

📍 MANOR LANE | HOLMES CHAPEL | CHESHIRE | CW4 8GL

# BLOCK B+C MANOR POINT BUSINESS PARK.



PRIME MULTI-LET INDUSTRIAL  
INVESTMENT OPPORTUNITY.



# EXECUTIVE SUMMARY

**Manor Point Business Park** is a self-contained, multi-let industrial estate **constructed in 2023**, extending to 49,871 sq ft GIA on a 1.9-acre site.

Five units ranging from 5,501 sq ft to 20,343 sq ft.

Manor Point Business Park occupies a **prime location** in Holmes Chapel, just half a mile from the railway station, 17 miles south of Manchester city centre and under **two miles from Junction 18 of the M6 motorway**.

## Freehold.

Total passing rent of **£537,475 per annum**, equating to a **very low average rent of £10.78 per sq ft**, providing clear reversionary potential.

Three indexed linked rent reviews to be settled by December 2026.

WAULT to lease expiry 6 years (break 4.5 years).

Tenants include, MKR Electronics Ltd, Revolve Fitness & Training Ltd, Avocet Steel Strip Ltd and My Padel Ltd.

**Very strong occupational fundamentals**, with an **ongoing supply/demand imbalance** for new multi-let industrial estates continuing to support rental growth.

## EPC rating A.

No capital expenditure required, allowing future performance to be driven without material investment. **Investment value underpinned by replacement cost.**



# BLOCK B+C

We are instructed to seek offers in excess of **£8,400,000 (Eight Million Four Hundred Thousand Pounds)** subject to contract and exclusive of VAT, reflecting an **NIY of 6.00%**, minimum RY (Dec 2026) of **6.25%** and a low capital value of **£168 per sq ft**.

## LOCATION

Manor Point Business Park is prominently situated on Manor Lane, adjacent to Aldi and within close proximity of Holmes Chapel town centre amenities. The scheme lies approximately 1 mile east of Junction 18 of the M6 motorway, providing direct access to the North West, Midlands and national motorway network. Holmes Chapel railway station is within easy reach, offering regular services to Manchester and Crewe, with direct connections to London Euston in approximately 2 hours 10 minutes. Manchester Airport is located approximately 16.5 miles to the north.



### Towns & Cities

Warrington	16.5 miles
Manchester (City Centre)	17.2 miles
Stoke-on-Trent	28.2 miles
Crewe	19.5 miles
Liverpool	33.5 miles

### Transport Infrastructure



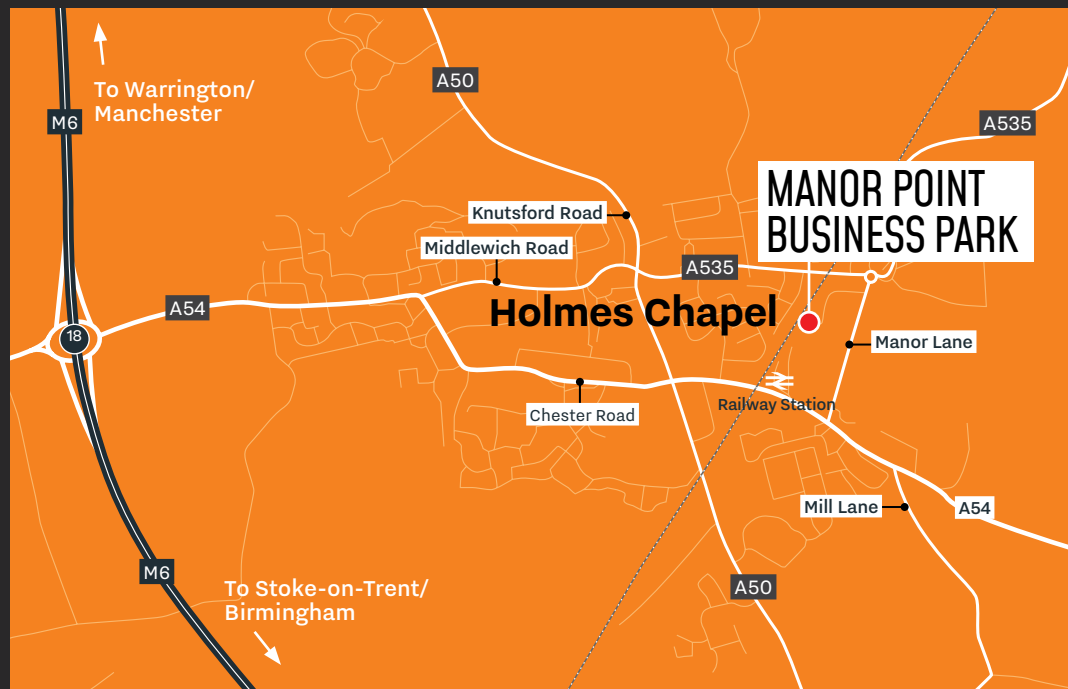
M6 Junction 18	1 mile
Knutsford railway station	1.3 miles
Mobberley railway station	2.9 miles
Manchester Airport	16.5 miles



