

BUSINESS TIMES

Lay the right foundations

FINDING the right commercial premises for your business can be a time-consuming and often frustrating experience.

If you see your accommodation as simply a drain on the bottom line, you are likely to minimise the time and money you invest in finding a home for your business.

With a little more investment up front, however, you could turn that drain into an opportunity, according to chartered architect Jillian Mitchell, who runs Project Logistics Architecture Ltd.

The right premises can have a significant impact on productivity, staff retention and business profitability.

The logic applies equally to enhancing or expanding your existing premises as it does to finding new space.

This means you have to be clear about

your business needs before you invest.

From your Business Plan you should be able to identify what space you need to achieve your business objectives and to what extent the quality of that space could enhance your business.

One of Jillian's clients recognised that his new premises would help influence decisions made by his clients, and so the final designs take account of the importance of visitors to the site.

Navigating through the maze of premises decisions – location, size, quality, availability, cost – may seem to be a distraction from your day-job, but delegating it to a junior member of staff could prove to be a costly choice.

If you are buying offices as part of your pension strategy, for example, you will want to maximise your asset.

You may find some of these decisions easier with the help of professionals at an early stage.

Jillian often works with clients when they are considering options for a move, helping them to match their spatial needs with available premises.

The advantage of this approach is that you can quickly match your needs within the market place and can evaluate your move efficiently.

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Price surge