

ANGLO

AMERSHAM

13,275 sq ft
OF INTEREST TO INVESTORS
AND OWNER OCCUPIERS

Units 4-7, Anglo Office Park,
White Lion Road, Amersham, HP7 9FB



**MODERN
OFFICES**



**CAR
PARKING**



**LETTING
OPPORTUNITY**



**GROWTH
POTENTIAL**



**OWNER
OCCUPIER**



**ALTERNATIVE
USE**

OPPORTUNITY

This rare opportunity will be of interest to investors and owner occupiers alike.

Investors - the opportunity to let the vacant space, with strong local occupier demand in a market with very limited supply. PDR office to residential conversion has significantly reduced the supply of quality office space locally and occupiers are finding it increasingly difficult to secure good quality offices that meet the requirements of a modern business, with an open plan environment and a high specification.

Owner occupiers - the rare opportunity to purchase modern freehold offices in Amersham with partial income and the chance to expand into space currently occupied on short term leases. As the supply of offices reduces further locally in the face of conversion to residential, securing a long-term business home is becoming increasingly strategically important especially for businesses that are geographically tied.

Units 4-7 offer modern high quality office space on an established office park close to the town centre with excellent transport connections. Each unit has 12 allocated car parking spaces. The offices offer highly flexible office space, with different configurations, suitable for a range of commercial uses under current planning policy.



FLOOR AREAS

UNIT	SQ FT	SQ M	EPC
4	3,331	309	C (54)
5	3,272	304	C (66)
6	3,336	310	C (64)
7	3,336	310	D (91)
Combined	13,275	1,233	



INVESTMENT SUMMARY

The current income is £181,237.50 per annum, let on four separate leases to three tenants, highlighted in the tenancy schedule. Space within the units has recently become vacant (highlighted in yellow) and offers an investor the opportunity to secure additional income, estimated to be in the region of £97,000 per annum £23.00 per sq ft). At a purchase price of £3M and full income of circa 278,237.50 per annum, the net initial yield would be around 8.71%.

58% of the current income is from **Addo Play Ltd.** Company number 09438682.

Addo Play Limited is a British toy company established in 2015, headquartered in Amersham, focusing on the design and distribution of a diverse range of toys, including proprietary and licensed products. Addo Play Limited is wholly owned by TEAL Group Holdings Ltd. Turnover to FY ending 27 January 2024 was £31.8M.

21.5% of the current income is from **The Entertainer (Amersham) Limited.** Company number 02057757.

The Entertainer (Amersham) Limited is the UK's largest independent toy retailer, operating under the trading name "The Entertainer." Established in 1986 and headquartered in Amersham, the company specializes in the retail sale of games and toys. For the FY ending 27 January 2024, turnover was £208.36 million. The Entertainer significantly grew its retail footprint in 2024 following the major roll-out of more than 850 brand-new toy shops within Tesco stores, expanding its presence in the UK and Republic of Ireland. In addition, The Entertainer opened two new concept stores in Milton Keynes and Exeter as forerunners of a new location strategy as the business re-shapes its UK physical presence over the next two years. The company is wholly owned by TEAL Group Holdings Ltd.

20.5% of the current income is from **De Rigo (UK) Limited.** Company number 03011001.

De Rigo (UK) Limited is a private limited company incorporated on 12 January 1995, operating in the non-specialised wholesale trade sector (SIC code 46900). The company is a subsidiary of the Italian eyewear conglomerate De Rigo Group, which designs, produces, and distributes high-end prescription frames and sunglasses across over 100 countries. The Group's consolidated turnover for 2024 reaches €536 million. The Retail division's turnover was up 7.2% to €260.2 million, compared to the €242.8 million achieved in 2023.