Google Maps link



What3words link  
 added.avid.gems



## HOLMES CHAPEL

Holmes Chapel sits within the wider county of Cheshire, one of the most affluent regions in the UK. Cheshire East benefits from above-average household incomes, strong employment levels and a diverse economy, supporting resilient occupational demand and long-term rental performance. Holmes Chapel continues to experience sustained residential growth and is identified as a key service centre within Cheshire East. A significant number of new homes have been delivered locally, with further schemes consented or under construction, increasing population density and strengthening the local catchment.



# BLOCK B+C

TOWN CENTRE

NEW RESIDENTIAL

A535

FUTURE DEVELOPMENT SITE  
INDUSTRIAL/FOODSTORE

MANOR LANE

BLOCK B

BLOCK C

WEST COAST MAINLINE



## DESCRIPTION

Blocks B and C comprise modern industrial / trade counter buildings arranged within a professionally managed business park environment. The buildings are of steel portal frame construction and provide flexible, efficient accommodation designed to meet modern occupier requirements.

### Key features include:



Steel portal frame construction



Minimum eaves height of 6 metres



Roller shutter loading access



Dedicated loading and car parking areas



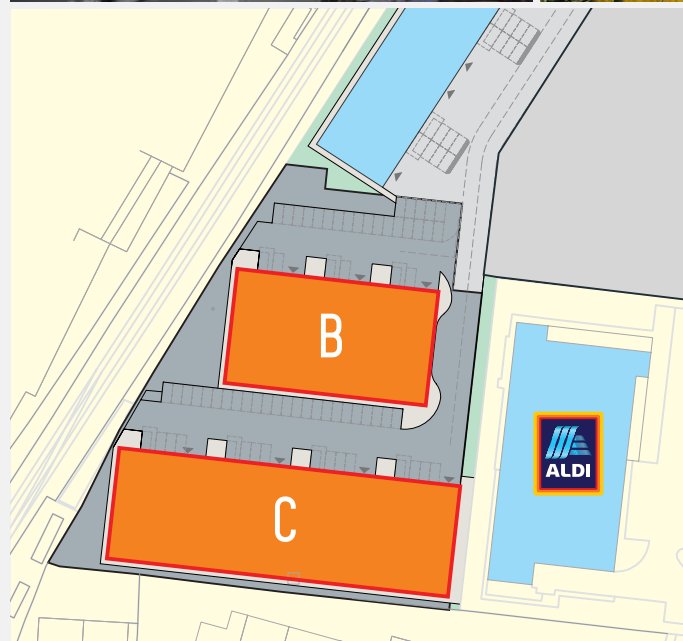
Ancillary office accommodation



Three-phase power supply



Landscaped Environment



## TITLE

Block B and C are offered freehold, subject to the red line boundary. The surrounding grey-shaded areas will benefit from perpetual rights for parking and access.



