



Finding the Right Commercial Property for Your Business

Finding the right commercial premises is crucial for your business success. Here are some key points to look out for.

1 Property Requirements:

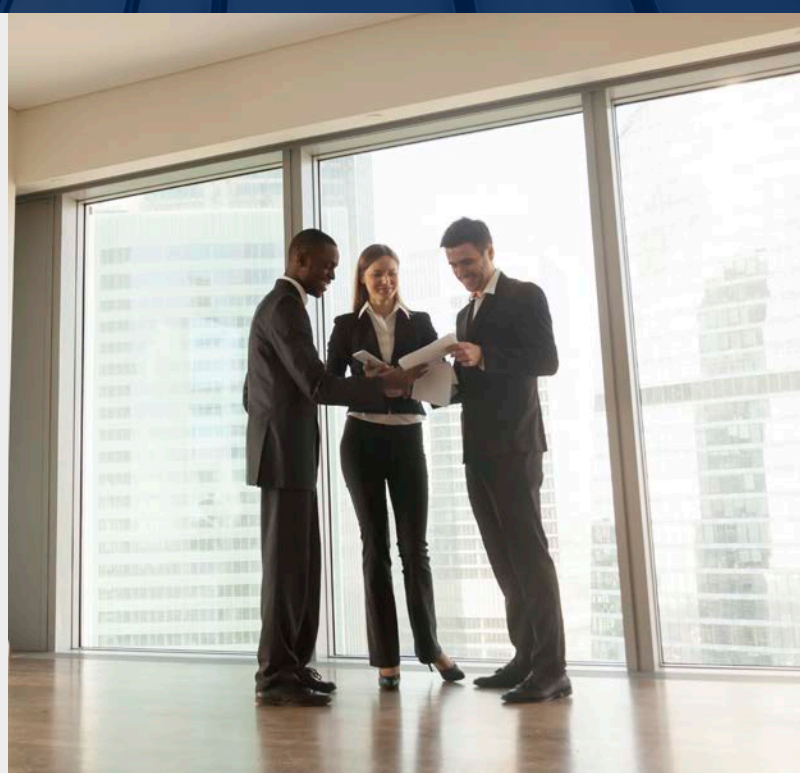
- Size, layout, location, parking and access to amenities

2 Budget:

- Occupational budget must cover rent, service charge rates and utilities

3 Multi-Let Building or Self-contained:

- Check for any 'hidden extras'



4 Utilities:

- Are you paying for your own usage or a contribution towards the overall costs of making utilities to the property provided by the landlord?

5 Surveys:

- Commission a condition survey or building survey undertaken and check your maintenance and reinstatement obligations

6 Building Maintenance:

- Is there a building manager or concierge on site or is the property managed remotely?

7 Lease Terms:

- Check the lease structure as this can significantly impact your Stamp Duty Land Tax (SDLT) liabilities

8 Working Across Different Time Zones:

- Check that the building operates on a 24/7 basis if working with international businesses

9 Alterations/Building Changes:

- Can you make changes to the premises to meet business needs?



10 Planning for Growth:

- If planning to grow rapidly, will the property accommodate your needs? What opportunities are there for extra space if expanding?

11 Take Professional Advice:

- Employ a specialist and instruct a Commercial Property Lawyer, Commercial Property Surveyor and Building Surveyor

Whatever your premises requirements, contact Hicks Baker for independent and objective professional advice

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TRANSACTION



MANAGEMENT



ADVICE