

Coventry is a progressive,
business friendly city, helping to
drive the Midlands Engine.

Successful and forward-looking,
Coventry is ripe for investment
and Friargate offers an unrivalled
opportunity in this growing city.



TWO FRIARGATE
COVENTRY

Transforming a city.
Building new perceptions.

Coventry is a vibrant city that has risen to great heights
and suffered terrible destruction.

But it is a resilient city – a city of peace and reconciliation.

A city that challenges others' perceptions – a city on the rise once
more and Friargate is a vital element in Coventry's renaissance.





Grown from ancient origins, with **a rich history to explore**

***Coffa-n-Tree.* That's what Coventry was called, long before it became a city – built around a tree thought to be planted by someone named Coffa. Before the first settlements had even taken root in nearby Birmingham, Coventry had become the centre of commerce in the region.**

Buoyed by industry, the city grew to be one of the most important in England, even becoming the capital for a short time in the 15th century. Coventry's industry continued to boom; first wool, then bicycles, then cars – each as successful as the last.

But Coventry's success was destined to be the cause of its near downfall.

The Luftwaffe, keen to nullify Britain's armaments production, targeted the city's heavy manufacturing base during the Second World War. In doing so, they devastated Coventry's medieval heritage, with two thirds of the city's buildings destroyed in a single night.

But much of the city's historical legacy survived and a trip to Spon Street or the ruins of St. Michael's Cathedral allows visitors to glimpse and breathe medieval Coventry.



Top: Spon Street, Coventry's medieval heart. **Bottom:** The ruined shell of 14th century St. Michael's Cathedral.







The ceiling of the magnificent 14th century Great Hall in St. Mary's Guildhall



Clockwise from above:
Coventry and its surrounding areas offer a wealth of living options; leisure time is also well represented in the area.



Affordable homes, well-paid jobs, excellent connections and **a high standard of living**

In PwC's 2016 'Good Growth for Cities' index, Coventry was ranked the *eighth best city in the UK to live, work and do business*, while nearby Leamington Spa was placed high in The Sunday Times annual 'Best Places To Live' guide.

Access to good jobs, rapid transport links, an average house price of less than £200,000 and a very favourable work/life balance, all combine

to present Coventry's population with one of the highest standards of living in the country.

Coventry is increasingly being seen as a viable business alternative to other cities in the UK. The city has already benefited from a migration of businesses, an influx of talent and increased inward investment, greatly enhancing its standing and future prospects.

The best of both worlds in Coventry and Warwickshire

Sitting at the centre of the beautiful county of Warwickshire, a journey to charming market towns such as Warwick, Leamington Spa or Stratford-upon-Avon is easy, quick and enjoyable.

There are castles to explore and country hotels in which to relax, knowing that the hustle and bustle of a city centre is equally quick and convenient to reach, with all of the benefits that brings.

Unlike many cities, and especially compared to London, you won't need to commute for an hour to work in the city centre and live in the country – more like 20 minutes. Equally, a day out to the countryside doesn't need to be an excursion.

In Coventry, you really can enjoy the best of both worlds.



Clockwise from above:

The picturesque beauty of Stratford-upon-Avon; Coombe Abbey's sumptuous hotel; the incomparable Warwick Castle.





Clockwise from left:

Situated on the West Coast Main Line, Coventry boasts excellent rail connections; Birmingham Airport is just ten minutes from Coventry city centre; With links to three major motorways, Coventry is well connected by road.



A local, national and international transport hub at the very heart of the country

Coventry railway station is more than just a local hub. As a principal stop on the West Coast Main Line, you can be in London in under an hour and Birmingham in only 20 minutes.

Birmingham Airport, just ten minutes away by train, is actually closer to Coventry than its namesake and offers a range of direct destinations as distant as China and the west coast of the USA.

If you need to drive, access to the national motorway network is also swift with the M1, M6, M40, M42, M45 and M69 all readily accessible.

There are few cities, of any size, that can boast transport connections as comprehensive as Coventry.

New green connections and a place **with people in mind**

A modern icon, Coventry's ring road used to be one of the city's most famous landmarks – for all the wrong reasons. Brilliantly practical if you were on four wheels, little use on foot.

Working closely with the Friargate development, Coventry City Council has constructed a bridge deck spanning Junction 6 of the ring road, connecting the railway station and city centre with a continuous above-ground pedestrian route for the first time.

