

# 12

# Hamilton Terrace

NOTION

## PRESTIGIOUS FULLY SERVICED OFFICES TO RENT IN CENTRAL LEAMINGTON SPA



12 Hamilton Terrace offers a classy business address and also the most comprehensive, flexible serviced package for a simple monthly licence fee, leaving you to focus on growing your business.

Combining the beauty of a Grade 2 Listed building with contemporary modern office design.

[WWW.SERVICED-OFFICES-LEAMINGTON-SPA.CO.UK](http://WWW.SERVICED-OFFICES-LEAMINGTON-SPA.CO.UK)

We want you to be able to focus on your business and let us worry about everything else so we have researched the market to design the best serviced offices in the area – not just convenient, but fabulous too!

Accommodation is available by office or by floor with highly flexible licences – so no long-term commitments required unless you want them.



## THE BEST FULLY SERVICED OFFICES IN LEAMINGTON SPA

Everything is included, stunning furniture, office storage, modern telephone systems, internet, all your services, business rates, even your drinks stations with instant hot water (no more time wasted waiting for the kettle to boil) free tea, coffee and a personalised 24/7 telephone answering service.



**As a tenant at 12HT you can take advantage of some fantastic benefits!**

**Just to name a few:**

- Prestigious address in central Leamington Spa
- Fully inclusive licence fee
- High-speed, uncontested broadband
- Fully secure, alarmed offices with 24/7 access and CCTV throughout common areas
- Modern, flexible telephone system with the option of a personalised 24/7 answering service
- Stylish contemporary office furniture
- Fully maintained kitchen facility & drinks stations
- Unlimited free tea and coffee
- A dedicated post box
- You will receive discounted rates for use of The Hamilton Room - our funky meeting space

## THE BEST LITTLE MEETING ROOM IN LEAMINGTON SPA

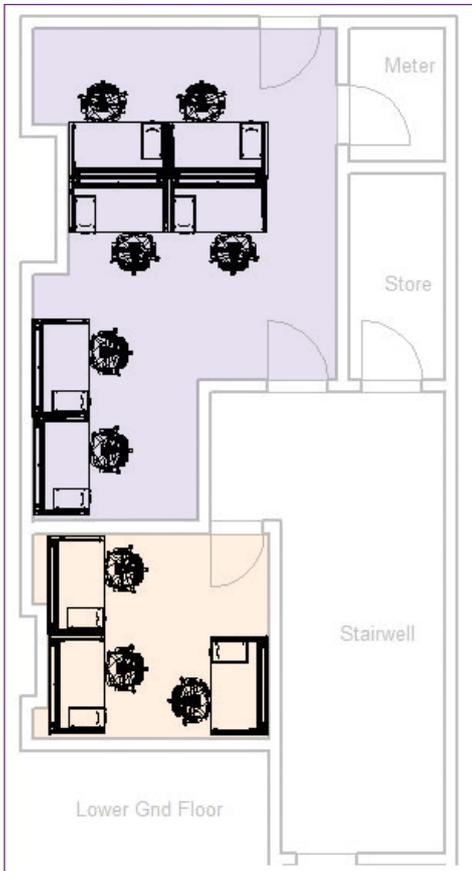
The small and perfectly formed Hamilton Room is available to hire. Perfect for 2-5 people, it provides a fun and positive space for your meeting, interviews or just a quiet place to work when you need a change of scene. Unlimited tea and coffee and free Wi-Fi access is provided.



