**GUIDE TO LEASING COMMERCIAL PROPERTY**

 [**How long does the lease last**](https://www.industrials.co.uk/guide-to-leasing-industrial-property-units/) **for?**

Our commercial leases generally last 3 to 6 years, but it is important for tenants to consider how affordable the commitment will be if a new venture doesn’t succeed as well as anticipated. As a local family concern we offer our tenants as much flexibility as possible, frequently incorporating break clauses to allow leases to end early

**Will I Need to pay a deposit?**

We generally require the equlivent of one months payments as a deposit prior to occupation of a property.

 [**What building repairs/ maintenance will I be responsible for?**](https://www.industrials.co.uk/guide-to-leasing-industrial-property-units/)

Our commercial leases generally require the tenant to be responsible for the internal elements of the property, (IRI Internal repairing & Insuring) to include doors & windows. Many institutional landlords require tenants to be responsible for the whole of the property (FRI Full Repairing & Insuring)

**What is Service Charge ?**

Service charge is a contribution towards maintenance of common areas and externals of units on a building or estate. Unlike many landlords our leases generally have fixed service charge amounts providing absolute clarity to tenants on what their payments will be.

[**What about utilities (gas, electricity, broadband, water)?**](https://www.industrials.co.uk/guide-to-leasing-industrial-property-units/)

Whilst most properties have electric, water and BT this is not guaranteed and it is wise to check your requirements are available. Most of our properties also have 3 phase electrical supply which whilst maybe not important no could be as your business grows

[**Are there any site restrictions I should be aware of (access, parking, bin stores, use)?**](https://www.industrials.co.uk/guide-to-leasing-industrial-property-units/)

Many sites have restrictions on building usage, access times, parking areas for bin storage; all our sites have unrestricted access times. Our sites have unrestricted access but there maybe some restrictions to allow sites to run smoothly.

**[What is the rent and will it increase in future?](https://www.industrials.co.uk/guide-to-leasing-industrial-property-units/)**

The rent agreed in the lease is what you pay until any rent review or the end of the lease. Commercial property rents are reviewed in comparison to the rent on other local lettings, so you should not be paying more than your neighbour. Our policy is to offer competitive terms generally below large corporate landlords to retain full occupancy.

**Can I alter the property?**

We understand that tenants will wish to make adjustments to the property to help them operate more efficiently. At the end of the tenancy any adjustments should be removed, and a new electrical certification is normally required

[**What is my total monthly cost: rent + service + insurance**](https://www.industrials.co.uk/guide-to-leasing-industrial-property-units/) **+ VAT**

Ensure you are aware of the total monthly cost you will be incurring before renting the unit. You will also need to budget for utilities AND possibly business rates on larger units

This guide is indicative and is without prejudice to agreed lease terms and conditions