COMMERCIAL LEASES · ENGLAND & WALES

Commercial leases, drafted in minutes, signed online.
No lease, no fee.

Everything you need to know about drafting and completing a commercial lease with Aqqord: what we do, how it works, what it costs, who built it, and how to start.

£375 +VAT

Each, if landlord and tenant split it 50/50

£750 + VAT per lease in total, split however the parties agree. Charged only once the lease is agreed.

Excellent Trustpilot

Trustpilot rating as of November 2026 | 22 reviews · uk.trustpilot.com/review/aqqord.com



AQQORD AT A GLANCE

Solicitor expertise, delivered as software.

Aqqord is a drafting and completion platform for commercial leases in England and Wales, built by qualified solicitors, who continue to oversee its clause library. It takes a deal from heads of terms to a signed lease, with both parties working on one platform throughout.

WHY CLIENTS CHOOSE AQQORD

Regulated, insured, and drafted to be fair to both sides.

SRA regulation, professional indemnity insurance and a formal complaints procedure, through a platform that produces a complete draft in minutes and charges only once the lease is agreed.

REGULATION

Authorised & indemnified

Authorised and regulated by the Solicitors Regulation Authority, with professional indemnity insurance and a formal complaints procedure.

SCOPE

Drafting through to completion

Drafting, online negotiation, electronic signature, and 1954 Act notices and declarations. The SDLT or LTT return and any Land Registry registration are your responsibility, and Aqqord can assist with both.

FEE

£375 + VAT each

When the landlord and the tenant split it 50/50. It's £750 + VAT per lease, so they can split it however they agree. Charged only once the lease is agreed: no upfront fee, no quotes, no abortive fees, and nothing to pay if it isn't.

JURISDICTION

England and Wales

Commercial property law in Scotland and Northern Ireland differs materially. Aqqord covers England and Wales only.

Your lease, drafted from your heads of terms.

£375 + VAT each if split 50/50
£750 + VAT per lease, split however the parties agree. Charged only once the lease is agreed. No abortive fees.

Get free draft →

HOW IT WORKS

Three steps. Start to finish.

Aqqord doesn't just produce a draft and leave you to it. The platform takes both parties from heads of terms through to a signed lease.

1

Start a draft.

Choose the contract type, enter the property, parties and heads of terms. Your full draft lease is generated in minutes, from a clause library written and overseen by SRA-regulated solicitors.

No charge to start

2

Negotiate online.

Invite the other party. You both see the same heads of terms and the same lease. Agree any change to the terms and the lease updates for both of you. Where the lease is contracted out of the 1954 Act, we handle the notices and declarations.

Fee once agreed

3

Sign and complete.

Both parties sign electronically, and we date the lease and confirm completion. The SDLT or Land Transaction Tax (LTT) return and any Land Registry registration are your responsibility, and Aqqord can assist with both. You pay the tax and the Land Registry fee directly.

Sign online

LEASE OPTIONS · COVERED

A wide range of options, drafted from your terms.

Break clauses, alienation provisions, contracted-out terms, rent reviews (open market or RPI/CPI), rent deposits, service charges, rent-free or stepped rent periods, attaching a lease plan, and more. The system generates the appropriate drafting from the terms you enter.

Start your draft. Pay nothing until the lease is agreed.

No upfront fee · No charge for drafting or negotiation · No abortive fees.

Get free draft →

PRICING

One fee. Split as you agree. No abortive fees.

Aqqord's fee is £375 + VAT each when the landlord and the tenant split it 50/50. It's £750 + VAT per lease, so they can split it however they agree, and you pay once the lease is agreed, to unlock the final documents. Nothing upfront, nothing during drafting or negotiation, and no abortive fees.

COMMERCIAL LEASE

£375 +VAT

each, if split 50/50

£750 + VAT per lease, split however the parties agree

No abortive fees, no quotes, no estimates. One fixed fee.

What's included

- ✓ Drafting and online negotiation
- ✓ Lease options (break, alienation, rent reviews)
- ✓ Rent deposit deed
- ✓ 1954 Act notices and declarations where contracted out
- ✓ Help with SDLT or LTT returns and Land Registry registration, if you want it
- ✓ Electronic signature and completion

How we compare

	Aqqord	Solicitor Firm	Template
Time to first draft	✓ Minutes	Days-weeks	Minutes
Cost per party	✓ £375 + VAT	Typically £1,000 to £2,000 + VAT	Varies (document only)
SRA-regulated	✓	✓	✗
Professional indemnity insurance	✓	✓	✗
Both parties on one platform	✓	No (separate firms)	✗
1954 Act notices	✓	✓	✗
Help with SDLT or LTT and Land Registry	✓	✓	✗
Execution guidance	✓	✓	✗
No abortive fee	✓	Rarely	✗

Ready to start? Every draft is free.

