



Manor House Drive, Coventry, **CV1 2TE**

**TO LET** MODERN OFFICES  
from 3,218 sq ft - 13,760 sq ft



[www.friarshousecoventry.co.uk](http://www.friarshousecoventry.co.uk)





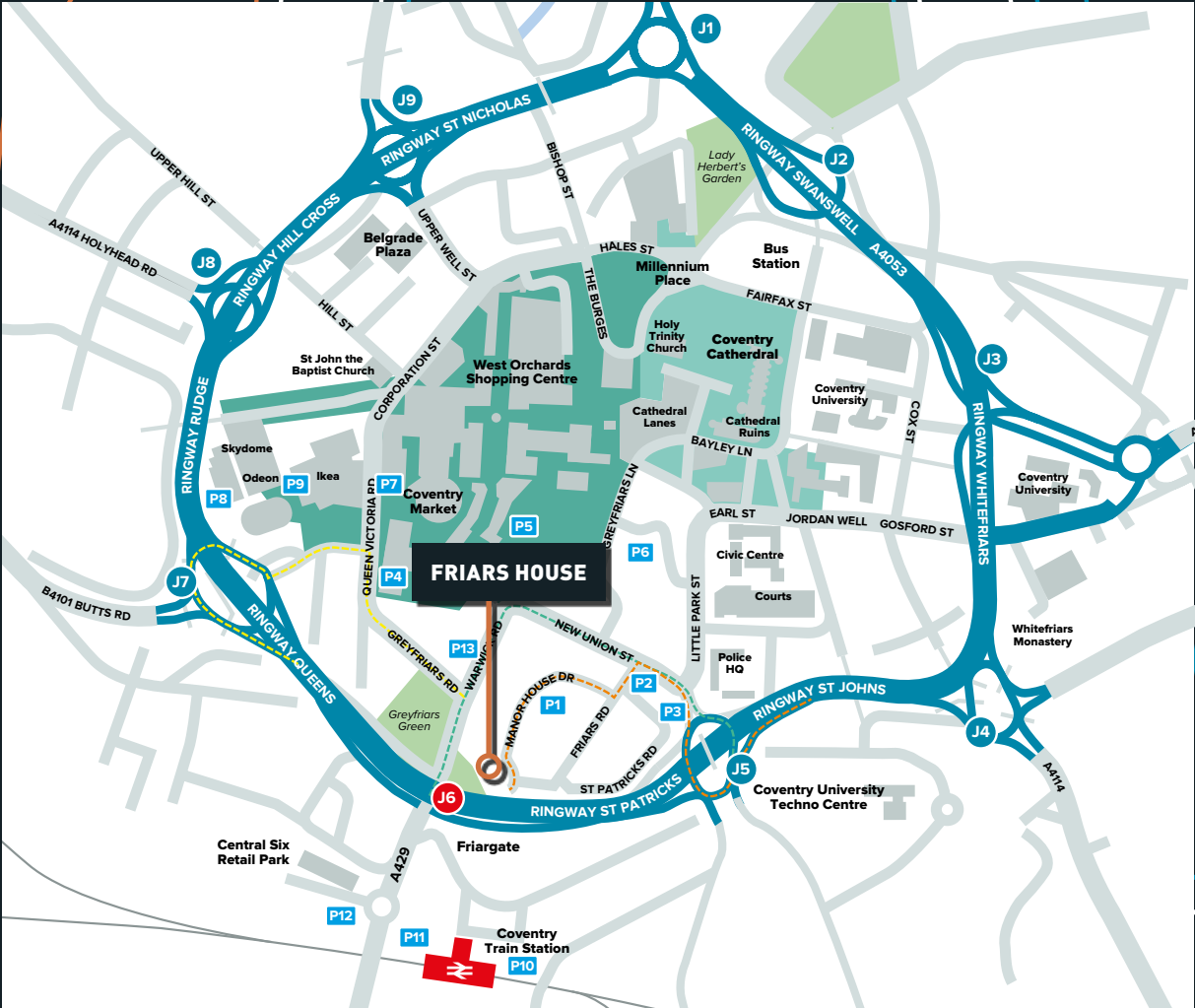
# LANDMARK BUILDING IN STRATEGIC CITY CENTRE LOCATION

## DESCRIPTION

Landmark 11 storey comprehensively refurbished prime Coventry office building.

