



let ready

# Your Studio at Forge Studios

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# Our offer to you

## Studio 2 on 1<sup>st</sup> Floor

- 14 cabled workstations
- WIFI throughout
- Fully fitted kitchen with dishwasher and fridge in each
- Dedicated meeting room (8 pax)
- Soft seating areas and break-out bench in each
- Access to Butlers café & co-working spaces

## The building

- Landlord operated building
- Dedicated in-house manager
- Access to the showers, changing rooms, hireable bikes/ scooters
- Ground floor café & co-working space
- Bookable meeting rooms and business lounge
- Great community and our in-house events programme along with community app to keep your employees up to date on the latest local discounts, events and building information.

## Let Ready Go Terms

- 3 year lease with annual tenant only breaks
- 1 month's deposit (incl. notional VAT) and no exit costs
- Fixed monthly rent of £4,900 +VAT covering rent, service charge, insurance, water, 20mbps bandwidth and access to all building amenities FOC
- Electricity charged on consumption
- Business rates payable directly to city council



If you would like to view or have any further queries, please contact [hello@letready.co.uk](mailto:hello@letready.co.uk) or call on 020 3019 5060. Subject to contract.







[www.letready.co.uk](http://www.letready.co.uk)