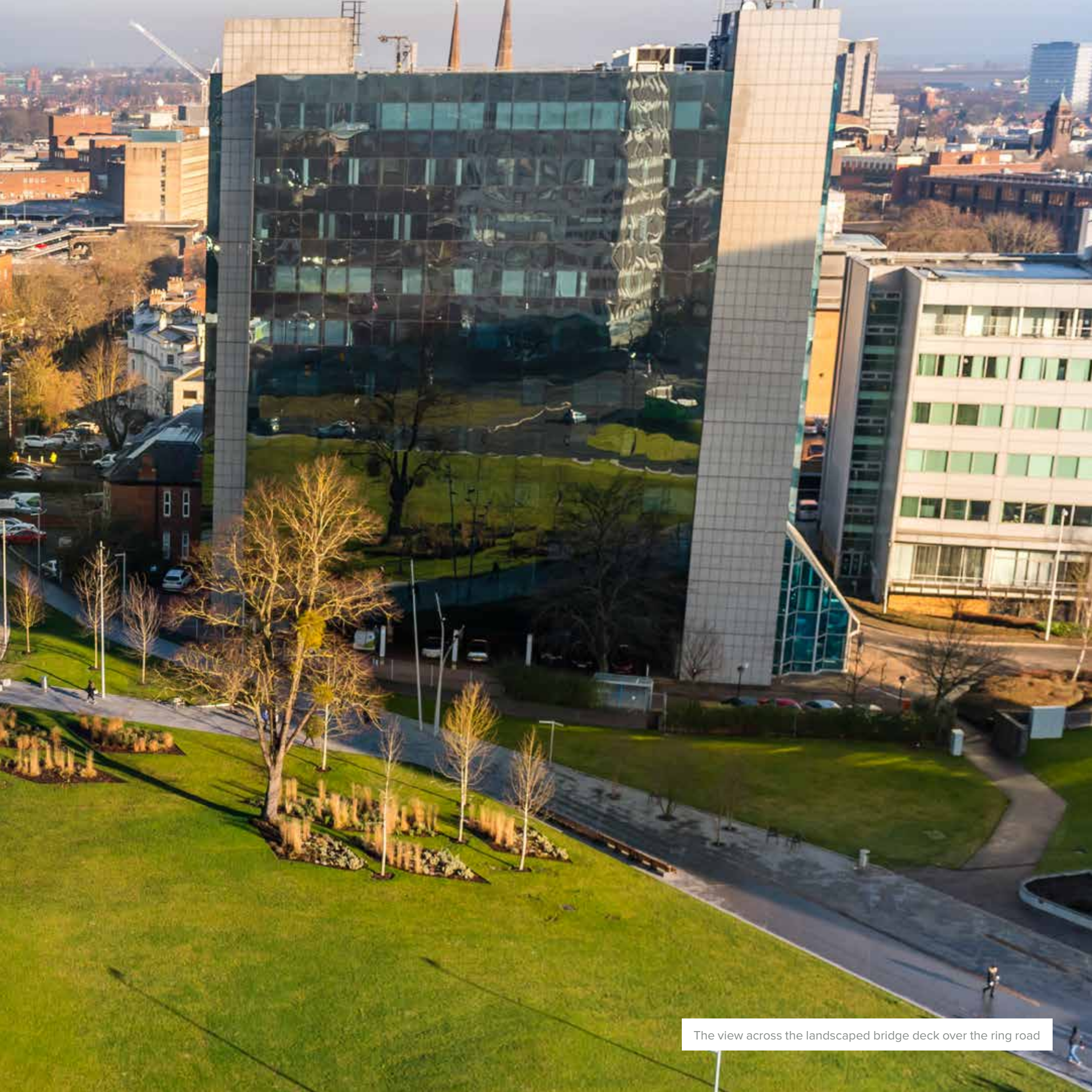
The six-minute walk from the station to the city centre is now a green and pleasant stroll, with ready access to restaurants, bars and shops.

Equally, walking around the city centre has become an increasingly pleasant experience, with improvements to traffic flows and public spaces gathering pace, creating attractive places for pedestrians to dwell. Coventry is a city to walk around, not just drive.



Pedestrian and cyclist access by the Flying Standard near Coventry Cathedral





The view across the landscaped bridge deck over the ring road



Clockwise from top: A sketch of Jaguar's F-Pace performance SUV by the hand of Ian Callum, Director of Design at Jaguar Land Rover; world-leading research and education at the Warwick Manufacturing Group; the instantly recognisable London Taxi under construction.

World-leading industry and world-beating innovators in the heart of the UK

Coventry is home to some of the world's most respected and successful companies, such as the London Taxi Company, Barclays and Jaguar Land Rover, employing thousands of people in highly skilled jobs.

Operating from its Whitley headquarters, Jaguar Land Rover leads the global automotive industry with cutting edge research and development in the

city. With a further £500m of investment to come, Coventry is set to become the 'brains' of this global business.

Smaller innovators such as MarchantCain and MIRA feed into the supply chain, supported by organisations such as the Warwick Manufacturing Group that create a symbiotic and world-leading local economy.

Two universities and a **global seat of learning and research**

Whatever your educational requirements, they can be fulfilled in Coventry. A wide range of schools and colleges provide state and private education at all levels and include Free Schools, Academies and Faith Schools.

The city's two renowned universities, Warwick and Coventry, are woven into its very fabric, giving Coventry the prestigious title of a global seat of learning.

Warwick University, with its leafy campus on the edge of the city, is one of the UK's top academic institutions and part of the Russell Group. The

Warwick University Business School, in particular, is known around the world and attracts students from across the globe.