## TENURE

Unit	Tenant	Floor Area (sq ft)	Passing rent (pa)	Passing rent (psf)	Start Date	Lease Expiry	Break Option	Rent Reviews	Comments
B1	MKR Electronics Ltd	6,264	£72,036	£11.50	09.09.22	08.09.32	08.09.29 (9 months notice)	09.09.26 & 09.09.29	Open RPI linked rent reviews
B2	Revolve Fitness & Training Ltd	5,501	£66,617	£12.11	26.01.24	26.01.34	26.01.30 (6 months notice).	25.01.29 & 25.01.32 (CPI all items, Cap & Collar 2%/4%)	Rent deposit £38,498.40 (50% repaid 26.07.25, 50% 26.01.27)
B3	Avocet Steel Strip Ltd	6,264	£64,480	£10.29	04.11.21	03.11.31	04.11.26 (9 months notice)	04.11.26	Upward only rent reviews
C1	My Padel Ltd	11,499	£120,740	£10.50	01.01.25	01.07.31		25.12.26 & 25.12.30 (CPI Cap & Collar 3%/5%)	Rent deposit held £20,000
C2	My Padel Ltd	20,343	£213,602	£10.50	01.01.25	01.07.31		25.12.26 & 25.12.30 (CPI Cap & Collar 3%/5%)	Rent deposit held £20,000
		<b>49,871</b>	<b>£537,475</b>	<b>£10.78</b>					



## COVENANT

### MY PADEL LIMITED

My Padel Ltd is a UK sports and leisure operator incorporated in November 2024. The company's principal activity is the operation of sports arenas and related fitness facilities.

### AVOCET STEEL STRIP LIMITED

Avocet Steel Strip Limited (trading as Avocet Precision Metals) is a UK precision metal supplier established in 1996. The company manufactures and distributes steel strip and precision metal products tailored to customer specifications for high-performance sectors. Avocet serves industries such as medical device manufacturing, aerospace & defence, energy storage, automotive & e-mobility, electronics & telecommunications, industrial components and precision engineering, reflecting a broad end-market customer base.

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

### REVOLVE FITNESS & TRAINING LIMITED

Revolve Fitness & Training Ltd operates fitness and training facilities in Cheshire, delivering gym memberships, group classes and personal training services. Its offering includes strength training, HIIT classes, functional training, yoga and community programs for local members. As a community-oriented fitness business, it engages directly with individual members and local participants, with no large client roster published publicly.

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

### MKR ELECTRONICS LIMITED

MKR Electronics Limited is a UK contract electronics manufacturer providing end-to-end solutions from prototyping to full production. Its services include PCB assembly, SMT, through-hole assembly, cable harnessing, testing, programming and turnkey assembly solutions across general industrial and bespoke electronics sectors. The company is recognised for quality management systems supporting manufacturing reliability and client specifications.

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

## INVESTMENT RATIONALE

- Modern, institutional-quality multi-let industrial estate
- Established business park with proven occupational demand
- Diversified and resilient tenant base
- Very low average rent with strong reversionary story
- CPI/RPI-linked rent reviews to be settled in 20026.
- Affluent and growing Cheshire catchment
- Guaranteed reversion.



# BLOCK B MANOR POINT BUSINESS PARK



## FURTHER INFORMATION

### VAT

The Property has been elected for VAT. It is the intention of the Vendor to treat the transaction as a Transfer of Going Concern (TOGC).

### DATA ROOM

Access to be provided upon request.

### CAPITAL ALLOWANCES

Capital allowances are to be retained by the seller.

### ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor and the Vendor's agent on the source of funds used to acquire the property.



## PRICE

We are instructed to seek offers in excess of **£8,400,000 (Eight Million Four Hundred Thousand Pounds)** subject to contract and exclusive of VAT, reflecting an **NIY of 6.00%**, **minimum RY (Dec 2026) of 6.25%** and a **low capital value of £168 per sq ft.**



## CONTACT

For further information or to arrange a viewing, please contact:

**Steve Carrick**

sc@carrickre.com

07711 042 584

**CARRICK**  
REAL ESTATE //

[carrickre.com](http://carrickre.com)

NO.1 ST MICHAEL'S / 38 JACKSON'S ROW  
MANCHESTER / M2 5WD

IMPORTANT NOTICE: These are not an offer or contract, nor part of one. You should not rely on statements by Carrick Real Estate in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or its value. Neither Carrick Real Estate has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Carrick Real Estate is a limited company registered in England with registered number 10893418. Our registered office is No.1 St Michael's, 38 Jackson's Row, Manchester, M2 5WD where you may look at a list of members' names. March 2026.

Created by CARVE.

[carve-design.co.uk](http://carve-design.co.uk) 17571/12