- Availability from 3,218 sq ft to 6,880 sq ft per floor
- Total available floor space 13,760 sq ft
- Car Parking is available on site on the basis of 4 spaces per whole floor
- EPC rating for the building is D-98, a full certificate is available upon request





## LOCATION

- 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

### CAR PARK KEY (SPACES)

- P1 Manor House (72)
- P2 New Union Street (240)
- P3 Cheylesmore (44)
- P4 City Arcade (188)
- P5 Barracks (460)
- P6 Salt Lane (172)
- P7 L Precinct (509)
- P8 APCOA Skydome (780)
- P9 IKEA
- P10 Coventry Station No1 (358)
- P11 Coventry Station No2 (120)
- P12 Coventry Station No3 (372)
- P13 On Street Parking

SAT NAV:  
**CV1 2TE**

**SUPER  
CITY  
LINKS ON  
YOUR  
DOORSTEP**







## PRIME POSITION

In the heart of Coventry City Centre adjacent to the Friargate development, a £1.5 billion re-generation scheme which is to provide more than three million square feet of office-led mixed-use development. The development will link Coventry Train Station with the city centre and provides large public open spaces and landscaped areas creating a modern and functional environment to live and work.





# AMAZING VIEWS OF COVENTRY'S CULTURAL CITY CENTRE







# FRIARGATE REDEVELOPMENT

Friars House stands adjacent to the new Friargate Development - a £1.5 billion re-generation scheme which is to provide more than three million square feet of mixed-use development which will link Coventry train station with the city centre including a new headquarters for Coventry City Council, and a pre-let to the Financial Ombudsman, two hotels, a residential development, as well as public open space and a landscaped 'boulevard' leading from the railway station to Greyfriars Green. The entire development is to be phased over 15 years, initial work has seen the removal of the junction six ring road gyratory and an extensive, landscaped bridge deck over the ring road.

The combination of office, leisure, retail, hotels and residential uses will create an attractive, high-quality mix that will act as a catalyst to further regeneration in the city. The site, bounded by Station Square, Manor Road, Warwick Road, Greyfriars Green and Grosvenor Road, will include office buildings, two hotels as well as improved public spaces and pedestrian routes.

**The Friargate development further enhances the strategic location of Friars House.**







## LOCAL AMENITIES

The immediate areas around Friars House & 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.

New development nearby provides a catalyst to further regeneration in the city further improving the immediate location surrounding Friars House.



# FROM CATHEDRALS & CASTLES TO BARS & BISTROS







## COVENTRY UNIVERSITY

Coventry has two world-class universities with the University of Warwick and Coventry University, both of which are committed to work with the City Council and local businesses to deliver growth and prosperity for the benefit of the city.

Both the University of Warwick and Coventry University contribute extensively in terms of the economic impact they have within the City and the positive message they portray about Coventry worldwide. The universities bring considerable revenue to the city, support a vast array of local businesses, provide significant sporting and cultural facilities, and draw a great many medical, teaching and other professionals to Coventry, which together with research and training significantly benefits companies and organisations both large and small in Coventry.

Ongoing developments in the city by both universities are set to see a combined investment of over £1 billion during the next five years. Warwick and Coventry's recent successes have put the city firmly on the global map for higher education, with the Times and Sunday Times 'University of the Year' and 'Modern University of the Year' accolades won by two institutions in the same city for the first time in their history.