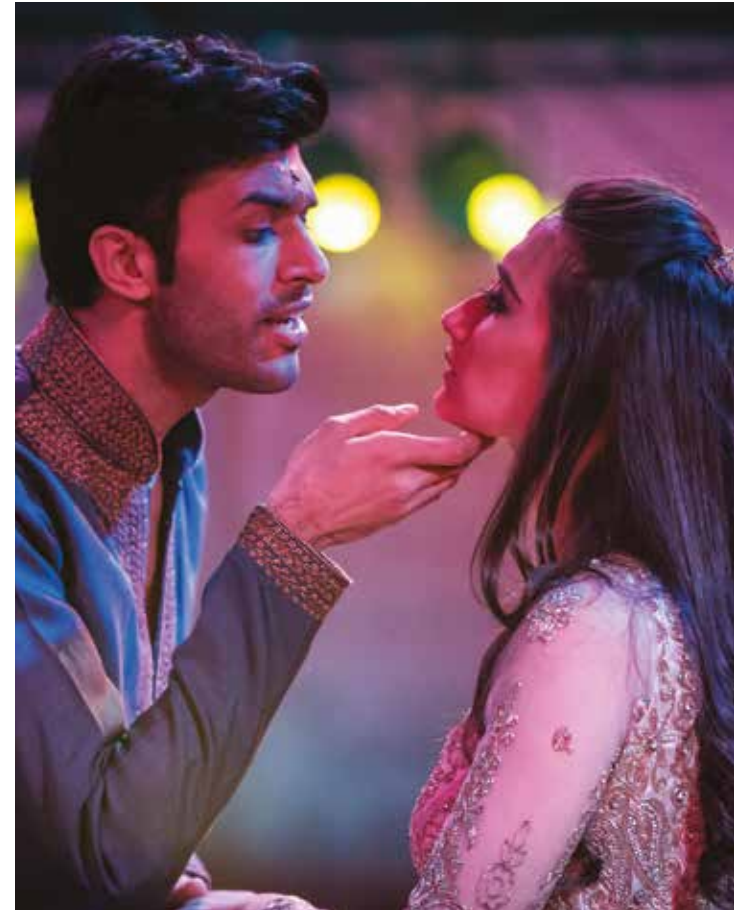
The Modern University of the Year, Coventry University is a fast-growing institution which consistently ranks number one for student experience, as well as being within the top two universities in the UK for quality of teaching.

Coventry punches well above its weight in the global academic marketplace, attracting the best talent, feeding into the best employers, and gaining a cutting edge over its competitors.



Top: King Henry VIII School in Coventry, founded by its namesake in 1545. **Bottom:** Coventry University's innovative Faculty of Engineering, Environment and Computing.





Clockwise from top left: Coldplay rock the Ricoh Arena; On stage at the Belgrade Theatre, Coventry; Independent shopping at Fargo Village; Coventry's 2021 UK City of Culture bid has everyone excited.

A city of culture, a place with a story to tell

Coventry has recently launched its bid to become the UK City of Culture 2021 and is already promoting a full programme of arts and cultural events to highlight everything the city, and its people, has to offer.

The Belgrade Theatre, the Albany and Warwick Arts Centre host comedy nights, musical events and plays all year round. For a different flavour of entertainment, the Ricoh Arena showcases international music stars, as well as regular Wasps rugby fixtures and Coventry City football matches.

Meanwhile, a trip to Fargo Village with its creative markets, selection of street food and independent shopping provides an alternative daytime experience.

With so much going on, whatever your preference, there's bound to be something that whets the appetite and piques the interest.





Street art to celebrate the city's part in the 2012 Olympic Games

At the heart of the devolution agenda, Coventry is entering an exciting era of change.

In a recent study by The Guardian newspaper, Coventry was identified as ‘...one of five stand-out cities for jobs and business in the past ten years.’

The regional economy is strong and growing and Coventry now has a major role in its future – a chance to help direct and benefit from its economic growth. As part of the West Midlands Combined Authority and the Midlands Engine, the city has a say in how a newly devolved budget is spent across the region and how investment is attracted.

This means improvements in transport, new housing and investment in skills – all guided by Coventry’s representatives, as well as those from the other constituent councils and Local Enterprise Partnerships.

This is a time when power is being reclaimed from Whitehall and invested in local bodies.



The Grade II listed Council House

The Friargate Masterplan brings
to Coventry – for the very first
time – a world-class commercial
district that provides numerous
opportunities to work, live, play,
visit and stay.

FRIARGATE
COVENTRY





Creating a new business district for Coventry

Situated within a 37 acre site linking Coventry Railway Station with the city's retail core, Friargate is the most strategically significant mixed use scheme seen in Coventry for a generation.

Breathing new life and energy into the city, Friargate is a major regeneration project being undertaken by Friargate Coventry LLP – the development vehicle for the European property investment and development group, Cannon Kirk.

Comprising 3,200,000 sq ft of mixed use development, Friargate will deliver a total of 25 efficient and sustainable buildings, including 14 Grade A office buildings with restaurants and retail on the ground floors, two hotels and new residential areas.

The modern office buildings will be set in high quality landscaped public spaces with new pedestrian routes, a public transport hub, contemporary homes and a vibrant street scene.





The city's largest regeneration for a generation

The Friargate masterplan has planning consent for 25 sustainable and efficient buildings with more than 3,200,000 sq ft of combined floor space.

Friargate will deliver:

- ◆ Up to 2,350,000 sq ft of Grade A office space across 14 buildings
- ◆ Up to 215,000 sq ft of retail, restaurants and bars
- ◆ Up to 450,000 sq ft of hotel space across two buildings
- ◆ Up to 400 new homes
- ◆ Up to 110,000 sq ft of new leisure space
- ◆ Vastly improved public realm

The Friargate vision is to create a high quality, low carbon development that generates jobs, attracts inward investment and new visitors, creates homes, encourages access to the city centre and brings new life and energy into Coventry.

Creating an attractive and sustainable place for people and business

Designed as a destination, Friargate will be fully integrated into the City and will attract people to live, work and play.

Wide and accessible pedestrian streets branch off the central boulevard that guides commuters and visitors through the new district and on to the city's retail core.

Designed by internationally renowned landscape architects, GROSS MAX, the pleasant tree-lined Station Square has already become a vital

thoroughfare, transporting pedestrians between the railway station and city centre.

Friargate will also be at the heart of the city's sustainable travel with a transport interchange that links bus and rail passengers.

