

24th November 2011

**SUCCESS AT SPACE BUSINESS CENTRE MEDWAY  
AS FULL OCCUPANCY BECKONS AND OVER 100 JOBS ARE CREATED**





Sample fit out



Previous building on site



**Space Business Centres Medway** is delighted to announce that they are close to full occupancy at their 51 unit small business scheme in Knight Road, Rochester, Medway.

The transformation of the former dilapidated Sheridale Business Centre has been a **good news** story for the area, along with the creation of over 100 jobs on the site.

Space Business Centres Medway brings a new concept to the Kent commercial property market, filling a gap for much needed 'incubator' style commercial premises without the need to sign long term leases. The shell units are let on easy-in, easy-out terms with just one month's commitment from the tenant.

The units are designed for office, industrial, workshop or storage use, ranging from 350 to 776 square ft in size. The rent of the space also covers the cost of building insurance, outside lighting, drainage and maintenance of the site.

As part of a recent scheme to give entrepreneurs a helping hand, Space Business Centres Medway teamed up with Medway Council to offer discounted rents to residents who have received one of the council's £1,000 start up grants. .

This comes as part of the Council's **Partners for Growth Scheme** – which offers small to medium sized businesses in Medway loans of up to £10,000 or start up grants of £1,000 to help cover some of the costs of starting a business. 60 new businesses have been created in Medway thanks to the scheme.

Alex Gale, Development Manager at Space Business Centres, said:

**"We are absolutely delighted with the success at Knight Road, during what has been one of the harshest economic climates for a long time. The simple concept of offering modern, affordable and flexible commercial business space has been vindicated.**

**In the current climate of economic uncertainty there is a need for easier access to commercial property. Small businesses start ups, growing businesses and those downsizing need the reassurance that they won't be locked into a long term lease. With our monthly inclusive licence agreements, Space Business Centres offer the perfect solution.**

**We are pleased that so many small businesses in Medway have already noticed these benefits and have signed up. Out of the original 51 units, we have just 2 units remaining. This is a tremendous vote of confidence for the concept. We have a real variety of tenants from accountants to photographers, hi tech businesses to storage occupiers all benefitting from an all inclusive monthly rent which can only rise by 3% per year and currently most of them have to pay no business rates due to the current 100% small business rates relief available.**

**With so much bad news out there, it is great to be able to report a success story in the local area. We are now looking for our next project in Medway and working with the Council to identify either an existing building or development site where we can work with the owners to convert it to a business centre or indeed build a centre as a planning gain."**



Medway Council's Portfolio Holder for Strategic Development and Economic Growth, Cllr Jane Chitty, said:

**“Our aim is to help local people develop strong businesses, which is why, through our Partners for Growth scheme, the only scheme of its type in Kent, we're able to offer businesses start up grants or business loans of up to £10,000.**

**The support of businesses such as Space Business Centres means we can not only offer startup companies funding and business advice, but they can also get a business address and professional space to operate from, which can often be one of the hardest hurdles when starting from scratch.**

**This type of facility fills an important role for small to medium businesses and I am pleased that this company has decided to set up in Medway.”**

#### About Space Business Centres

Space Business Centre Medway provides business units each with their own front door in a secure working environment and 24/7 access. Units are suitable for a variety of uses from office space, industrial, workshop and short term projects to warehouse and storage.

Units range from 350 to 775 sqft with rents starting from just £85 per week. A simple licence and information is available to download from the website [www.spacebc.com](http://www.spacebc.com) .

For interest in Space Business Centre Aylesbury call 08444 129023 or email [medway@spacebc.com](mailto:medway@spacebc.com)  
The onsite sales office is open Monday, Wednesday and Friday 10 – 3pm.

Space Business Centres has developed 5 sites at Aylesbury, Cheltenham, Gloucester, Medway and Wokingham for its £27 million serviced business unit concept. The Space Business Centres development programme is funded by the Space Business Centres Investment Partnership which was set up by Jones Lang LaSalle Corporate Finance.

*For more information*

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**PHOTOS ARE AVAILABLE UPON REQUEST**