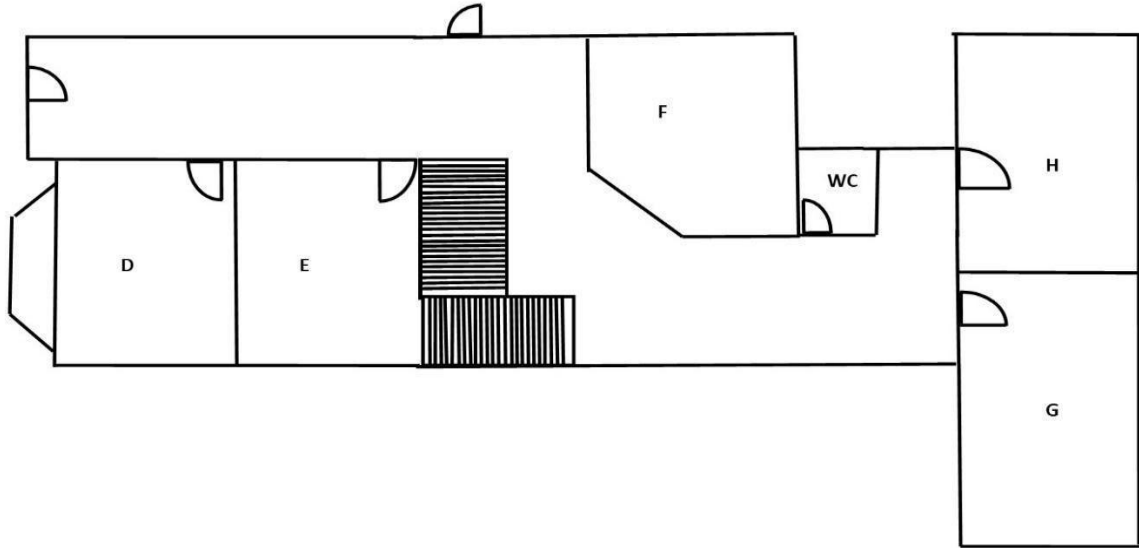
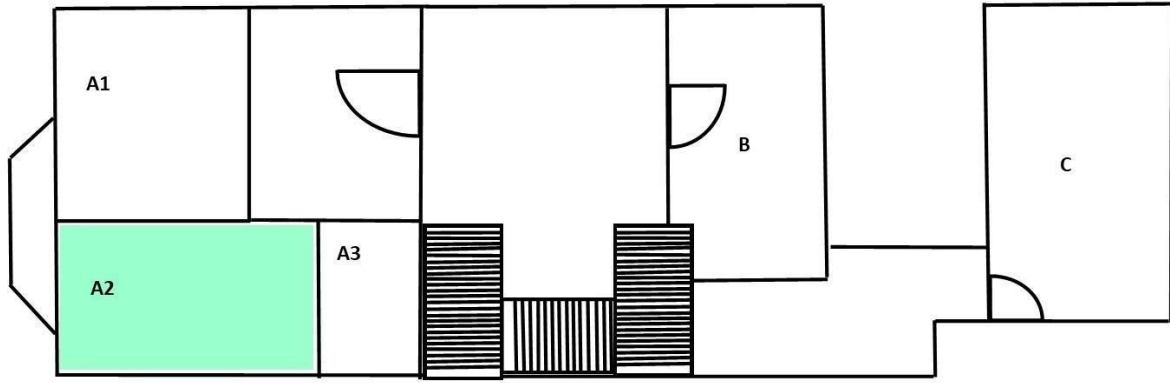


UNIT	WS	SIZE	PRICE	STATUS	OFFICE PROFILE
OFFICE K	6	180sqft	£2400		Commercial
OFFICE L	5	168sqft	£2520		Commercial
OFFICE M	1	32sqft	£350		Commercial

