

Conventional Office Lease versus Serviced Office Licence

Dealing with building legislation, repair and maintenance as well as IT, telecommunications equipment and reception services can be challenging and time consuming. As business owners, the most important aspect of your business is serving your clients. By outsourcing all of the above factors to Bloxxham Mill, you're free to do just that.

The features of a serviced office far outweigh those of a conventional lease and are summarised as follows:

Conventional Office Leasing	Serviced Office Licence
On average, businesses must sign a 5-10 year lease agreement on office space with a 3 year break clause. Solicitors fees to approve contract.	Bloxxham Mill clients initially sign a flexible 6 month ongoing license agreement. The agreement is so straight forward there is no need to incur any legal fees.
6-9 month average set-up time before move-in date.	Customers can have full operational status within a day.
Fixed amount of office space does not enable companies to expand or reduce the amount of space required.	Flexible office space enables companies to adjust the space they require.
Need to employ staff including receptionist, facilities management.	A professional business centre team is located in-house and includes: <ul style="list-style-type: none"> • Professional receptionists • Telephone answering service • Mail handling • IT support packages • On-site café • Facilities management • Security • Conference and meeting coordinator • On-site gymnasium • On-site hairdresser
Multiple contracts will be required with third party suppliers to cover IT, Security, Utilities, Catering and Repairs and Maintenance.	High quality bandwidth and connectivity are all installed and available for a cost effective monthly fee – no need to tie up capital. During the first month of occupancy, your IT services will be included in the monthly license fee. Thereafter you can commit to a cost effective IT support package to suits your needs.
Substantial set up costs of fit-out and furnishing.	Offices are fully furnished and air conditioned with individual alarm system & CCTV throughout the complex.
Limited parking often a problem for staff.	Ample free parking available for staff and visitors.
Insurance cost. High dilapidation costs at the end of the lease term.	Insurance included and minimal refurbishment costs at the end of the license.