

Prockters Farm, Taunton, TA2 8QN

Serviced Office Outline Terms

Rent per month plus VAT **inclusive** of:

- electricity, hot and cold water and heating
- sewage and waste water charges
- buildings insurance, recycling and basic landscaping (i.e. cutting the grass and planting up a few flowers round and about)
- any rates which may be payable on the shared areas
- access and use of two toilets including one disabled
- access and use of rest room with fridge, microwave and kettle, basic cutlery and crockery
- weekly cleaning of all units
- access to large meeting room
- security i.e. lobby alarm and exterior lights
- light bulb replacements
- fire alarm, extinguishers and other fire safety equipment
- telephone system and handsets as available
- furniture as available

Charges per month:

- £40 p.m. plus VAT for each individual room for fibre broadband

Additional items would be:

- your own computers, printer and any stationery including connecting cables
- your own internal signage and cost of two small external signs (per our size and shape requirements to fit on communal boards) and relevant parking signs
- your own contents insurance and insurance in case you cause claimable damage to our contents through negligence e.g. coffee spillage all over the carpet or you break something through misuse

We would require a 3 month deposit to be held for replacement carpet tiles, decorating and any furniture damage at the end of the agreement.

We would be looking for at least a 1 year initial term with 3 months notice period, then a rolling 3 month notice period.