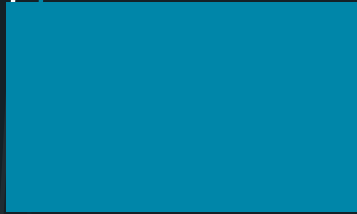
## FROM COLLEGE TO CAREER



The Midlands Engine will drive up business innovation and improve productivity and competitiveness. Universities and businesses will work together to bring forward innovations that support key sectors and their supply chains. The Midlands Engine is perfectly positioned to take advantage of economic growth, productivity and skills opportunities.







# LANDMARK 11 STOREY OFFICES

## SPECIFICATION

- New VRF air conditioning, with a capacity to support density of 1: 10 m<sup>2</sup> (can be improved to 1:8 m<sup>2</sup>)
- Raised floors
- Suspended ceiling with inset LED lighting
- Three passenger lifts
- Toilet facilities on each floor with a capacity to support 1:7m<sup>2</sup>
- Shower facilities
- Secure cycle rack
- Manned reception
- “5 star” rating for connectivity
- Four car parking spaces per floor – additional parking within 3 minute walk upon request including Manor House Drive and numerous others.





ACCOMMODATION

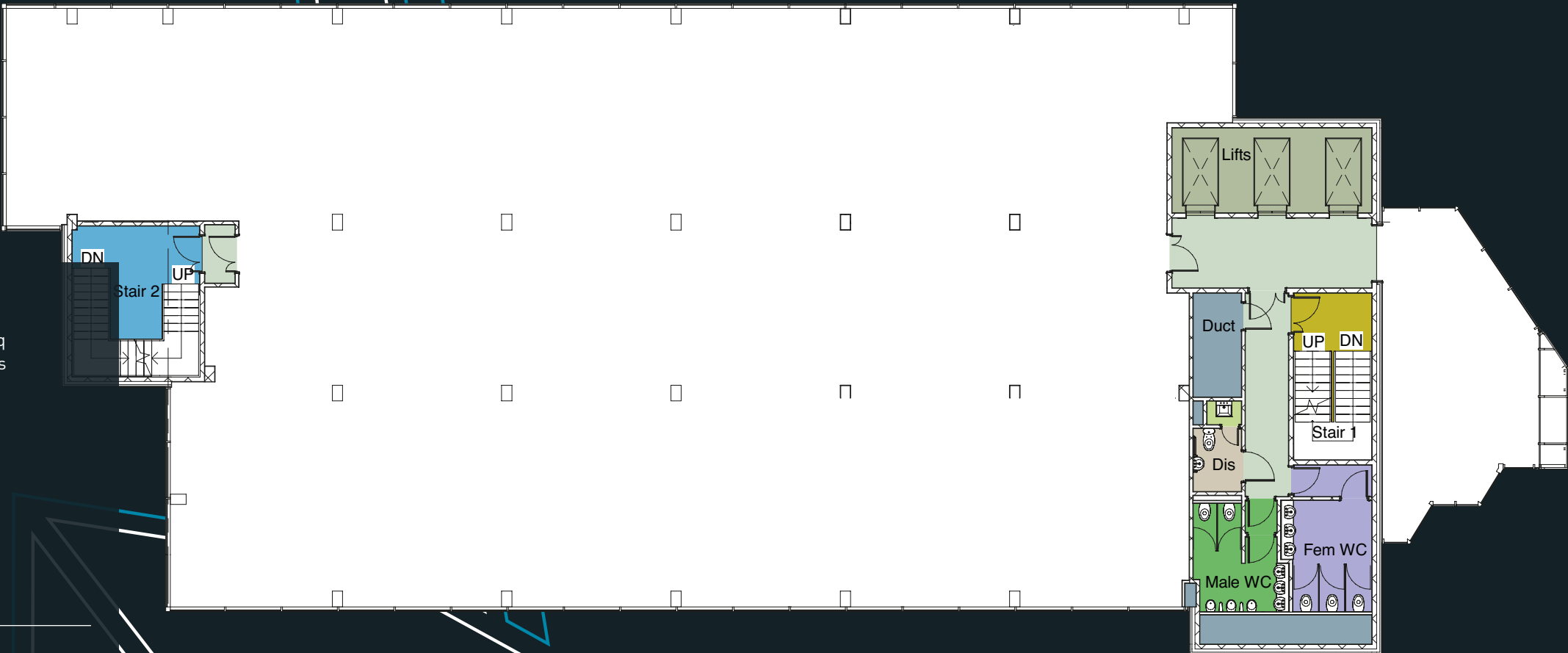
Each floor comprises approximately 6,880 sq ft of open plan office space, and can be let as single or multiple floors.

