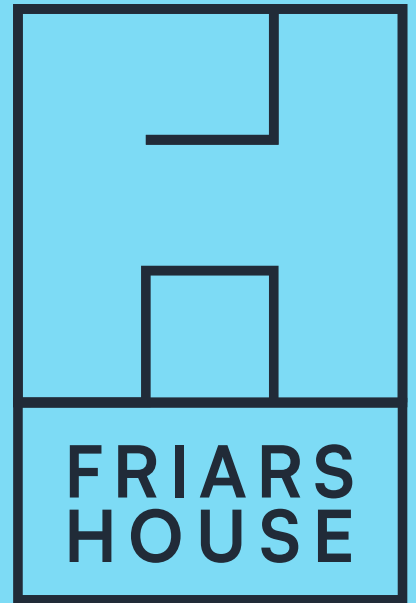


# LOOK



# NO FURTHER



**GRADE A OFFICES TO LET**  
STYLISHLY REFURBISHED FLOOR SUITES  
AVAILABLE FROM 3,871 - 17,631 SQ FT  
**NOW READY TO LOOK AT**







# LOOK GREAT

## 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 specification, Friars House can offer an ideal space for any occupier to look good in.





# LOOK CLOSER

AT A HIGH GRADE SPECIFICATION



New VRF Air Conditioning



'5 Star' rating for connectivity



100% Fresh air system



Four car parking spaces per floor



Secure cycle racks



Raised floors



Kitchenette on each floor



Manned reception



Toilet facilities on each floor to support 1:7m<sup>2</sup> capacity



Suspended ceiling with inset LED lighting

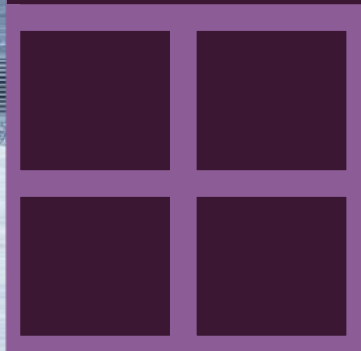


Shower facilities



Three passenger lifts



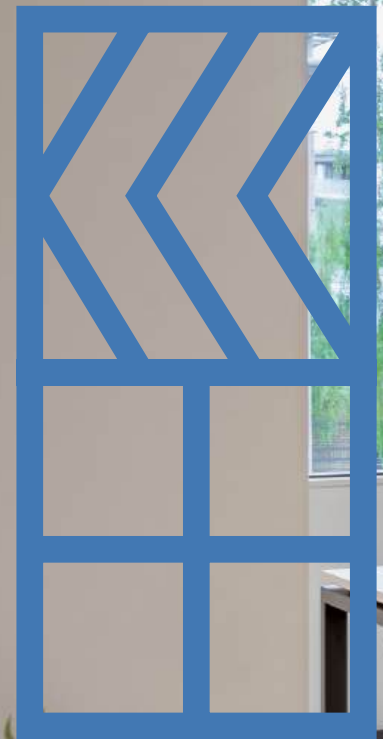


Friars House has been reimagined. The entire experience has a more welcoming and stylish feel from arrival. There's closer attention to the air temperature and scent that works seamlessly with the calming sounds throughout reception and common areas. More like checking into a hotel than a workspace.





# LOOKING



# FOR

# FLEXIBILITY





# figflexoffices

Friars House has relaunched its business centre with a full refurbishment and Business Lounge available to all tenants.

FigFlex operates the space throughout the first and fourth floors offering complete flexibility for your workspace needs. Availability is more fluid than the traditional floorplates and can accommodate enquiries from 2 desks (circa 100sqft) upwards at anytime creating custom flexible solutions which are all-inclusive and hassle free.

