

GRADE A OFFICES TO LET

STYLISHLY REFURBISHED FLOOR SUITES
AVAILABLE FROM 3,871 - 17,631 SQ FT

NOW READY TO LOOK AT



LOOK
NO FURTHER

AN IMPRESSIVE LOOKING BUILDING AND ADDRESS TO MATCH

The eleven storey Friars House has been comprehensively refurbished to provide modern office space in Coventry city centre. With flexible floor plates and a high quality specification, it offers an ideal workspace for occupiers looking for comfort, convenience and flexibility.



LOOK GREAT

LOOK CLOSER AT THE DETAILS BEHIND A REIMAGINED WORKSPACE

AT A HIGH GRADE SPECIFICATION



ARRIVAL & AMENITY

- CONCIERGE
- BUSINESS LOUNGE



WORKPLACE COMFORT

- VRF AIR CONDITIONING
- LED LIGHTING
- THREE PASSENGERLIFTS



PRACTICAL CONVENIENCE

- KITCHENETTE ON EACH FLOOR
- SHOWER FACILITIES
- SECURE CYCLE RACKS
- **DEDICATED PARKING OPTION**



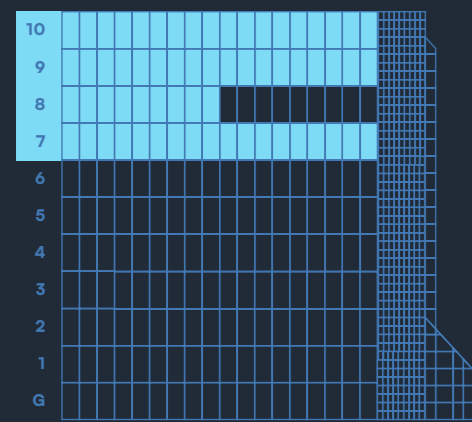
SUSTAINABILITY & EFFICIENCY

- EPC B RATING

LOOK AROUND



AVAILABLE FLOORS

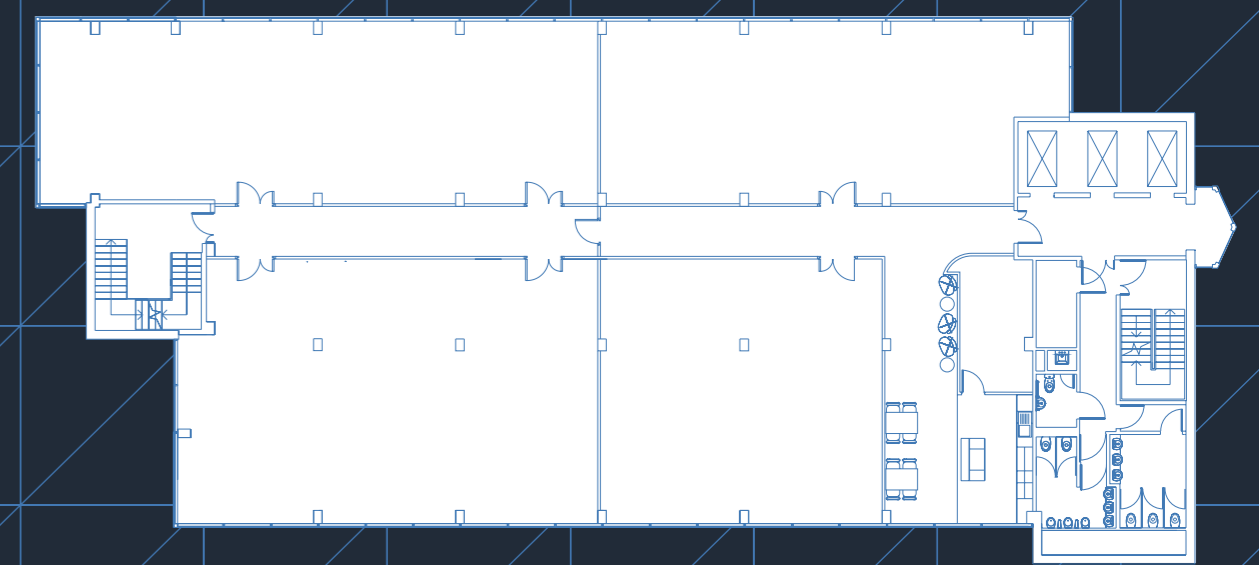
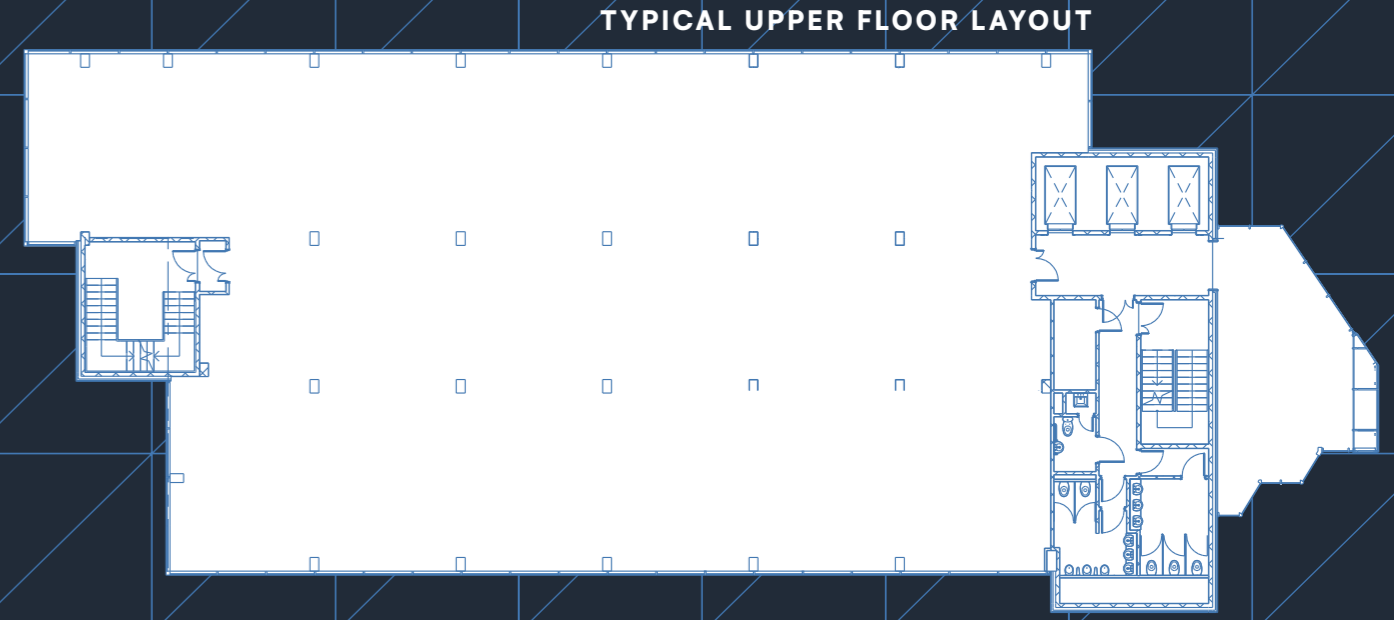


CURRENT AVAILABILITY

SMALL, 1 DESK SPACES
1,200 - 2,000
SQFT (NIA)

PACKAGES, PERFECT FOR SMES
OR ESTABLISHED TEAMS

SPACE UP TO
6,880 SQFT (NIA)



LOOKING FOR FLEXIBILITY



FigFlex manages full-service offices across multiple floors. It delivers complete flexibility for any team size. Availability flows beyond traditional floorplates, with options starting from just 2 desks (c. 100 sq ft). This allows instant, custom solutions that are all-inclusive and hassle-free.

