

Our top tips when looking to relocate your business



Why do you need new premises?

It may sound obvious, but it's good to explore all your options and be sure there isn't already a solution where you are. Once you are clear you need to move, make sure to understand the full implications of doing so, and avoid surprise costs. For example, if you are leaving existing premises, has your lease come to an end or will there be an outstanding cost? Will you have repairs to undertake before you leave? Factor all these costs into your decision.

Where do you need to be?

Geographically, have a clear idea of where you want to look for your next business premises. Your new location will be dictated by the type of space you need e.g. yard, storage, parking. Also, consider what transport networks do you need to be close to, e.g. rail hub, motorway access or just good roads. This could help determine which side of a town you choose.

What size space fits your business?

Space is charged by sq footage, so it is important to gauge how much space you really need. If it is industrial space, consider if you need an office element as well as warehouse space. Have you thought about expansion space? Relocation is costly in terms of time and money – so having some growing room is an invaluable asset.

What is your budget?

Be realistic, as it is not just the rent you are going to pay. You may have service charges, insurance, business rates, so it's good to consider your overall occupation costs before you start looking. Look around you to see how well the property has been maintained and how the surrounding area is developing.

Consider the facilities.

Attracting and retaining staff can be affected by where you trade from, and what facilities are close by. Do you need car parking, and is this part of the deal? Are there local shops, lunch spots and a garage nearby? Is public transport available in proximity to your new location.

Presentation is everything.

A well-managed and clean, tidy environment reflects well on your business. You may have clients visiting, so their initial impression is based on what they see and feel when they first visit.

Join a community.

Many locations offer an existing business community into which you can immerse yourself. This particularly helps with settling in, and feeling part of a positive business environment. Ask around about reputation of any trade park or ask an existing occupier for their perspective – their insights will be invaluable.

CONTACT THE EXPERT

If you would like any more advice or you are planning to move your business please contact:

Neil Anderson - Head of Estates
info@morrisproperty.co.uk
01743 234234

