

Included within your flexible Licence

- **Newly refurbished, fully furnished offices including:**
 - Desks
 - Chairs
 - Storage units
 - Pedestals
 - SNOM VoIP telephones
- **Newly decorated kitchen**
- **Rent**
- **Business Rates**
- **All utilities**
 - Heating
 - Water
 - Electricity
- **Office cleaning**
 - Each office once a week
 - Communal areas three times a week
- **Fully maintained and monitored alarm system**
 - Each office individually alarmed, controlled with a simple fob system
- **High speed, uncontested leased-line broadband**
 - Cat 6 cabling throughout
 - Guaranteed minimum of 11mbps up and download speeds
 - Currently getting around 16mbps up and down
- **Modern VoIP telephone system**
 - Unlimited extensions
 - Bespoke set-up
 - Simple to use SNOM telephones included
- **24/7 personalised telephone answering service**
 - Fully tailored script to suit your business
 - Live receptionist will answer the call as if from your business
 - Email notifications of any messages
- **Easy 24/7 access**
 - Easy to use fob system to control access and alarms
- **Mailbox**
 - Mail sorted daily, as it arrives
- **Unlimited free tea and coffee included**
 - Instant filtered hot water tap - so no time wasted waiting for the kettle to boil
 - Variety of fruit tea and decaf options provided
- **On site meeting room facility**
 - Bookable online
 - Reduced rate for tenants
 - Free Wi-Fi
- **On site Office Manager (Mon-Fri)**
 - Available to provide technical support for your phone systems and anything else we've provided
- **Prestigious, classy Leamington business address**
- **Town centre location**
 - Within easy reach of Leamington Station and motorways
 - Great restaurants nearby
 - A Travel Lodge and Premier Inn are both less than 1 minute's walk away, convenient for clients or colleagues visiting from afar

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www.serviced-offices-leamington-spa.com