



4&5 Teal Court

Anglo Office Park, White Lion Road, Amersham, HP7 9FB

MODERN OFFICE UNITS - FOR SALE

6,603 sq ft
(613.44 sq m)

- 2 terraced office buildings for sale freehold as a whole
- Opportunity for owner occupiers with 4,966 sq ft vacant across two buildings

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Summary

Available Size	6,603 sq ft
Price	£1,500,000
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Units 4&5 comprise a terrace of brick-built office buildings with car parking, located at on the Anglo Office Park. The units are modern and office two storey offices with parking.

This rare opportunity will be of interest to owner occupiers 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.

The properties feature extensive glazing to the front, including near full-height glazing to the first floor. The main pedestrian entrances provide a small lobby from which the ground floor and first floor suites are accessed.

The suites themselves are fitted to a good standard, with suspended ceilings, recessed lighting, air-conditioning and kitchenettes. The suites are open-plan and regular in configuration and could easily suit a wide variety of occupiers.

There is a current income on the ground floor of unit 4 of £37,237.50, lease expiring in May 2028.

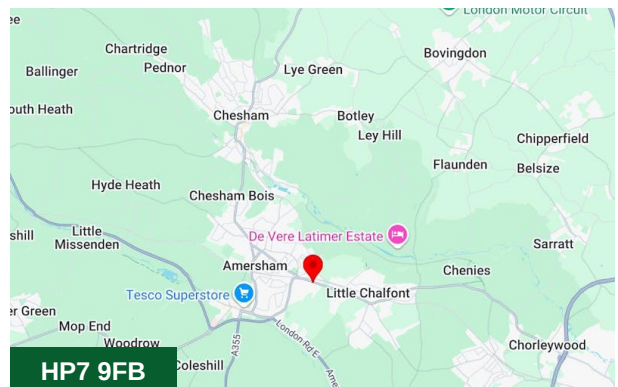
Location

Anglo Office Park lies approximately 1 mile southeast of Amersham town centre. The town centre provides a range of shops, cafes 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 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.

Accommodation



Viewing & Further Information



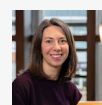
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The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 4 Ground Floor	1,638	152.18	Let
Unit - Unit 4 First Floor	1,693	157.28	Available
Unit - Unit 5	3,272	303.98	Available
Total	6,603	613.44	

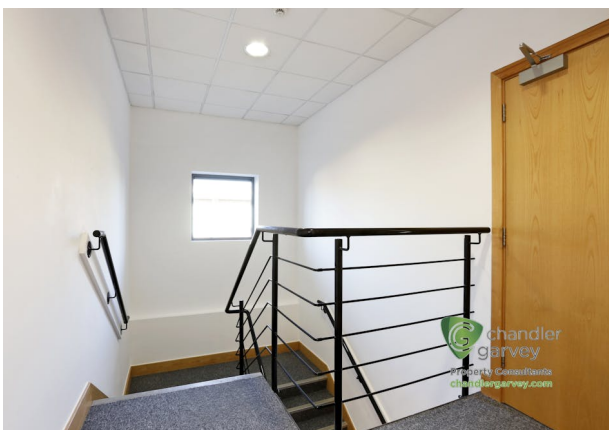
Terms

Freehold for Sale

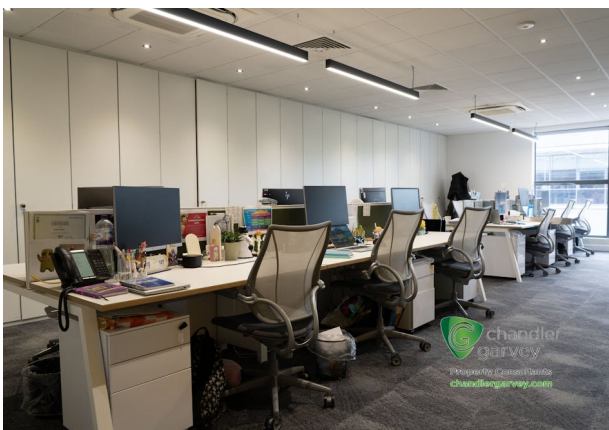
Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.









