

New service – lease consultancy

PwC offers comprehensive support to companies in the area of leases, effective office organisation and change management.

Do you know...?

Preparations for a new lease should start more or less **2.5 years** before the end of the current lease agreement.



80% of office space is taken up by single workstations, while we only spend **50%** of our time on individual activities.



60% of companies believe that the corporate culture is more important than the strategy or business model.



Desks remain unoccupied during **50%** of time during the day.



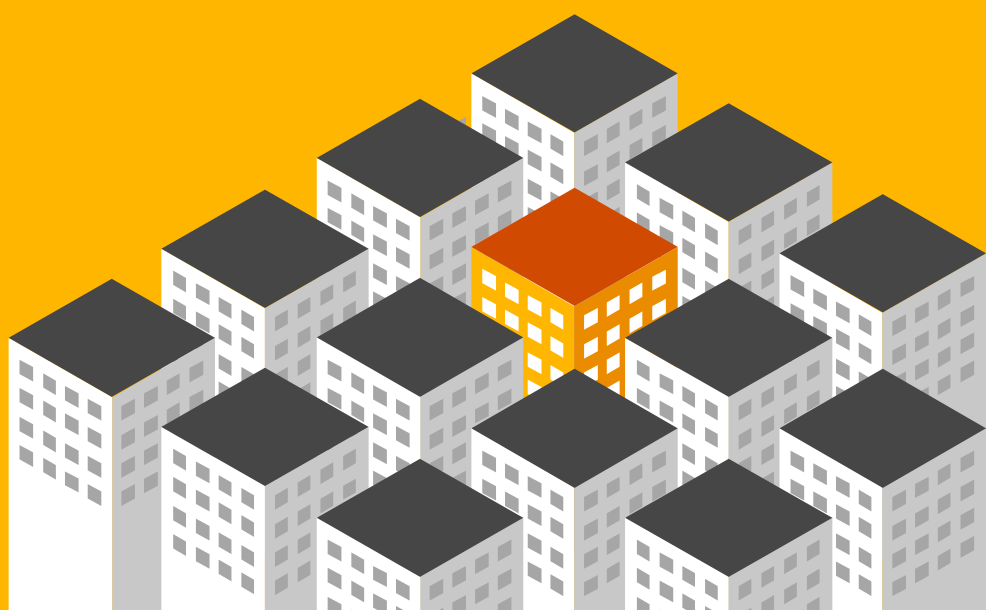
Starting negotiations well in advance could allow **even to double** the incentives obtained from the landlord.



60% of employees perceive the company's location as an important factor in choosing their employer.



51% of companies believe they need a change in their corporate cultures.



What we offer?



Legal services

- reviewing the lease agreement or preparing its draft (including leaseback and built to suit projects),
- consultancy at every stage of the investment (before construction starts, during and after completion), which allows to achieve a different degree of space adaptation for the tenant,
- consultancy on the content of the contract (including finishing works, guarantees, terms of notice and division of the parties' liability),
- preparation of the reception and return conditions of the office,
- contract negotiations.



Business services

- preparation and implementation of the entire process related to the lease transaction,
- selecting the most interesting locations in line with the client's expectations,
- cross-sectional analysis of rental offers received,
- assistance in the selection of technical advisers, architects, contractors,
- adjusting the space to the preferences of employees.



Change management services

- support in transformation projects,
- analysis of organizational culture,
- implementations in the field of new technologies,
- legal advice on employee matters.




Financial and accounting services

- analysis of the impact of lease agreements on financial statements (results, debt, presentation of financial data),
- scenario analysis – contract records and conditions and their impact on potential results changes,
- review of lease agreements regarding the impact on covenants included in financing agreements,
- comprehensive accounting consultancy in the case of complicated contracts.

Within [#dobrynajempwc](#) service:

- we provide legal security,
- we use long-term business knowledge of the real estate market,
- we care for people and their comfort,
- we know how important the work environment is,
- we use new technologies,
- we care for financial security.

Profits

- 
- ✓ reduction of lease expenses
 - ✓ legal security
 - ✓ control of operating fees
 - ✓ space adapted to the employees' needs
 - ✓ saving time regarding the process of choosing and arranging office space

Our team



legal advisers with many years of experience in international law firms



business advisors with expert knowledge of the commercial real estate market



financial advisers and accountants



experts on change management in the organization

Contact



Marta Hincz

Counsel

marta.hincz@pwc.com

+48 519 504 603



Katarzyna Kowalczyk-Celińska

Senior Manager

katarzyna.kowalczyk@pwc.com

+48 502 184 446



Kinga Barchoń

Partner

kinga.barchon@pwc.com

+48 502 184 178



Cezary Żelaźnicki

Partner

cezary.zelaznicki@pwc.com

+48 519 507 081

© 2022 PricewaterhouseCoopers Sp. z o. o. All rights reserved.

PwC refers to the PwC network and/or one or more of its member firms, each of which is a separate legal entity. Please see pwc.com/structure.

At PwC, our purpose is to build trust in society and solve important problems. We're a network of firms in 157 countries with more than 223,000 people who are committed to delivering quality in assurance, advisory and tax services. PwC has been active in Poland for over 25 years. The company has 8 regional offices in Poland – in Warsaw, Lodz, Gdansk, Poznan, Wroclaw, Katowice, Krakow and Rzeszow, as well as the Center of Excellence in Gdansk and two Service Delivery Centers in Katowice and Opole. PwC companies in Poland employ over 3,500 staff. Learn more at: pwc.pl.