

**Lot 38, Unit 26, 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For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)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

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Property Information

High Yielding Modern Office Investment		Location	Description
- Fully let to 5 tenants - Comprises 6 office studios, each including kitchen facilities, internet connection & air conditioning - Totalling 334.54 sq m (3,601 sq ft) with 17 dedicated car parking spaces - Other occupiers in the Business Park include McCarthy & Stone, Mentor Graphics, Milner Boardman, Thermo Fisher Scientific, McGoff Construction and Wheelabrator		Miles 8 miles south-west of Manchester City Centre Roads M56,M60,A56, A560 Rail Altrincham Train Station Air Manchester Airport	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.
Lot 38	Auction 30th October 2025	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.	VAT VAT is applicable to this lot.
Rent £169,191 per Annum (1)			
Sector Office, Business Park	Status Available		
Auction Venue Live Streamed Auction		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.	

DISCLAIMER
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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
Total	334.54	(3,601)			£169,191 (1)	

(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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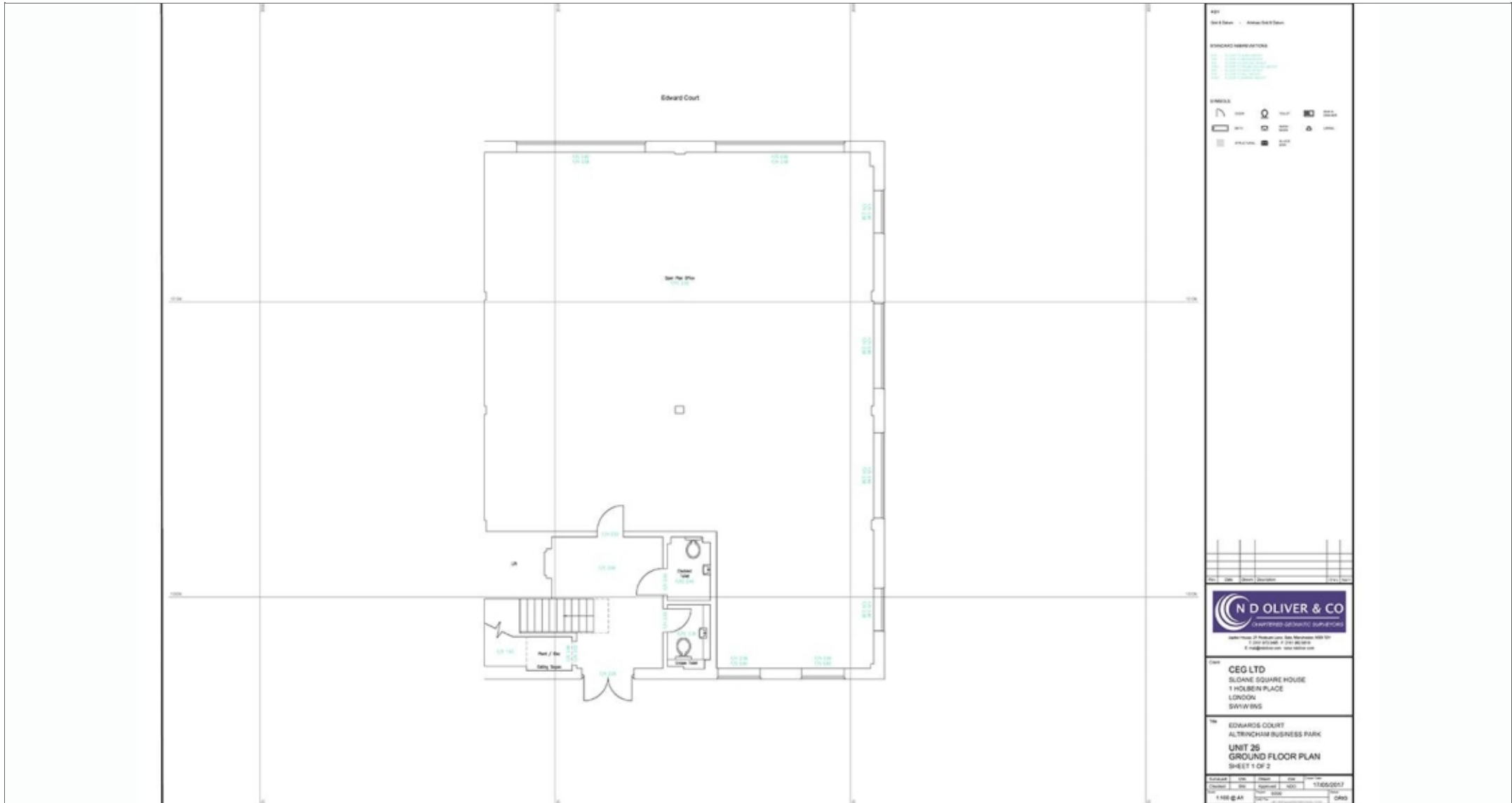
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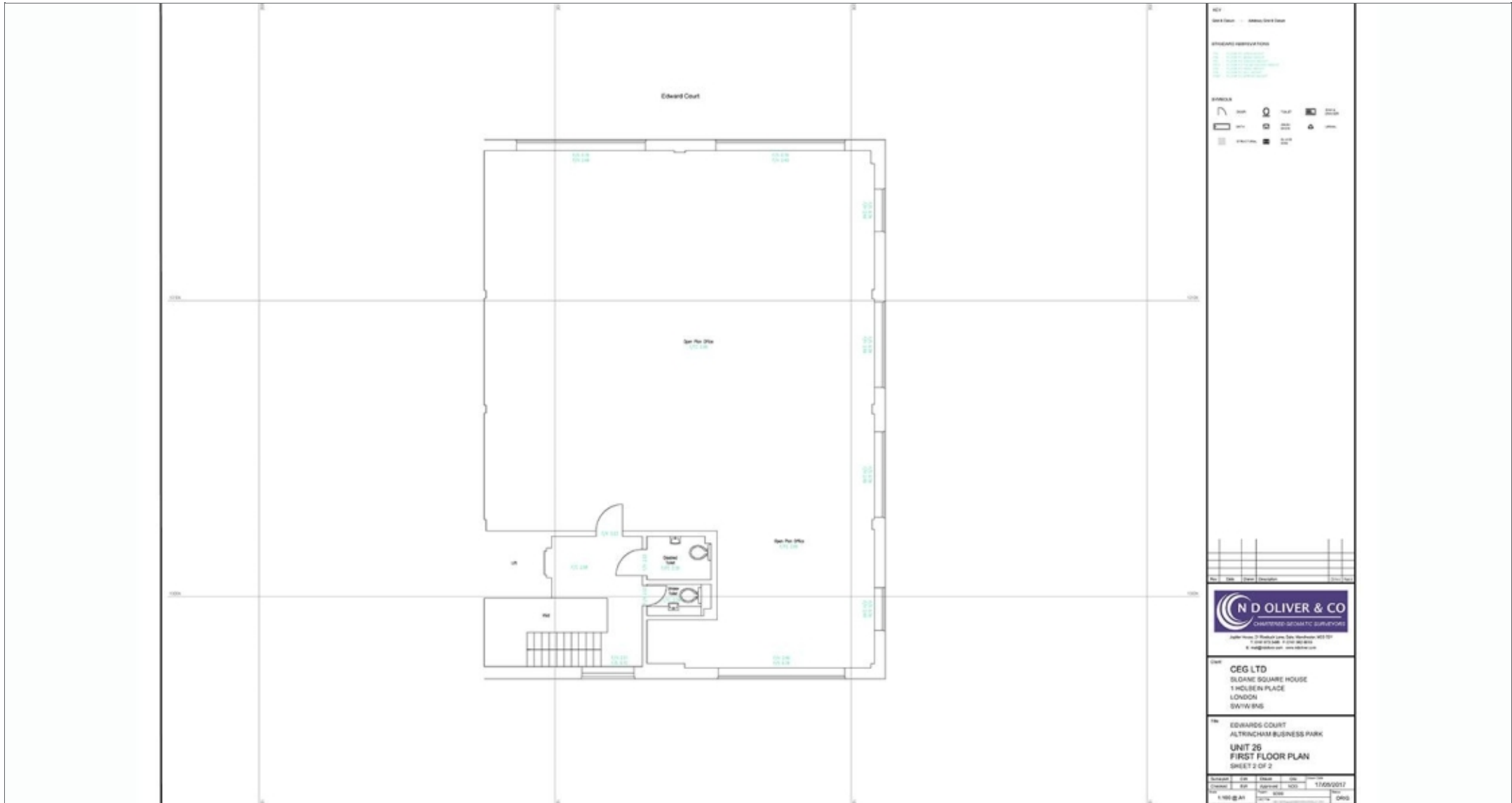


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