



CASE STUDY

3,000 Sq ft Industrial Unit costs based on
3 year lease at £6 per sqft

21/11/2019
ROUGH COLOUR GUIDE ONLY

Year of Lease Costs Associated To	Legal Compliance	Item	Annual Cost (excluding VAT)	
			Industrial Unit	The Storage Team
Year 1		Legal Fees Upon Sign Up of Lease	£1,500.00	£0.00
Year 1		Surveyors Fees Including Schedule of Condition	£1,500.00	£0.00
Year 1	Y	Stamp Duty	£540.00	£0.00
Year 1		Rent Deposit	£4,500.00	£605.00
Year 1		Used Forklift Truck (minimum)	£4,000.00	£0.00
Year 1	Y	Forklift Truck Training (1 person)	£450.00	£0.00
Year 1	Y	Electric Periodic Test	£180.00	£0.00
Year 1, 2 and 3		Rent of 3,000 Sq ft Unit. Assume price of £6.00/sqft for traditional industrial unit	£18,000.00	£31,500.00
Year 1, 2 and 3		Service Charge @ 7.5% of rent	£1,350.00	£0.00
Year 1, 2 and 3	Y	Business Rates (£13,500 rateable value)	£6,588.00	£0.00
Year 1, 2 and 3	Y	Building Insurance	£500.00	£0.00
Year 1, 2 and 3		Building Contents Insurance (£10,000)	£500.00	£390.00
Year 1, 2 and 3		Cleaners for Warehouse and External Areas (£15 / wk)	£780.00	£0.00
Year 1, 2 and 3	Y	Fire Risk Assessment	£150.00	£0.00
Year 1, 2 and 3		Electricity Costs	£1,440.00	£0.00
Year 1, 2 and 3		Gas Costs	£240.00	£0.00
Year 1, 2 and 3	Y	Forklift Truck Servicing / Loler	£200.00	£0.00
Year 1, 2 and 3		Water - Surface Water	£450.00	£0.00
Year 1, 2 and 3		Water - Consumption	£180.00	£0.00
Year 1, 2 and 3		Building Repair & Maintenance Costs	£2,000.00	£0.00
Year 1, 2 and 3	Y	Fire Extinguisher Servicing	£100.00	£0.00
Year 1, 2 and 3		Pest Control	£160.00	£0.00
Year 1, 2 and 3		Shutter Servicing	£500.00	£0.00
Year 1, 2 and 3		Internet & Phone	£500.00	£0.00
Year 1, 2 and 3	Y	Annual Emergency Light Maintenance	£200.00	£0.00
Year 1, 2 and 3	Y	Fire Alarm/Intruder Alarm Annual Maintenance	£300.00	£0.00
Year 1, 2 and 3	Y	Boiler Servicing/Repairs	£200.00	£0.00
Year 1, 2 and 3	Y	PAT Testing (Minimum Charge)	£75.00	£0.00
Year 1, 2 and 3		Waste Services (1 Front End Loader Collection Per Fortnight)	£2,000.00	£0.00
Year 3		Minimum Delapidation Costs on Exit of Lease	£3,000.00	£0.00
Year 3		Legal Fees Upon Exit of Lease if Disagreement with Landlord	£1,000.00	£0.00
Year 3		Rent Deposit Return	-£4,500.00	-£605.00
			Industrial Unit	The Storage Team
		TOTAL COST YEAR 1	£49,083.00	£32,495.00
		TOTAL COST YEAR 2	£36,413.00	£31,890.00
		TOTAL COST YEAR 3	£35,913.00	£31,285.00
		TOTAL COST OVER 3 YEARS FOR 3,000 Sq ft	£121,409.00	£95,670.00
		TOTAL ESTIMATED SAVING WITH THE STORAGE TEAM OVER 3 YEARS*	£25,739.00	

* Please note these figures are indicative and for budgeting purposes only.

If you, like us, are interested in saving money for your business to maximise your profit margin, then please either call :

01744 811 822 or **email: info@thestorageteam.co.uk**

and ask for Antony or Daniel

For more information, you can also visit our website at...

www.industrialunitsthelens.co.uk