## PRODUCTS AVAILABLE

**SERVICED OFFICE SPACE (FROM 2 DESKS UPWARDS) WITH FLEXIBLE TERMS: FROM MONTHLY ROLLING**

**CO-WORKING DESKS: EITHER HOT-DESKING FACILITIES OR DEDICATED CONTRACTED DESK SPACE**

**MEETING ROOMS**

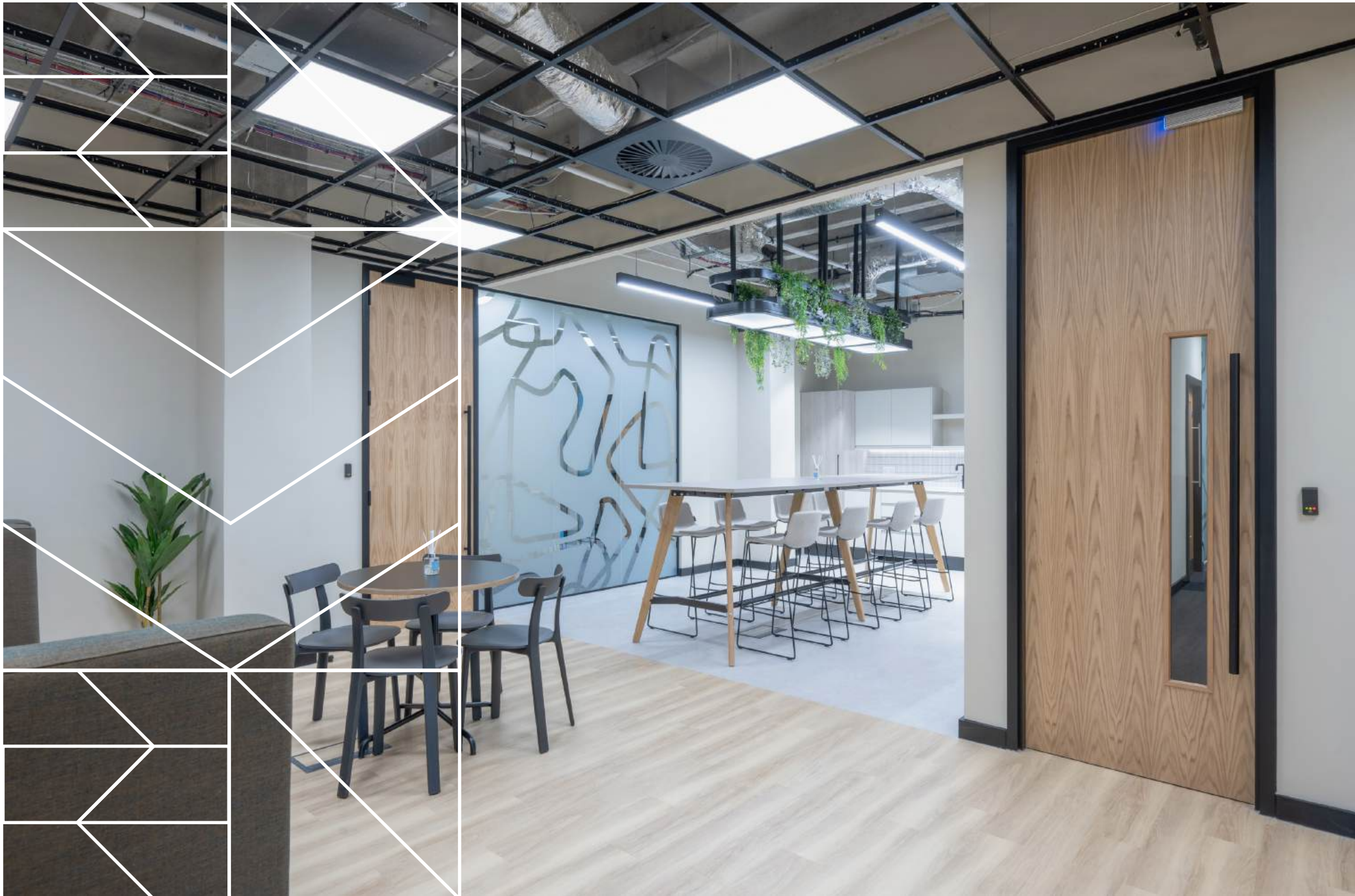
**VIRTUAL OFFICES**











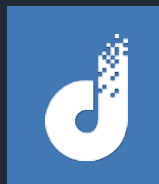


# LOOK AROUND

## SPACE TO THRIVE

The available floors have been refurbished with different finishes to offer variety to potential occupiers. There's a home for everyone at Friars House.