TENANCY SCHEDULE

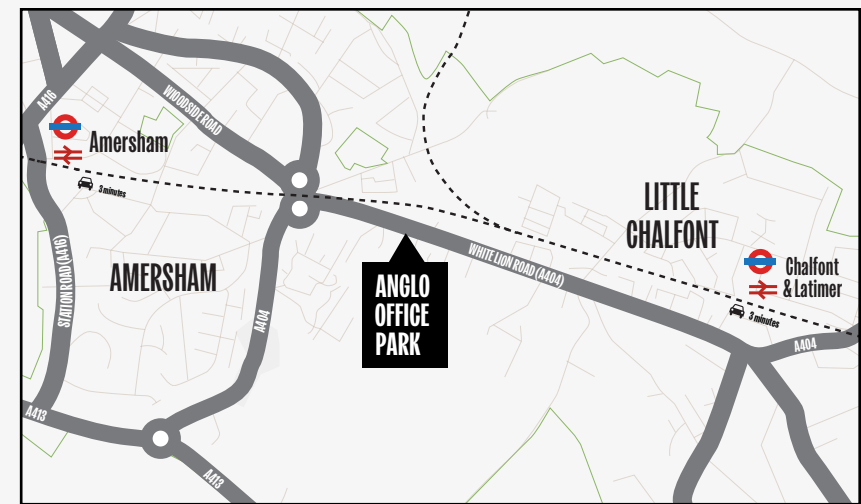
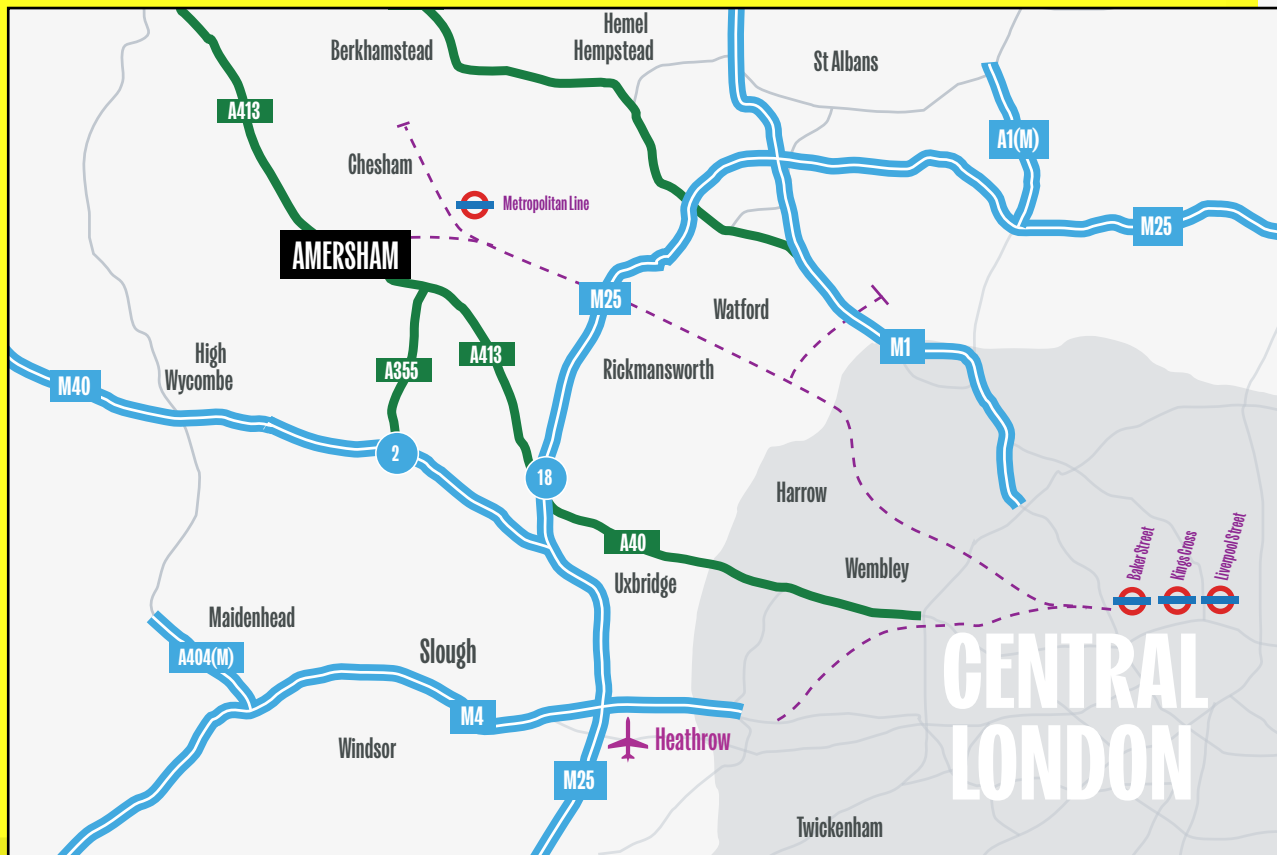
UNIT	TENANT	FLOOR	LEASE START	LEASE END	PASSING RENT (£ P.A)	FLOOR AREA	SECURITY OF TENURE
4	DERIGO UK LTD	GROUND	04/05/2018	03/05/2028	£37,237.50	1,638	OUTSIDE LTA 1954
4	VACANT	FIRST				1,693	
4 (TOTAL)					£37,237.50	3,331	
5	VACANT	WHOLE				3,272	
6	THE ENTERTAINER (AMERSHAM) LTD	GROUND	28/01/2022	28/01/2030	£38,000	1,668	OUTSIDE LTA 1954
6	ADDO PLAY LTD	FIRST	28/01/2022	28/01/2030	£34,000	1,668	OUTSIDE LTA 1954
6 (TOTAL)					£72,000	3,336	
7	ADDO PLAY LTD	WHOLE	28/01/2022	28/01/2030	£72,000	3,336	OUTSIDE LTA 1954

