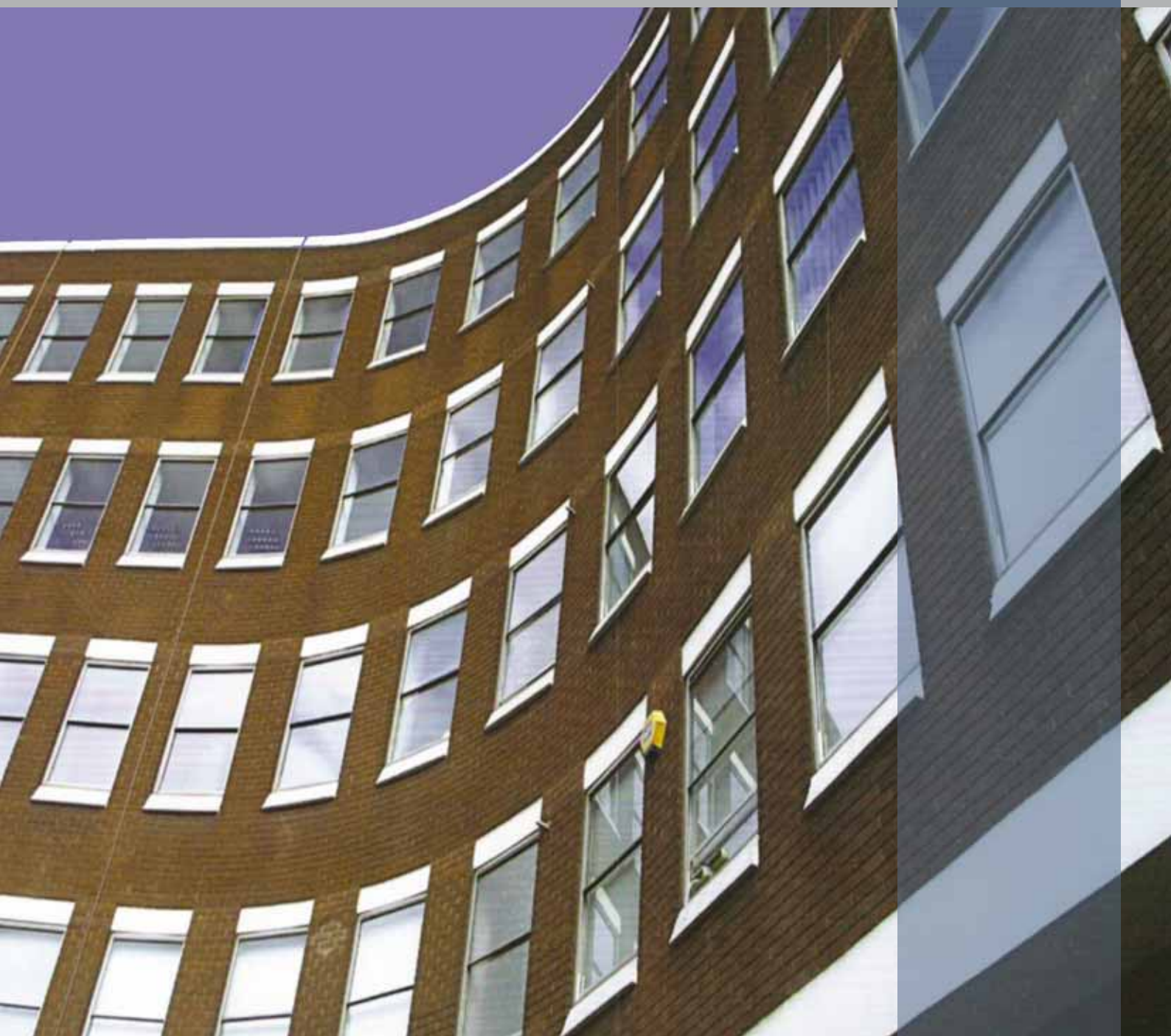


DBH Dudley

DBH
Serviced Business
Centres Ltd



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DBH Dudley

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DBH Dudley

Castlemill has been recently refurbished to provide a modern and flexible office space to serve the needs of any organisation. Due to Castlemill's highly accessible location in the heart of the Black Country, and on-site parking, the centre provides organisations in the West Midlands with the ideal environment from which to operate.