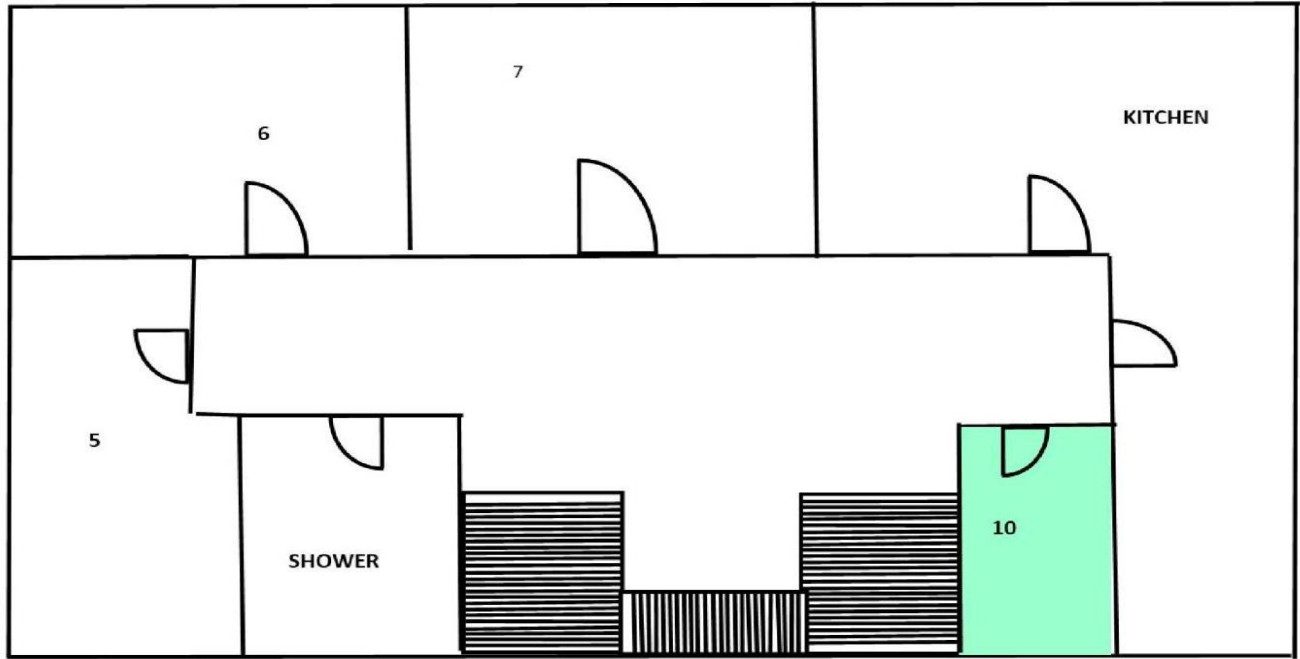
11 WELBECK STREET GROUND FLOOR



<u>UNIT</u>	<u>WS</u>	<u>SIZE</u>	<u>PRICE</u>	<u>STATUS</u>	<u>OFFICE PROFILE</u>
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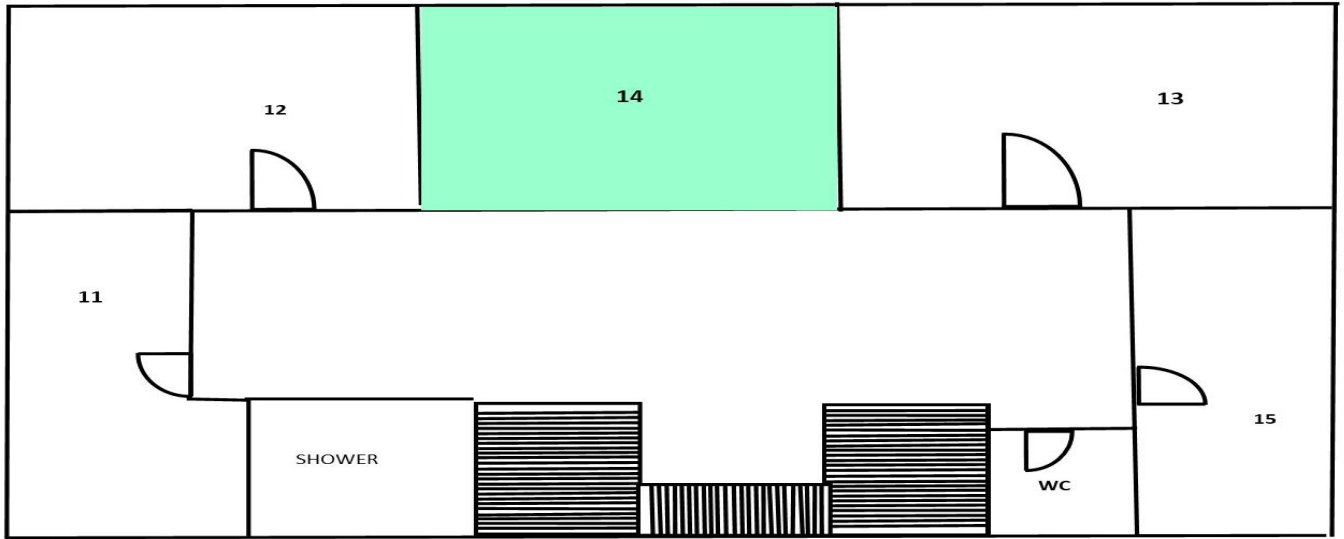


