

GRADE A OFFICES TO LET

STYLISHLY REFURBISHED FLOOR SUITES
AVAILABLE FROM 1,200 TO 24,000 SQ FT

LOOK NO FURTHER



AN IMPRESSIVE BUILDING WITH AN 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



1ST FLOOR	Fig Place Offices
2ND FLOOR	Yes Are Digital Training Ltd High Specialist Recruitment Ltd
3RD FLOOR	(UNDER OFFER)
4TH FLOOR	Fig Place Offices
5TH FLOOR	A T Management Limited
6TH FLOOR	Reel Limited
7TH FLOOR	Coventry University
8TH FLOOR	6,880 SQ FT AVAILABLE
9TH FLOOR	(UNDER OFFER)
10TH FLOOR	6,880 SQ FT AVAILABLE

LOOK CLOSER AT THE DETAILS BEHIND A REIMAGINED WORKSPACE

AT A HIGH GRADE SPECIFICATION



ARRIVAL & AMENITY

- CONCIERGE
- BUSINESS LOUNGE
- COMPLIMENTARY TEA & COFFEE
- COWORKING SPACES & BOOKABLE MEETING ROOMS



WORKPLACE COMFORT

- VRF AIR CONDITIONING
- LED LIGHTING
- THREE PASSENGER LIFTS



PRACTICAL CONVENIENCE

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



EFFICIENCY RATING

- EPC RATING B



LOOK AROUND

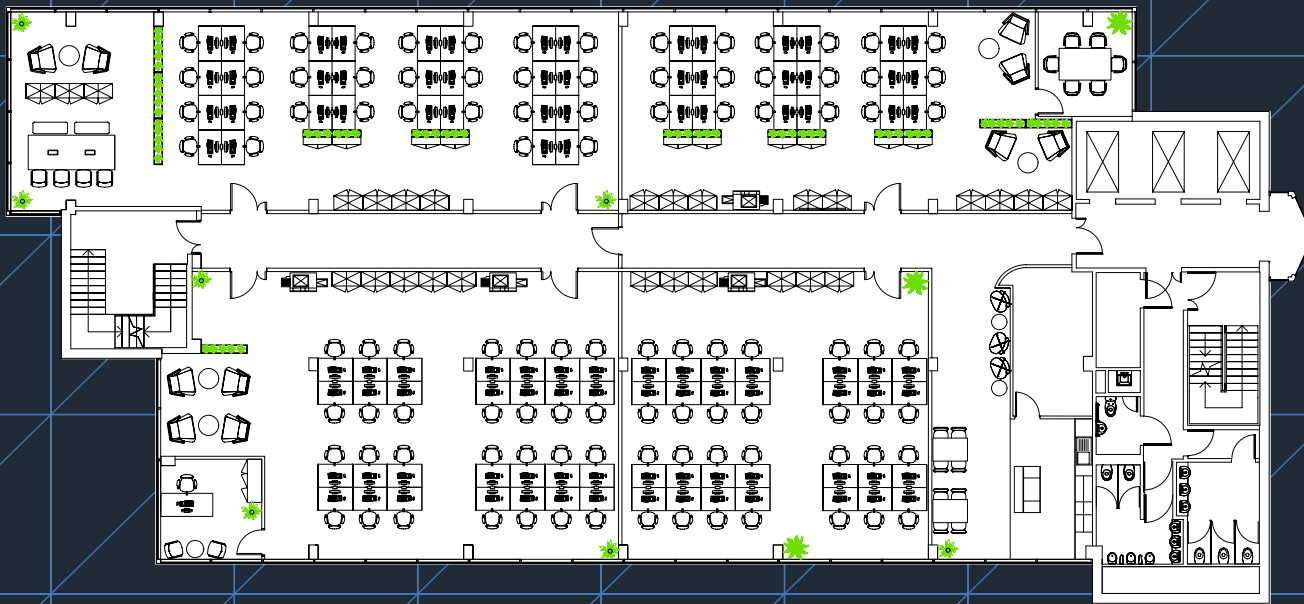


CURRENT AVAILABILITY

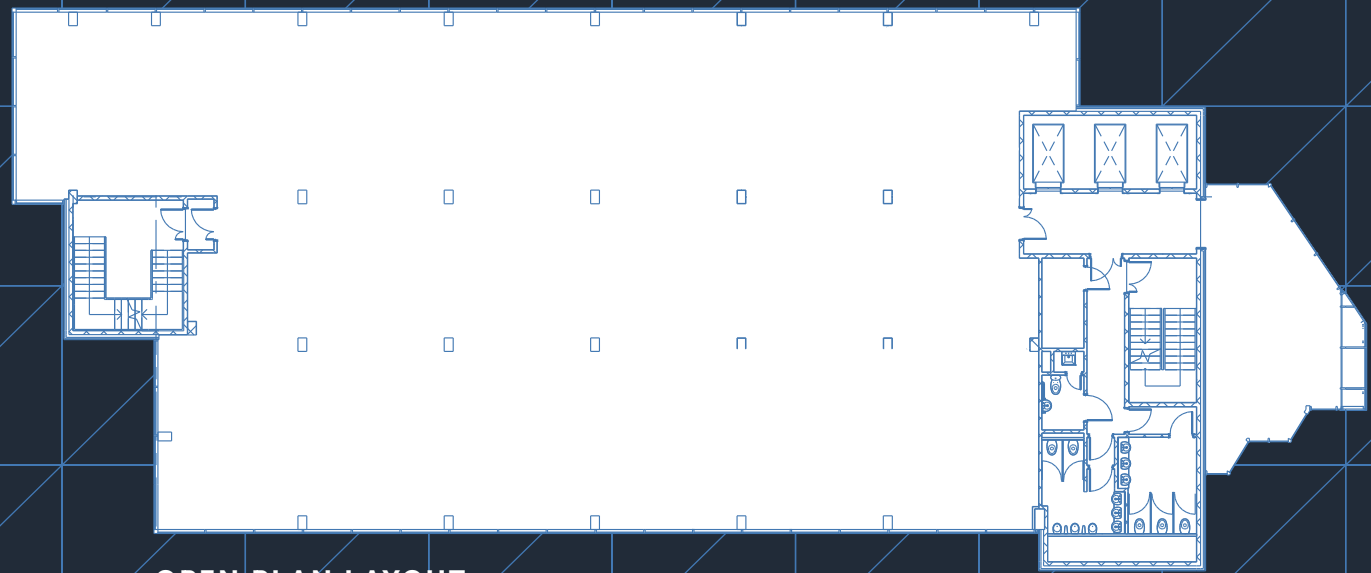
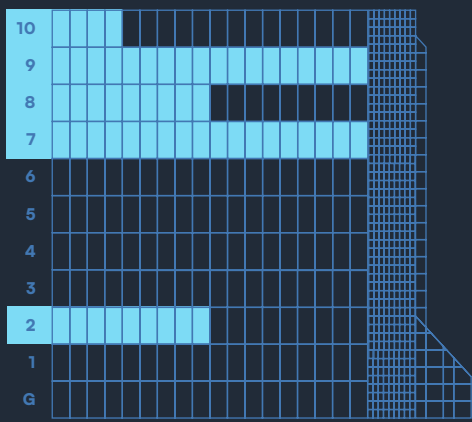
1,200-2,000
SQ FT (NIA)
SUITABLE FOR C. 12-40 PEOPLE

