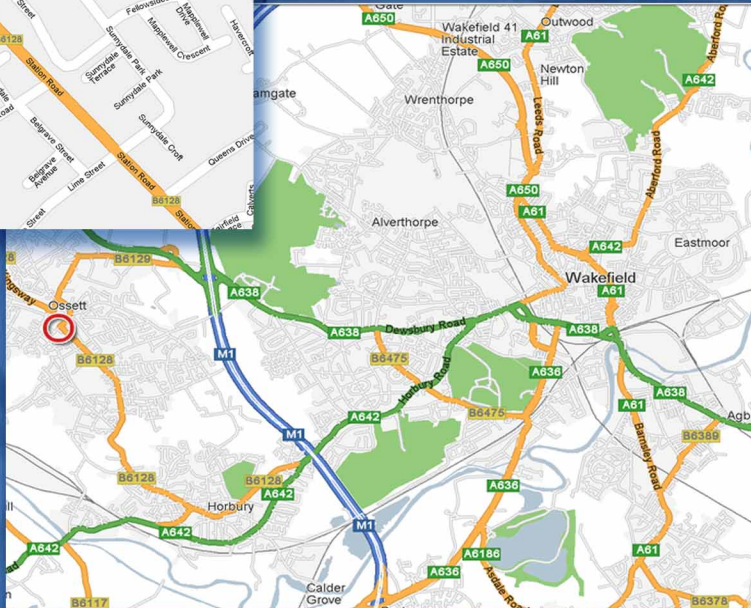
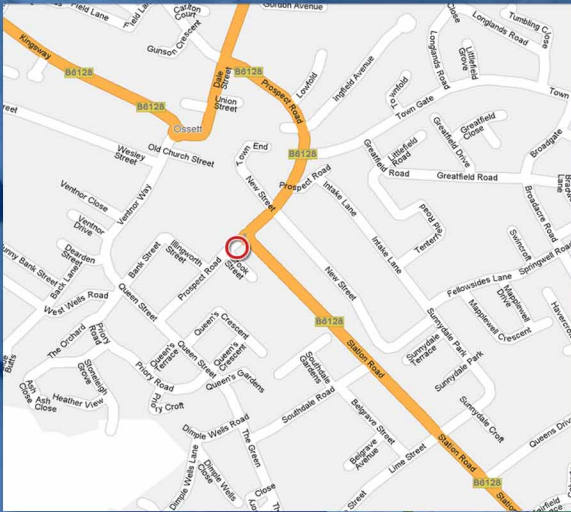


- * Prospect House is located in the centre of Ossett town
- * 200 metres away from Ossett bus station
- * 1 mile to Junction 40 of the M1
- * 3 miles to Wakefield Westgate Train Station
- * 2.4 miles to Dewsbury Train Station



SERVICED OFFICE SUITES IN OSSETT

(Prices include rates, lighting & heating -
please refer to insert for more details)



Prospect House
24 Prospect Road, Ossett, WF5 8AE



If you require further information or wish to arrange a viewing, please contact us at:
Website: www.letoffice.com
Phone: 0844 588 8881 **Email:** info@letoffice.com



Prospect House

- * Serviced Suites
(Prices include rates, lighting, heating - see insert for more details)

- * Beautiful period stone fronted building in a conservation area

- * Prestigious, recently refurbished Offices Suites



- * On road parking available with permit

- * Security Alarm

- * Broadband

- * Reception area/ Meeting facilities



- * Office space is available as individual suites across 2 floors and a basement

- * Male and female toilets and kitchen facilities on each floor

- * Work spaces available including furniture



- * Total lettable area of approximately 2246 sq ft

- * Office suites from 160-2246 sq ft

- * Tenancies available from 3 months upwards

- * Flexible monthly rates depending on the extent of the service provision



Optional Services

Parking

- Parking available with permit

Phones

- DDI Phone System at £15 per month per line (includes a cordless handset and 24hr Voicemail)
- Faxes from 5p per page
- Dedicated Fax line at £15 per line per month

Meeting room

- Meeting room available (Secure through booking)

Furnished Rooms

- Fully furnished
- Partially furnished e.g. £6 per month for a desk and chair

Virtual Office

- Virtual Office address from £25 per month
- Reception Services
- Call management

IT Services

- IT Support from £40 an hour
- Web Design from £50 per page with a minimum spend of £500
- Email Hosting at £10 per month
- Web Hosting from £10 per month
- Computer Hire from £15 per month