## CURRENT OCCUPIERS





FLOORS 7 & 10

**6,880**

SQFT (NIA)

FLOORS 8

**3,871**

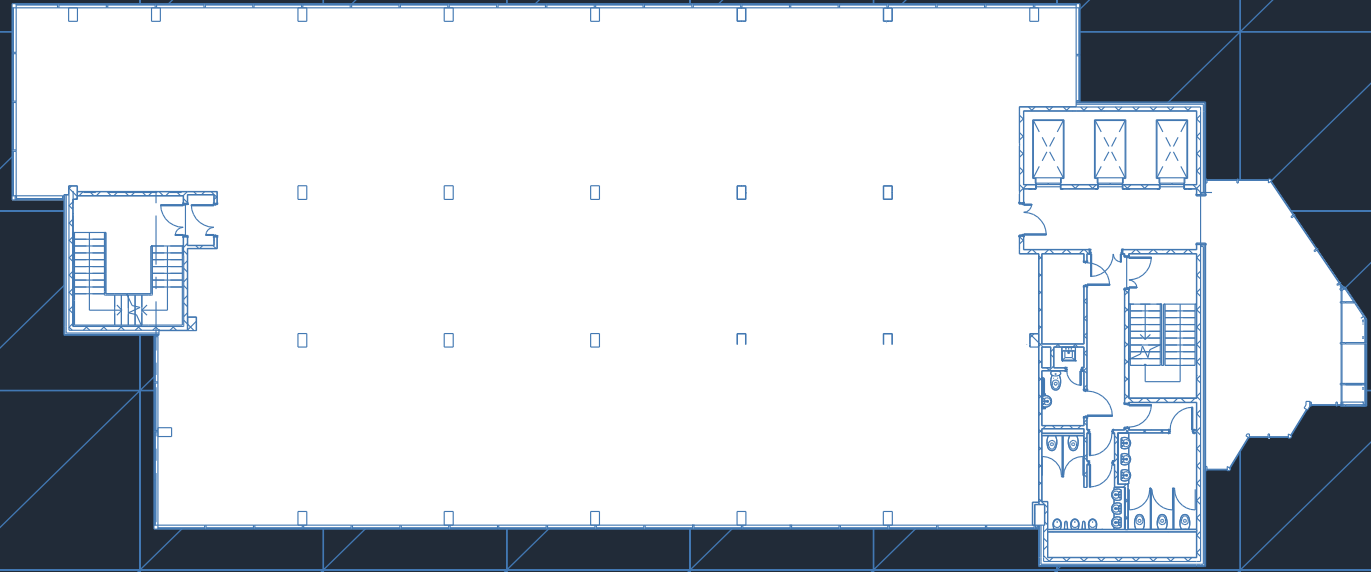
SQFT (NIA)

KITCHENETTE

MALE & FEMALE TOILETS

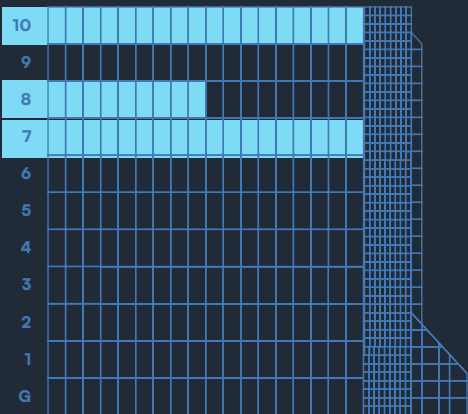
DUAL ACCESS STAIRCASES

3 PASSENGER LIFTS



TYPICAL UPPER FLOOR LAYOUT

AVAILABLE FLOORS





# LOOK AFTER

## INSIDE AND OUT

It's not just the building experience enhancements that help you to look after your employees with a move to Friars House. The immediate areas around the building & Coventry City Centre provide an excellent mix of leisure, retail, hotels and residential that creates an attractive, high-quality work-life mix that is further enhanced by Coventry's historic buildings and attractions.