The creation of new homes, offices, shops and hotels together with an effective transport hub and outstanding pedestrian access will ensure that Friargate becomes an environmentally friendly destination for all.



Clockwise from left: The tree-lined route through Friargate; The first building nearing completion; The rooftop view from One Friargate; Coventry City Council's new building through the public realm's green space.



A world-leading team for a world-leading development

The team behind the Friargate project is amongst the best in the world.

Led by Friargate Coventry LLP, which is part of the Cannon Kirk Group, a specialist team has been specifically formed to bring forward the Friargate development.

The masterplan has been designed by world-renowned architects, Allies and Morrison, who have brought their global experience, including

the design of acclaimed Two Pancras Square in London, to bear. The high quality public realm has been designed by equally renowned landscape architects, GROSS.MAX.

By utilising the skills of a host of other property experts, including international advisors GVA, Friargate boasts one of the finest project teams of any development, anywhere in the world.



Clockwise from left: Farnborough Business Park by Allies and Morrison;
St. Paul's Place, Sheffield by Allies and Morrison; Potters Fields Park, by GROSS.MAX.





A new Council headquarters for a new city

One Friargate is the first building in the Friargate masterplan to be constructed and has already been let to Coventry City Council, who will move the majority of its office-based staff there. Designed by Allies and Morrison, the building has been constructed by Bowmer & Kirkland.

Looking out onto the new tree-lined Station Square, One Friargate is prominently situated within the Friargate development and has already captured the imagination of the city.

The stunning red-brick façade has been designed to reflect the traditional materials used in some of Coventry's finest buildings, including Coventry Cathedral, with the building already a prominent part of the city's skyline.

A well-connected place, at the centre of it all

Coventry is one of the best-connected cities in the country – and Friargate is at the very core of these connections.

An integral part of the Friargate masterplan, the railway station is just minutes from each of the 25 new buildings that comprise the development. This means anyone working at Friargate can get from the office to Birmingham Airport in 10 minutes while a journey to Central London can be completed in under an hour.

With direct access to Coventry ring road, connections to the national motorway network are quick and easy, providing ready access to other local hubs such as Nottingham, Leicester, Northampton and Milton Keynes.



Travel Times by rail

Birmingham Airport	10 mins
Leamington Spa	12 mins
Birmingham New Street	26 mins
Oxford	49 mins
London Euston	1 hr
Manchester Piccadilly	2 hrs 7 mins
Southampton Central	2hrs 15 mins

Travel Times by road

Leamington Spa	20 mins
Rugby	25 mins
Birmingham	30 mins
Banbury	37 mins
Leicester	39 mins
Northampton	46 mins
Nottingham	1 hr 2 mins

Source: AA

A stunning second building that contrasts yet complements the first, Two Friargate has a distinctive and practical design ideal for a corporate headquarters.



TWO FRIARGATE
COVENTRY

Building the **Friargate** vision

Two Friargate is the striking second building in the Friargate masterplan and has been designed by leading architects Allies and Morrison. It is the natural progression from the successful development of One Friargate, Coventry City Council's new office building.

Like One Friargate, the building has been conceived with the public realm in mind. Two Friargate will frame the pedestrian route from the railway station to the city centre, complementing

its neighbour whilst retaining its own distinctive architectural style.

Situated in an unrivalled location, just metres from the railway station, Two Friargate is one of the most well-connected office buildings in the region.

Two Friargate will be a stunning addition to the city and the next step towards delivering this important regeneration project.





A sustainable new office, built to the highest standards

Two Friargate will establish the pattern of development at Friargate, in what will become a varied but complementary cluster of buildings.

With 136,000 sq ft of available Grade A office space, and floorplates from 11,000 sq ft, Two Friargate offers the perfect opportunity for a corporate headquarters in one of the most well-connected locations in the region.

The design has evolved in response to the public realm and the need to create the principal route from the station to the city centre. In order to enhance activity on the public realm Two Friargate

will also include 4,600 sq ft of retail space, which will provide opportunities for outdoor dining.

Not only will this offer lunchtime dining for office workers, the ground floor retail will create a welcoming and attractive environment as you enter the building.

Entertaining at Two Friargate will also be an attractive proposition. The 8th floor provides a large terrace that will offer unparalleled views across the city, combined with a fully glazed 12th floor providing views over the public realm.

A modern building for the modern workforce

Two Friargate has been designed to the highest specification, with over 136,000 sq ft of Grade A space and 4,600 sq ft of retail space.

The basement provides 20 secure car parking spaces – including accessible spaces – whilst showers, a drying room and lockers are available elsewhere in the building.

Unusually for an office building, the majority of floors offer an attractive balcony, providing an alternative, alfresco, space for staff and visitors.

Six passenger lifts, with capacity for eight people each, are provided along with unisex toilets on the 12th floor and separate male and female toilets on other floors.

In line with the Friargate masterplan's vision for a sustainable development, Two Friargate will be connected to the District Heating System, provide cycle storage, target BREEAM Excellent and an EPC 'B' rating.

Two Friargate will be built using BCO guidelines as a reference.



