

NUMBER NINE EXE

Our objective is to be a flagship building in the context of *traditional* Georgian Southernhay. We have raised the bar on standards of sustainability, finishes, lighting, presentation and, simply, ease of use to attract dynamic businesses into the heart of the city.

We are sitting between the traditional lease and serviced office, with as many services provided (to a high standard) as possible, shorter lease terms and certainty on service charges. There will be an ongoing relationship between Tenant and Landlord, working together. We will provide the Tenant with a manual on: use of the building, how the management works, recommended contractors, paint and sourcing.

Service Charge

All utilities including water/sewage/gas/electricity	£8,000
Internet	£8,000
Building Insurance	£3,000
Building Maintenance including sinking fund	£5,000
Cleaning of common parts/windows and gardening	£4,000
Annual checks: incl. security system, fire training etc	£3,000
Management (SH)	£3,000

Total Service Charge £34,000

	Apportionment	service charge	rent	Total
Basement	31%	£10,500	£13,000	£23,500
Ground and first floor	35%	£12,000	£22,500	£34,500
Second Floor	21%	£7,500	LET	LET
Third Floor	13%	£4,500	LET	LET

Notes:

- Each Lease is for three years.
- The Service Charge is fixed for the three years term of the tenancy.
- If the arrangement suits all parties, the Landlord will negotiate with the Tenant for further lease(s) on the same terms, with the exception of Rent and Service Charge, which will be reviewed.
- Fire: Landlords have provided recommended amount of extinguishers and organize annual maintenance. The Landlords will organize fire training annually with all tenants expected to participate. The Landlords will provide pro forma fire risk assessment, which the tenants will be expected to complete within a month of entry.
- Internet: Landlords provide cable carrying up to 1 GB to the Building and thence to a router in each kitchen. Router will be the property of the Landlords and Tenants will have no access. Hard-wired data points and wifi are provided throughout. Each rental unit will be allocated an individual IP address and guest wifi and Cyber Security is built into the system.
- Management: Tenants will be given direct access to our trusted trades (plumber, builder, electrician and IT) with Southernhay House as fall-back agent to contact in case of emergency (24/7).

- Landlord will clean common parts, including path, terrace and stairs in front twice a week. Tenants will be expected to put out their rubbish, in appropriate containers, for Landlord's cleaner to dispose of at specified times. No rubbish is otherwise to be left in any common parts, internal or external.
- Tenants will be responsible for cleaning their bathroom(s), office space and kitchens/disposal of all rubbish as above/cleaning windows internally. Landlords will make available to Tenants details of Landlord's cleaners (incl. window) in the event Tenants wish to co-ordinate.
- Landlord will redecorate the common parts and exterior at least every five years and may require access to the units for this purpose.
- Landlord may require access (on reasonable notice) for maintenance or repair to services such as the Router.
- Business rates: current rateable value is £18,500 based on single occupancy of the whole building. There is currently an exemption from business rates for those occupying premises with a rateable value under £12,000. The building is divided into 4 units and it's unlikely that a revised rateable value for any one unit will be over this. Business rates (if any) will be for the Tenant.

Interested? Contact welcome@numberrineexe.com or call Southernhay House on 01392 439000
www.numberrineexe.com