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# Commercial spaces

## Making lettings easier

Frustrating isn't it, you find the office you want — you'd like to move into it tomorrow but you've got to sign a 50 page lease, pay a lawyer the price of a family car and wait a month until the paperwork's sorted.

Urban Splash is different — our licences and leases are to the point and in plain English (not lawyer speak) and you can move in tomorrow — if that's what you want.

### Monthly licence

A single page, straightforward document which can be signed up there and then (our current record for a new tenant is 20 minutes from the initial enquiry!). It's a monthly payment which includes your rent, service charge, heating, lighting and electricity (excludes VAT, business rates and telephone bills), so that's less paper work for you to worry about. We only ask for one months notice to leave which gives you the ultimate flexibility.

### Short Form Lease

Paper work! Paper work!

We sat down one day and looked at our lease documents. Thick wedges of paper full of property jargon. No wonder deals were always getting bogged down at the legal stage. We know that once you've found what you want, you want it quickly, and this is doubly true for your new dream business HQ. But the legal process seemed to slow things down.

It didn't take long for Urban Splash and our top notch legal advisors to realise that there is another way.

How does this sound?

A four page lease, written in plain English, no jargon and nothing to stop your business from moving into its new place within 24 hours!

How does it work?

Simple really. The aim of the Short Form Lease is to cut down on administration for both Urban Splash and our tenants. It also helps to reduce the legal costs involved with setting up or moving your business, and basically makes the whole transaction a lot easier! Phew.

### Standard Lease

If you're a stickler for tradition, there's the standard lease. Still flexible, this is for people who like our places to work so much that they want to sign up for a little longer. It's generally 10 or 15 year lease, with 3 or 5 yearly rent reviews. And you still have a break option, subject to notice.

### Long Lease

This lease is for the commercial spaces we sell. Generally, they are for between 125 and 999 years. That's a long time. It basically means that you've bought the space. Now to start thinking about a colour scheme that won't date til the 30th Century.

Here ends the legal bit. That wasn't too painful, was it?