

# MONKEY PUZZLE

36 DEDMERE ROAD, MARLOW SL7 1PG

**NEWLY CONVERTED CHILDREN'S DAY NURSERY INVESTMENT FOR SALE**





## HIGHLIGHTS INCLUDE:



Newly refurbished nursery unit due to open to Q4 2026



Let to Monkey Puzzle, one of the largest nursery groups in the UK with over 70 units



Affluent location in picturesque town of Marlow



Close proximity to Marlow train station



Total approximate site area of 0.359 acres



9 parking spaces associated with the nursery



New long term lease for 25 years from 30<sup>th</sup> June 2026 (No Breaks)



Total annual income £108,333 per annum



5 yearly RPI Index linked rent reviews with collar of 2% & cap 4%



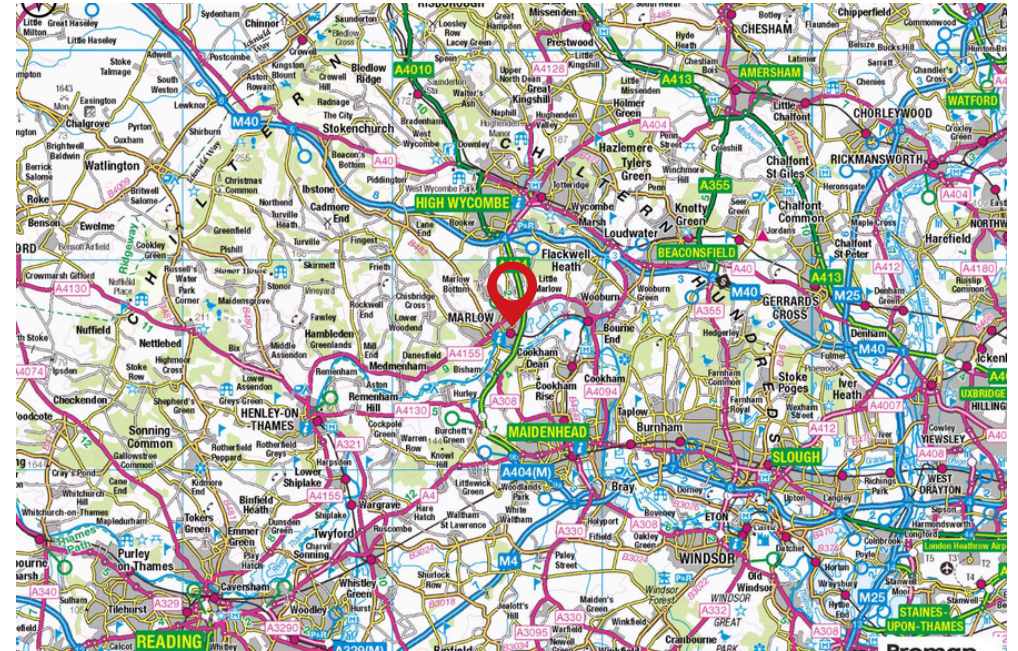
Guide Price of offers in excess of £1,632,800 (6.25% NIY)



## LOCATION

Located in the affluent Buckinghamshire town of Marlow which is 30 miles north west of Central London, 11 miles north east of Reading and within 4 miles of Maidenhead, High Wycombe and Henley on Thames. The property is more particularly located on Dedmere Road within an established residential area which connects directly to the A4155, providing access to Marlow town centre and the wider road network, including the M40 (J4) and M4 (J8/9).

Marlow railway station is located approximately 0.3 miles from the property (approximately 7 minute walk / 2 minute drive) and provides services to Maidenhead, where connections are available to London Paddington via the Elizabeth Line. Scheduled journey times to London Paddington are approximately 50-60 minutes. Marlow serves a strong and affluent catchment population and is a popular commuter town.



## DESCRIPTION

The property comprises a single building situated on a site extending to approximately 0.359 acres.

Monkey Puzzle will occupy a detached single-storey brick building to the rear of the site which has a pitched slate tiled roof. The property benefits from 9 car parking spaces and also has a garden area to the rear.