UNIT	WS	SIZE	PRICE	STATUS	OFFICE PROFILE
OFFICE A2	4	137.5	£2290	Available to let	Commercial



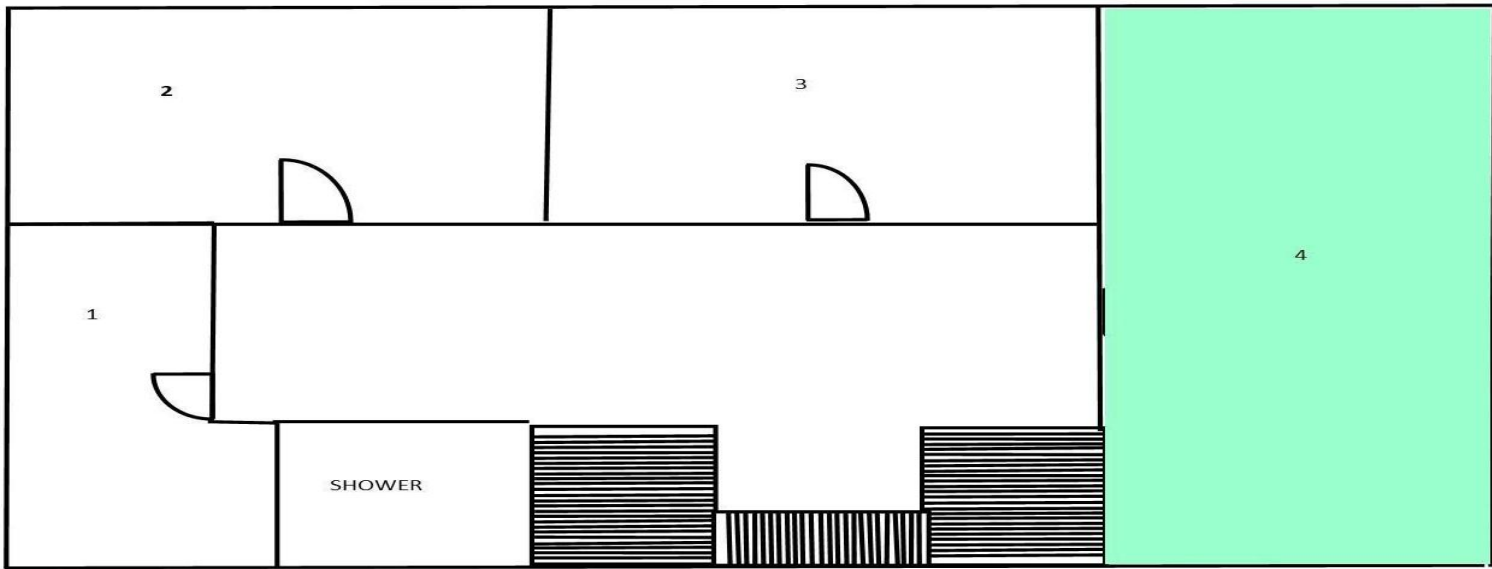
UNIT	WS	SIZE	PRICE	STATUS	OFFICE PROFILE
ROOM 10 – Single			£1000	Available to let	Residential

11 WELBECK STREET FIRST FLOOR—RESI



<u>UNIT</u>	<u>WS</u>	<u>SIZE</u>	<u>PRICE</u>	<u>STATUS</u>	<u>OFFICE PROFILE</u>
ROOM 14 - Single			£	Available to let	Residential

11 WELBECK STREET THIRD FLOOR—RESI



UNIT	WS	SIZE	PRICE	STATUS	OFFICE PROFILE
ROOM 4 - STUDIO			£2200	Available to let	Residential

Our usual Terms:

- 12 months contract with 3 months rolling break.
- Price includes free internet access of up to 1 GB/s.
- Desks, chairs, and pedestals included on request.
- Rooms can be potentially merged to suit requirements.
- Phone handsets at £55 + VAT / month (£40 for handset, £15 for POE port), includes 3,000 UK landline minutes and 2,000 UK mobile minutes per month, standard national rate.
- The deposit is 2 months' rent equivalent and rent is payable monthly in advance and on the 1st of every month thereafter.
- There is a £250 admin fee for each tenancy issued.
- We require the following to issue a contract: proof of ID and proof of address of company director (original passport / driver's license and a bank or utility statement not older than 3 months) and UK company name, registration number and its registered address.
- Prices are exclusive of VAT and all subject to contract and availability.