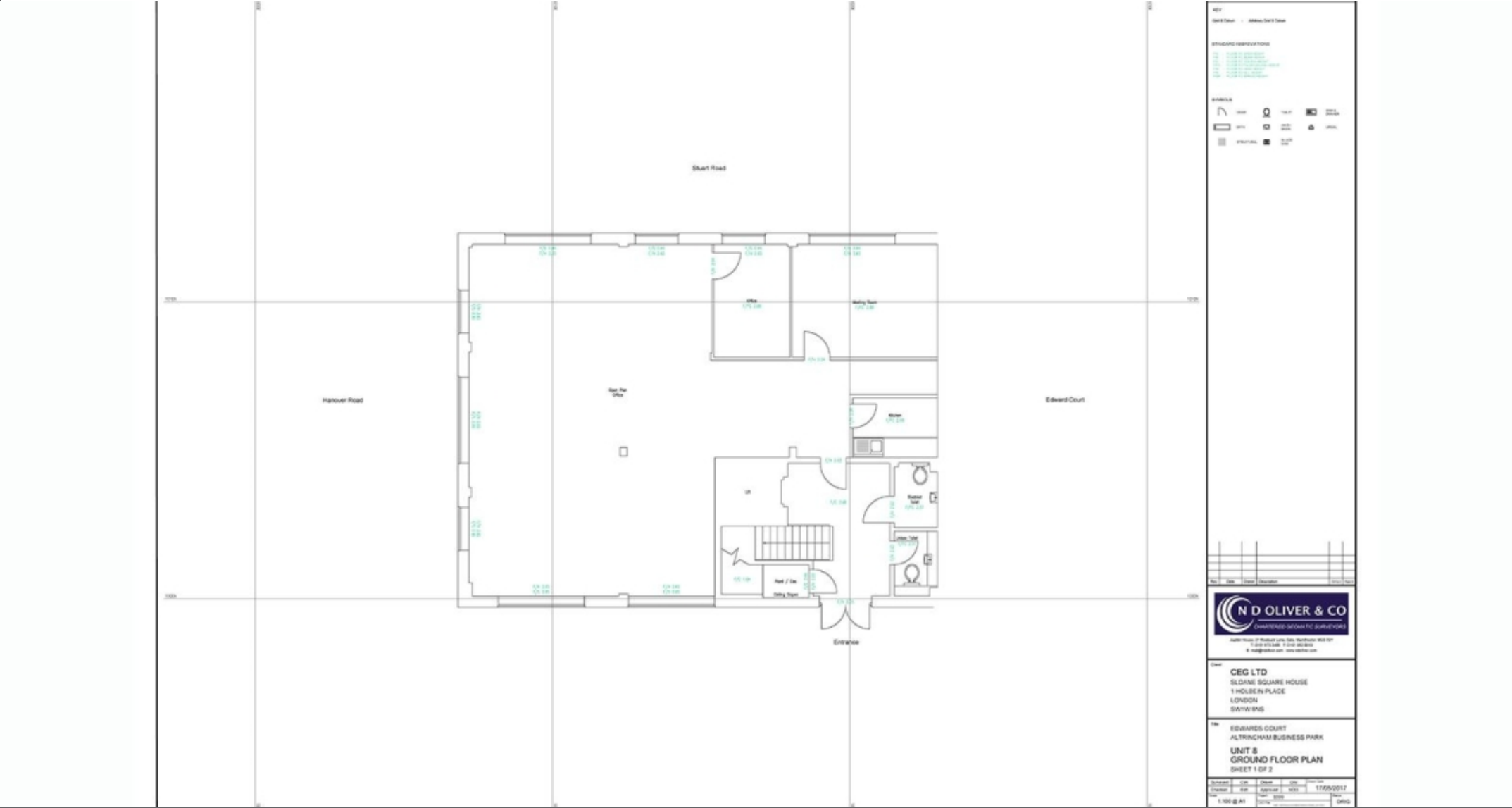
**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



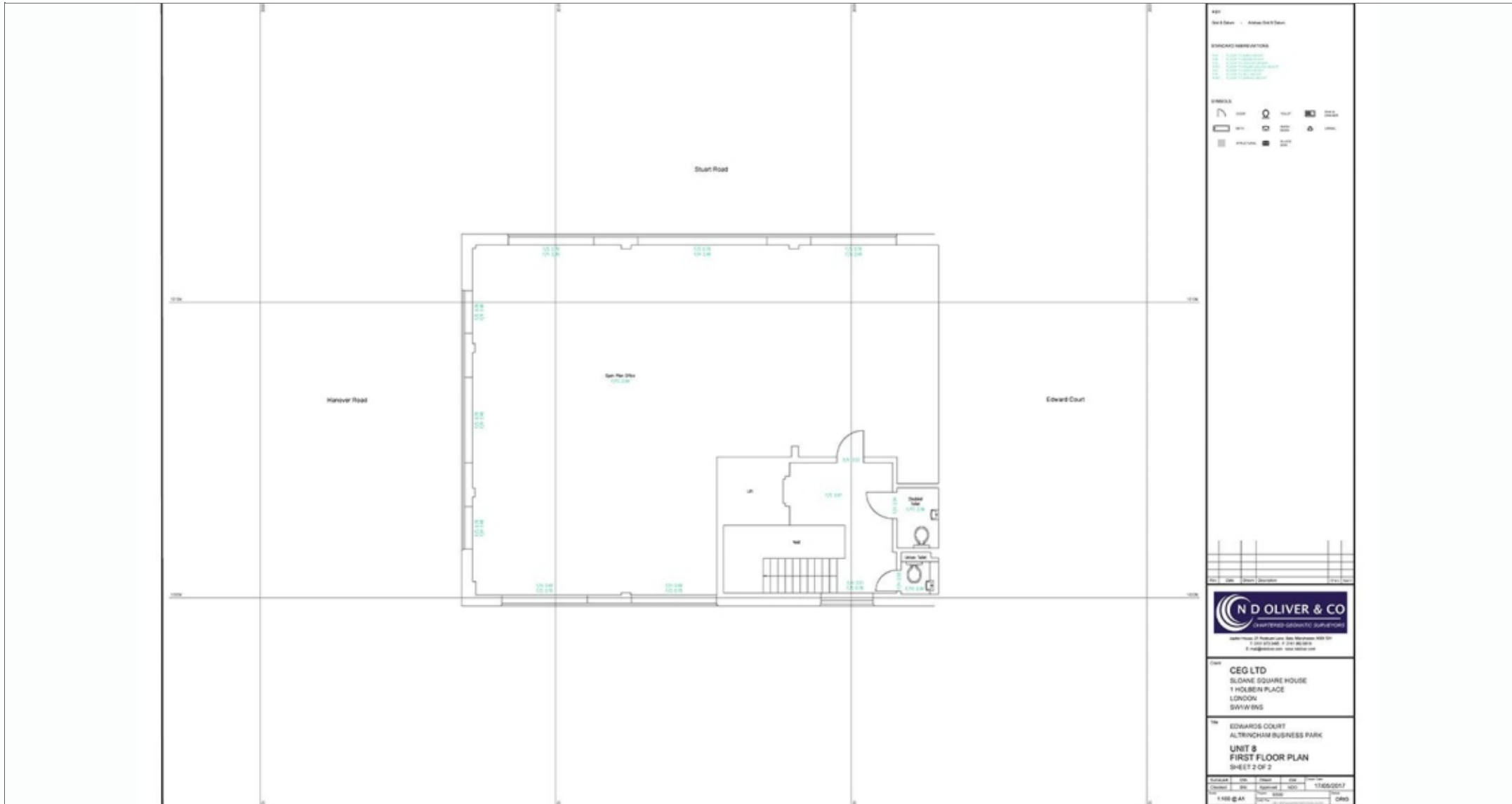
Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Lot 22, Unit 8, Edward Court, Altrincham Business Park, George Richards Way, Altrincham,
WA14 5GL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024