## LINKS

GOOGLE STREET VIEW



Red outline: Freehold  
Blue outline: Long leasehold (900+ years)  
Green outline: Ground floor unit let to Monkey Puzzle  
Yellow outline: Residential units demise to be sold off on long leases (999 years)

## FLOOR AREAS

The property has approximate Gross Internal Areas of:

Building	Sq. m	Sq. ft
Front Ground Floor	62	673
Main Nursery (Rear)	358	3,853
<b>Total</b>	<b>420</b>	<b>4,526</b>

## TENURE

Freehold (Title No. BM247287 & BM247079) together with the long leasehold garden held on a 999-year lease. The three residential apartments on the site are to be sold off on 999 year leases at a peppercorn rent. These properties are available for purchase by separate negotiation.



## PLANNING

The property benefits from a current permitted use under Class E. It is located within Flood Zone 3. It is not listed and does not fall within a conservation area. All further planning enquiries should be directed to Buckinghamshire County Council.

## TENANCY

The property will be let by way of a new 25-year lease, to be granted from 30<sup>th</sup> June 2026 at a passing rent of £108,333 per annum plus VAT, subject to a rent free period of 10 months which will be deducted from the purchase price. The tenant is Monkey Puzzle Day Nurseries Limited, with Monkey Puzzle Group Holdings Limited acting as guarantor. The lease is subject to five-yearly upward-only reviews, index-linked to RPI, operating with an annual collar of 2% and cap of 4%.

We outline below the minimum and maximum rent increases based on the compounded collar and cap assumptions:

Rent Review Year	Minimum Rent on Review (2% p.a.)	Maximum Rent on Review (4% p.a.)
2031	£119,608	£131,804
2036	£132,057	£160,359
2041	£145,802	£195,102
2046	£160,977	£237,371
2051	£177,732	£288,798

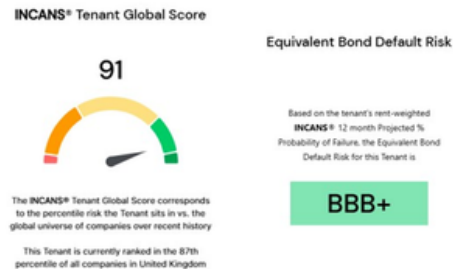


## COVENANT

Monkey Puzzle is one of the UK's largest childcare providers, operating over 70 nursery settings nationwide. With more than 20 years of experience in the early years sector, the organisation has developed a strong national presence and a highly recognisable brand in childcare provision.

The property is let to Monkey Puzzle Day Nurseries Ltd and is guaranteed by Monkey Puzzle Group Holdings Ltd, the parent company of the Monkey Puzzle network. The inclusion of the parent company guarantee significantly strengthens the covenant, providing long term security over the lease obligations.

We detail below their ICANS results:



The guarantor, Monkey Puzzle Group Holdings Ltd, has an INCANS® Global Score of 91, indicating a medium low risk profile, supported further by an equivalent bond rating of BBB+.

For the most recent financial year end (2025), the guarantor reported revenue of £14,735,855 and a net worth of £11,518,536, supported by a 10 year cumulative default probability of just 1.62%. These indicators highlight a solid financial base, consistent performance and resilience within the childcare sector.

Monkey Puzzle Group Holdings Ltd can therefore be considered a strong covenant, underpinned by national scale, robust financials and a proven operational platform.

More financial information is available upon request.

## EPC

Unit 1 - B-44  
Unit 2 - C-52  
36 Dedmere Road - B-40.

The EPC will be provided to interested parties upon request.

## TERMS

Offers are invited in excess of £1,632,800 subject to contract and exclusive of VAT. This reflects a Net Initial Yield of 6.25% after allowing for the usual purchaser's costs.

