

9 WAYS NEWTON PERKINS' ADVICE SAVES OUR OCCUPIER CLIENTS TIME, MONEY & EFFORT!

1. Don't search for offices yourself!

We have access to the widest choice of properties and our negotiations will secure the lowest rents and best lease terms (whilst you are doing our job, who is doing yours)?

2. Need to move offices but concerned about the capital expenditure?

Let us negotiate lease inducements, rent reductions and funded fit-outs; and minimise the moving costs from your existing office.

3. Lease coming to an end or with a break option?

Many landlords are willing to discuss an extended stay with a basket of inducements for you such as rent reductions, rent free periods, extra flexibility to grow or contract and with caps on your costs through the lease. Tell us what your priorities are and we'll take it from there!

4. How large an office do you really need?

We work closely with space audit companies to evaluate your real use and needs for office space. With every 1,000 sq ft in the City costing upwards of £50,000, a space audit (often at a minimal cost) can be carried out to see the cost saving potential.

5. Too much space?

We will report on the potential to sub-let unwanted offices and the best way to market them to find a new occupier swiftly and very cost effectively.

6. Faced with a claim for a rent review increase?

Many claims are unsustainable! Our knowledge of rents and leases will protect you from unwarranted increase.

7. Rate bills increasing every year?

All ratepayers have a right of appeal against their assessment.

A professional review of the Rateable Value can lead you to savings over (potentially) a seven year period until March 2017.

8. Unhappy with your service charge and building management regime!

Let us use our experience of property management to bring about effective cost savings and an improved level of service.

9. Being hit for dilapidations?

If you've received a claim partway through or near the end of your lease, our expertise will ensure that any sums being claimed are reduced to the lowest level.

To find out more, please contact David Alcock on dsa@newtonperkins.com or 020 7456 0707.

