



Frequently Asked Questions

1. What is The Business Centre?

The Business Centre features 250,000 square feet of commercial office and retail space, with individual offices sizes for lease ranging from 621 square feet to 32,400 square feet. The large floor plate area's, highly efficient floor plans and modern amenities make The Business Centre ideal for corporate tenants as well as growing small to medium enterprises.

2. Where is The Business Centre located?

The Business Centre is located within the office and high-tech zone of the Dubai Investment Park. It is in the vicinity of Emirates Road, one of Dubai's main traffic arteries. Its strategic location between the Jebel Ali Port and the Free Zone and the Dubai World Central International Airport makes it easily reachable for the travelers and transport of goods.

3. Can I operate under an Dubai economic department license?

Yes you can operate only under Dubai economic department license.

4. What are the features of The Business Centre?

- Strategically Located
- Ample Parking
- Retail Services
- State of the art Design
- Convenient access from Emirates Road
- Hi Tech Business Centre

5. What are the sizes of units available?

The sizes available for The Business Centre are 621 sq ft onwards & up to 7602 sq ft.

6. What is the approx. rental per sq ft?

The approx. rental per sq. ft starts from AED 180 and goes up to AED 240 per sq. ft.

7. Are there any service/additional charges?

Yes, there is a service charge of approx. AED 15 per sq ft for common area maintenance. In addition the tenant is required to pay a DIP tax equivalent to 15% of the annual rental.

8. When is the completion of the project?

The estimate time for handover of the project is end Sep 08.

9. Are the utilities included in the rent?

No, the utilities are not included in the rent. Each unit has a separate meter and you will be billed as per your consumption.

10. How many years can I rent the premises for?

You can rent the premises for a minimum of 2 years.

11. Is there any car park available?

There is plenty of car park available in the basement and in front of the building however, one parking space is allocated per 750 sq. ft of leased space. Additional parking is subject to availability at an additional cost.

12. Can I sublease the office space?

No, you cannot sublease the office space in The Business Centre 2 to any third party.

13. What is the status of the unit?

The unit will be handed over in bare shell and core

14. Do I have to pay any security deposit?

Yes, you have to pay 5% security deposit to the landlord refundable at the end of the tenancy contract.

15. Do I get a rent free fit out period?

Yes, you get a 60 day rent free fit out period from the completion date or handover of premises whichever is earlier

16. How many cheques a year do I pay my rent in?

You are required to pay the rent in 2-3 cheques a year

17. What are the documents required to lease the space?

You are required to fill in an application form following which you will receive an offer document. Once you have accepted the terms mentioned on the offer document and made the booking deposits, a tenancy contract will be prepared and sent across to you.

You will be required to sign the contract and return along with post dated rental cheques for the entire tenure of the contract along with the following documents.

- A copy of valid trade license
- Passport and residence visa copy of the authorized signatory

How do I contact someone to view the space and book the space?

You can contact Better Homes LLC via our call centre number 04 3447714 and request to be connected to a commercial leasing agent. You can also view details on our website www.bhomes.com.