## VAT

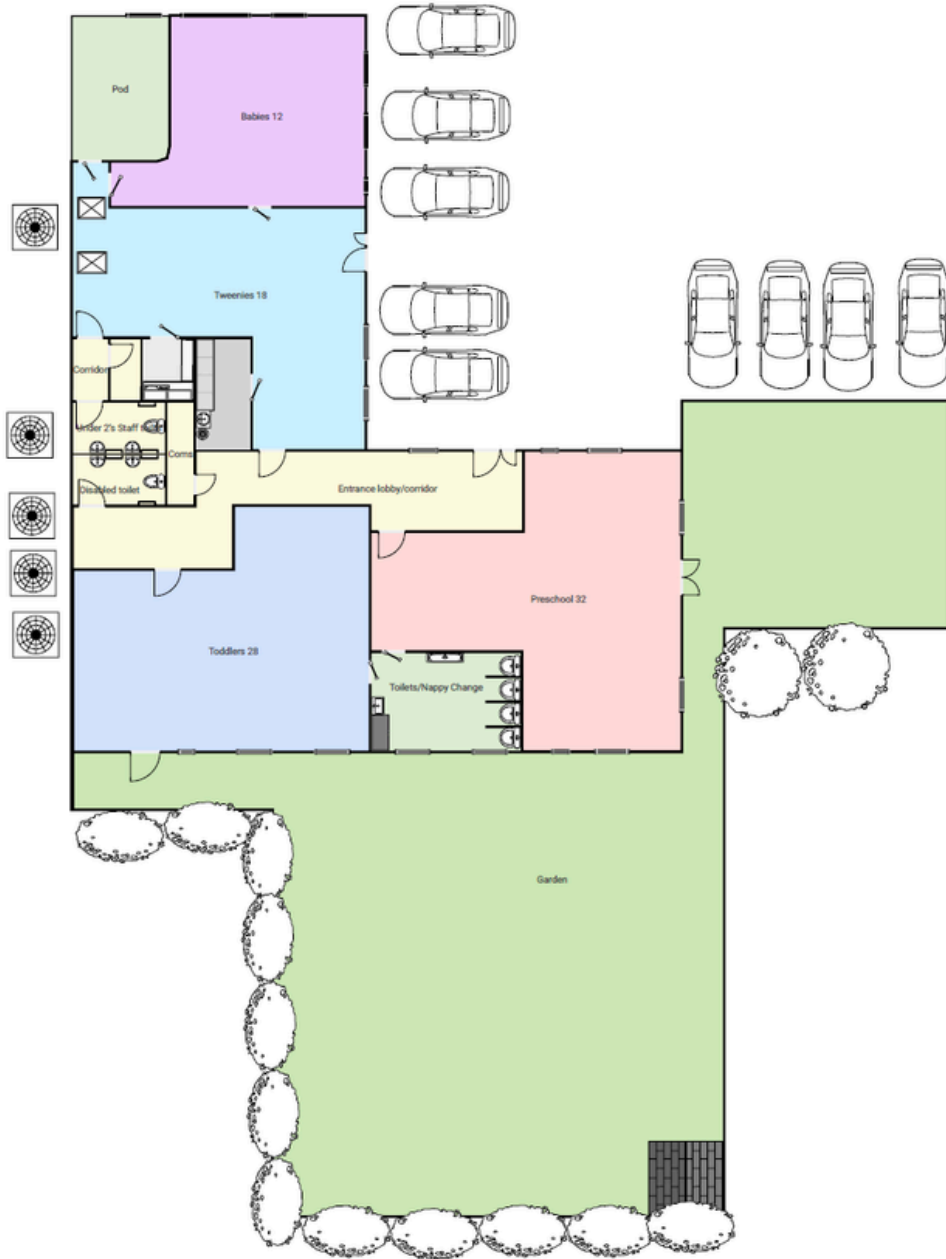
The property is elected for VAT but they investment is expected to be sold as a TOGC and will therefore be exempt from paying VAT.



Long leasehold garden demised to the day nursery

# PROPOSED FLOOR PLAN & DEMISED LEASE PLAN

## ▼ Ground Floor



## ANTI MONEY LAUNDERING REGULATIONS

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## VIEWINGS

For a formal viewing strictly by appointment with Savills.

## CONTACT

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EXAMPLE OF EXISTING MONKEY PUZZLE NURSERY



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