

## 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 Group 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 Group Serviced offices.

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

<b>Furniture</b>	<b>£ 2100</b>
<b>Fit out</b>	<b>£ 2000</b>
<b>Professional Fees</b>	<b>£ 3000</b>
<b>Telephone Set up</b>	<b>£ 300</b>
<b>Internet Set up</b>	<b>£ 200</b>
<b>TOTAL</b>	<b>£ 7600</b>

*These figures are based on a 6 workstation office of 500sqft.*

*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

<b>Rent</b>	<b>£ 720</b>
Net useable area excluding toilets & corridors. Based on £15sq ft.	
<b>Rates</b>	<b>£ 290</b>
Net useable area excluding toilets & corridors. Based on £6sq ft.	
<b>Utilities</b>	<b>£ 240</b>
Electricity, Gas, Water	
<b>Maintenance</b>	<b>£ 240</b>
Service charges, Building Insurance, dilapidations, lift & common areas	
<b>Cleaning</b>	<b>£ 240</b>
1 hour per night Materials & waste removal	
<b>Refreshments</b>	<b>£ 25</b>
Tea, Milk, Sugar etc	
<b>Post Collection</b>	<b>£ 45</b>
Standard £550 per annum	
<b>Telephone Line Rental</b>	<b>£ 90</b>
Virgin Media Centrix Solution Telephone lines x 6	
<b>Internet Rental</b>	<b>£ 95</b>
Virgin Media ADSL Max with managed router Telephone lines x 6	
<b>Total</b>	<b>£1985</b>

### Costs per MONTH for Dexter Office Licence

<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>Included</b>	
<b>£ 1920</b>	

## We can SAVE you money

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