



UNITED BUSINESS CENTRES... THE SPECIALIST

With more than seven years' experience, we appreciate exactly what our tenants require from flexible office space or a business centre. Unlike most other operators, UBC's management is built on property expertise, including architects, surveyors and mechanical services engineers. This means that we have the systems, technology and personnel to ensure that you have all the facilities you need to create a professional, smooth running environment for your business.

We also have the commitment. After all, we only prosper if you do!

“ UBC at the Digital World Centre have handled our meeting and conferencing requirements to the highest standards. They are extremely pro-active, with impeccable attention to detail. The meeting rooms and conferencing facilities are second to none and cannot fail to make an impression. I am extremely confident in UBC's ability to organise our events and I highly recommend them. Their professionalism, co-operative and friendly approach make them a pleasure to work with.

Shafia Khatun, MIDAS, Manchester

United Business Centres

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OUR MISSION IS TO BE RENOWNED AS THE FIRST CHOICE FOR PRIME OFFICE SPACE AND BUSINESS SUPPORT FACILITIES. WE WILL ACHIEVE THIS BY A COMMITMENT TO EXCELLENCE IN EVERYTHING WE DO. WE WILL PROVIDE A PREMIUM SERVICE BY GOING THE EXTRA MILE TO SAVE OUR CLIENTS TIME, INCONVENIENCE AND MONEY. WE WILL DO THIS WITH TALENTED PEOPLE WHO HAVE PASSION AND INTEGRITY AND CONTINUALLY STRIVE TO CREATE THE BEST OFFICE LIFESTYLES AT THE MOST PRESTIGIOUS ADDRESSES. AND WE WILL HAVE FUN ALONG THE WAY.



Award winning serviced offices & world class conferencing facilities

www.unitedbusinesscentres.com

Visit our web site & take virtual tours around our centres



YOUR IDEAL OFFICE SPACE,
TAILOR-MADE FOR YOUR BUSINESS





FLEXISPACE GIVES YOU A PERFECT FIT

Flexispace, from United Business Centres (UBC), is exactly what the name suggests: flexible space, on flexible terms, with facilities to suit your specific requirements. UBC is a leading operator of flexible office space and business centres. We select buildings that will fulfil the needs of local businesses, once they have been divided into suitably-sized units and outfitted to their requirements. We then install an appropriate infrastructure and lease parts of the building to businesses just like yours.

That's Flexispace, from United Business Centres.



The flexibility UBC provided gave us a massive advantage in the early stages of establishing our business. We would definitely put you above other serviced offices, because of the personal touches – everyone here is really nice and wants to develop a long-term business relationship with us.

Dan Brazier, Provide, Milton Keynes

Leasing office space the traditional way can be a headache. You have to spend weeks with agents looking for available space, and even then you probably have to compromise. Finding exactly the area you need is almost impossible, so you either squeeze into a space that's a bit too small or pay for excess space that you don't need. If you're looking for a relatively small space in a prestigious location, you might find that it's simply unavailable.

Then you have a lengthy and expensive legal process – provided, of course, the landlord accepts your covenant and is happy for you to rent. If you're a start-up or cannot demonstrate that you are currently making a profit, many landlords will refuse to grant you a lease; or they may want a 12-month deposit on the rental, which can have a dramatic impact on your cashflow when you need it most.

Once you've passed those hurdles, you will probably find you're entering into a long term, inflexible commitment. And, when you've finally got the keys, it's likely that you'll still have to spend considerable time and money furnishing and equipping your new office.

The right space



If you want 10,000 square feet, we'll lease you 10,000 square feet. We won't try to shoehorn you into 8,000 square feet. We won't offer you 13,000 square feet and ask you to pay for the space that you don't need. When we say we're flexible, we mean it.

With our experience, we understand exactly what you need. In a business centre, each office is fully furnished and equipped with direct dial VoIP telephones, data cabling and broadband connection, all installed by UBC. You can opt for some, or all, of these services, or you can move into a shell and equip it yourself. We can also source any bespoke furnishings, fittings, equipment and even art for your walls. Once your requirements are finalised, you will receive a detailed expenditure proposal for any extra items you require, which you can pay for outright or finance through UBC.

As you will be taking only part of the building, the rest of which is occupied by other Flexispace clients and a business centre, it is important that you are happy with the communal areas and facilities. These include a knowledgeable, welcoming receptionist in a professional, well-designed reception area; a lift; a secretarial services area with photocopying and franking facilities; ample toilets; a cyber café; and vending machines dispensing hot beverages and soft drinks. Additionally there are a number of meeting rooms (one of which is designated the board room) available for hire by you and other tenants at preferential rates.

The right facilities



The right terms

You might want a short-term home for a department while another building is being refurbished. You might want space for a project team for a year. Or you might want a base for your business for the foreseeable future, but don't want to commit to a long-term lease. With Flexispace you can choose the term of your lease, from as little as six months up to three years and beyond; and, in the majority of situations, you'll have the peace of mind that it is continually renewable at the end of each term. Not only that – if your situation changes and you need to move out before the end of your lease, we'll discuss early termination rather than leave you locked into a costly contract.

Your rent will be fixed for the duration of your lease, which aids budgeting and means you get no unexpected maintenance bills. It includes business rates, water rates, insurance, service charge, utility bills and air conditioning. We can also include cleaning, centralised telephone answering and message-taking, with the phone answered in your name.

Leasing Flexispace in a UBC building can be as easy as checking into a hotel. There is no protracted legal process and your office can be ready for you to start work on the day you arrive.



The right timescale



The right location

We already operate many buildings as business centres and flexible office space, and we are constantly expanding our portfolio. Our sites are carefully chosen to be of maximum benefit to our tenants and costs are based on a number of factors including the location, age and aesthetics of the building. Should you have specific needs, be they driven by accessibility, budget or image, please talk to us: we may be able to satisfy your requirements at another site.