Abney Hall

CHEADLE VILLAGE • GREATER MANCHESTER • SK8 2PD

RARE GRADE II* LISTED OFFICE INVESTMENT

WHICH MAY ALSO BE ATTRACTIVE FOR ALTERNATIVE USE (STP)

FOR SALE • 21,661 SQ.FT (2,012.37 SQ.M)

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Abney Hall

Investment Summary.

- Rare opportunity to acquire a Grade II* listed multi-let office investment, set within a site area of 1.41 acres
- Landmark Victorian building set within the grounds of Abney Park, Cheadle Village, one of Greater Manchester's most distinctive and characterful office addresses
- Total Net Internal Area of 21,661 sq ft (excl. basement) across a range of office suites ranging from 229 sq ft to 11,326 sq ft
- Multi-let to eight occupiers generating a headline rent of £471,434 per annum
- Significant asset management and reversionary opportunity
- 75 on-site car parking spaces
- Accessible location: Cheadle Village centre is within walking distance; excellent road connectivity via M56 /M60 motorway network
- Long Leasehold, registered under Title Number MAN351552 (143 years unexpired)

Seeking offers in excess of £3,750,000. This reflects a Net Initial Yield of 11.80% and a capital value rate of £173 per sq ft.

Description.

A LANDMARK OFFICE ADDRESS OF EXCEPTIONAL CHARACTER.

Originally constructed as a private residence, Abney Hall stands as one of Greater Manchester's most distinctive and architecturally significant office buildings. This Grade II* listed Victorian mansion was designed by the renowned interior designers A.N.W. Pugin and J.G. Crace, celebrated for their work on St Stephen's Chapel within the Houses of Parliament. The Hall's rich heritage is further enhanced by its association with Agatha Christie, whose brother-in-law was the last private owner, and who is understood to have written two of her novels whilst in residence.

The building retains an exceptional array of original features, including an ornately tiled entrance hall, grand carved timber staircases, feature fireplaces and expansive, high-ceilinged rooms with intricate period detailing. These elements combine to create a unique working environment, blending heritage and character with modern occupational use.

Set within the established grounds of Abney Park, incorporating mature landscaping and ornamental lakes, the property offers a highly attractive and tranquil setting, uniquely positioned within the South Manchester office market.

Specification:

- Grade II* listed building of significant architectural merit
- 24-hour access
- Approximately 75 on-site car parking spaces
- Shower facilities
- Secure cycle storage
- Site area of 1.41 acres, set within an idyllic parkland setting

Abney Hall

Location.

Connectivity:

ROAD:

M56 (Junction 3)	c. 2 miles
M60 Orbital Motorway	c. 3 miles
Manchester City Centre	c. 7 miles
Manchester Airport	c. 4 miles

RAIL / METROLINK:

Gatley Rail Station	c. 0.7 miles
East Didsbury Metrolink	c. 1.5 miles
Manchester Piccadilly	c. 20 mins by rail

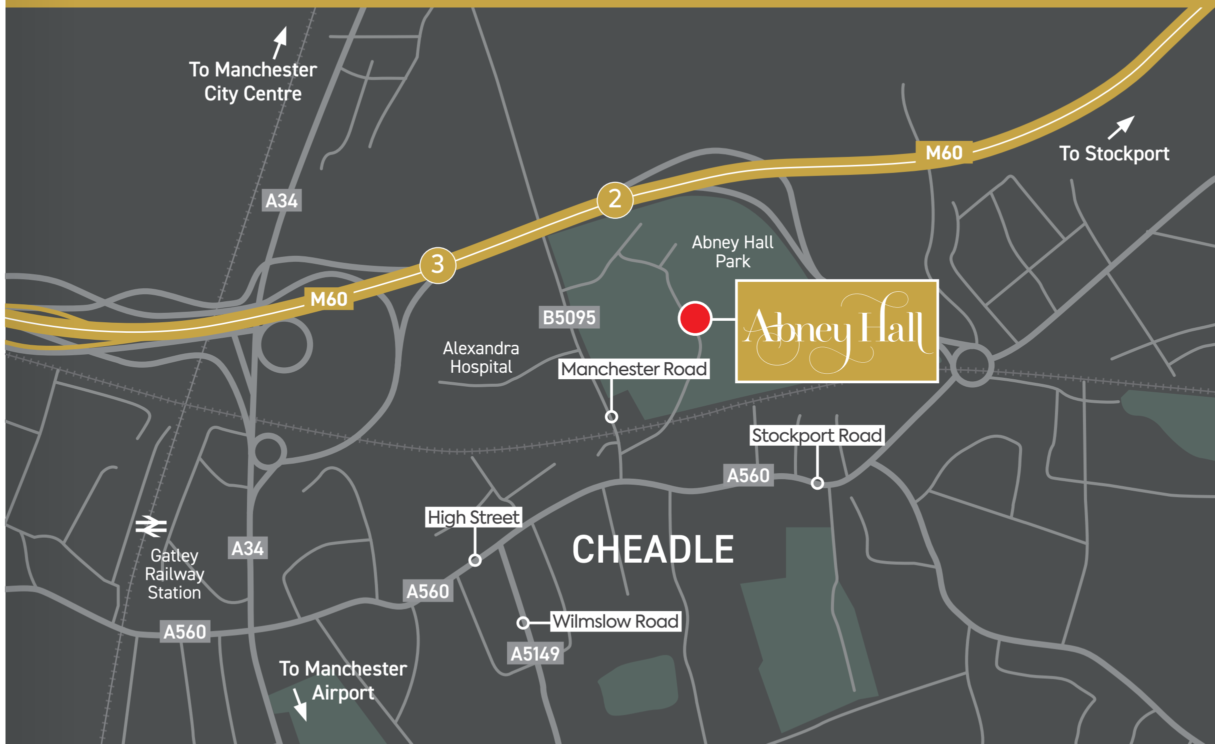
LOCAL AMENITIES (CHEADLE VILLAGE):