Floors can be sub-divided from 3,218 sq ft.

Car Parking is available on site on the basis of 4 spaces per whole floor.

EPC rating for the building is D-98 which is available on request.

Floor	Size	Tenant
10th Floor	6,880	Kagool
9th Floor	6,880	Coventry University
8th Floor	6,880	Medinova Ltd
7th Floor	6,880	Coventry University
6th Floor	6,880	Reall
5th Floor	6,880	TO LET
4th Floor	6,880	FIG OFFICES
3rd Floor	6,880	TO LET
Part 2nd Floor	3,063	Hays Specialist Recruitment
Part 2nd Floor	3,817	We are Digital
1st Floor	6,880	FIG OFFICES



TYPICAL UPPER FLOOR PLAN  
ILLUSTRATIVE SPACE PLAN - OPTION 1  
ILLUSTRATIVE SPACE PLAN - OPTION 2  
ILLUSTRATIVE SPACE PLAN - SUB-DIVISION



ACCOMMODATION

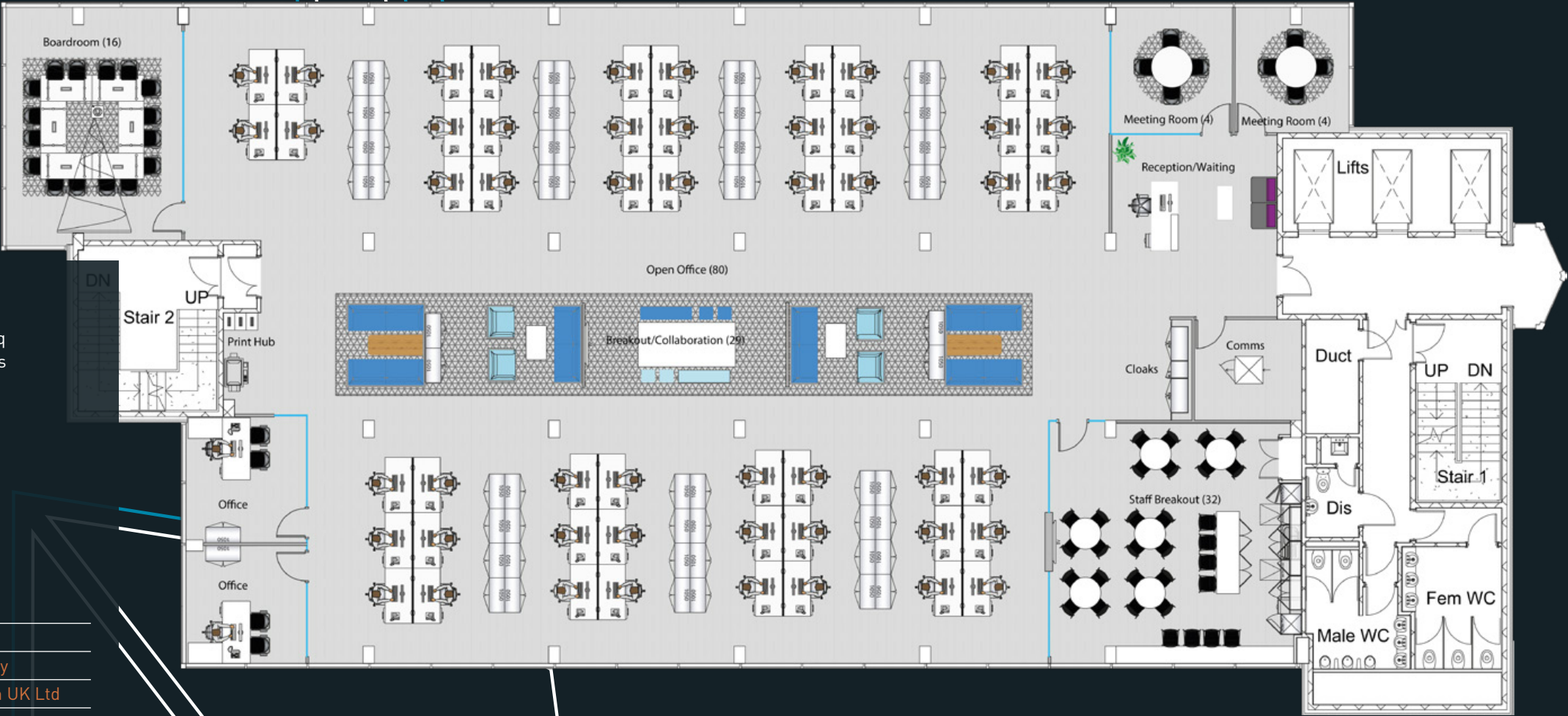
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- 638 sq m / 6,868 sq ft
- 54 staff @ 1:12
- Boardroom (16)
- Staff Breakout (32)
- 2 x Meeting Rooms for 4 people
- 2 x Executive Offices
- Reception/Waiting
- Comms Room
- Large Breakout Collaboration Area (29)
- Cloaks Area
- Print Hub

