Busy Bees

11 OAKLANDS ROAD
LONDON NW2

FREEHOLD NURSERY INVESTMENT

LET FOR 24 YEARS TO UNDOUBTED COVENANT BUSY BEES NURSERIES LIMITED WITH CPI-LINKED RENT REVIEWS

Investment Summary

- Best in class London nursery investment, fully refurbished in 2025
- Annual passing rent of £195,830
- 25-year FRI lease from 5th November 2025
- Attractive rent review mechanism 5-yearly, CPI Indexed Collar & Cap 1-4% (annually compounded)
- Busy Bees reported 2025 financials of £378,500,000 Turnover, £70,400,000 Net Profit and £270,100,000 Net Asset Value
- Turnover, Net Profit & Net asset value has increased 19.8%, 54%, 35% respectively
- Credit safe rating of 100A, representing 'Very Low Risk'
- Total accommodation of 10,116 sq ft (939.8 sq m) of net internal area
- Freehold
- Busy Bees are the largest nursery operator in the UK with over 390 nurseries
- Registered capacity of 110 children
- Site area of 0.24 acres
- The property is elected for VAT

Seeking offers in excess of **£2,899,000 (Two Million, Eight Hundred and Ninety-Nine Thousand)**, subject to contract and exclusive of VAT. After allowing for purchasers costs of 6.35% this would reflect a **net initial yield of 6.32%** and a **low capital value of £287 per sq ft (NIA)**.





Location

Cricklewood is an established residential and commercial district in North West London, approximately 5 miles north-west of Central London.

The area benefits from excellent transport connectivity, with Cricklewood Thameslink station approximately 0.37 miles from the property, providing direct services into Central London. Willesden Green Underground station (Jubilee Line) is approximately 0.9 miles away, whilst the A5, A406 North Circular and M1 provide convenient access to the wider London road network.

Situation

The property occupies a prominent position on Oaklands Road, immediately off Cricklewood Broadway (A5), within an established and densely populated residential neighbourhood.

The surrounding area comprises a mixture of residential housing, local retailers, supermarkets, cafés and other everyday amenities, providing a convenient setting for nursery provision.

The property also benefits from a private gated entrance, dedicated external play areas and on-site parking.



Regeneration & Local Investment

Cricklewood is benefiting from significant investment and regeneration, most notably the nearby £8 billion Brent Cross Town development, one of London's largest regeneration projects.

The 180-acre masterplan will deliver new homes, commercial workspace, schools, retail and leisure facilities, together with extensive green space. The opening of Brent Cross West station in 2023 has further improved the area's connectivity.

£8bn
REGENERATION INVESTMENT

6,700
NEW HOMES PLANNED

25,000
JOBS SUPPORTED

The scale of this investment, alongside Cricklewood's established residential catchment and transport connections, is expected to enhance the area's long-term appeal to families and support demand for local services, including childcare.

Source: Brent Cross Town masterplan. Development figures relate to the wider regeneration scheme and are planned totals.



Description



Set behind gates with its own private courtyard, the property comprises a substantial former warehouse building which underwent an extensive refurbishment programme at a cost of c.£800,000, completed in November 2025, to provide modern, purpose-configured nursery accommodation.

Arranged over ground and mezzanine floors, the property features a combination of spacious open-plan nursery areas and dedicated rooms catering for different age groups, together with a sensory room, kitchen, staff facilities and ancillary accommodation.

The property also benefits from dedicated external play areas, providing a secure and attractive environment for children.

There are three on-site parking spaces, including one electric vehicle charging point and one designated disabled space. The nursery has a registered capacity of 110 children.

