

EXCHANGE
STATION



by ceg:

Let Ready Custom – Third Floor – 42 desks
Office Space Designed and Delivered

Terms & what's included

Terms

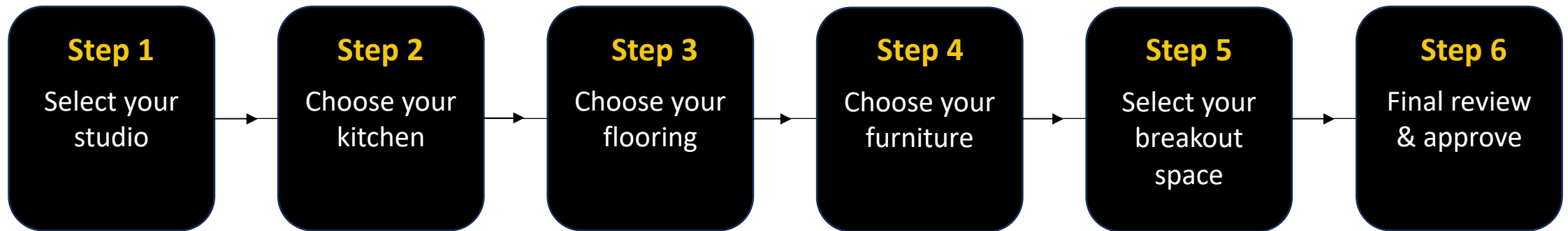
- Available from 12 months to 5 years
- Short form, plain English lease
- Only one month's deposit
- One monthly bill
- No exit costs

What's included

- Rent
- Service charge
- Insurance
- Broadband
- Fitout and furniture
- Your input on look & feel



