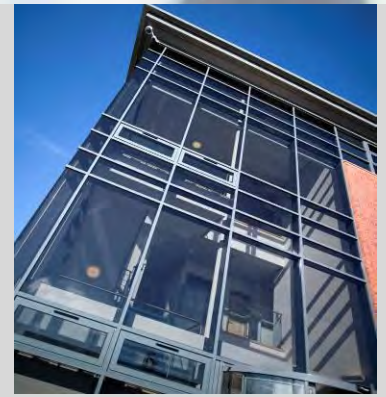


Longfields Court:

Availability & Pricing

24th January 2012



ENTERPRISING
BARNESLEY



Unit Availability:

Unit Details		Basic Licence		Fully Serviced	Comments
Unit No	Sq Ft (Inc Mezzanine)	Monthly Rent + VAT	Monthly Service Charge + VAT	Monthly Licence Fee + VAT (Ex Rates)	
1	3,130	2191		2608	LET
2	2,105	1474		1754	LET
3	2,104	1473		1753	AVAILABLE FROM JANUARY 2012
4	1,108	776		923	LET
5	1,108	776		923	AVAILABLE
6	1,108	776		923	LET
7	1,111	778		926	LET
8	732	512		610	LET
9	732	512		610	LET
10	732	512		610	LET
11	732	305		610	LET
12	732	305		610	LET
13	732	305		610	LET
14	795	331		663	LET
15	758	531		632	LET
16	759	531		633	AVAILABLE
17	759	531		633	AVAILABLE
18	759	531		633	LET
19	355	293		370	LET
20	344	284		358	LET
21	344	284		358	LET
22	344	284		358	LET
23	355	293		370	LET

AGENTS: Mason & Partners Jon Swain 0151 227 1008
Chris Rowlands & Co Chris Rowlands 01226 791 984

Subject to contract & DBH Board approval and DBH Standard Terms

Information correct as of:

24th January 2012

Misdescription Act - These particulars are set out as a general outline only for guidance of intending customers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending customers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them.

Comparison - Basic V's Fully Serviced Terms

Item	Included In Basic Terms	Included In Serviced Terms
Rent (paid by monthly Direct Debit)	As Rent	Yes
Site Service Charge		
• Site grounds maintenance	Yes	Yes
• Car park lighting maintenance & power	Yes	Yes
• CCTV remote monitoring service	Yes	Yes
• CCTV equipment maintenance	Yes	Yes
• Access gates maintenance	Yes	Yes
• Access control system maintenance	Yes	Yes
• Use of waste bins and waste disposal	Yes	Yes
• On site management	Yes	Yes
• External maintenance of unit	Yes	Yes
• Buildings insurance (not any contents)	Yes	Yes
• Pest control	Yes	Yes
Unit Costs		
• Gas heater maintenance	No	Yes
• Gas useage	No	Yes
• Internal repairs (not damage)	No	Yes
• Water heater testing & maintenance	No	Yes
• Fire alarm maintenance	No	Yes
• Lighting maintenance	No	Yes
• Emergency lighting testing & maintenance	No	Yes
• Roller shutter door servicing & maintenance	No	Yes
Telecoms		
• Telephone lines & handsets (2 lines & analogue handsets)	No	Yes
Meeting Rooms		
• Discounted meeting room rates	No	Yes
Agreement Length		
• Minimum term	6 Months	Monthly
• Notice Period	3 Months	1 Month
Deposit		
• Deposit amount	2 Months	1 Month
Reception Services		
• Telephone call answering & message taking	No	Yes



Ground Floor Office Availability:

Office Suite	Number Of Workstations	Notes	Fully Furnished & Fully Inclusive Licence Fee (per Month) + VAT	Weekly HUB Price per workstation (shared)	Comments
G01	5	AVAILABLE	POA		Available
G02	4	LET	LET		
G03	5	LET	LET		
G04	2	LET	LET		
G05	2	LET	LET		
G06	2	LET	LET		
G07	2	LET	LET		
G08	2	LET	LET		
G12	3	AVAILABLE	POA		Available
G13	3	AVAILABLE	POA		Available
G14	1	ENTERPRISE HUB		£35.00	1 LEFT
G15	1	ENTERPRISE HUB		£35.00	1 LEFT
G16	1	AVAILABLE	POA		Available
G17	7	AVAILABLE	POA		Available
G18	6	LET	LET		
G19	7	LET	LET		