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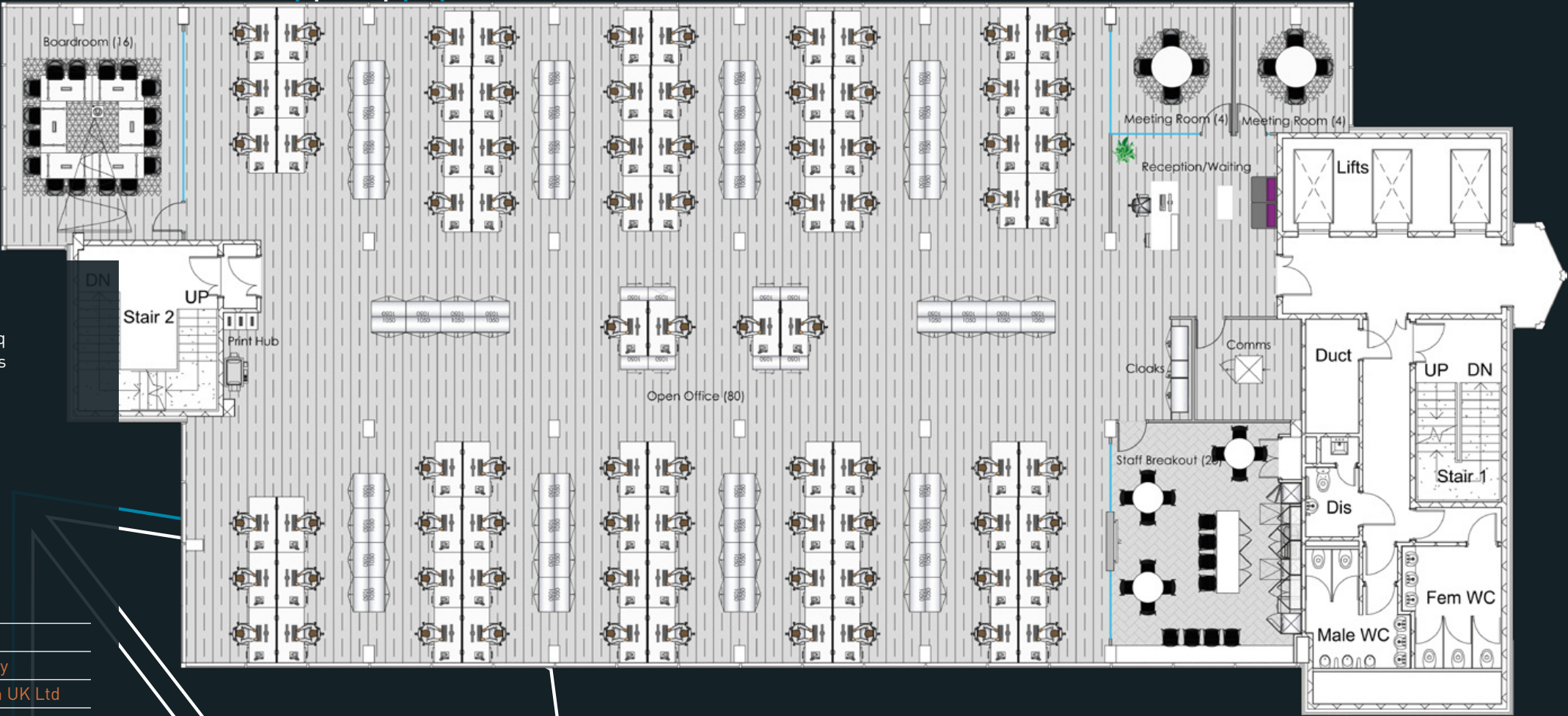
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Part 2nd Floor	3,817	We are Digital
1st Floor	6,880	FIG OFFICES



