

Finding Premises

Finding the right business premises in the right location is a key step in starting or expanding a business.

Identify your needs

The following questions will help formulate your thoughts.

Location:

- Are premises necessary or could you work from home?
- Where are your customers based and is location critical?
- Will you need car parking for your customers and/or employees?
- Will you need easy access to public transport for employees and customers without their own vehicles?
- Will you need access for large delivery vehicles?

Size:

- How big do you need your premises to be?
- Will you need room for machinery?
- Will you need room for stock?
- Will you need room to expand?

Consider your priorities, what is essential and what is desirable.

Tips

- Commercial Estate Agents - are a good place to start whether you're looking for a small business office or a multi-story commercial warehouse
- Research - search online for commercial properties in the area you wish to trade.
- Visit the properties - what looks good on paper may be unsuitable in practice.
 - Make sure the property meets your essential criteria.
 - Can you imagine your business running from the property?
 - Does or could the property reflect the image of your business you wish to portray?
- Negotiate - commercial landlords do not like their properties vacant.
- Terms - if you are renting premises, be sure to get in writing who is responsible for what. This includes: business rates, insurance, utilities, maintenance etc.

Useful links:

[Growth Hub providers](#) - help with finding premises.

[The RICS \(Royal Institute of Chartered Surveyors\)](#) - provide property guides aimed at small businesses with information about buying, leasing, maintaining or extending business premises.

[Property Link](#) - the UK's commercial property listings site.

Contact us:

Growth Hub engagement officers can offer you up to 12 hours free advice and assistance. If you would like to contact the Growth Hub team or arrange a call back to discuss choosing your suppliers [click here.](#)