£375 + VAT each if split 50/50
£750 + VAT per lease, split however the parties agree. Charged only once the lease is agreed. No abortive fees.

Get free draft →

YOU'RE IN SAFE HANDS

Solicitor-built, and trusted by our customers.

Aqqord was founded by a property solicitor and a technologist, and the clause library behind every lease was written and is overseen by qualified solicitors.

LEGAL EXPERTISE · CO-FOUNDER

Richard Kaufman

A specialist property lawyer with over four decades of experience, most of it as a senior partner at a prominent London law firm. He oversees the clause library the platform drafts every lease from, so that each lease is legally binding and fair to both sides.

TECH TALENT · CO-FOUNDER

Yaakov Smith

Aqqord's technical head. An Oxford University first-class graduate who came to the project with experience as Head of IT at a large legal practice, and over 20 years in document automation across the property and legal sectors.

WHAT OUR CUSTOMERS SAY

"Over the past few months I've used Aqqord on several deals for our landlord clients. It's simple to use and keeps everything clear, which makes it much easier to get deals agreed. Highly recommended."

Ollie Clarke, Landswood

"Aqqord is an excellent platform for commercial leases, and I've been really impressed by how smoothly the process works. I'm a big fan and would highly recommend it to other landlords."

Martin Oppenheimer, Director

"We've had a really great experience with Aqqord. The website is straightforward and easy to navigate, and Yaakov and his team were excellent throughout, always helpful and quick to respond. The prices were also very competitive. We'd happily use them again and would definitely recommend them!"

Chaim Leitner, Carpet City

Join the landlords and agents who use Aqqord.

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Get free draft →

COMMON QUESTIONS

Frequently asked questions.

The questions clients ask most often before starting their first draft. If yours isn't covered here, please get in touch on the details below.

Q Does Aqqord just produce a draft, or take it to completion?

We take it to completion. The fee, £375 + VAT each if split 50/50 (£750 + VAT per lease, split however the parties agree), covers everything from heads of terms through to a signed lease: drafting, online negotiation, electronic signature, and 1954 Act notices and declarations where contracted out. The SDLT or LTT return and any Land Registry registration are your responsibility, and Aqqord can assist with both. You pay the tax and the Land Registry fee directly.

Q Is this just a template generator?

No. Aqqord is a solicitor-built drafting and completion platform, not a fill-in-the-blank template. SRA-regulated solicitors designed the clause library and the rules that determine how each lease is generated, including how the options you choose are drafted. The output is a legally binding lease.

Q What does "SRA-regulated" actually mean for me?

Aqqord Limited is authorised and regulated by the Solicitors Regulation Authority, the same body that regulates solicitors' firms. The clause library is overseen by qualified solicitors, we carry professional indemnity insurance, and there is a formal complaints procedure. We don't act for either party, and we don't give legal advice.

Q Can a solicitor review the lease?

Yes. Neither party needs a solicitor, and plenty of people complete a lease with us without instructing one. Either party has the right to take full independent advice before signing, and the tenant's solicitor is welcome to review the heads of terms and the lease. We have a short guide for them.

Q What if the lease isn't agreed?

You don't pay. There are no abortive fees: no upfront fee, no partial fee, and no charge for drafting or negotiation. The fee is charged only once the lease is agreed. If you start a draft and decide not to proceed, for any reason, there is no cost to you.

Q Who signs the lease?

The landlord and the tenant, as the parties. An agent can run the process, but doesn't sign on anyone's behalf, and neither do we.

Q Can it handle the terms of my deal?

The system covers a wide range of options: break clauses, alienation provisions, contracted-out terms, rent reviews (open market or RPI/CPI), rent deposits, service charges, rent-free or stepped rent periods, attaching a lease plan, and more. It generates the appropriate drafting from the terms you enter.

Q Does this cover Scotland and Northern Ireland?

No. Scottish and Northern Irish commercial property law differs materially from English and Welsh law, and Aqqord covers England and Wales only.

READY TO START?

Get your free draft today.

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£750 + VAT per lease, split however the parties agree.
Charged only once the lease is agreed. No abortive fees.

Get free draft →

Or call 0800 161 3800 · info@aqqord.com