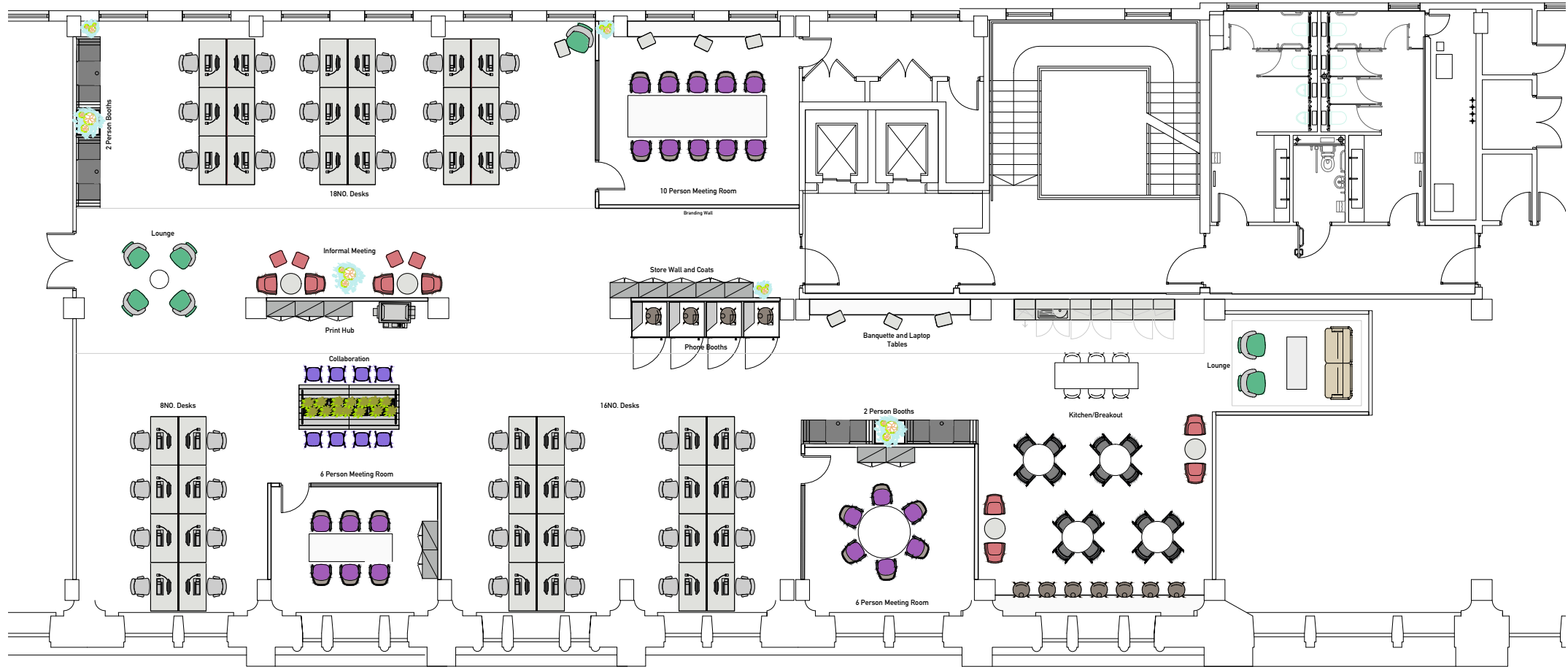
The Process



Explore more case studies:
<https://letready.co.uk/stories/>

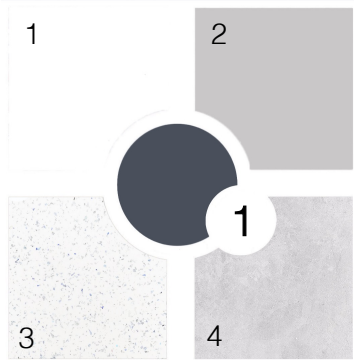
We deliver your space,
Just bring your laptops!

