

# Release Working Capital via Commercial Property Sale & Leaseback

Amount	£250,000 to £5,000,000
Region	England & Wales primarily. Properties in Scotland also considered.
Property Requirements	<ul style="list-style-type: none"> <li>• Commercial property</li> <li>• Industrial property</li> <li>• Business park offices</li> <li>• All property types considered. Preference is industrial/commercial</li> </ul>
Application Requirements	<ul style="list-style-type: none"> <li>• Company details</li> <li>• Director details</li> <li>• Property details</li> <li>• <u>Full</u> accounts for past 2 years</li> <li>• Latest management accounts</li> <li>• Business plan summary</li> </ul>
Use of Funds	<p>Growing businesses needing an injection of capital to:</p> <ul style="list-style-type: none"> <li>• Fund growth, expansion or strategic plans</li> <li>• Utilise balance sheet assets more productively</li> <li>• Relocation or additional premises</li> <li>• Reduce debt</li> </ul>
Fees & Costs	<ul style="list-style-type: none"> <li>• No upfront fees</li> <li>• Rents in line with local market conditions</li> <li>• Rent deposit required</li> <li>• 20 year full repairing &amp; insurance lease</li> <li>• Security will be required to guarantee lease payments</li> </ul>
Benefits	<ul style="list-style-type: none"> <li>• 100% open-market value offered</li> <li>• Flexible, case-by-case approach</li> <li>• Lease payments tax deductible</li> <li>• Market valuations</li> <li>• Zero debt</li> <li>• Simple process</li> <li>• Prompt completion</li> </ul>

For further information visit [www.blueraycapital.co.uk](http://www.blueraycapital.co.uk)

Contact us on [enquiries@blueraycapital.co.uk](mailto:enquiries@blueraycapital.co.uk)

Call Adrian Reeve on 07887 756106

Blueray Capital, 20-22 Wenlock Road, London, N1 7GU

Blueray Capital is not a principal lender. It is authorised and regulated by the Financial Conduct Authority, FRN 792181.