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

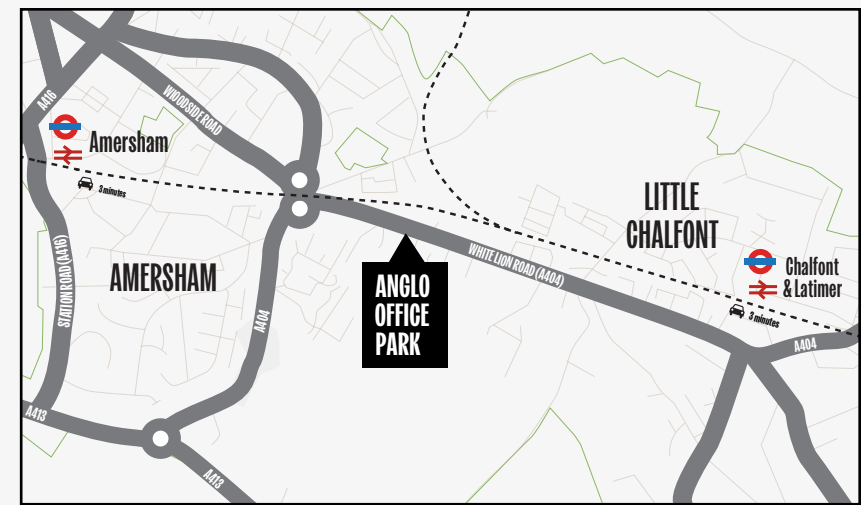
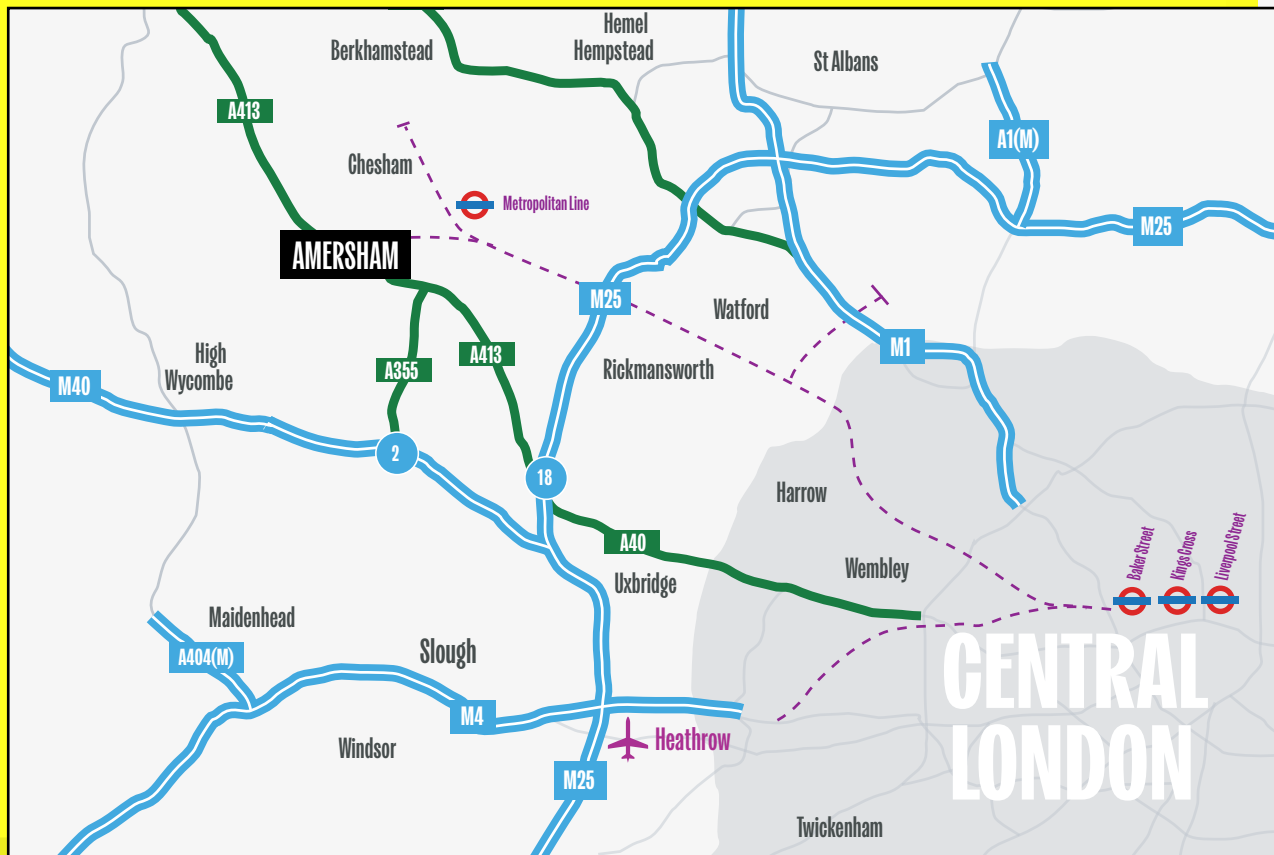
UNIT	TENANT	FLOOR	LEASE START	LEASE END	PASSING RENT (£ P.A)	FLOOR AREA	SECURITY OF TENURE
4	DERIGO UK LTD	GROUND	04/05/2018	03/05/2028	£37,237.50	1,638	OUTSIDE LTA 1954
4	VACANT	FIRST				1,693	
4 (TOTAL)					£37,237.50	3,331	
5	VACANT	WHOLE				3,272	
6	THE ENTERTAINER (AMERSHAM) LTD	GROUND	28/01/2022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