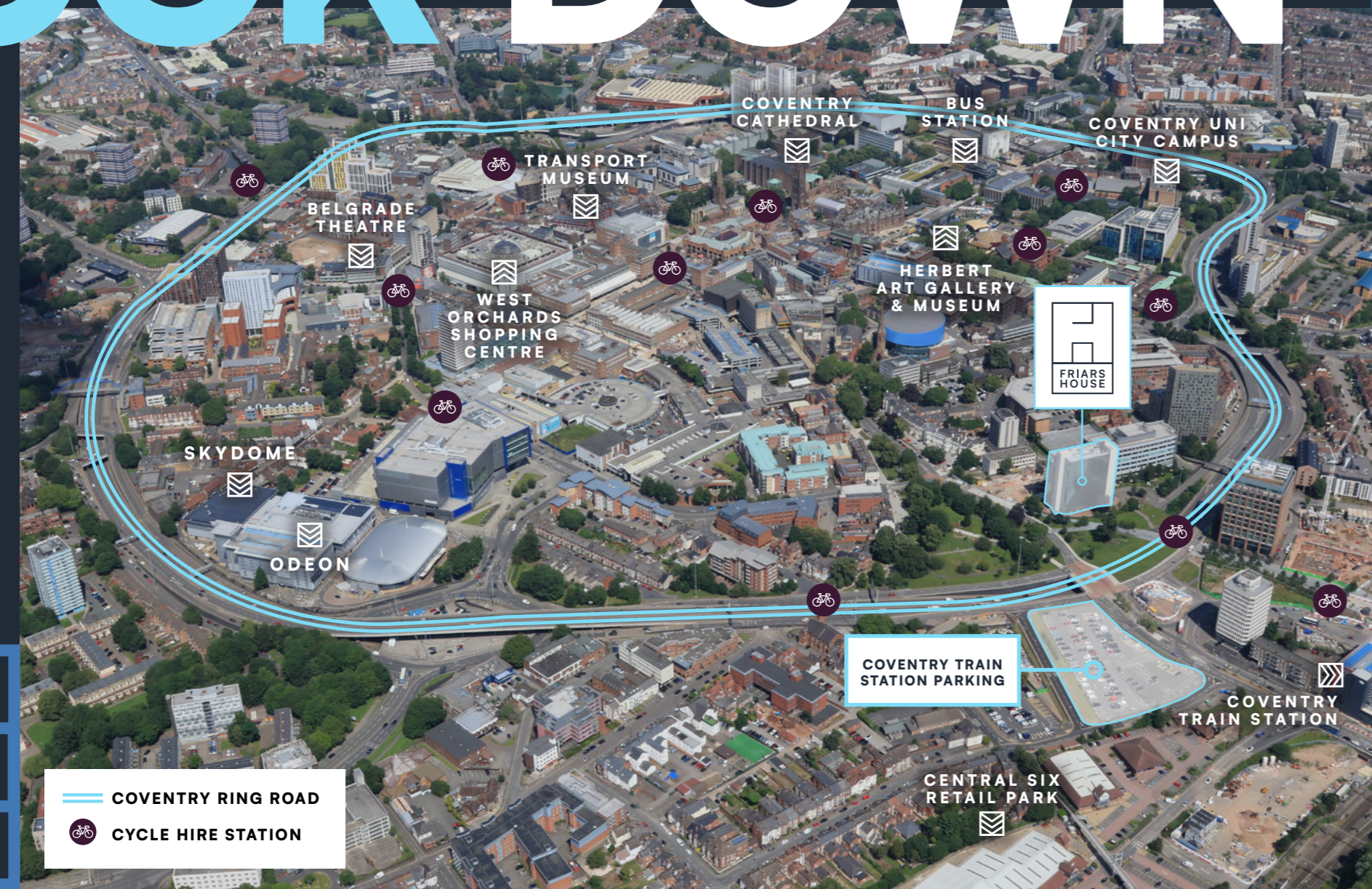


WHAT'S ON OFFER

- SERVICED OFFICE SPACE
- HOT-DESKING FACILITIES
- DEDICATED CONTRACTED DESK SPACE
- MEETING ROOMS
- VIRTUAL OFFICES
- FLEXIBLE TERMS

LOOK DOWN

Adjacent to Friars House, a £1.5 billion regeneration scheme is delivering more than three million sqft of office-led mixed-use development. Just a two-minute walk from Coventry Train Station and linking directly to the city centre, the area offers large public open spaces and landscaped environments alongside historical buildings and attractions. With a wide range of bars and restaurants nearby, it creates a modern, vibrant setting that naturally promotes work-life balance.



COVENTRY RING ROAD
 CYCLE HIRE STATION

BY CAR		BY TRAIN	
	MINUTES		MINUTES BETWEEN TRAINS
M6, JUNCTION 3	14	BIRMINGHAM	5-10
WARWICK	17	WARWICK	10-15
M42, JUNCTION 6	18	LONDON	10-15
LEAMINGTON SPA	20	LEICESTER	15-20
BIRMINGHAM ARTPORT	20	OXFORD	45-60
BIRMINGHAM NEW STREET	30	BRISTOL	45-60
LEICESTER	40	MANCHESTER	45-60
OXFORD	70	EDINBURGH / GLASGOW	60-90

1. BIRMINGHAM NEW STREET
 2. BIRMINGHAM INTERNATIONAL
 3. COVENTRY
 BIRMINGHAM INTERNATIONAL

LOOK TO BOOK



READY WHEN YOU ARE

Leasing Terms:

Available on competitive terms via new internal repairing and insuring (IRI) leases for flexible terms to be agreed. A service charge applies to cover shared building services.

Key Details:

- EPC Rating: B
- Business Rates: Applicable and subject to reassessment based on occupation. Prospective tenants should consult Coventry City Council directly.
- VAT: Elected.



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