For more information and a virtual tour please visit  
**[WWW.SERVICED-OFFICES-LEAMINGTON-SPA.CO.UK](http://WWW.SERVICED-OFFICES-LEAMINGTON-SPA.CO.UK)**

12 Hamilton Terrace, Leamington Spa, Warwickshire, CV32 4LY  
T: +44 (0)1926 889 885 E: [12ht@notionltd.com](mailto:12ht@notionltd.com)

## LOWER GROUND FLOOR



### NEWBOLD



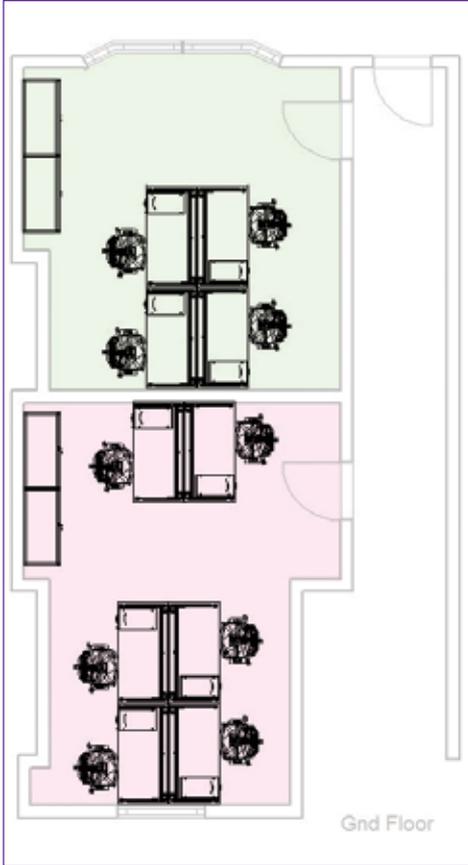
### REGENT



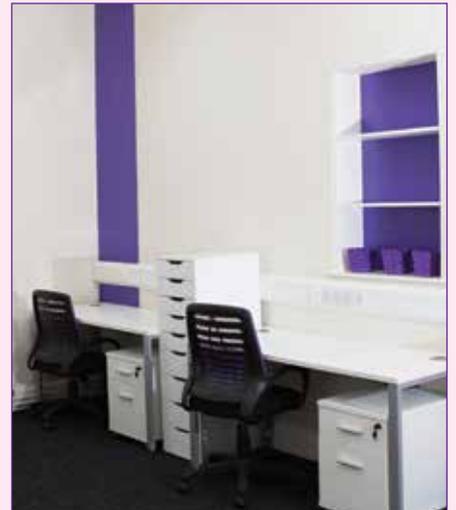
LOWER GROUND FLOOR	MINIMUM DESKS	MAXIMUM DESKS
NEWBOLD	5	7
REGENT	2	3
TOTAL FLOOR	7	10

## GROUND FLOOR

### CLIFTON



### JEPHSON



GROUND FLOOR	MINIMUM DESKS	MAXIMUM DESKS
CLIFTON	4	5
JEPHSON	5	7
TOTAL FLOOR	9	12

## 1ST FLOOR

### BINSWOOD



### CLARENDON



1ST FLOOR	MINIMUM DESKS	MAXIMUM DESKS
BINSWOOD	7	8
CLARENDON	4	6
TOTAL FLOOR	11	14

## WHAT'S INCLUDED IN YOUR LICENCE FEE?

	12 Hamilton Terrace	Pure - Tachbrook Park	7 Clarendon Place	Warwick Technology Park	Althorpe Innovation Centre
Prestigious address	✓		✓		
Grade 2 listed, historic building	✓				
Town Centre location	✓		✓		✓
High Quality Contemporary Design	✓	✓			
Maximum flexible licence	✓	✓	✓	✓	✓
Rent	✓	✓	✓	✓	✓
Business rates	✓		✓		
Heating	✓	✓	✓		✓
Electricity	✓		✓		
Water	✓		✓		✓
Communal areas cleaning	✓	✓	✓		✓
Office cleaning	✓		✓		
Security - CCTV to common areas	✓		✓		✓
Security - Alarm system for common areas	✓	✓	✓		
Broadband internet access rental and usage	✓	✓	✓		✓
Telephone line rental	✓	✓	✓		✓
Modern Direct Dial telephones	✓	✓	✓		✓
Unlimited telephone extensions	✓	✓	✓		
24/7 telephone answering and email message service	✓**				
24/7 access	✓	✓	✓	✓	✓
Mail box	✓	✓	✓	✓	✓
Unlimited free tea & coffee	✓		✓		
Office furniture, pedestal, chair and storage	✓		✓		✓
On site meeting room facility*	✓	✓	✓	✓	✓
On site office manager	✓	✓	✓	✓	✓
Virtual Service offices	✓	✓	✓	✓	✓

