



# Former Tenants

## BSV Property Services Ltd

### Owner

Bob Viridi

### Business Description

*We deal with everything from structural designs, to building new homes, to refurbishments. We also carry out electrical installations, offer AV (audio-visual) solutions, carpentry and a complete 24hr maintenance service.*

### Why I chose Hayes Business Studios

*Hayes Business Studios offers a wide range of benefits. It is a professional business environment which includes state-of-the-art conference facilities and allocated parking space. All this enhances the business efficiency of our organisation.*

*We have a recognised business address as opposed to working from home, and when clients visit it means we can meet them in professional surroundings.*

*The studio manager is always on hand to help us and is very supportive, and the other businesses on site are very accommodating to each other. It is also nice to know that the building is secure at night.*

### Contact information

Telephone: 020 8848 8507

## Woodend Estates

### Owner

Raj Singal

### Business Description

*Woodend Estates is an Independent company which manages, rents and sells residential and commercial properties throughout the Middlesex area.*

*Woodend Estates is a member of the NAEA (National Associates of Estate Agents) and abides by the Code of Practice of that Association.*

*We are regulated by the FSA in relation to the conduct of our mortgage and insurance activities.*

## **Why I chose Hayes Business Studios**

*I moved to Hayes Business Studios in June 2010 as a start-up, grew my business, expanded, and moved into larger premises. We are doing extremely well and employing five people, my business partner and myself.*

*HBS was fully equipped and ready-to-start my businesses and a choice of serviced office options were given to suit my budget. There was no small print and no hidden charges which was very important to me as I was starting a new business so I knew what I would be paying monthly. I had total flexibility as the business grew, and when the time came I upsized without any hassle. Staff and the team were friendly and easy to talk to.*

*HBS was good with us when I started my business, our name was put on their website and newsletter to promote our name and business. HBS also arranged seminars and business promotions, which helped us.*

## **Contact information**

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## **Future defined**

### **Owner**

Guarav Vahi

### **Business Description**

*"My business supports international students who want to come to UK universities. We give them all the help they need to settle here and enrol on their degree programmes. This gives them an excellent start to progress their careers.*

*Any student wanting to come to the UK faces a similar set of challenges. For instance, you need to arrange a visa, organise finances and find the right university and accommodation. Students also need to think about part-time work and what they are going to do after the course.*

*I have my own office in Delhi which deals with clients at that end and I get enquiries from a network of sources including schools, colleges, business associates, friends and family.*

*I'm registered with The Office of the Immigration Services Commissioner which means I am legally approved to offer the range of services to people coming into the UK.*

*I came to the UK from India as a student in 2003, and I learned so much from my experiences and my friends' experiences. I've put all that knowledge to good use in my business - it's a different culture altogether here, so it really helps students to have someone who's been through it before."*

## **Why I chose Hayes Business Studios**

*"Hayes Business Studios are smart and contemporary and an ideal place for us to meet clients. An office environment like this brings us credibility by reflecting the professionalism of the service we offer.*

*There is plenty of space for my own staff and a board room for bigger meetings. Being based here is also cost-effective which is particularly important to me as I am working in a competitive area of business."*

## Contact information

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## SOS Food Safety

### Owner

Abdi Ahmed

As a result of being at HBS Abdi Ahmed, the owner of this business providing health and safety training to cafes and restaurants has gained the skills and experience to join a new large food manufacturer and distributor based in Abu Dubai. He is currently negotiating to sell the business to an operator who will also work from the HBS studios.

Find out more about how SOS Food Safety went from strength to strength from its starting point as a fledgling business while based at HBS.

### How did your time at Hayes Business Studios help your business to improve?

My business improved immensely during my time at HBS. I became more confident in dealing with clients and more professional in my attitude, and my marketing and sales strategy became more focussed and effective thanks to HBS's help.

I have attended a number of workshops to improve my business and registered with local networks, and also set up email marketing. This has resulted in me gaining a number of new clients and increasing profits.

### What have you helped your clients achieve?

I provided my clients with a range of food hygiene training courses and consultancy to improve the safety and management of food, and gain recognised certificates. My clients have told me my services have improved their businesses.

Is there an improved awareness of your service among potential customers?

Yes. My marketing and sales strategy gave me a better way of approaching potential customers.

### What help have you had at HBS to improve your business?

HBS introduced me to a consultant at Business Link who helped me write an action plan to achieve my business vision. Training workshops were also arranged at HBS and I was kept updated by email about workshops and events in the area which could help me develop my business.

### What has been the best thing or things about being at HBS?

The studios are clean, professional and bright and the cost is very reasonable. One-to-one meetings with the manager helped me settle well.

### Would you recommend HBS to other start-up businesses?

HBS is ideal for start-ups and small businesses because you can find business mentorship and support and it has everything you need to get you moving in the right direction.

## The list of our former tenants includes:

Name	Business Name	Business Type	Website
Nasim Khan	Triton Media	Computer products	<a href="http://www.tapecity.co.uk">www.tapecity.co.uk</a>
Jasmine Matthias	Exhale Training Solutions	Training	<a href="http://www.exhalein.com">www.exhalein.com</a>

Neena Gharu			
Sanjiv Jain	European Freight Solutions	Air Freight	<a href="http://www.efslgroup.com">www.efslgroup.com</a>
Aung Tun	Bamar Innovations Ltd	Mobile Phone Cards	<a href="http://www.bamartalk.com">www.bamartalk.com</a>
Johnson Masara	Devine Care Ltd	Care Homes / Nursing	<a href="http://www.devinecare.co.uk">www.devinecare.co.uk</a>
Tim Ansell	Expedient Print Ltd	Photocopiers	<a href="http://www.expedientprint.com">www.expedientprint.com</a>
Raj Singal	Woodend Estates Ltd	Estate Agent/Lettings	<a href="http://www.thewoodend.co.uk">www.thewoodend.co.uk</a>
Charles Davies	New Africa Analysis Ltd	African Newsletter	<a href="http://www.newafricaanalysis.co.uk">www.newafricaanalysis.co.uk</a>
Abdi Ahmed	SOS Food Safety Consultant	Training / Advisor	<a href="http://www.sosfoodsafety.co.uk">www.sosfoodsafety.co.uk</a>
Guarav Vahi	Future Defined	Owner	<a href="http://www.futuredefined.com">http://www.futuredefined.com</a>