

# Lewis House, NW10

.....  
Flexible, Affordable Workspace



# Why choose Lewis House?

---

We offer **flexible** leasing terms and in most cases our leases are only three months long (80% of our customers have a three month break clause), which means you only need to give us three months notice if you need to move.

**Affordable**, because we understand that in today's economic climate, small and medium sized businesses need quality accomodation at modest prices. With prices starting at around £400 per month (inclusive of bills and servicing)

**Workspace** in Lewis House is a range of serviced office units, ideally suited to small and medium sized business.



# Why use a serviced office?

---

- Serviced offices and units to let provide workspace that is ready to go, you just need to move in!
- The space comes equipped with all the services you need to get your business up and running straight away such as data and telephony points.
- In addition we provide regularly serviced toilets and kitchen facilities and we can clean your office too for a small charge!
- All our buildings are regularly refurbished so if customers to come to see you then you can be confident of making a good impression.



# Details of lease.



- Linwest recognises that small and medium sized businesses are constantly changing and evolving, and as a result our leases are flexible to accommodate your changing business set up and needs. You can easily increase or decrease the size of unit rented to reflect changes in your business.
- Generally the standard form of lease is for 2-3 years, protected by the Landlord and Tenant Act, but with an option to break the lease by giving 3 months written notice. Longer leases are available in certain circumstances and some one year flexible licences are offered.
- Linwests Commercial Workspace leases are written so that you do not have to be a solicitor to understand them. We keep the technical talk to a minimum using clear and concise language throughout.



# Just to help your new business...

---

As you have been referred through from one of our local business partners you will receive the following additional benefits if you take a unit:

- 10% discount of your first months rent.
- 1 month free cleaning service of your office.
- Reduced setup fee of just £99 + VAT.



# Want to come and see the units?



Here are our contact details and all units are viewable on our website.

Linwest Limited  
Lewis House  
3 School Road  
London  
NW10 6TD

T: 020 8838 2282

E: [info@linwest.co.uk](mailto:info@linwest.co.uk)

W: [www.linwest.co.uk](http://www.linwest.co.uk)