\* Limited free use + thereafter preferential booking rates

\*\* Free service and bespoke set up, includes personalised message taking up to an agreed number of minutes per month after which there is a nominal fee for high usage

Information believed to be correct at time of going to print

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## VIRTUAL OFFICE SOLUTIONS

A virtual office at 12 Hamilton Terrace will provide you with a prestigious, professional, well sought-after business address right in the centre of Leamington Spa, for a fraction of the cost of a physical office!

### BRONZE PACKAGE

Our entry-level virtual office package.

BRONZE PACKAGE

Included in the Bronze Package:

- Use of our fantastic, town-centre address as your own business address
- Weekly mail forwarding to any UK address, so you'll no longer need to give your clients and suppliers your home address
- A Leamington phone number, diverted to any UK land-line or mobile (additional numbers are available at an extra cost)

### SILVER PACKAGE

Includes the benefits of the Bronze Package, plus:

SILVER PACKAGE

**24/7 personalised phone answering service:**

- Receptionist working from a fully tailored script which you provide to suit your business, allowing calls to be answered as if from your company
- First 20 minutes per month of this service is included within your package
- Preferential rates on additional minutes

### GOLD PACKAGE

Our fully all-inclusive service with fantastic benefits!

As well as all of the services from the Bronze and Silver packages you can also enjoy:

GOLD PACKAGE

**Use of our funky meeting space:**

- Simple online booking process
- Up to 10 hours use of our meeting space per month included (at a tenant's discounted rate)
- Free Wi-Fi access
- Unlimited tea & coffee
- Ideal space for interviews or client meetings

**An additional two local phone numbers:**

- Diverted to any UK land-line or mobile, or to your 24/7 answering service
- Variety of area codes available; including Leamington, Stratford, Coventry etc...
- Freephone (0800) numbers are available at an extra cost

You can register for any of these packages online in just three simple steps, then we'll do the rest!

To register or for more information go to our website or scan the code above with your mobile or tablet.



[WWW.VIRTUAL-OFFICE-LEAMINGTON-SPA.CO.UK](http://WWW.VIRTUAL-OFFICE-LEAMINGTON-SPA.CO.UK)

12 Hamilton Terrace, Leamington Spa, Warwickshire, CV32 4LY

T: +44 (0) 1926 889 885

## WHO WE ARE...

Founded in 2000, **Notion** has grown to become the UK's leading Business Coaching company. To support the next stage of our growth, we recently acquired these stunning new offices in the heart of Royal Leamington Spa as our new International Headquarters.

Notion specialises in working with business owners and entrepreneurs to help them grow their businesses and implement methods that will see them spending more time working on their business rather than just in them. Our rapidly growing, 20-strong team has coached and mentored over 5200 business owners and senior managers on a 1-to-1 basis and worked with over 112,000 individuals in the UK and internationally.

Our coaches are experts in business growth and are armed to the teeth with helpful tips and insights that will hugely benefit your business. We offer a range of coaching programmes including a specially-designed, monthly audio programme aimed at time-starved business owners who want to gain all the benefits from business growth coaching at a fraction of the cost of a full programme.



Also suitable for business start-ups, our Business Success Strategies audio programme can be combined with 1-to-1 coaching over the telephone or via video Skype.

For more information, for a free trial, or to buy our products visit:

[www.Business-Success-Strategies.com](http://www.Business-Success-Strategies.com) or give us a call on 01926 889 885.

