



WHAT'S NEW

Warning: Business rates could double next year

Our Quarter 1 2009 issue of The London Tenant focused on the favourable market conditions for tenants, based on falling rents and increasing rent free incentives. This issue hi-lights an often overlooked aspect of a company's annual property costs: Business Rates.

Business Rates typically equate to 15% of a company's property costs. The danger is they could rise to 30% in 2010.

Why?

The next re-valuation of property business rates will be based on April 2008 rental levels, a time when West End rents were at their highest levels since early 2000. The changes will take effect in less than 12 months on 1st April 2010, and most tenants will see substantial increases in their property taxes.

WHAT'S NEXT

Avoiding increases in operating costs

It is therefore important in 2009 to fully understand the options available and how the transition and the appeal process works to ensure as a company you mitigate your cost and risk exposure.

Key points for Q2 2009:

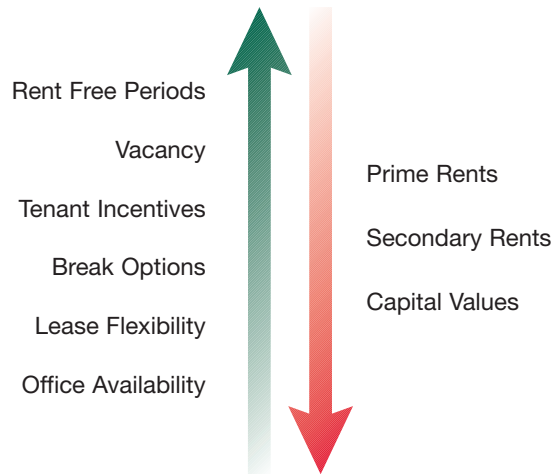
- Rate Bill Implications
- Transitional Relief Availability
- Appealing Rate Reviews

Appealing Business Rates is a complicated and technical matter; Spring4 are a firm of Chartered Surveyors who specialise in advising tenants and are therefore well placed to provide independent advice on this topical issue.

If you have not reviewed your existing Rates Liability then we would welcome the opportunity to lodge an appeal for you, which could result in a considerable saving back dated to 2005.

WHAT'S UP, WHAT'S DOWN

Market Fundamentals In Your Favour For 2009



CURRENT MARKET CONDITIONS

Prime rates: What a difference a year makes



Spring4: Experts in Advising Tenants

Tenant Representation Services Include:

- Lease Audit
- Transaction Negotiations
- Workspace Analysis
- Rent Reviews
- Needs Analysis Criteria
- Lease Renewals
- Building Identity & Selection
- Dilapidations
- Financial Analysis
- Rating

With offices in the City and West End, Spring4 exclusively represents tenants on their commercial property transactions.

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