

Lot 19, 14-16 Rossmore Business Village, Ellesmere Port, Chester,

CH65 3EY

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Well Located Office Investment

www.acuitus.co.uk

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (1) | Floor Areas Approx sq ft (1) | Tenant | Term | Rent p.a.x. | Rent Review |
|-----------------|------------------|--------------------------------|---------------------------------|--|------------------------------------|----------------|-------------|
| Ground First | Office Office | 226.71 207.68 | (2,440) (2,235) | ALEXANDER BEARD GLOBAL SEVICES LIMITED (2) | 10 years from 04/10/2024 (3)(4) | £65,535 (5) | 04/10/2029 |
| Total | | 434.39 | (4,676) | | | £65,535 | |

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) Alexander Beard Global Services was founded in 1987 and is an international financial services organisation, providing cross-border financial planning, employee benefits, retirement planning and wealth management services. The company operates across UK, Ireland, USA, Australia, South Africa, Canada and Germany (<https://www.abg.net/>).

(3) The lease provides for a Tenant option to determine on 04/10/2030 subject to 6 months written notice.

(4) Part of Unit 16 is sub-let to MKC Wealth Ltd (co no. 05016078).

(5) The current rent under the terms of the lease is £61,200. The lease provides for a fixed rental increase to £65,535 on 04/10/2027. The Seller will 'top-up' the rent on completion of the sale. The property will effectively produce £65,535 p.a.x. from completion of the sale.

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Unit 14 - Ground Floor

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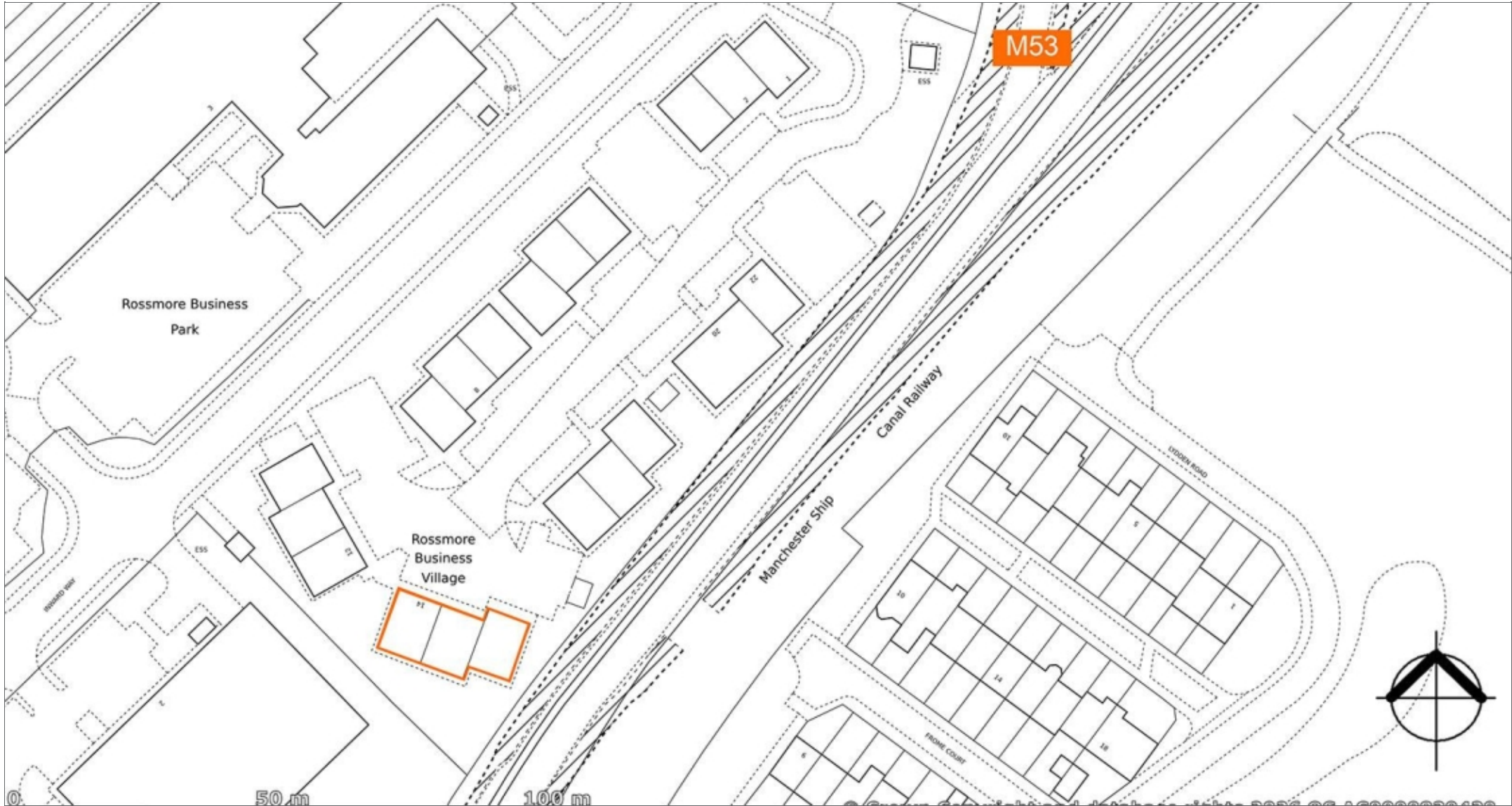
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2024