Summary of areas

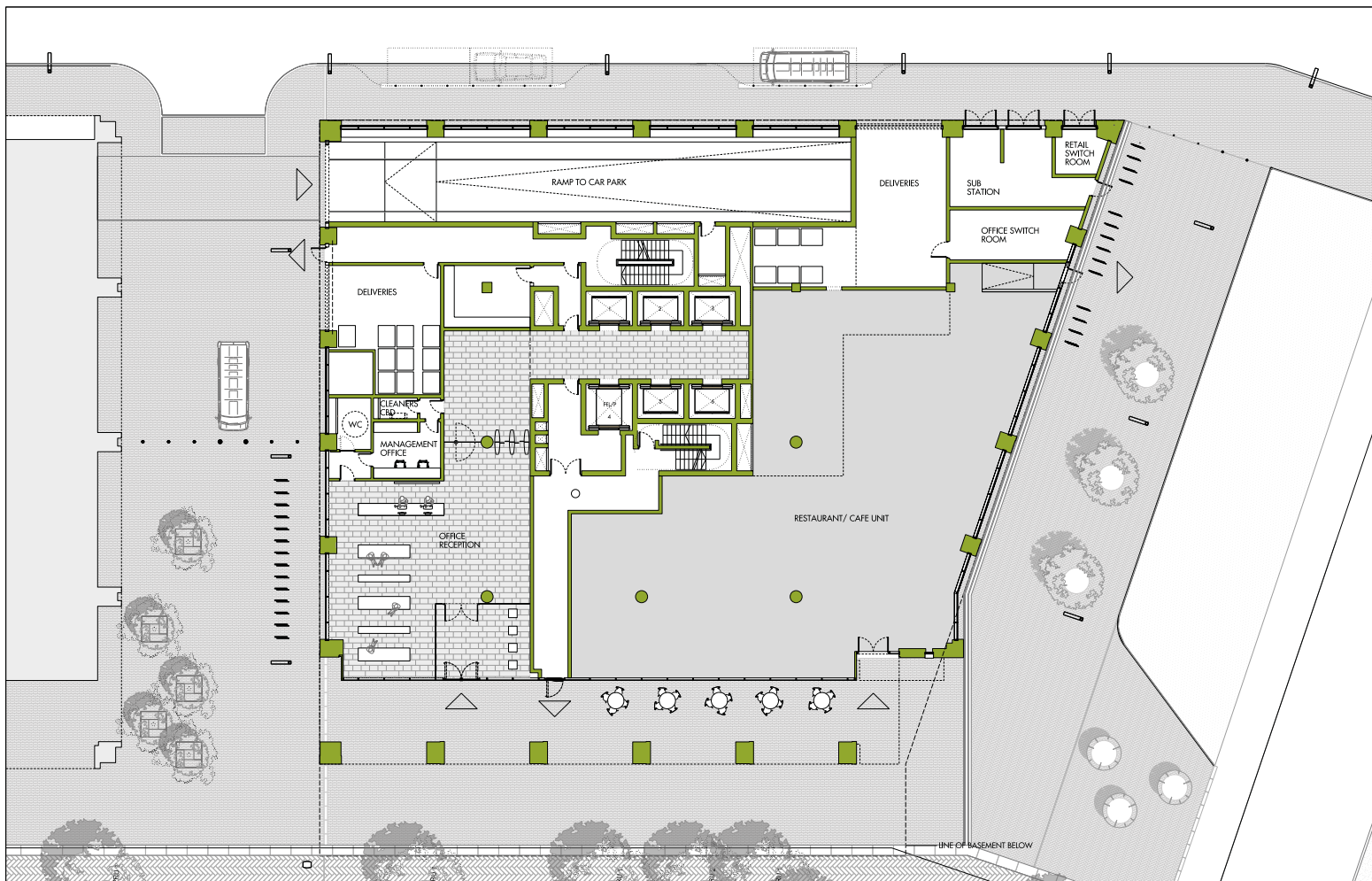
Floor 13:	Plant use	
Floor 12:	Office use	NIA 7,314 sq ft (680 sq m)
Floor 11:	Office use	NIA 11,021 sq ft (1,024 sq m)
Floor 10:	Office use	NIA 11,021 sq ft (1,024 sq m)
Floor 09:	Office use	NIA 11,021 sq ft (1,024 sq m)
Floor 08:	Office use	NIA 11,021 sq ft (1,024sq m)
Floor 07:	Office use	NIA 12,322 sq ft (1,145 sq m)
Floor 06:	Office use	NIA 12,322 sq ft (1,145 sq m)
Floor 05:	Office use	NIA 12,322 sq ft (1,145 sq m)
Floor 04:	Office use	NIA 12,322 sq ft (1,145 sq m)
Floor 03:	Office use	NIA 12,322 sq ft (1,145 sq m)
Floor 02:	Office use	NIA 12,322 sq ft (1,145 sq m)
Floor 01:	Office use	NIA 10,857 sq ft (1,009 sq m)
Ground:	Reception/retail use	
Basement:	Parking/plant/BoH use	

Total: 136,189 sq ft (12,652 sq m)