The centre has a range of accommodation types, ranging from open plan wings (30 to 100 workstations), large suites (up to 20 workstations), through to smaller offices (1 to 10 workstations). In total, the centre can accommodate requirements up to 250 workstations.

Extensive refurbishment was completed in December 2008, and Castlemill now benefits from a range of brand new meeting room facilities to accommodate up to 15 people. In addition, the centre is able to provide conference facilities for larger requirements, whereby up to 50 people can be catered for in a variety of different layouts. Regular network meetings hosted by Castlemill are proving popular, helping businesses to meet up and develop their presence in the area.

The Location

Castlemill occupies a self-contained and highly accessible site adjacent to the Burnt Tree roundabout. Two miles west of J2 of the M5, and 11 miles north-west of Birmingham City Centre, the property provides a very convenient location from which to base your organisation.

The centre benefits from the close proximity of a large Tesco store, the Castle Gate Complex, Merry Hill Shopping Centre, and views across the Black Country and on to Birmingham.

In summary, Castlemill offers the following:

- Self contained secure site within short distance from town centre
- Highly accessible location with good access provided by A4123, M5, M6 & M54

- Convenient bus links for Dudley, Wolverhampton, Birmingham, West Bromwich and Walsall
- Good local shops and amenities
- 5 minutes from Dudley Port Train Station

High Specification Serviced Offices

Furnished with modern furniture, a striking reception and professional on site staff, the office building provides its occupants with a comfortable and practical working environment coupled with a highly professional image. Air conditioning is available in some units and all accommodation is finished to the highest standard.

Terms

All accommodation is provided on flexible "all inclusive" licences with high specification furniture and telephone equipment. Terms are primarily offered on a monthly basis with options to extend where appropriate. Tailor made packages can also be created to suit individual client needs.

Features

All accommodation benefits from:

- On-site parking
- 24/7 access & security monitoring
- Call answering & reception services
- On site management team
- Access to meeting rooms
- High speed internet connectivity.
- Fully inclusive Telephony
- Professional Reception Service

DBH Office Licence Fees Include:

Set Up Costs

Office

- Furniture
- Power/lighting installation
- Furnishings (carpet/painting/blinds)
- Partitioning
- Security/Fire alarm
- Keys

Kitchen

- Units & installation
- Equipment
- Consumables

Reception/Common areas

- Furniture
- IT
- Pictures
- Plants
- Fire extinguishers

Meeting room(s)

- Furniture
- Pictures
- Coffee Machines

Telecoms

- System purchase
- Data cabling & equipment
- Installation, programming & training