1. Third Floor – 42 desks



2. Kitchen

Select your kitchen units, tiles & counter

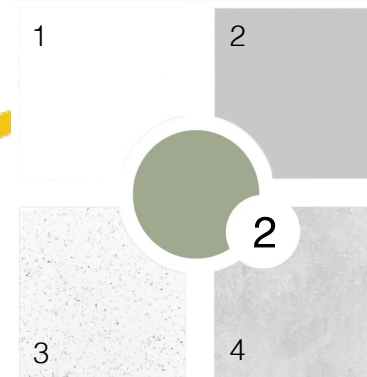


Tile
1. White
2. Mushroom

Countertop
3. White Stone
4. Grey Stone



Cabinets
Matt Navy

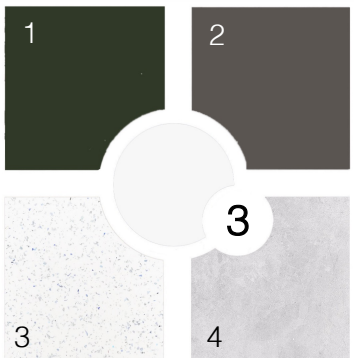


Tile
1. White
2. Mushroom

Countertop
3. White Stone
4. Grey Stone



Cabinets
Matt Green

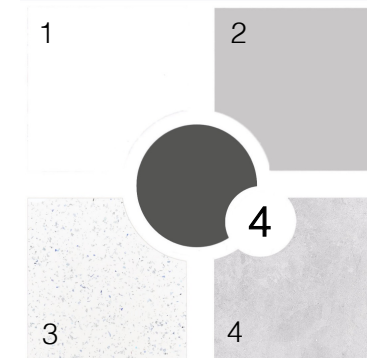


Tile
1. Green
2. Coffee

Countertop
3. White Stone
4. Grey Stone



Cabinets
Matt White



Tile
1. Mushroom
2. White

Countertop
3. White Stone
4. Grey Stone



Cabinets
Matt Charcoal



3. Floor Finishes

Select kitchen floor tile



1. Washed Wheat



2. Silver Dune



3. Grey Dune



4. Storm

Select office carpet tile



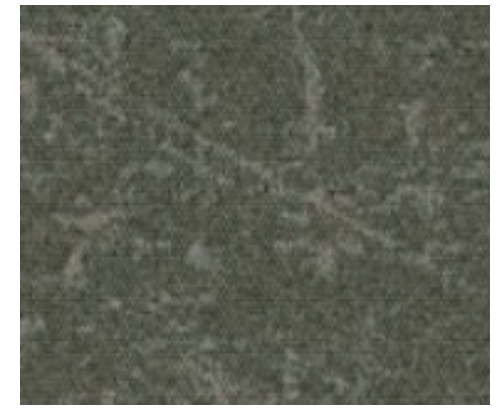
1. Light Airs



2. Chalk



3. Thunderbolt



4. Oasis

4. High Table

Standard High Bench



Metal Dowel High Table

Select High Top Finish



Three Table Top Finishes

Select High Stool



1. Black Stool



2. White Stool

5. Meeting Room Chairs

Select Meeting Room Chair



1. Tondina Armchair



2. Dame Swivel Armchair

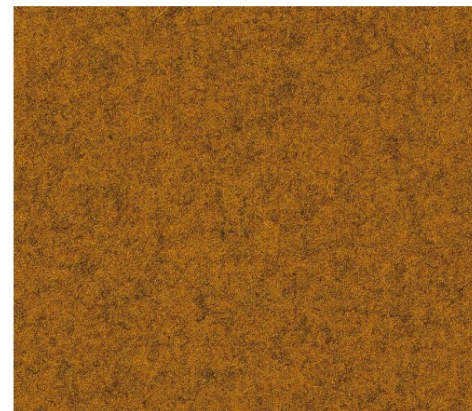
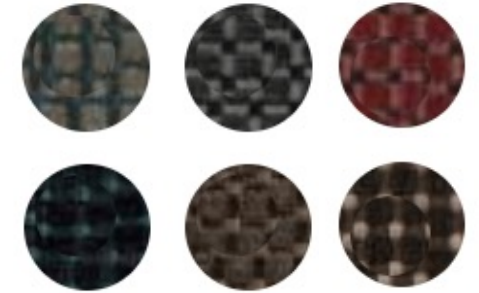