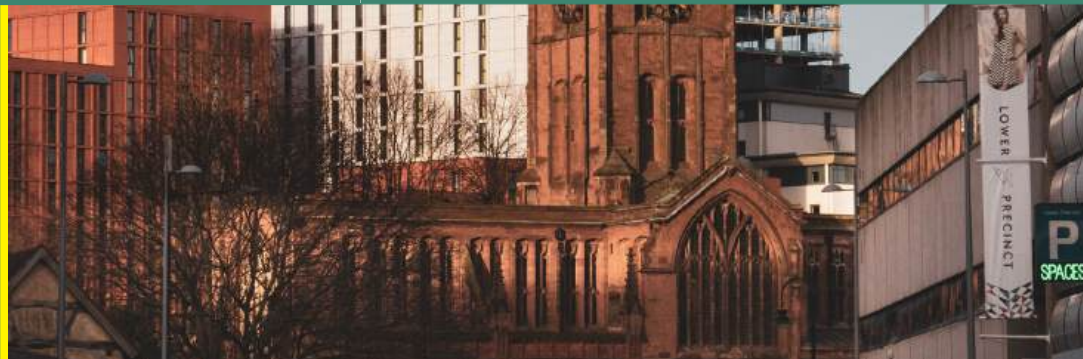
## THE RIGHT CROWD

Coventry University is ranked joint top Modern University for career prospects and attracts an ambitious demographic bringing positivity and a growth mindset to the city. 'The Guardian University Guide '21 and '22'



## PAST AND PRESENT

Coventry provides a variety of cultural experiences with its historic buildings and attractions. More recent development nearby also provides a catalyst to further regeneration in the city improving the immediate location surrounding Friars House.







## WELLNESS

Employees are in within walking distance to with two remarkable yoga studios helping them achieve balance, decrease stress, and boost their energy levels.

## GET SOCIAL

The city has a wide range of restaurants and bars to choose from adding to its lively and vibrant atmosphere.



## TRAIN TRAVEL

Just a 2 minute walk to the train station from Coventry city centre with connections to Birmingham city centre in just 20 minutes.



