

# REAL ESTATE: STAY VS GO



Certified



Corporation

# Stay vs go

Many of our occupier clients have been discussing with us recently the use of their office space in conjunction with their strategy planning for the future.

Whether you're thinking about disposing of your office, moving to a new location or reconfiguring your existing space, we are here to advise on your options.

We've developed a fixed fee package, so whether you decide to stay or go, we can help you choose your path with confidence.

# How we can help

We will:

- Have an initial conversation with you to discuss your plans for the future
- Review your lease
- Provide written advice on your options
- Have a follow up call to clarify anything.

Once we understand your needs and complexity of your issue, we will provide you with a fixed fee quotation based on the provision of the above services.

Prices for the above start from **£950+VAT**.

However, we can tailor to your requirements and budget.

## Get in touch



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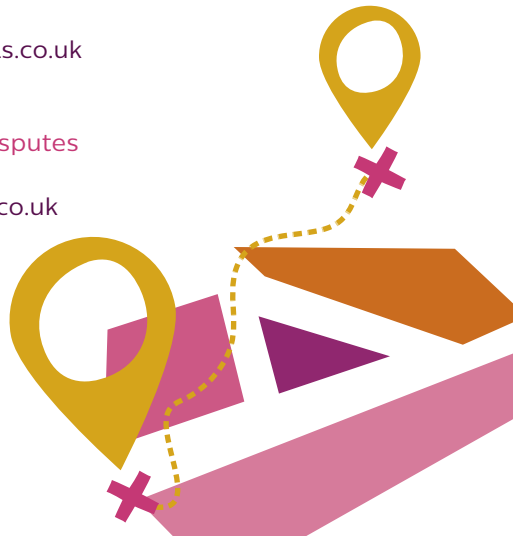


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# Stay or go?

Follow our step by step mini guide to help you decide.



## REVIEW LEASE

Can you exit or make changes to your lease?

1

**STAY**

No. Unable to exit lease or make changes: plan for lease expiry.

**WAIT**

Yes. You can make changes to your lease: Regear / Sublet / Refit.

**GO**

Yes. You can exit your lease. *Move on to step 2.*

## SPACE PLANNING

Review the needs of your premises vs the space that you have.

Do you have enough space, too little or too much space?

2

**STAY**

**Enough space?**  
Consider a refit to better suit your needs.

**WAIT**

**Too big?**  
You can make changes Sublet / Offload space?

**GO**

**Too small?**  
You need more space *Move on to step 3.*



## REFIT NEW PREMISES

Consider sustainable options.

## NEW PREMISES SEARCH

Location, space planning, employee survey, IT audit

3

4

## INSTRUCT PROFESSIONAL ADVISORS

Negotiate terms for new premises.

### EXIT TERMS

On current space.

Lease end dilapidations.

6

5

## NEW PREMISES TERMS

Rent free?  
Sustainability?  
Align with your organisational strategy.

## RELOCATE TO NEW OFFICE

Managing the building - keeping the lease under review.

**Start again!**



Making a profit is core to all businesses but our goal is to combine this with a real social purpose. Our values are important to us, they shape our decisions and our working life.

Since opening in 1970, we've focussed on positive social impact as much as we have on being a successful law firm and we were the first UK law firm to achieve B Corp certification.

Today, our clients are diverse – from corporate household names, to public bodies, to start-ups. We're also the firm of choice for thousands of charities and social enterprises. We continue to lead the market we helped to shape.

As a purpose and values driven firm we show commitment to our clients, our people, the environment and society. We see it as our purpose to create a positive impact. The impact we have on our people, our communities and our planet does more than inform our work – it gets us up in the morning.

Bates Wells challenges what is possible in legal expertise delivery.

**Get in touch:**

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