- 638 sq m / 6,868 sq ft
- 80 staff @ 1:8
- Boardroom (16)
- Staff Breakout (20)
- 2 no Meeting Rooms for 4 people
- Reception/Waiting
- Comms Room
- Cloaks Area
- Print Hub

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ILLUSTRATIVE SPACE PLAN - SUB-DIVISION



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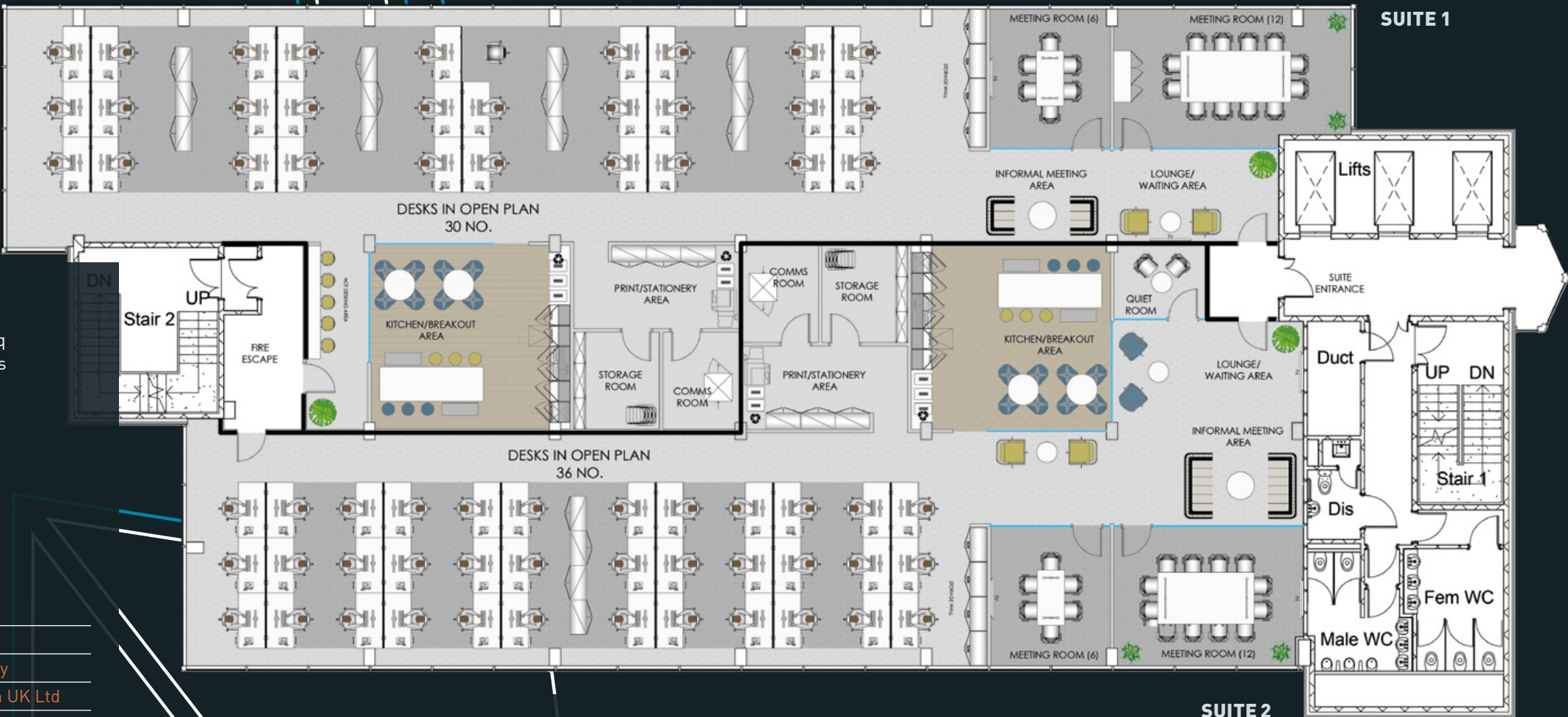
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**SUITE 1 - MEDIUM DENSITY**