LOBBY

RECEPTION

NURSERY ROOMS

KITCHEN

STAFF ROOM

LAUNDRY ROOM

WCs

EXTERNAL PLAY FACILITIES

CAR PARK & EV CHARGING

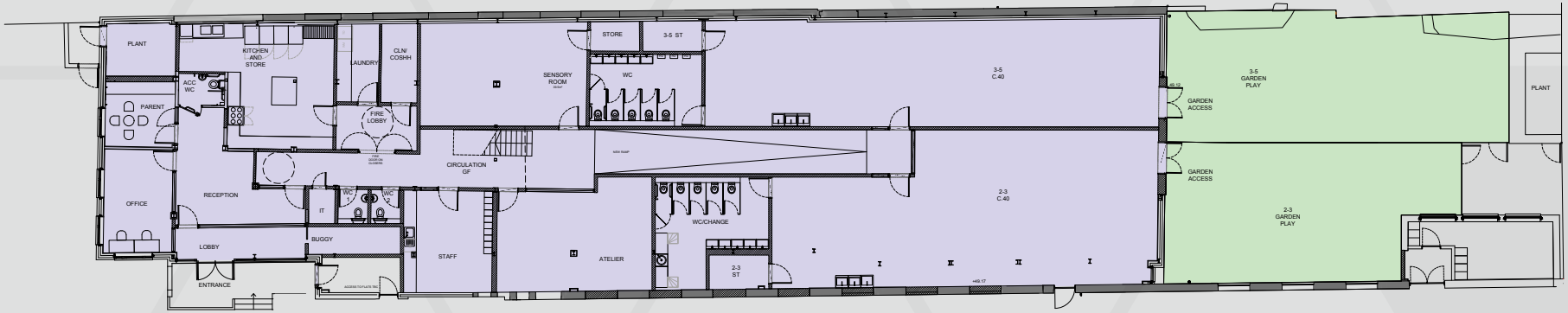
GATED DEVELOPMENT



Floor Plans

Ground Floor

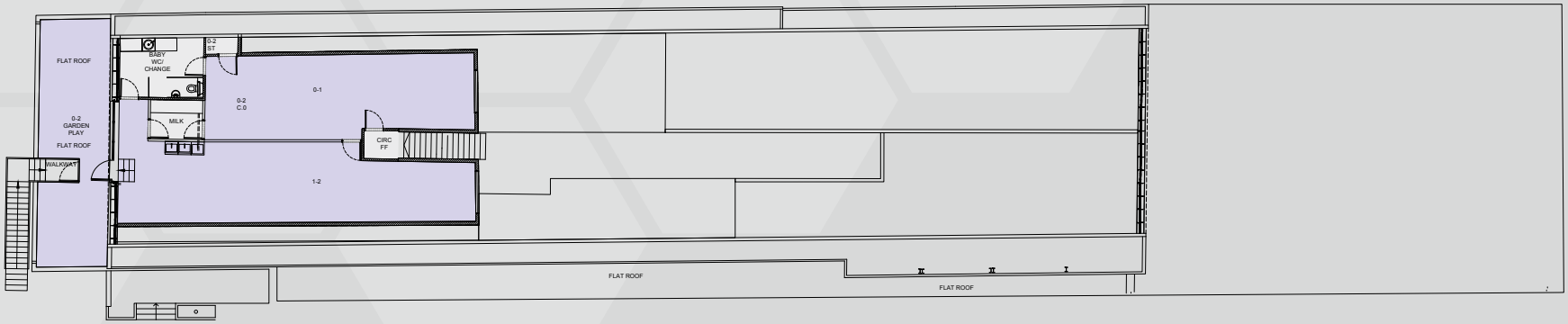
8,704 sq ft (808.6 sq m) NIA



OAKLANDS ROAD

Mezzanine Floor

1,412 sq ft (131.2 sq m) NIA



Not to scale.
Indicative only.

Measured survey available on request.


Numbers

Tenure

The property is held as Freehold under the title BK326277.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.

Tenancy

The Property is let to Busy Bees Nurseries Ltd on a new 25 year FRI lease from 5th November 2025, expiring 4th November 2050, providing a long unexpired term of 24 years. There is a tenant only break option in the 20th year.

The passing rent is £195,830 per annum and is subject to 5 yearly to CPI rent reviews, with a collar and cap of 1% and 4% (annually compounded).

Covenant

Established in 1983 Busy Bees Nurseries Limited (company no. 03454787) is the UK's largest nursery provider. Busy Bees has experienced substantial growth and now operates over 390 nurseries in the UK and Ireland and over 1,000 nurseries across 10 countries, including the USA, Canada, Australia, Italy, Singapore and Malaysia.

The company continues to report strong financial performance, with its latest filed accounts showing year-on-year increases of 54% in net profit and 35% in net assets, further supporting the strength of its covenant.

