



VALIANT OFFICE SUITES

Suites ranging from 160 sq ft to 1500 sq ft

LUMONICS HOUSE | RUGBY

Providing flexible, high quality, secure office space in Rugby with ample on site parking, 24 hour access together with a large choice of 'pay as you go' business services including secretarial and administration duties



www.valiant-officesuites.co.uk

 **VALIANT**
OFFICE SUITES

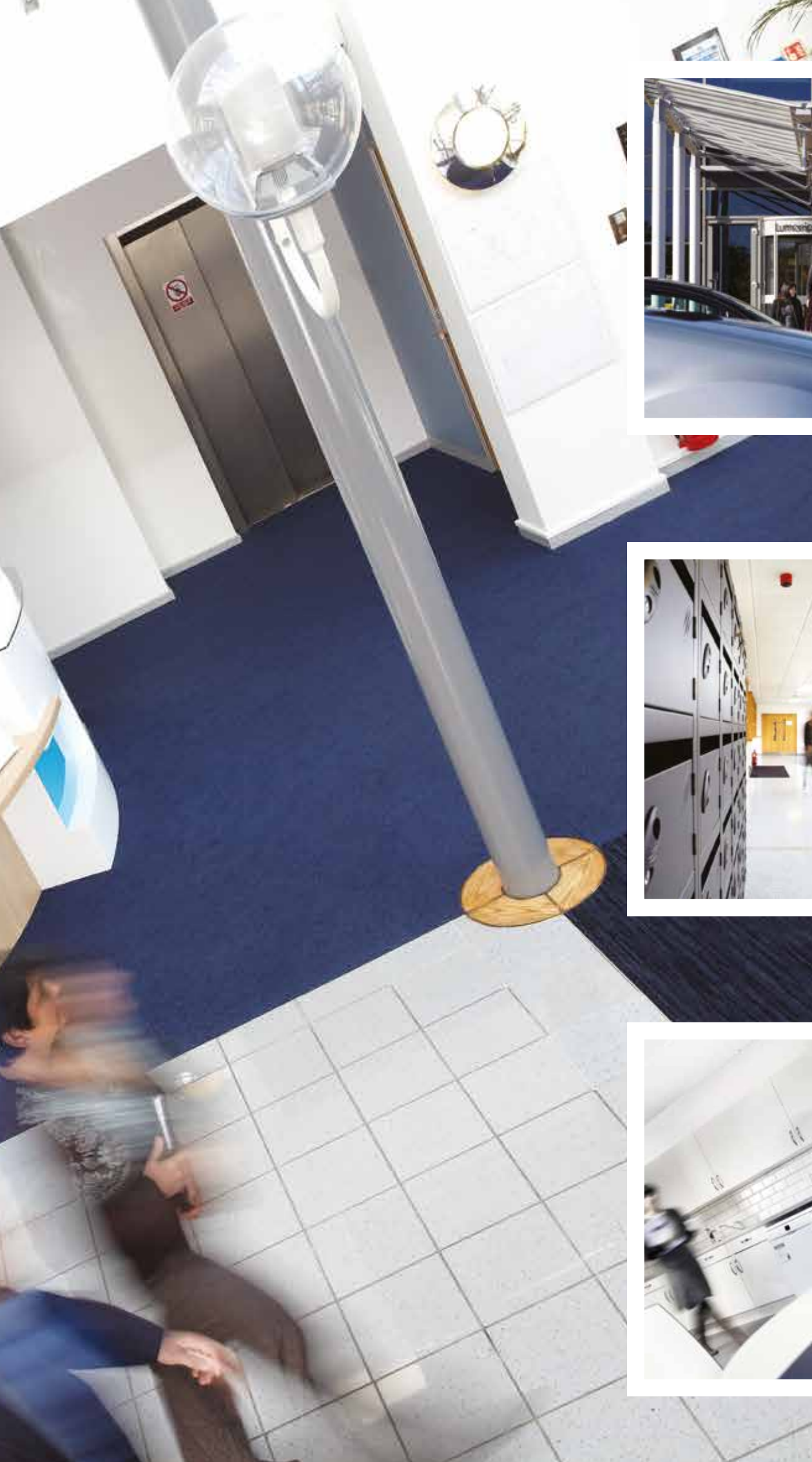
A fully serviced reception open from 8am to 6pm Monday to Friday ensures that there is a professional team in place to greet your guests and answer your calls in your company name.

With over 30 individual suites available starting for two people from 160 sq ft with the flexibility to expand as your business grows. A choice of furniture solutions are available to suit your requirements.

Individual Office Solutions

- Flexible office solutions with a choice of furniture packages to suit individual requirements
- Internet access and telephone services are delivered in partnership with WarwickNet who are the Midlands leading provider of managed communications services for serviced office environments.
 - Reliable Cisco based switching and routing care
 - Extensive range of broadband and leased line internet access options
 - 1 Gbit/s fibre optic into the building
 - Fully featured virtual PBX service
 - Offsite online backup facility
 - Local based support
- Individual heating and comfort cooling controls in every office





Building Amenities

- High quality office suites with individual temperature controls
- Ample on-site parking for colleagues and visitors
- Large choice of furniture options to suit your needs
- Serviced spacious reception with waiting area
- Advanced IT and telecom facilities
- Range of flexible meeting and conference rooms
- Fully equipped kitchens as well as a high quality catering service for visitor hospitality
- Range of business support services
- 24/7 access, security and CCTV

Common Areas

- Access to a full range of office equipment including photocopying, binding and laminating alongside secure individual postal facilities with mail delivered and collected daily.
- On-site meeting and conference facilities are available for hire with state of the art audio visual equipment.
- All common areas on each floor provide fully equipped kitchen with fridge, microwave, dishwasher and refreshment facilities.
- Contemporary landscaped central outside courtyard area with seating.

