



Conventional Lease V Dexter Serviced Offices

The costs we include

Traditional office accommodation can be inflexible, long term, with unreasonable break clauses, limited opportunities for the increase or decrease of space and with many unknown ever increasing charges.

Dexter Serviced Offices offer a fully inclusive fixed price agreement with no hidden charges, which will save your business money.

This simple comparison highlights the cost saving to your business by using Dexter Serviced Offices.

You will also not have to pay the following capital costs:

Furniture	£ 2,100
Fit out	£ 2,000
Professional Fees	£ 3,000
Telephone Set Up	£ 300
Internet Set Up	£ 200
TOTAL	£ 7,500

These figures are based on a 6 workstation office of 350 sq ft.

For the purpose of the leased premises a further 15% of space has been added for common areas including toilets and kitchen areas.



Costs per MONTH for conventional office lease

Rent

Net useable area including toilets & corridors.
Based on 403 sq ft at £20 per sq ft

£ 672

Rates

Net useable area excluding toilets & corridors.
Based on £6 per sq ft

£ 202

Utilities

Electricity, Gas, Water
Based on £8 per sq ft

£ 269

Maintenance

Service charges, Building Insurance, dilaps, lift & common areas.
Based on £6 per sq ft.

£ 202

Cleaning

1 hour(s) per night at £12.50 per hour

£ 270

Materials & Waste Removal

£ 44

Refreshments

Tea, Milk, Sugar etc

£ 50

Post Collect & Deliver

£750 per annum for collection

£ 399

Telephone Rental

Line rental x 6 lines at £15 per month

£ 90

Call Charges

£ 90

Internet Rental

8 Meg SDSL with managed router

£ 95

Capital Costs

Over 5 years + 3% flat rate

£ 145

Total

£ 2,528

Costs per MONTH for Dexter Office Licence

Included



Included



Included



Included



Included



FREE



FREE



FREE



FREE



Included



£1,950

We can SAVE you money

Office Lease figures supplied by a leading firm of local surveyors.

Bourne House, 475 Godstone Road, Whyteleafe, Surrey CR3 0BL Tel: 01883 621000