Professional fees

- Solicitor
- Surveyor

Running Costs

Landlord

- Rent
- Service Charge
- Building insurance

Council

- Business Rates

Cleaning/Refuse

- Waste disposal
- Cleaning contract
- Window cleaning
- Sewerage

Telecoms

- Line rental
- System maintenance

Security

- Alarm maintenance
- Monitoring/callout service

Utilities

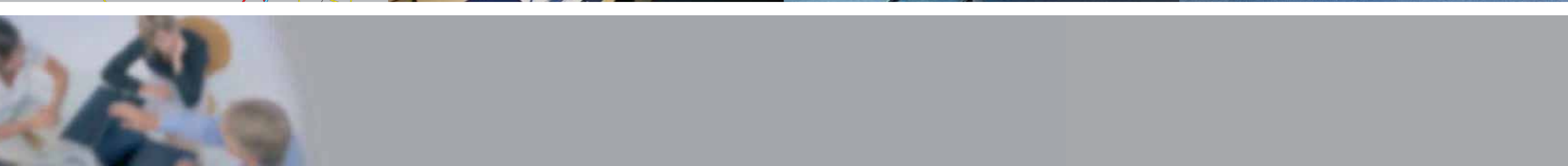
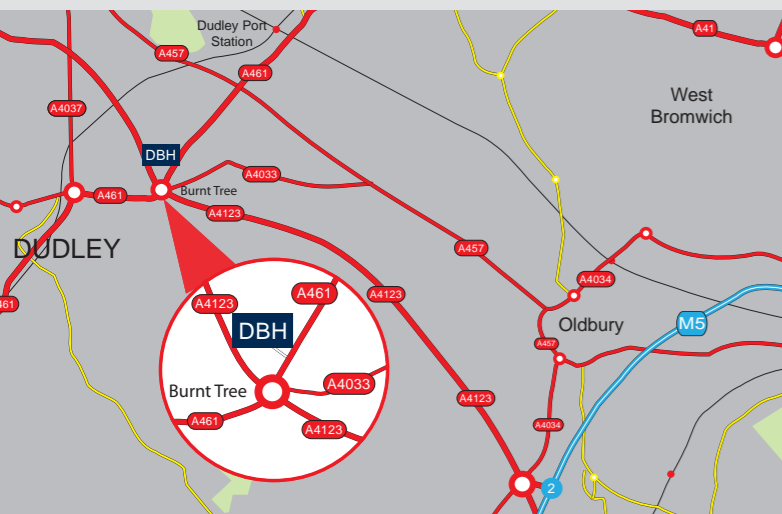
- Water
- Electricity
- Gas

Repairs & maintenance

- Contractor labour costs
- Materials & consumables

Staffing

- Telephonist/Receptionist/Secretary
- Office manager time
- Accountant administration
- Recruitment fees/Staff on costs
- Staff training



Additional Products & Services

Offices by the day

Should a client wish to meet you at your premises, we can provide you with a fully furnished office or room on a daily basis. This is an ideal option for home workers who need to create the right impression with their customers but do not need a permanent office. Each office would normally be provided with:

- 1 desk
- 2 visitor chairs
- Telephone
- Broadband connection
- Use of reception service

Different furniture can be provided (if available in the centre) to suit your needs, whether you are using the room for a financial consultation with a customer through to a more personal consultation with a patient.

Meeting Room Hire

We have meeting room facilities that can be hired on an hourly, 1/2 day or daily basis. The rooms can be set out in a number of different ways and can be used for:

- Interviews
- Board meetings
- Training sessions
- Presentations

Our facilities can be hired by customers with offices in our centres and organisations from outside the centre.

Meeting room hire on an hourly, 1/2 day and daily basis is more economical than rooms charged on a per delegate basis. A number of catering options are available in addition to the normal tea/coffee/water refreshments.

Virtual Office

Our Virtual Office service is ideal if you want to create the impression that you have an office but don't actually need one. It is also useful if you need to create a regional presence.

The service is also great if you need someone to take calls for you during business hours when you are occupied with client meetings, supplier meetings, paperwork and all those time consuming tasks you perform in keeping your business running.

With a Virtual Office, we provide you with a telephone number and either answer the calls in your business name or forward them directly to you.

The service also provides you with the ability to use our address for your post.

If you do not need the call answering element of the service, then we can just provide you with a mailbox for receipt of your post.

Broadband

We have a range of Broadband packages designed to suit the needs of you and your business. Please see the enclosed/attached leaflet explaining exactly what we can provide

Administration & Support

Secretarial support and administration services are available from our professionally trained on site team. Whether you need a letter typed, a mailing sent out or some administrative work undertaken, our staff are ready and willing to help.

Misdescription Act

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

SUBJECT TO CONTRACT. Published April 2009.

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