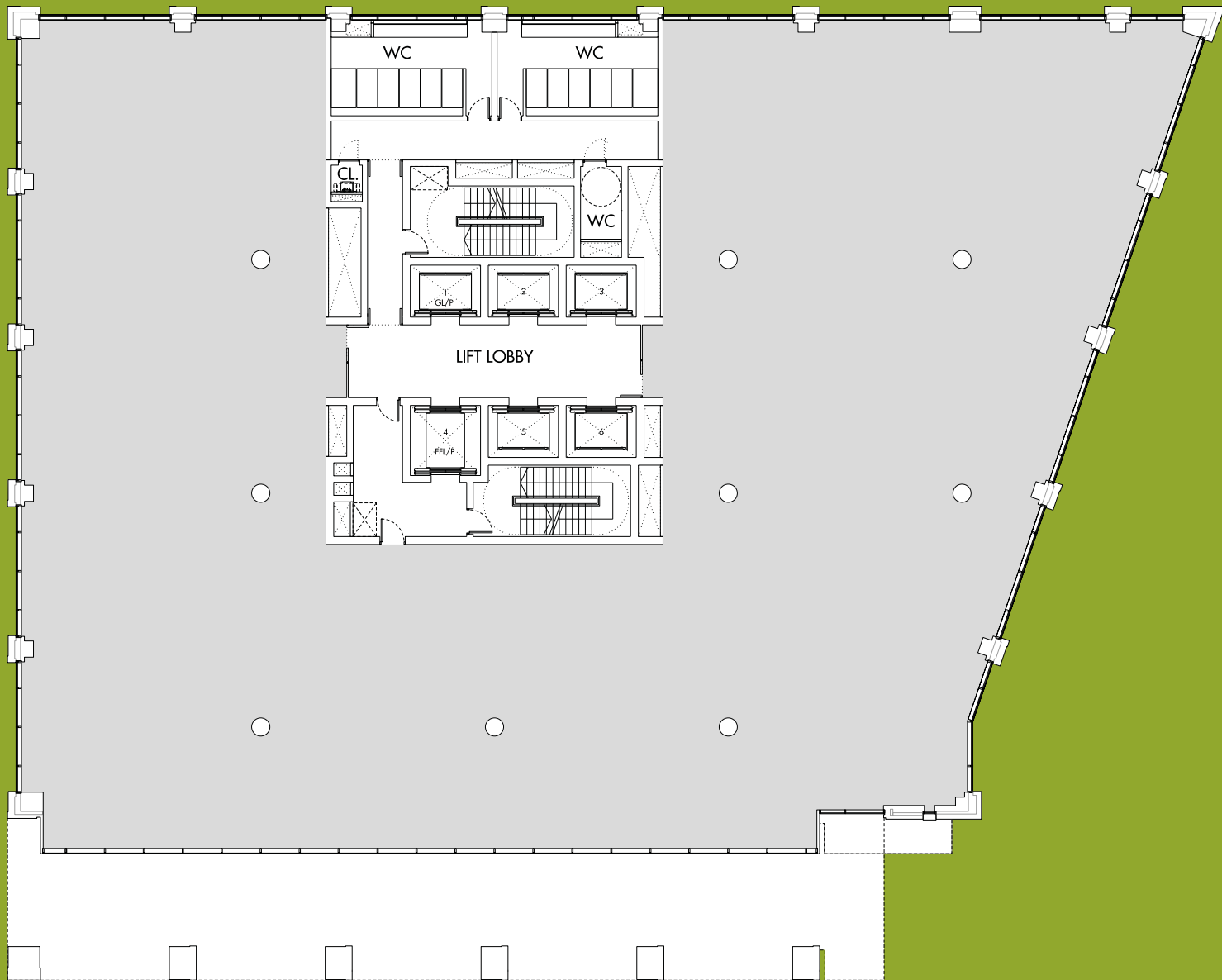


NOTE: NIA figures do not include balconies and terraces

Ground floor