YEAR ENDING	31ST DECEMBER 2025	31ST DECEMBER 2024	31ST DECEMBER 2023
Turnover	£378,500,000	£315,996,000	£280,133,000
Net Profit	£70,400,000	£45,635,000	£18,449,000
Net Asset Value	£270,100,000	£199,726,000	£154,091,000

Government backing of the nursery Sector

The UK day nursery sector continues to demonstrate strong fundamentals, underpinned by sustained demand for childcare provision and significant government investment in early years education.

The expansion of government-funded childcare entitlements, together with increased funding rates and wider financial support for providers, has further strengthened the sector's long-term prospects. Key government initiatives and funding developments include the following:

OVER £9.5 BILLION OF GOVERNMENT FUNDING FOR EARLY YEARS IN 2026/27

The government has allocated over £9.5 billion to funded early years entitlements in 2026/27, demonstrating substantial ongoing investment in the sector.

30 HOURS OF GOVERNMENT-FUNDED CHILDCARE NOW FULLY IMPLEMENTED

Since September 2025, eligible working parents can access up to 30 funded childcare hours per week for children aged nine months to school age.

FUNDED CHILDCARE HOURS FOR UNDER-3S INCREASED BY 97.6%

Registered funded childcare hours for eligible children aged nine months to two years increased by 97.6% between 2025 and 2026, reaching 13.5 million hours per week.

INCREASED GOVERNMENT FUNDING RATES FOR ALL AGE GROUPS

2026/27 national average local authority funding rates have increased to £12.04 per hour for under-2s, £8.90 for 2-year-olds and £6.61 for 3- and 4-year-olds.

97% OF GOVERNMENT FUNDING TO BE PASSED DIRECTLY TO CHILDCARE PROVIDERS

From April 2026, local authorities must plan to pass at least 97% of early years entitlement funding directly to childcare providers.

80% OF ELIGIBLE UNDER-3S NOW REGISTERED FOR FUNDED CHILDCARE

Approximately 80% of eligible children aged nine months to two years were registered for government-funded childcare in 2026, compared with approximately 70% in 2025.

GOVERNMENT EARLY YEARS INVESTMENT HAS MORE THAN DOUBLED SINCE 2023/24

Annual government investment in early years entitlements has more than doubled compared with 2023/24, highlighting the substantial expansion of public funding for the sector.