Notes

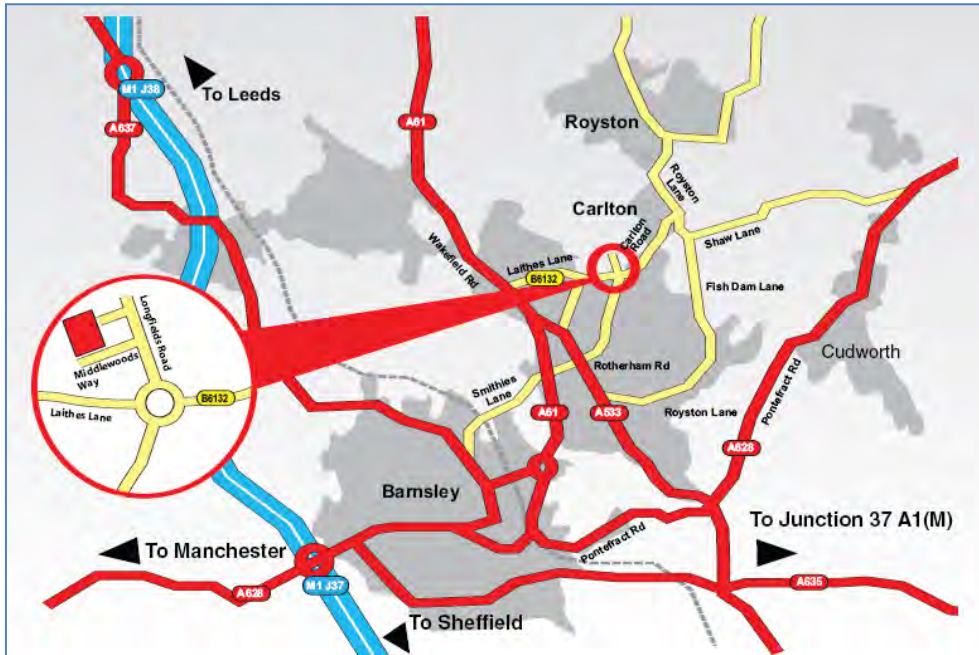
- See Appendix B for floor plan
- Subject to DBH Board Approval
- Terms Valid for 30 days
- Broadband product & Telephone calls charged separately
- Based upon DBH standard Terms and Conditions



What can Longfields Court Offer?

1. The Location

Wharnccliffe Business Park is located approximately 3 miles to the North of Barnsley Town Centre with good access to the A61 and is near the villages of Royston and Carlton. The site adjoins Athersley Memorial Park and the Carlton Industrial Estate with good local amenities and convenient transport links. The site benefits from views across open playing fields and close proximity to the local business community.



2. The Site

Please see Appendix A for a plan of the site. The plan shows how the accommodation is laid out with Building C being the Longfields House office building.

3. Longfields House

Longfields House benefits from an impressive ground floor reception area with a large atrium.

The building has been specifically designed to be run as a business centre with the space broken down into cellular offices of varying sizes. All of the accommodation has been furnished to a high standard and provides an impressive yet functional working environment.

All suites benefit from individually controlled heating/air conditioning, LG7 lighting, natural daylight, blinds, Milliken carpet, Cat 5e data cabling and electrical points via floor boxes/raised floor and decorated sympathetically.

A space plan of the ground floor can be found in Appendix B.



4. Workspace

Units 19 to 23 provide accommodation which can be used as a clean workshop and/or office space. The units are of a basic construction and benefit from their own kitchen facilities and toilets.

The units have been designed for a variety of business types such as design and print organisations needing space for their printers in addition to desk space for design and sales work. The units can however be used purely for office space or as a small workshop.

All units are fitted with a gas heater and units are separately metered for electricity.

5. Industrial Units

Units 1 to 18 are of a more industrial nature but are fitted out to a high standard benefitting from a self contained office suite within the unit, kitchen facilities and a toilet.

A variety of business types occupy these units performing a number of different trades from the distribution of motorcycle parts through to heating contractors and manufacturing companies.

All units are fitted with a gas heater and units are separately metered for electricity.

6. Telecoms

All accommodation on the site benefits from the significant investment made by DBH in a state of the art telephone system. Having data cabled the whole site, all units and offices benefit from direct dial telephone numbers, the ability to perform diverts, voicemail and a variety of other useful functions.

With the infrastructure and system being in place, there are delays in occupation caused by the need to install lines and all customers benefit from the rich functionality available from the system.

7. Internet Connectivity

Internet connections are already in place and can be made available to any of the accommodation on site. There are a variety of different packages available which can be scaled up/down depending on the needs of the organisation in question.

8. Reception Service & message taking

Through the use of a single telephone system coupled with our receptionist we provide a professional reception service to all customers. This service allows for the meeting and greeting of visitors, call answering and message taking of phone calls and taking of deliveries.