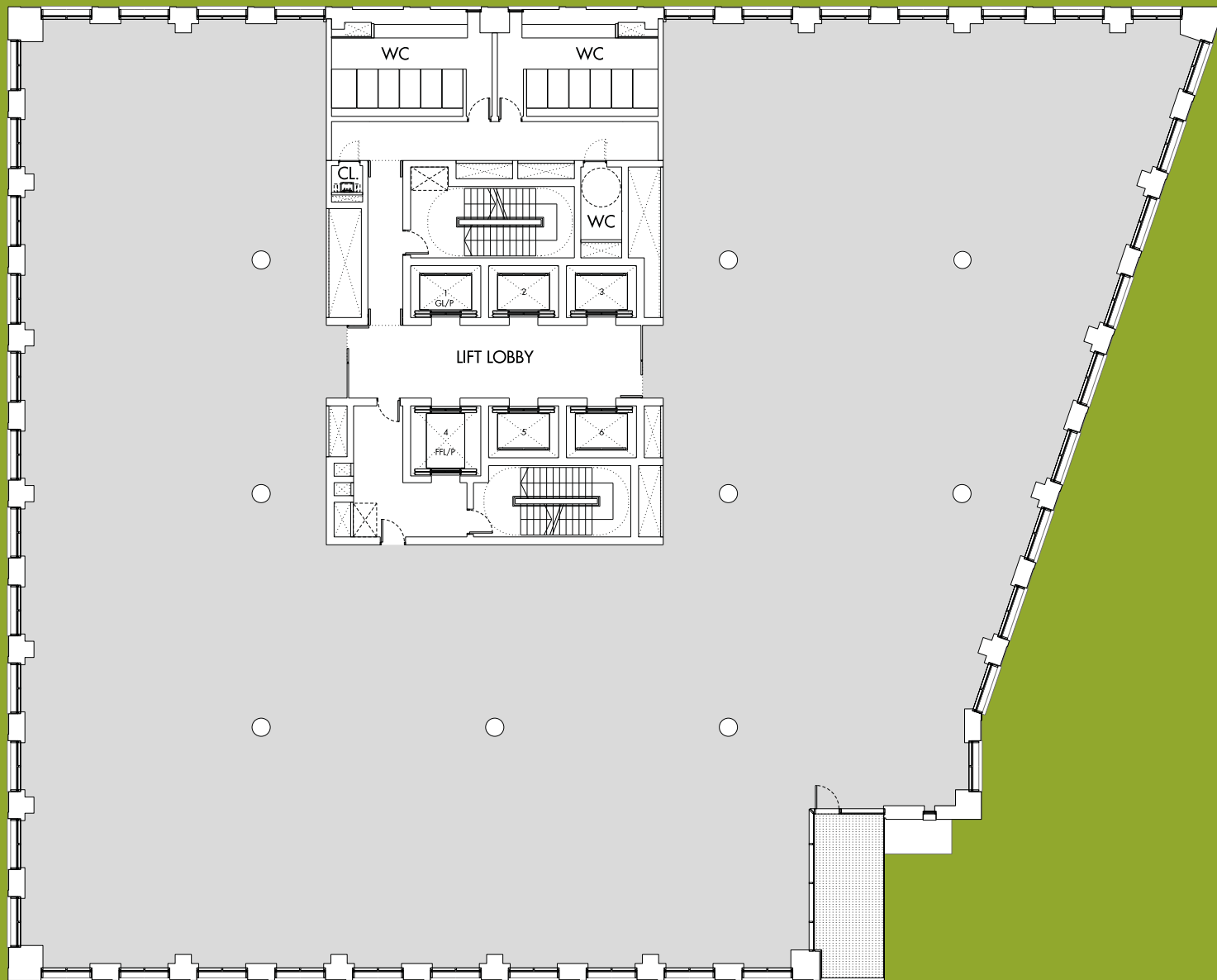


Floor 01 offices



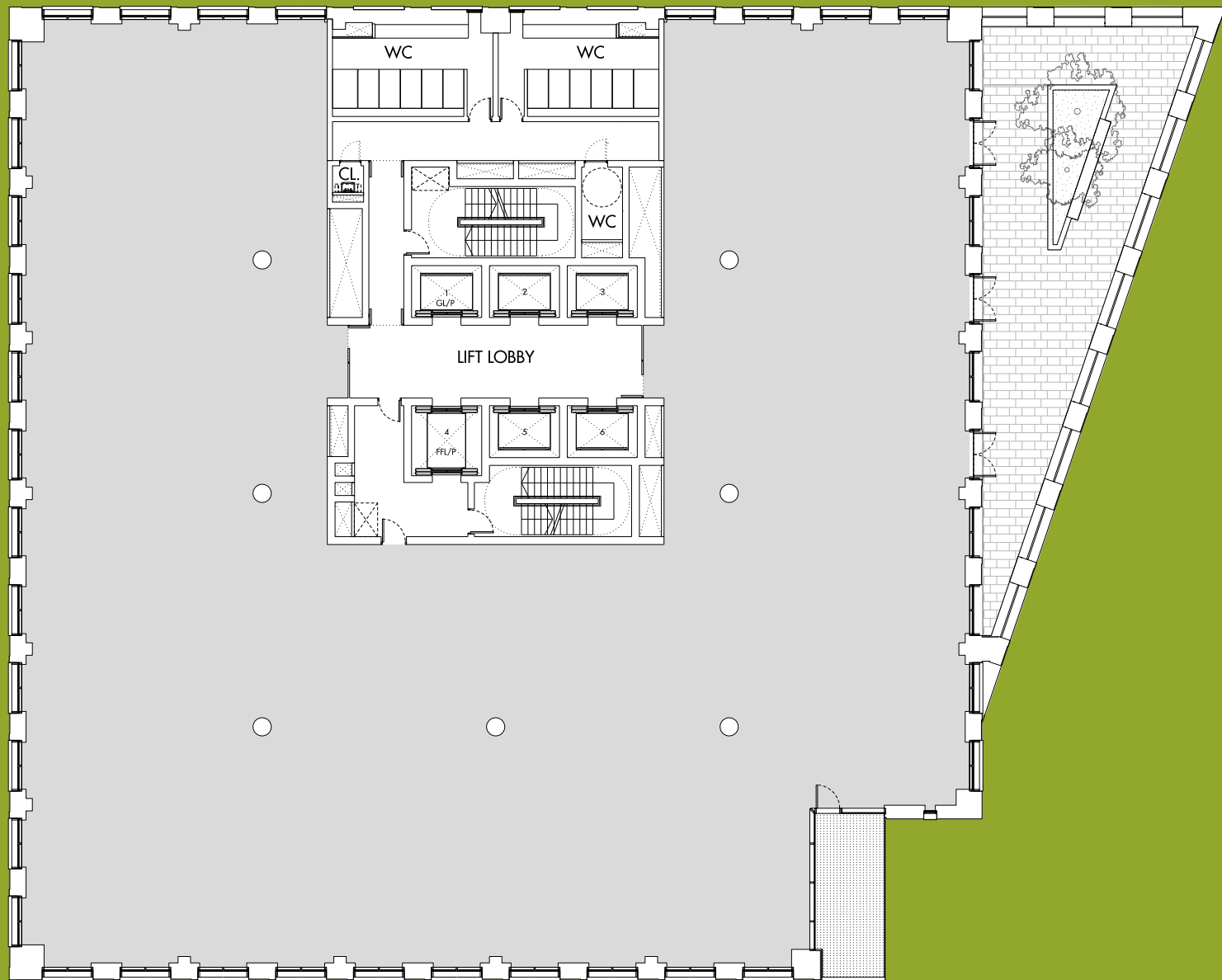
NIA 10,857 sq ft (1,009 sq m)