3. Bishop Armchair

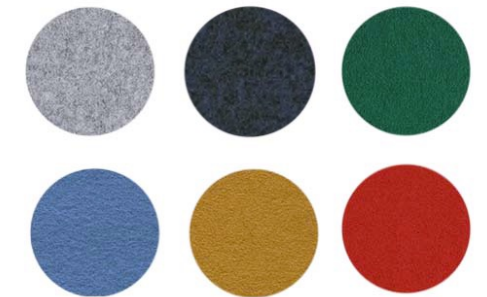
Select Fabrics



1. Pattern Fabrics x 6



2. Plain Fabrics x 6



6. Meeting Rooms

Select Lighting

Wall Lights With Powder Coated Black Stem

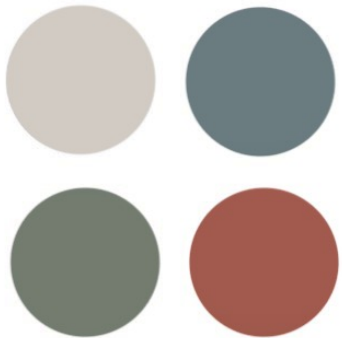


1. Carousel Wall Light



2. Opal Globe Pendant Light

Select Feature Wall Colour



Four Colour Options

Standard Table

Albion A Frame Table With Access For Power and Black Leg Base



Select Table Top Finish



1. Natural Elm



2. Anthracite



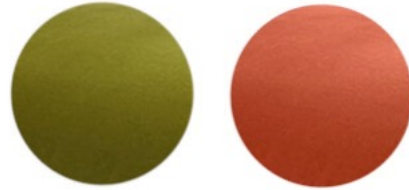
3. White Kronospan

7. Breakout Spaces

Select Breakout Chair



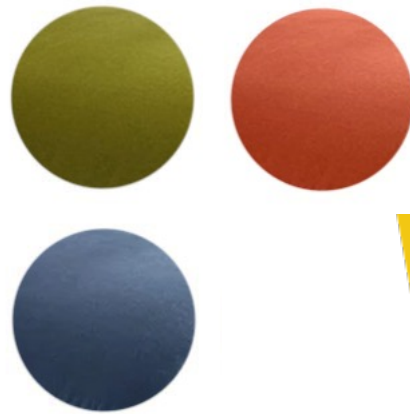
1. Payen Armchair



Two Colour Options



2. Loha Armchair



Three Colour Options

Select Breakout Table



1. Marcio Art Display Table



2. Mid Century Art Display Table

Select Sofa



1. Light Grey 3-Seater Sofa



2. Boone 3-Seater Sofa

Our Standard Finishes

Standard Office Chair



Standard Office Desk



Crittall Glass Walls



Example Studios



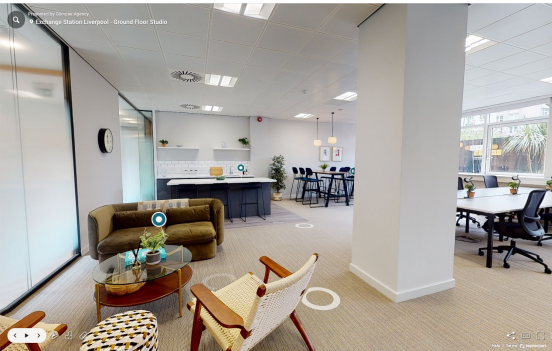
Virtual Tours



Check example studio virtual tour

Exchange Liverpool – Third Floor:

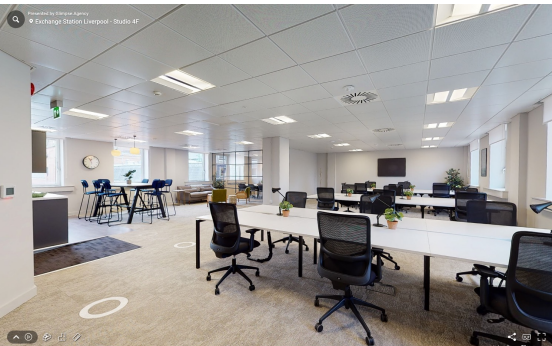
<https://my.matterport.com/show/?m=iGtnUvTJjYU>



Check example studio virtual tour

Exchange Liverpool – Ground Floor Studio:

<https://my.matterport.com/show/?m=v56YUvg73Lv>



Check example studio virtual tour

Exchange Liverpool - Studio 4F:

<https://my.matterport.com/show/?m=zPtPrajbwPk>

Timeline

Our space, your way...
Hassle free!

1.

Choose your space

Timeline

1 to 2 weeks, but it's in your hands...

Once you have chosen the perfect studio to suit your business, we will guide you through selection of your kitchen, furniture, fittings and finishings from our pre-approved palette.

3.

Fit-out and delivery.

Timeline

14 weeks from lease signature to move in.

Once the lease is complete, we will 'press go' and start to deliver you lovely bespoke fit-out whilst you relax. Our in-house project managers and preferred suppliers offer the perfect combination of expertise and will look after everything, so you don't have to

2.

Lease agreement

Timeline

3 weeks from your go ahead to signing and completing leases

As soon as you confirm you are happy with our terms, we will arrange a short form lease agreement, drafted in plain English with transparent terms, so you don't need to appoint a lawyer to complete (but of course you can if you want to).

4.

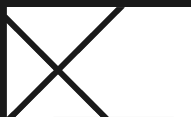
Move in.

Timeline

1 week settling in before the lease date starts.

We will hand over the keys so you can set up at leisure.





EXCHANGE STATION



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& Partners

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PROPERTY MISDESCRIPTION ACT 1991 All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country Planning matters have been obtained by an oral enquiry to the appropriate planning authority. The Agents do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installation, plumbing installation, electrical installation etc. and purchasers lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to contrary.



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