Wide selection of restaurants, cafes and bars

Supermarkets and retail within walking distance

Abney Park. parkland and grassland surrounding the building

Google Map link /// What3words link: tapes.frozen.arch

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Cheadle Town Investment Plan.

The Cheadle Town Investment Plan, prepared by the Cheadle Towns Fund Board, secured Government support in 2021 with funding of up to **£13.9 million** to deliver a series of transformational regeneration projects aimed at enhancing connectivity, sustainability and long-term economic growth.

The investment programme comprises three principal initiatives:

NEW RAIL STATION

Delivery of a new single-platform rail station connecting Cheadle to the wider public transport network, significantly enhancing accessibility to Stockport Town Centre, Manchester and the wider region.

ACTIVE TRAVEL INFRASTRUCTURE

Comprehensive active travel proposals including an extensive network of new cycle routes linking residential areas, employment locations and transport hubs, promoting healthier lifestyles whilst reducing congestion and encouraging sustainable travel.

LOW-CARBON ECO BUSINESS PARK

Development of a state-of-the-art eco business park, creating a regional hub for low-carbon technologies, renewable energy production and sustainable business innovation. The scheme is expected to attract high-quality occupiers and support the continued growth of the clean technology sector.

The Cheadle Town Centre Investment Plan is envisaged to generate significant economic benefits and recognition.

Tenancy Schedule.

Description	Tenant	NIA (sq ft)	Lease Start	Break Date	Lease Expiry	Parking (no.)	Parking (rent £ pa)	Total Rent £ pa (incl. cars)	Rent £ psf (excl. cars)	Comments
Suite 1	APS Events & Media Ltd	11,326	4/8/2024		3/8/2027	24	£6,300	£221,494	£19.00	
Suite 2.1	Vacant	884					£0	£23,426	£26.50	12-month rent & SC guarantee
Suite 2.6	JM Design and Construction Ltd	550	2/12/2024		1/12/2026	1	£450	£15,025	£26.50	
Suite 2.2	Primary Languages Network Limited	398	5/1/2023		4/1/2028	1	£450	£9,206	£22.00	
Suite 2.3	Vacant	827						£21,916	£26.50	12-month rent & SC guarantee
Suite 2.3a	GMT Statutory Reform Programme Ltd	229	9/3/2026	8/3/2029	8/3/2031			£5,038	£22.00	Topped up to 1st stepped rent
Suite 2.4 & 2.5	Cactus Life Sciences	2,064	6/11/2023		6/8/2026	6	£2,700	£48,108	£22.00	
Suite 2.7	Warrington Martin Limited	758	2/6/2025		1/6/2028	2	£900	£17,576	£22.00	Topped up to 1st stepped rent
Suite 2.8	Soraya Louise Bridal Edition (UK) Ltd	546	8/5/2025		7/11/2026		£0	£12,012	£22.00	Topped up to 1st stepped rent
Suite 2.9/2.10	Prema Energy Ltd	695	17/7/2025		16/7/2030	1	£450	£15,740	£22.00	Topped up to 1st stepped rent
Suites 2.11, 2.12, 2.13, 2.14, 2.15a, 2.15b	Vacant	2,555						£48,972	£19.17	12-month rent & SC guarantee
Italian Room	GMT Statutory Reform Programme Ltd	829	9/3/2026	8/3/2029	8/3/2031			£14,922	£18.00	Topped up to 1st stepped rent
Basement Suite 1	Vacant (622 sq ft, excluded from NIA)							£0		
Car parking - Vacant	Vacant					35		£15,750		12-month rent & SC guarantee
Car Parking	Primary Languages Network Limited		25/4/2022		24/4/2023	1	£450	£450		
Car Parking	GMT Statutory Reform Programme Ltd		6/3/2026		5/3/2027	4	£1,800	£1,800		
Total		**21,661***				**75**	**£13,500**	**£471,434**		

*Excluding basement area of c. 5,000 sq ft


Abney Hall
Fire exit

South Manchester Office Market.

The South Manchester office market has made a solid start to 2026, with Q1 take-up reaching 82,408 sq ft across 64 transactions. While this represents a modest level of activity relative to annualised volumes, it reflects a market underpinned by consistent occupational demand and strong transactional depth.