Floor 02-07 offices



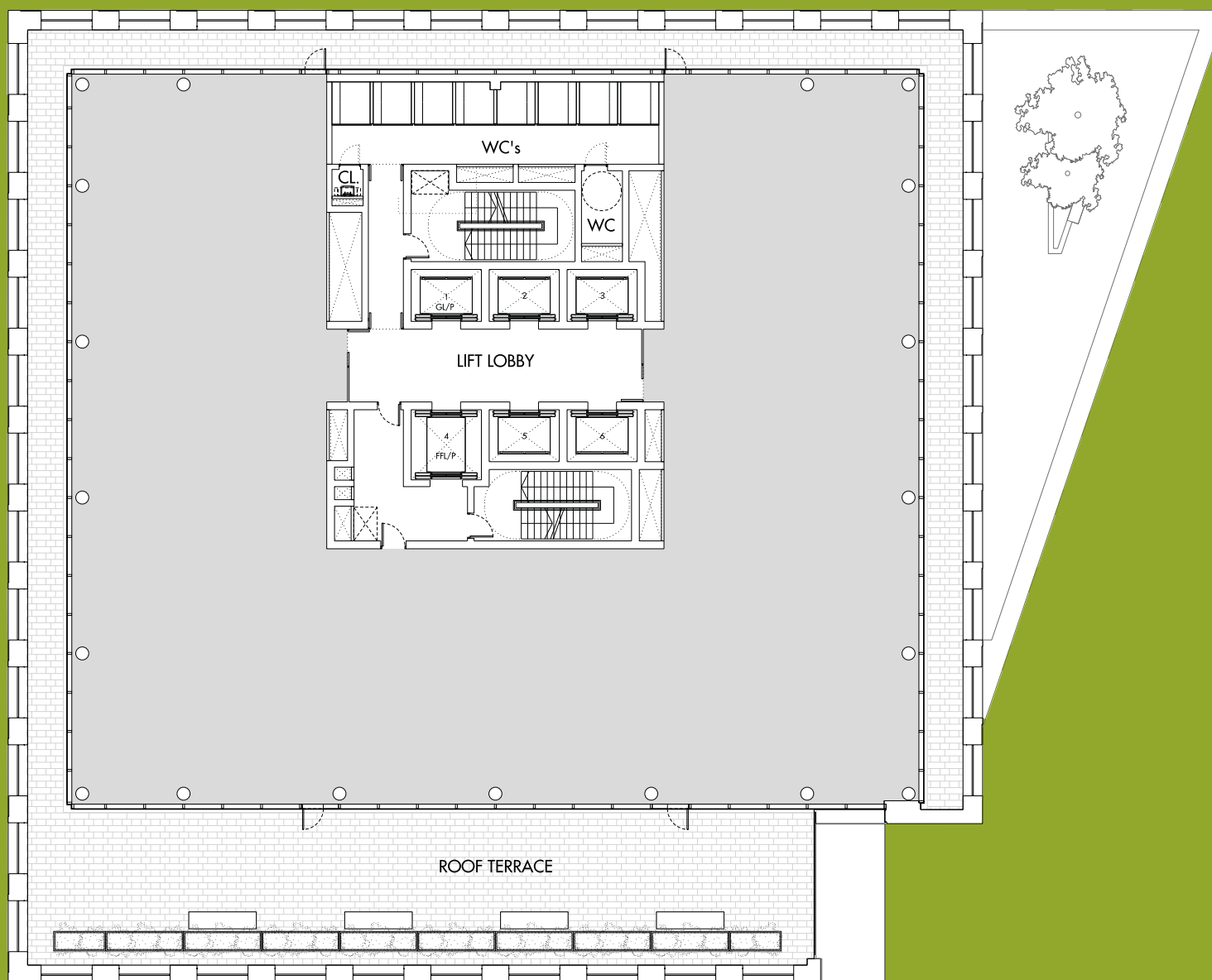
NIA 12,322 sq ft (1,145 sq m)

Floor 08-11 offices



NIA 11,021 sq ft (1,024 sq m)

Floor 12 offices



NIA 7,314 sq ft (680 sq m)



Examples of the high quality specification that can be expected from Two Friargate.



Contemporary office space designed for modern businesses

Two Friargate accommodation extends to 136,189 sq ft net internal area and c.4,600 sq ft retail/
restaurant space net internal area.

Two Friargate will offer a high quality specification, including:

- ◆ Typical floorplates – 11,021 sq ft and 12,322 sq ft
- ◆ Showers, drying room, and lockers
- ◆ 4 pipe fan coil cooling system - 1:8 sq m occupancy
- ◆ Connection to the District Heating System
- ◆ Exposed services with the option of open or metal tile suspended ceilings
- ◆ LED luminaries
- ◆ 150 mm raised access floor
- ◆ Floor to ceiling height 2.8 m
- ◆ Slab to Slab height 3.95 m
- ◆ 24 hour building security and access
- ◆ Target EPC 'B' rating
- ◆ 6 x 8 person passenger lifts including goods lift
- ◆ Unisex toilets on 12th floor and separate Ladies and Gents on other floors
- ◆ 20 secure basement car parking spaces including 2 accessible spaces
- ◆ Cycle storage
- ◆ Built using BCO guidelines as reference
- ◆ Target BREEAM 'Excellent'

The perfect team to take the project forward

FRIARGATE
COVENTRY

The Developer
Friargate Coventry LLP
(part of the Cannon Kirk Group)

GROSS. MAX.
Landscape Architects

Landscape Architect

Allies and Morrison

The Architect

GVA

Office Agents



PROSURV
CONSULT

Project Managers



PR & Marketing Consultants

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