# YOUR EMPLOYEES



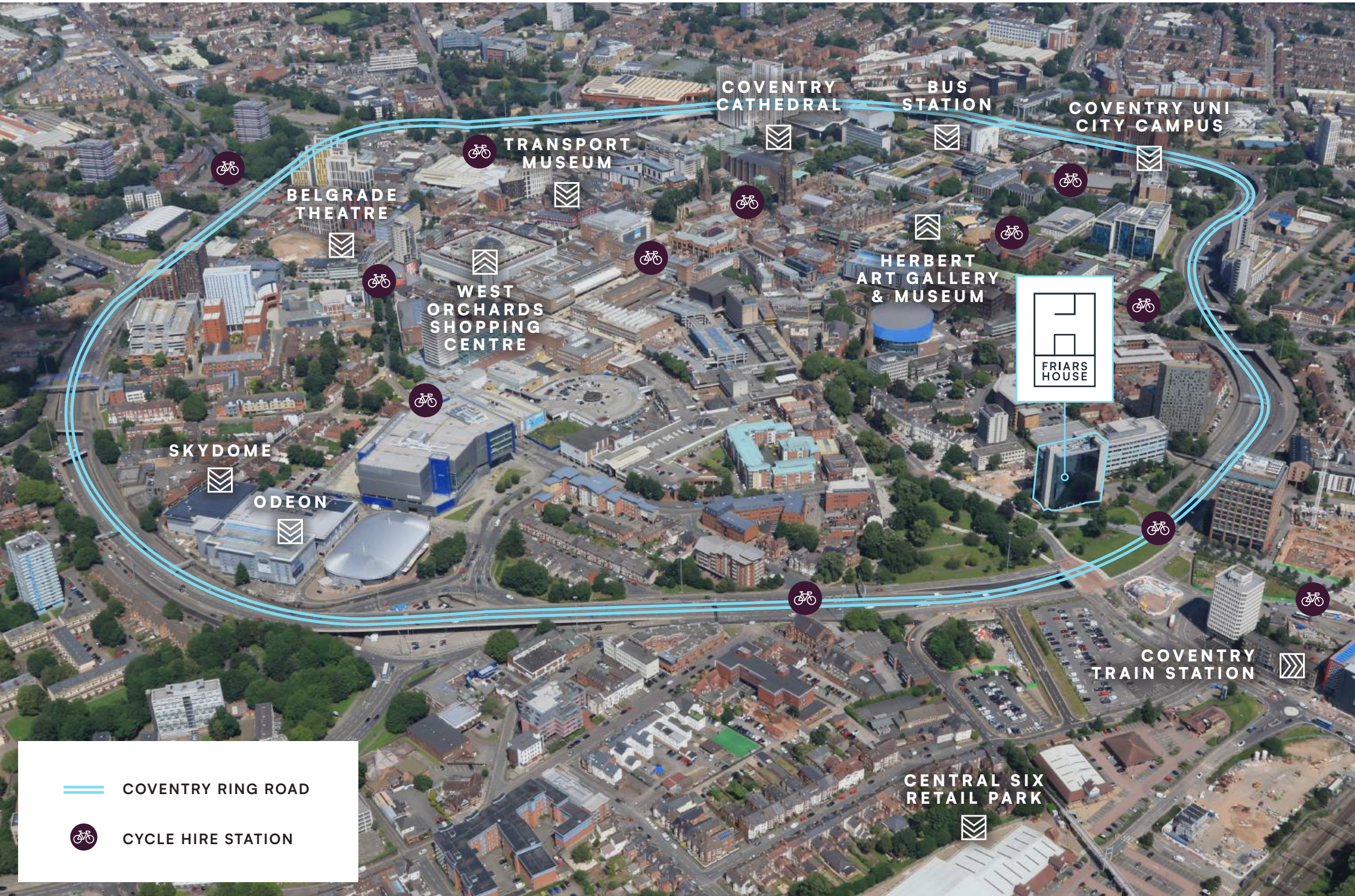
# LOOK OUT

AT THE VIEWS  
ACROSS COVENTRY

Adjacent to the Friars House development, a £1.5 billion regeneration scheme which is to provide more than three million square feet of office-led mixed-use development.

The site will link Coventry Train Station with the city centre and provides large public open spaces and landscaped areas creating a modern environment to live and work.





COVENTRY CATHEDRAL

BUS STATION

COVENTRY UNI CITY CAMPUS

TRANSPORT MUSEUM

BELGRADE THEATRE

HERBERT ART GALLERY & MUSEUM

WEST ORCHARDS SHOPPING CENTRE


FRIARS HOUSE


SKYDOME

ODEON

COVENTRY TRAIN STATION

CENTRAL SIX RETAIL PARK

 COVENTRY RING ROAD

 CYCLE HIRE STATION













# LOOK DOWN

AT THE CITY'S HEART

- Coventry is centrally located in England with excellent commuter links
- 4 miles from Junction 2 of the M6 motorway
- 9 miles from Junction 6 of the M42
- 11 Miles from Birmingham International Airport
- Rail services from Coventry to London Euston in under 60 minutes
- Rail services from Coventry to Birmingham International in 11 minutes and New Street in just over 20 minutes







### BY CAR

	MINUTES
M6, JUNCTION 3	14
WARWICK	17
M42, JUNCTION 6	18
LEAMINGTON SPA	20
BIRMINGHAM AIRPORT	20
BIRMINGHAM NEW STREET	30
LEICESTER	40
OXFORD	70

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

# LOOK AT ME NOW



## FOR YOUR NEXT BUSINESS HOME

The office space is available to lease on competitive terms. Each floor is available by way of a new internal repairing and insuring lease for a term to be agreed.

A service charge will also be levied to maintain the shared services in the building.

EPC - Rated B

Business Rates will also be applicable and subject to how the building is occupied will need to be reassessed. Prospective tenants are recommended to make their own enquiries directly with Coventry City Council.

The property is elected for VAT.

## LOOK NO FURTHER



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