

COST-EFFECTIVE OFFICE SPACE

Companies setting up in Ireland are turning their backs on traditional, inflexible leases and time-consuming office and facilities management. Instead, entrepreneurs and chief executives are increasingly opting for innovative, high-quality business centre solutions.

Larger firms are also catching onto the idea and in line with current market trends for outsourcing non-core activities, the office is another business process that can be outsourced. Michael Kelly, Founder and Managing Director of Glandore Business Centres, said more and more companies are opting for the serviced model.

"The option to expand or downsize your office space in response to market conditions is hugely advantageous. With a traditional lease companies may find that they are committed to an office facility that is far too large and expensive at start up and not big enough when their business expands. With Glandore companies take office space based on

their current requirements but they have the flexibility to expand into larger space as and when they need to. Our flexible terms mean that companies have the added benefit of choosing the duration of the agreement" adds Kelly.

Serviced offices also save a company on expensive office fit outs, professional fees, as well as a lot of time and energy negotiating a lease, not to mention the unquantifiable exit costs.

"Often companies exploring their property options do not examine the entire costs and only look at the rental cost per square metre," says Kelly. Glandore has developed a business model that shows a like-for-like cost comparison between a traditional office lease and costs of a serviced office.

"Rent is only one aspect of the total office cost, considerations such as property rates, facilities management and utilities must all be taken into account,"



adds Kelly. "When we show potential clients this model they are surprised at how cost effective serviced offices are." Additional selling points for companies based in Glandore - such as Facebook, Scottish Re and solicitor firm Peter McDonnell & Associates - are the central location, prestigious facilities and menu of business services.

Glandore Business Centres has five business centres in Dublin and Belfast that offer fully furnished offices, state-of-the-art IT infrastructure, IT services, conference facilities, reception hospitality, as well as security, restaurant, hot desking and virtual office options. For more information visit www.glandore.ie.