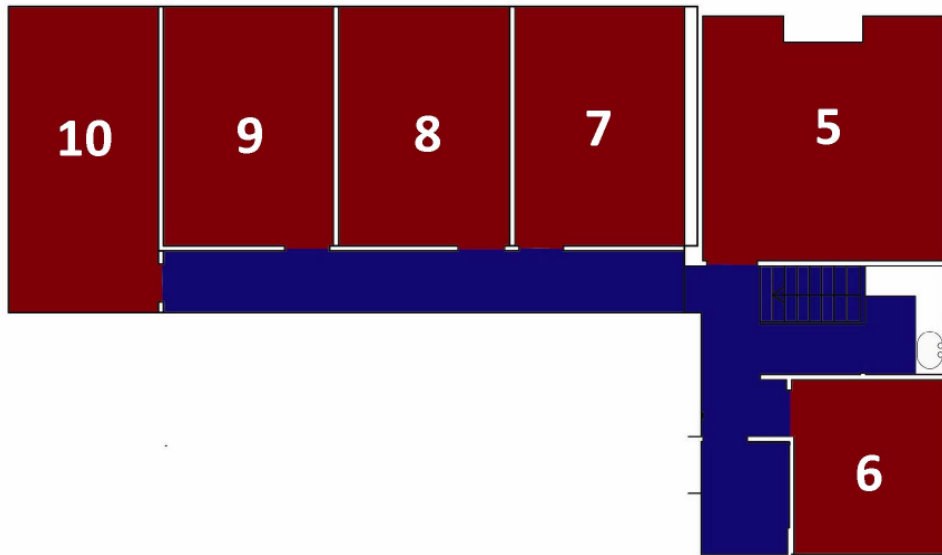
Prospect House Business Centre Serviced Offices in Ossett

Included Services

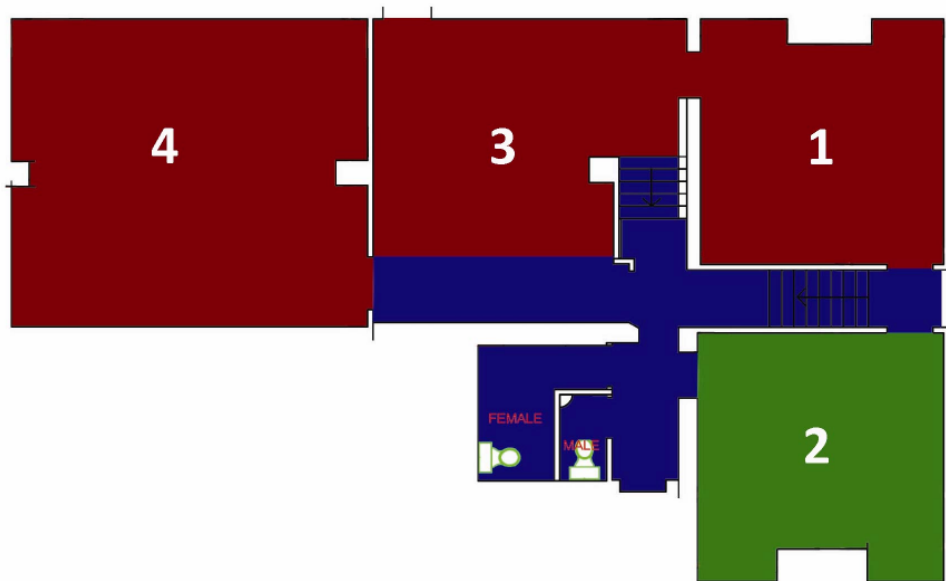
- 24hr Access
- Rates
- Waste Disposal
- Toilets
- Water
- Mail and Post
- Kitchenette
- Heating
- Broadband
- Cleaning
- Electricity
- Security Alarm
- Fire Alarm

Please see over leaf for list of Optional Services.





First Floor



Ground Floor

Suite Details

Suite	Description	Available	Approx Width (m)	Approx Depth (m)	Area m2	Area (sqft)	SUITE RATE/Mth	Business Rates/Mth
1	Office	LET	4.5	4.1	19.8	211	£345	inc
2	Meeting	LET	4.6	4.0	20.2	217	£345	inc
3	Office	LET	5.7	4.5	29.8	320	£440	inc
4	Office	LET	6.7	5.7	37.6	404	£600	inc
5	Office		4.1	4.5	19.8	213	£350	inc
6	Office		3.8	2.9	10.9	117	£250	inc
7	Office		4.5	3.2	14.1	152	£300	inc
8	Office		4.5	3.2	14.2	153	£325	inc
9	Office		4.5	3.2	14.1	152	£300	inc
10	Office		5.8	2.8	16.0	172	£325	inc



Please note: Information is correct on the 7th August 2009 and may change subject to availability .

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