TOTAL INCOME

£181,237.50

GALLERY

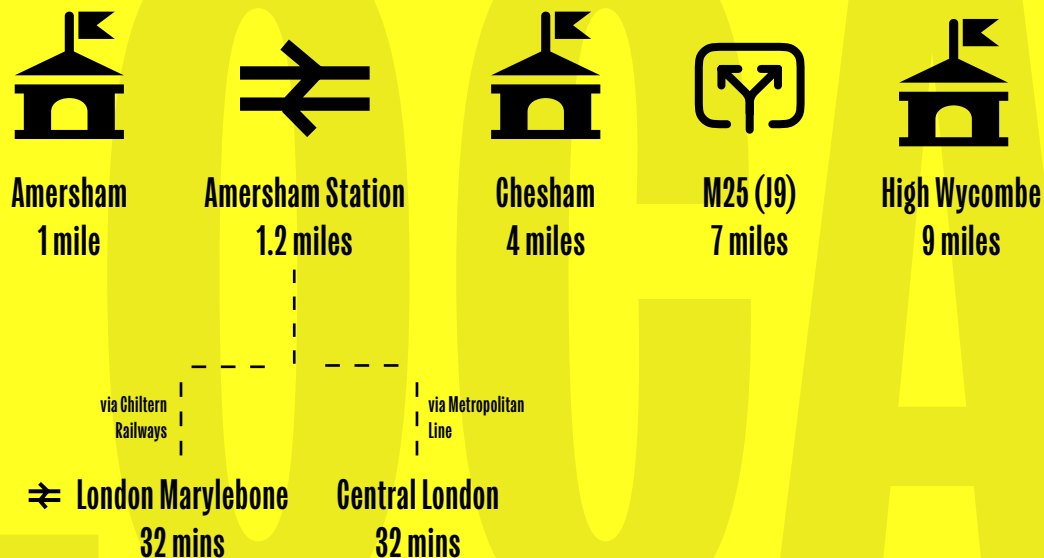




Anglo Office Park lies approximately 1 mile southeast of Amersham town centre. The town centre provides a range of shops, cafés and restaurants. Adjacent towns such as Chesham (approximately 4 miles to the Northwest) and High Wycombe (approximately 9 miles to the southwest) are easily accessible via the local road networks.

The office park benefits from direct access to the A404, which connects to the A413 and A355, facilitating travel to nearby towns and the M25 (Junction 18) which is approximately 7 miles away, providing access to the wider motorway network, including the M1 and M40.

Amersham railway station, located about 1.2 miles from Anglo Office Park, serves both the London Underground's Metropolitan Line and Chiltern Railways. Chiltern Railways offers direct services to London Marylebone with journey times from approximately 32 minutes, and trains depart around every 30 minutes during peak times. The Metropolitan Line provides additional connectivity to central London destinations.



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PLANNING & CHANGE OF USE

The current office use falls within Class E and allows for a change of use to a range of commercial activities including healthcare and leisure. Permitted Development Rights apply to offices allowing for conversion to residential upon prior application.

METHOD OF SALE

The property is available for sale on a conventional private treaty basis, with strong preference for a sale in one lot, although consideration will be given to selling Units 4 and 5 and Unit 6 and 7 separately. A range of additional information is available on application.

QUOTING PRICE

Offers are invited at £3 million plus VAT if applicable, for the entire property.

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