MARKET ACTIVITY & DEMAND

Occupier activity remains highly granular, with smaller requirements continuing to drive overall deal flow. Transactions below 2,000 sq ft accounted for 82.8% of all deals in the quarter, reinforcing the critical role of the SME sector across the South Manchester market.

This trend highlights a market characterised by:

- A high volume of demand for small, flexible accommodation
- Resilient demand from local and regional occupiers
- A more selective approach to larger floorplate requirements, which Abney Hall's flexibility is well provisioned to accommodate

KEY TRANSACTIONS

In addition to a broad base of smaller deals, a number of notable recent (2026) transactions demonstrate continued demand for workspace in South Manchester:

Breandan Investments
10,257 sq ft at Elm House

Amentum Clean Energy
7,200 sq ft at Booths Park

42Gears Mobility Systems
6,093 sq ft at Key House

Emmaus Catholic Academy Trust
5,575 sq ft at Crossgate House, Sale

FLEXIBLE WORKSPACE & SME DEMAND

Flexible and fitted workspace continues to capture a growing share of occupier demand, particularly among SMEs and growth sectors. Recent leasing activity reflects:

- Strong demand for plug-and-play accommodation
- Preference for shorter, more adaptable lease structures
- Continued expansion from technology, professional services and entrepreneurial occupiers

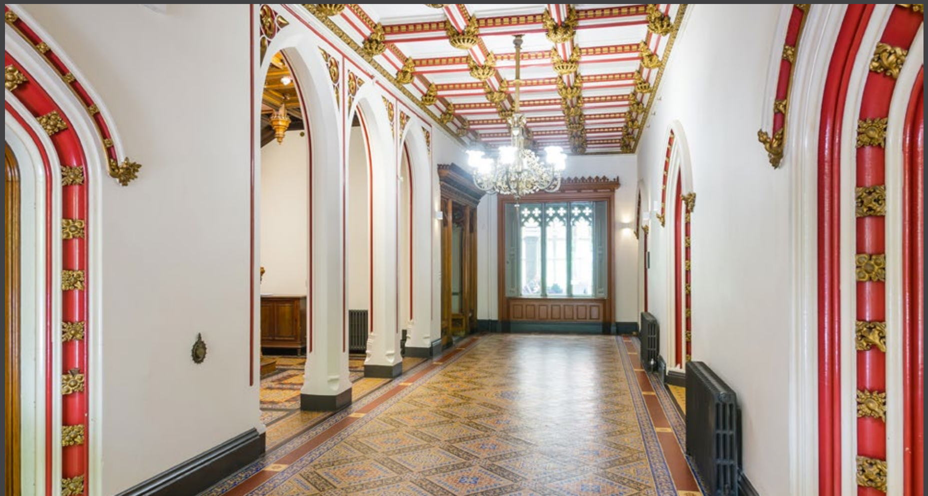
As a result, fitted and managed solutions are increasingly a core component of landlord strategies, particularly across refurbished and repositioned assets, such as Abney Hall.

OUTLOOK

The South Manchester office market is well positioned and supported by a diverse and active occupier base. Key themes expected to shape performance include:

- Continued dominance of sub-2,000 sq ft transactions
- Growth in flexible and managed workspace models

Overall, while demand for larger space remains more constrained, the depth, resilience and adaptability of the South Manchester office market continues to support strong performance for well located, high-quality accommodation.

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Further Information.

TENURE:
Long leasehold interest held under Title Number MAN351552, comprising a 150-year lease from 8 November 2019 granted by the Metropolitan Borough Council of Stockport. Further details of the headlease are available within the data room.

EPC
EPC Rating: E (115), valid until September 2032. A full copy of the EPC is available upon request.

VAT
The property is elected for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

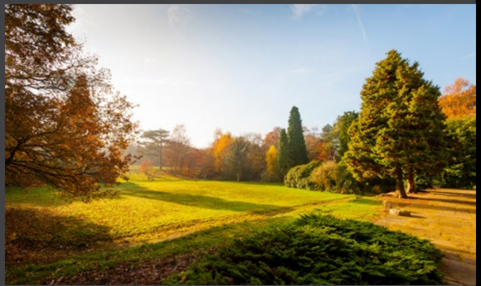
DATA ROOM
Access to the secure data room is available upon request.

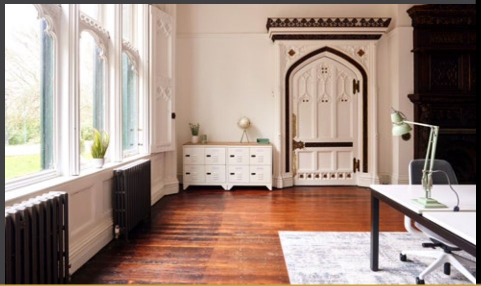
ANTI-MONEY LAUNDERING
In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide appropriate identification and verification of the source of funds.

Proposal.

We are instructed to seek offers in excess of **£3,750,000** for our client's long leasehold interest, subject to contract.

A purchase at this level reflects a Net Initial Yield of **11.80%**, and a capital value rate of **£173 per sq ft**, after allowing for purchasers costs at 6.52%.





Contact.

For further information, or to arrange a site visit please contact:

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