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Amersham
1 mile



Amersham Station
1.2 miles



Chesham
4 miles



M25 (J9)
7 miles



High Wycombe
9 miles

via Chiltern
Railways

via Metropolitan
Line

London Marylebone
32 mins

Central London
32 mins



HP7 9FB //mostly.glee.sector

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.

CONTACT



MICHAEL GARVEY
07899 790 040

NEAVE DASILVA
07827 908 926

MISREPRESENTATION CLAUSE: Chandler Garvey give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. The particulars were prepared in May 2025 by ThreeSixtyGroup.

Energy performance certificate (EPC)

Unit 4
Anglo Office Park
67 White Lion Road
AMERSHAM
HP7 9FB

Energy rating

B

Valid until: **9 June 2035**

Certificate number: **7569-6197-8966-7846-1923**

Property type **Offices and Workshop Businesses**

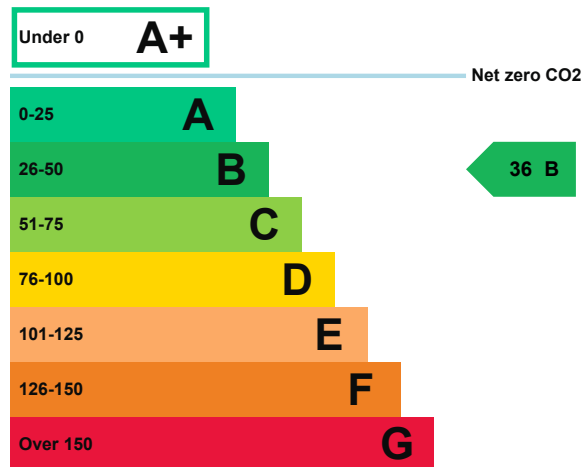
Total floor area **312 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 A

If typical of the existing stock

47 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	9.52
Primary energy use (kWh/m ² per year)	99

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3024-8112-9603-6221-2265\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Aaron Lewis
Telephone	0800 0385 422
Email	aaron@staygreen50.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID203098
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Cec Energy Ltd
Employer address	62, Woodville Road, LONDON, NW11 9TN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 June 2025
Date of certificate	10 June 2025

Energy performance certificate (EPC)

Unit 5
Anglo Office Park
67 White Lion Road
AMERSHAM
HP7 9FB

Energy rating

B

Valid until: **9 June 2035**

Certificate number: **0008-3680-1592-5213-0824**

Property type: **Offices and Workshop Businesses**

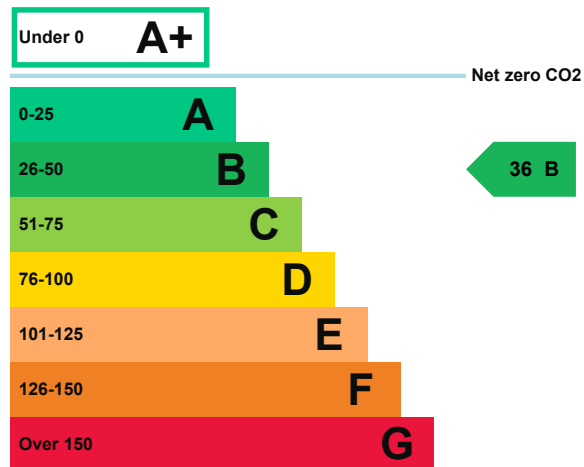
Total floor area: **308 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



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Building emission rate (kgCO ₂ /m ² per year)	9.54
Primary energy use (kWh/m ² per year)	99

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6687-1738-9589-4522-9727\)](#).

Who to contact about this certificate

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Email	aaron@staygreen50.com

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