



Regus' flexible offices alleviate the hidden charges, enabling executives to spend more time on their actual business

## Public exhibition backing for Thorne employment park

FEEDBACK received during a public exhibition held by PPG Land and The Warmfield Group has shown overwhelming support for proposals for a new 207-acre employment park at Bradholme Farm, Thorne.

The results follow a four-day public exhibition held at Thorne Old People's Welfare Centre.

Around 200 people took the time to attend the exhibition, which was aimed at providing the public with further information on the proposals, giving them the opportunity to talk to members of the development team and seeking views on the prospective development.

Simon Dixon, investment manager for PPG Land, said: "We are delighted with the high attendance levels at the exhibition and the positive response we have received from local residents to the proposals."

"It is extremely encouraging to see, from the results of the consultation we carried out, that the vast majority of local residents are behind the scheme and agree that the plans will help to reinvigorate the local area."

"During the consultation process,

some issues surrounding the proposals were raised, for example regarding transport and wildlife.

"All such comments will be taken on board by the development team when progressing the planning application."

"We are now looking forward to delivering, in conjunction with The Warmfield Group, an employment park in Thorne which is much-desired by local people and which will help to regenerate the area economically and socially."

The development, a joint venture between national property developers PPG Land and local development company The Warmfield Group, would involve a mixture of logistics, manufacturing and office use, start-up units for new local businesses and a number of public facilities, including a training centre, a crèche, a café, fitness facilities and a boathouse.

The scheme would create up to 6,500 jobs.

It is anticipated that a planning application for the proposals, which would amount to a £200m investment in Thorne, will be submitted this summer.

# Winning combination of office solutions

WITH an estimated 80% of small businesses forced to 'cut their losses' after the first 12 months' trading, it's clear that cash flow and asset management continue to top the bill in the aftermath of liquidating any business.

But for many wannabe business entrepreneurs and other business start-ups, the transition from the dining room table to commercial premises is made easy courtesy of Regus' flexible approach to doing better business.

Comprising a range of tailor-made packages, Regus leads the way in supporting home-based businesses, mobile professionals, small and emerging business and large size enterprises.

Insufficient capital is often, although not always, at the heart of most business failures.

And whilst some conduct their business with a more blinkered approach, others simply fall victim to the hidden charges which the traditional approach to sourcing office space has a habit of dismissing.

Remarkably, in a traditional office environment, rent still only makes up about 39% of the total cost of occupancy, with other ancillary costs comprising rates, service management, cleaning and

administrative support making up the remainder.

Mark Dixon, chief executive officer for Regus UK Ltd, said: "For many the burden of being tied down to fixed medium or long-term leases doesn't allow room for flexibility."

"The other significant drawback is the lack of cost transparency in traditional leasehold agreements, making it difficult for businesses to budget for the many hidden extras."

Such is Regus' wide product spectrum; many small and emerging businesses – not forgetting mobile workers – have never been better equipped to move their business forward at a cost to meet their budgets.

This comes courtesy of the company's flexible business approach which continually seeks to provide the right working environment to match today's changing needs; from office premises for start-up companies, to branch offices and project space, both in the UK and overseas.

"We don't see the value in charging business for more space that they need," said Mark Dixon. "Indeed, other products such as Regus' virtual office and mobile working services offer real alternatives to a traditional bricks and mortar

office solution. This is further backed up by our policy only to charge business for the utilities that they use, as they use them."

On floor plates typically over 3,000 sq ft, Regus is happy to quote on a square footage basis. Clients can decide themselves whether they need further services like furnishing or IT.

And with no capital outlay, or third-party involvement, Regus' easy-to-do-business approach also does away with strenuous leasehold documents in favour of a simple one-page licence agreement, written in plain English, eliminating the need for a costly and time-consuming legal consultation process.

With companies always looking to streamline their workforce for reasons of increased profitability and technological advances, the combination of both fixed and flexible office space is, more than ever, of paramount importance.

But for businesses across Sheffield and its neighbouring towns, relocating to one of a number of prime Regus flexible offices alleviates the hidden charges. This enables executives to spend more time on their actual business, rather than trying to unravel the mysteries surrounding the costs of someone else's.

## Former utilities group depot sold

A FORMER Severn Trent utilities group depot in Chesterfield has been sold by Lambert Smith Hampton for more than the £650,000 guide price.

The 1.9 acre industrial site on Brimington Road, half a mile from






Chesterfield town centre, contains three detached workshops and stores buildings and a further detached two storey office building, has been acquired by a local developer who plans to create a small business park with office and workspace

units aimed at entrepreneurs and small to medium sized enterprises.

Rebecca Schofield, from LSH's Sheffield office, said: "We had a lot of interest in the site due to its versatility as well as its long-term investment appeal."

## Sheffield City Airport Business Centre

# TO LET

-  Modern office suites
-  Fully inclusive rentals
-  From 200 sq ft to 3000 sq ft
-  On-site café
-  Meeting room facilities

**Please contact  
Alison Kirk  
on 0114 201 1998**

  
**SHEFFIELD  
City Airport  
&  
Heliport**