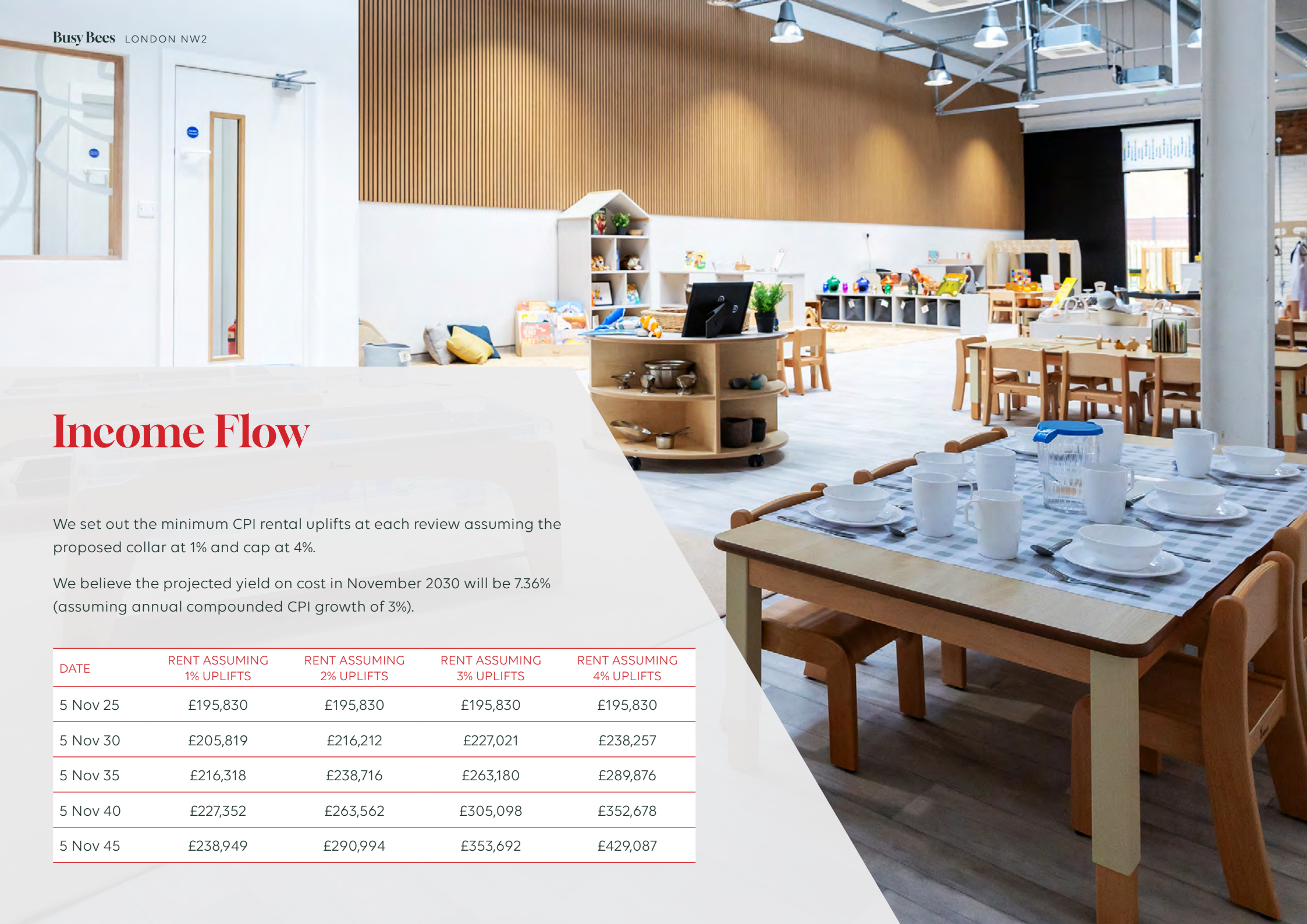
OVER 500,000 FAMILIES BENEFITING FROM EXPANDED FUNDED CHILDCARE

Government figures show more than half a million families benefiting from expanded childcare entitlements, with eligible working parents potentially saving approximately £8,000 per child annually.

EARLY YEARS EXPENDITURE INCREASED BY £2.6 BILLION IN 2025/26

Official figures show local authority early years expenditure increased by £2.6 billion, or 41.8% in real terms, between 2024/25 and 2025/26, reflecting the substantial expansion of government-funded childcare.

Source: Department for Education, GOV.UK and official early years funding statistics, 2025–2026. National funding rates refer to local authority allocations; actual provider payments vary. Family savings depend on eligibility and childcare usage.



Income Flow

We set out the minimum CPI rental uplifts at each review assuming the proposed collar at 1% and cap at 4%.

We believe the projected yield on cost in November 2030 will be 7.36% (assuming annual compounded CPI growth of 3%).

DATE	RENT ASSUMING 1% UPLIFTS	RENT ASSUMING 2% UPLIFTS	RENT ASSUMING 3% UPLIFTS	RENT ASSUMING 4% UPLIFTS
5 Nov 25	£195,830	£195,830	£195,830	£195,830
5 Nov 30	£205,819	£216,212	£227,021	£238,257
5 Nov 35	£216,318	£238,716	£263,180	£289,876
5 Nov 40	£227,352	£263,562	£305,098	£352,678
5 Nov 45	£238,949	£290,994	£353,692	£429,087

EPC

The property has an EPC rating of B39.

AML

In accordance with Anti-Money Laundering Regulations I.D and confirmation of the source of funds will be required from the successful purchaser.

VAT

The property is elected for VAT and it is anticipated the investment sale will be treated as a Transfer of Going Concern (TOGC)

Proposal

We are instructed to seek offers in excess of £2,899,000 (Two Million, Eight Hundred and Ninety-Nine Thousand), subject to contract and exclusive of VAT. After allowing for purchasers costs of 6.35% this would reflect a net initial yield of 6.32%.

Contact

Inspections can be arranged by contacting the vendor's agents.

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