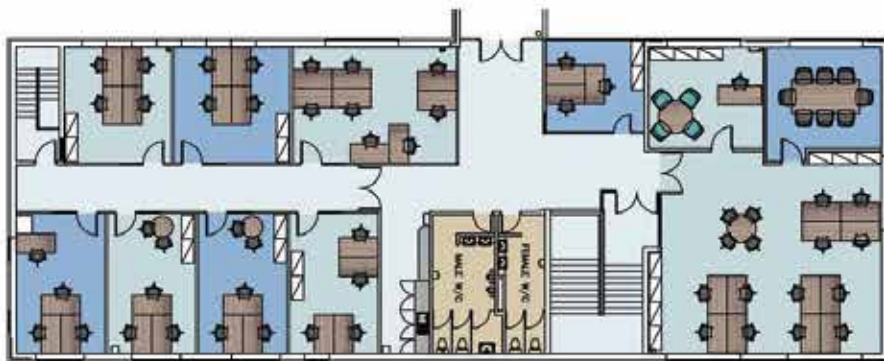
Office Rental Inclusive of Service Charge

- Centre management and reception team
- Building Insurance
- Management & maintenance of security systems
- Management & maintenance of lifts, communal areas and external areas
- Maintenance of fire detection system & equipment
- Building postal collection & hire and maintenance of franking machines, photo copies and binding equipment
- Utilities
- Planting display hire in communal area
- Provision and maintenance of vending machines
- Provision of toilet sundries & sanitary provisions
- Management and maintenance of Mechanical and Electrical Systems
- Provision of heating and cooling throughout

Office Suites Layout



Ground Floor



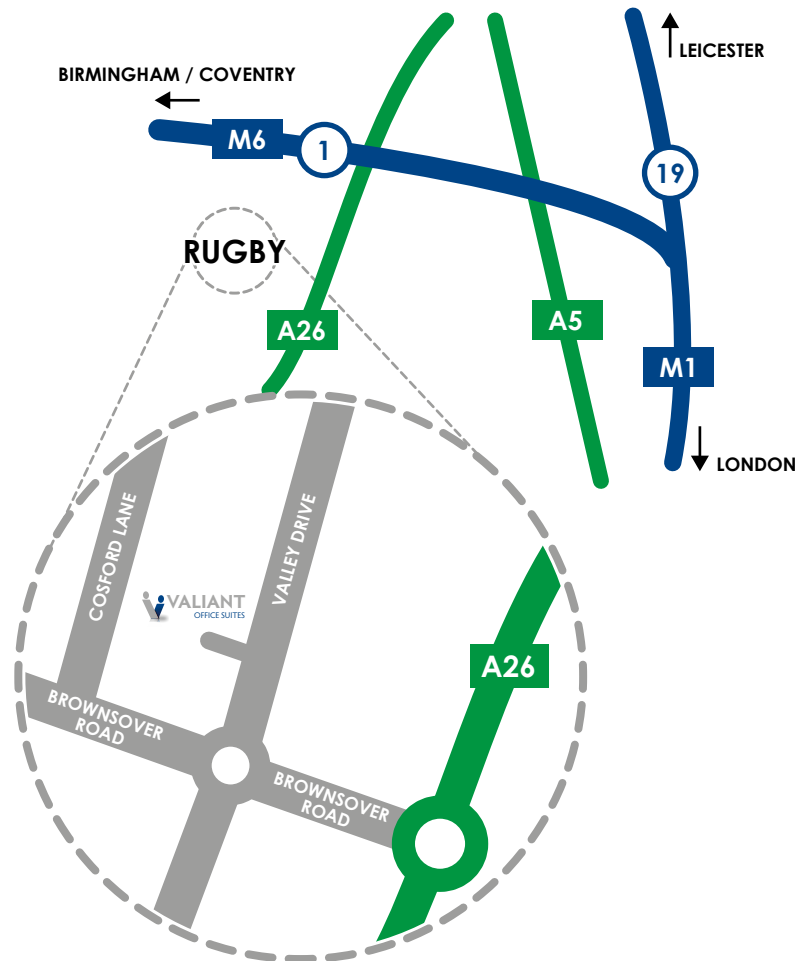
First Floor

Our Location

A perfect location that is easily accessible to all major road networks, close to Rugby Railway Station and has a peak hour bus service that runs directly past the Valiant Office Suites at Lumonics House.

Valiant Office Suites
Lumonics House
Valley Drive, Swift Valley
Rugby
Warwickshire CV21 1TQ

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Drive Times

M6 Motorway Junction 1	1.0 miles	4 minutes by car
Rugby Town Centre	2.0 miles	7 minutes by car
Rugby Railway Station	2.1 miles	7 minutes by car
M1 Motorway Junction 19	5.1 miles	12 minutes by car
Birmingham International Station	25.4 miles	34 minutes by car
Birmingham International Airport	26.6 miles	38 minutes by car
Coventry City Centre	15.5 miles	34 minutes by car
Leicester City Centre	23.8 miles	37 minutes by car
Central London	88.5 miles	116 minutes by car

Travel times by train from Rugby

Birmingham	From 36 minutes
Leicester	From 44 minutes
London Euston	From 49 minutes

We have teamed up with a number of local taxi firms who offer competitive rates on all journeys



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