- 324 sq m / 3,482 sq ft
- 30 staff @ 1:11
- Meeting Room (12)
- Meeting Room (6)
- Lounge/Waiting
- Kitchen/Breakout Area
- Print/Stationery Room
- Comms Room
- Informal Meeting Area
- Storage Room

**SUITE 2 - HIGH DENSITY**

- 299 sq m / 3,218 sq ft
- 36 staff @ 1:8
- Meeting Room (12)
- Meeting Room (6)
- Lounge/Waiting
- Kitchen/Breakout Area
- Print/Stationery Room
- Comms Room
- Informal Meeting Area
- Storage Room

TYPICAL UPPER FLOOR PLAN  
ILLUSTRATIVE SPACE PLAN - OPTION 1  
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**ILLUSTRATIVE SPACE PLAN - SUB-DIVISION**





























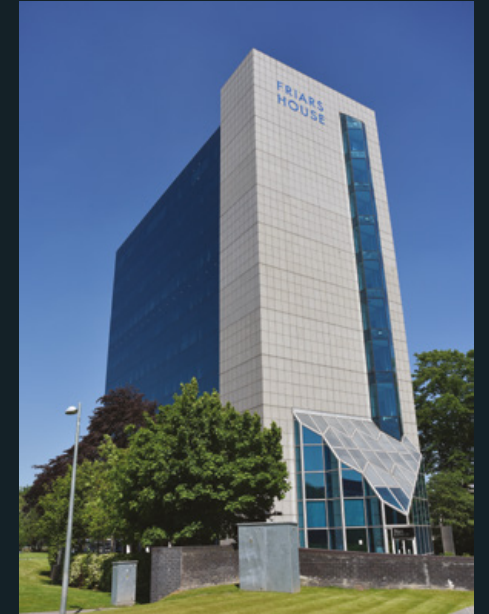
## FUTHER INFORMATION

The office space is available to lease on competitive terms. Each floor is available by way of a new full 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.

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.

[www.friarshousecoventry.co.uk](http://www.friarshousecoventry.co.uk)



## CONTACT

To discuss terms or arrange a viewing, please contact the joint letting agents.

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**Andrew Berry**  
andrew.j.berry@cushwake.com

Asset managed by:



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