

SUMMARY LEASE TERM

A FULL COPY OF THE SHORT-FORMAT LEASE IS AVAILABLE ON REQUEST.

FAST, EASY & FLEXIBLE

- Each studio provides plug & play allowing immediate occupancy.
- Signing up for a Studio couldn't be easier. We have a standard short-format lease which is available on request.
- Lease available on basis of 12 months plus.

WHAT WILL I GET?

- 24/7 occupation of an exclusive, fully fitted and furnished secure office.
- Private meeting room.
- A shared teapoint and break out space.
- State of the art bicycle and shower facilities.
- Reception concierge service.
- Free use of the ground floor boardroom/ auditorium as follows:

Studio 1	2.3 hours per month
.....	
Studio 2	4.9 hours per month
.....	
Studio 3	5.8 hours per month
.....	
Studio 4	3.3 hours per month
.....	

WHAT'S INCLUDED IN THE RENT?

- The 'Rent' is an inclusive amount, payable monthly in advance, designed to make occupation costs for your office simpler and easier. It includes the following:
 - Rent
 - Business rates
 - Service charge
 - Building insurance
 - Utilities
 - Daily cleaning
 - Fibre provision
 - Cabling for power
 - Lighting
 - Air conditioning
 - Fully stocked teapoint.
- Additional VAT is payable on the 'Rent'.

DO I HAVE TO PAY A DEPOSIT?

- A three month rent deposit will be payable on completion of the lease.

DATA CONNECTIVITY

- Each studio will get a dedicated fibre connection with 100MB download speed.



WHAT HAPPENS AT THE END OF THE LEASE?

- There are no dilapidations. You will simply be required to hand back the studio vacant, in a clean and tidy condition with all your goods, fixtures and fittings removed.

OTHER BIG BUILDING BENEFITS

- Access to the Library and ground floor meeting area /co-working bench.
- Additional hours in the boardroom or auditorium on a pay-as-you-go-basis.
- Dedicated Community Management Team.
- Comprehensive onsite Wellness programme.
- The Republic App and ancillary services.

WHAT'S NOT INCLUDED

- Computers.
- Telephones.
- Contents insurance.