UP TO 6,880
SQ FT (NIA) PER FLOOR
SUITABLE FOR C. 70-120 PEOPLE

POTENTIAL OFFICE CONFIGURATIONS



AVAILABLE FLOORS



OPEN PLAN LAYOUT



LOOK TO WORK YOUR WAY





figflexoffices

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

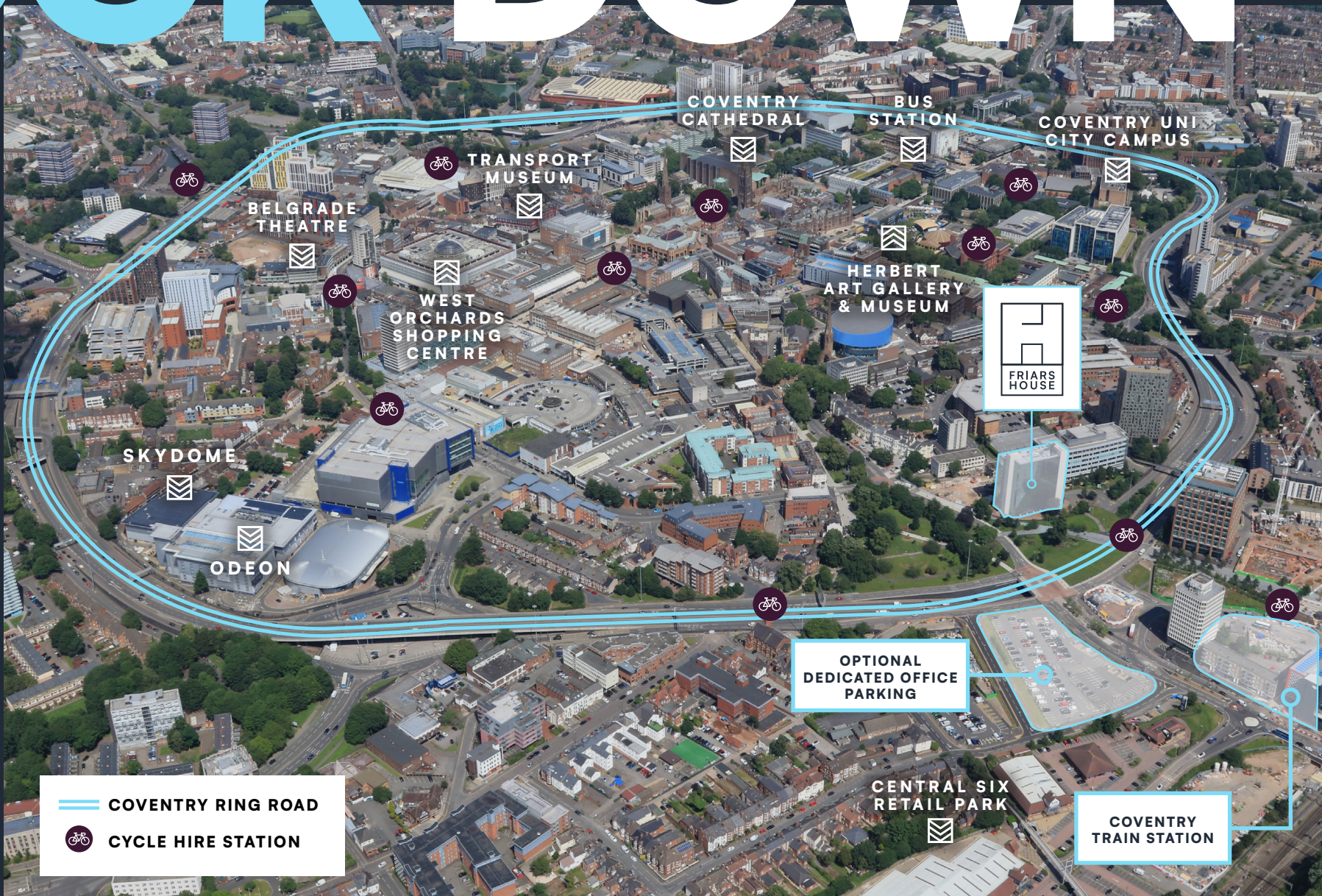
VIRTUAL OFFICES

FLEXIBLE TERMS



LOOK DOWN

Adjacent to Friars House, a £1.5 billion regeneration is delivering over three million sqft of office-led mixed-use space. Two minutes from Coventry Train Station and linked to the city centre, it blends landscaped public spaces with historic surroundings, while nearby bars and restaurants create a vibrant setting that supports work-life balance.





BY CAR		BY TRAIN	
	MINUTES		PEAK FREQUENCY (MINS)
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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