We are also able to provide this service to organisations not actually present on site via our **Virtual Office product**. By allowing organisations to use the Longfields House address and by providing them with one of our direct dial telephone numbers they can have a business presence based at Longfields House but not actually be in occupation. This service is of particular benefit to organisations needing a professional image and requiring their phone calls to be taken in their absence.

The on reception operating hours are from 08.30 until 17.30 Monday to Friday excluding bank holidays.

9. Meeting Rooms

Two impressive meeting rooms are available within Longfields House. The larger of the rooms will accommodate up to 16 delegates in a boardroom style. The smaller of the rooms is designed to accommodate up to 6 delegates with a small round table.

The large room tends to be used for user group meetings, important presentations and formal board meetings. The small room is used more for interviews, mentoring and less formal meetings.

A projector is available for hire when using our meeting rooms and catering options are available for breakfast and/or lunch time meetings. Refreshments in terms of tea/coffee and water are also provided for a nominal charge and each room comes equipped with a large whiteboard and flipchart.

10. On Site Management

Longfields Court benefits from an onsite management team who are there to deal with any day to day issues associated with the accommodation and services provided. This facility is extremely useful and allows occupants of the centre to concentrate solely on their business allowing us to look after all aspects of the property.

The on site management operating hours are from 08.30 until 17.30 Monday to Friday excluding bank holidays.

11. Speed of Occupation

All accommodation can be occupied within 24 hours of signing a licence agreement providing we are in receipt of cleared funds for the deposit and the first month's licence fees.

Organisations are normally fully operational within 24 hours of occupation due to the immediate availability of the telephone and broadband links.



12. Site Access

The site is accessible on a 24/7 basis through the provision of access fobs to occupants. The main gates are open from 08.30 until 17.30 where occupants and visitors are free to come in and out of the site. Outside of these hours, access is provided via the access fobs.

13. Security

The site is protected through the use of CCTV, remote monitoring, an audible address system and a local call out facility. Longfields House is also protected through the use of an intruder alarm.

14. Access to Longfields House

Longfields House is accessible on a 24/7 basis through the provision of access fobs to occupants. The main doors are open from 08.30 until 17.30 where occupants and visitors are free to come in and out of the building. Outside of these hours, access is provided via the access fobs.

15. Cleaning

All office accommodation is cleaned as part of the service. Bins are emptied, desks wiped and floors hovered on a daily basis.

16. Terms

All accommodation is provided on an "all inclusive" licence (outside of the Landlord & Tenant Act) with a monthly notice period. This licence includes all costs associated with running the space occupied including rent, rates, service charge, furniture and telephone lines. The primary additional costs above and beyond the licence are for call charges, the broadband product and meeting room hire.

17. Health & Safety

We as a business have our own Health & Safety policy and utilise the consultancy services of Jardine Lloyd Thompson to ensure that we comply with all relevant legislation. We are primarily responsible for the Health & Safety of our employees but aim to provide a safe and healthy working environment for our customers where responsibility lies with us.

Fire regulations and procedures are also taken very seriously and we ensure that the appropriate fire fighting equipment is available, procedures in place and assessments/tests performed.

The building is fully DDA compliant.



18. Insurance

We as a business insure our assets and the actions of our employees. It is the responsibility of the customer to insure their assets and their actions.

19. Fax & copy facilities

A fax machine and copier is available for use in the reception area

20. Secretarial support

Our reception staff are willing and able to provide any secretarial or administrative support customers require. Additional charges for this service will apply.

21. Stationary supplies

We do hold a stock of some stationary items which are available for purchase. We are also able to order in supplies where required.

22. Postal service

Post is delivered daily to the centre, where it is sorted and then held at reception or distributed to customers.

Outgoing post can be handled by our staff, with the correct stampage being applied to envelopes/packages and the costs plus a small administration charge being picked up on the monthly services bill.

23. Car Parking

There is a significant amount of parking available on site in addition to parking being available within the Wharnccliffe business park. At present, the parking is available on a first come, first served basis and there is no charge. If the occupancy of the site increases to a point where parking becomes an issue, management strategies will be imposed which may incur a nominal charge.

24. Toilet Facilities

There are male, female and disabled toilet facilities on each floor which are checked, cleaned and re-stocked daily.



25. Tea Points & Vending

Longfields House benefits from a tea point on each floor. These areas contain kitchen units, fridges, dishwashers, kettle's and microwaves. The units are also equipped with large notice boards, are DDA compliant and have a counter and stools for customers to rest where appropriate.

Limited tea, coffee and milk is provided but customers are asked to bring their own.

Vending machines may also be introduced depending on the results of the discussions with the potential cafe operators.



Appendix B – Ground Floor Plan

