

# FRIARS HOUSE

MANOR HOUSE DRIVE, COVENTRY, CV1 2TE

TO LET **GRADE A MODERN OFFICES**

FROM 3,218 SQ FT - 27,520 SQ FT





## ACCOMMODATION

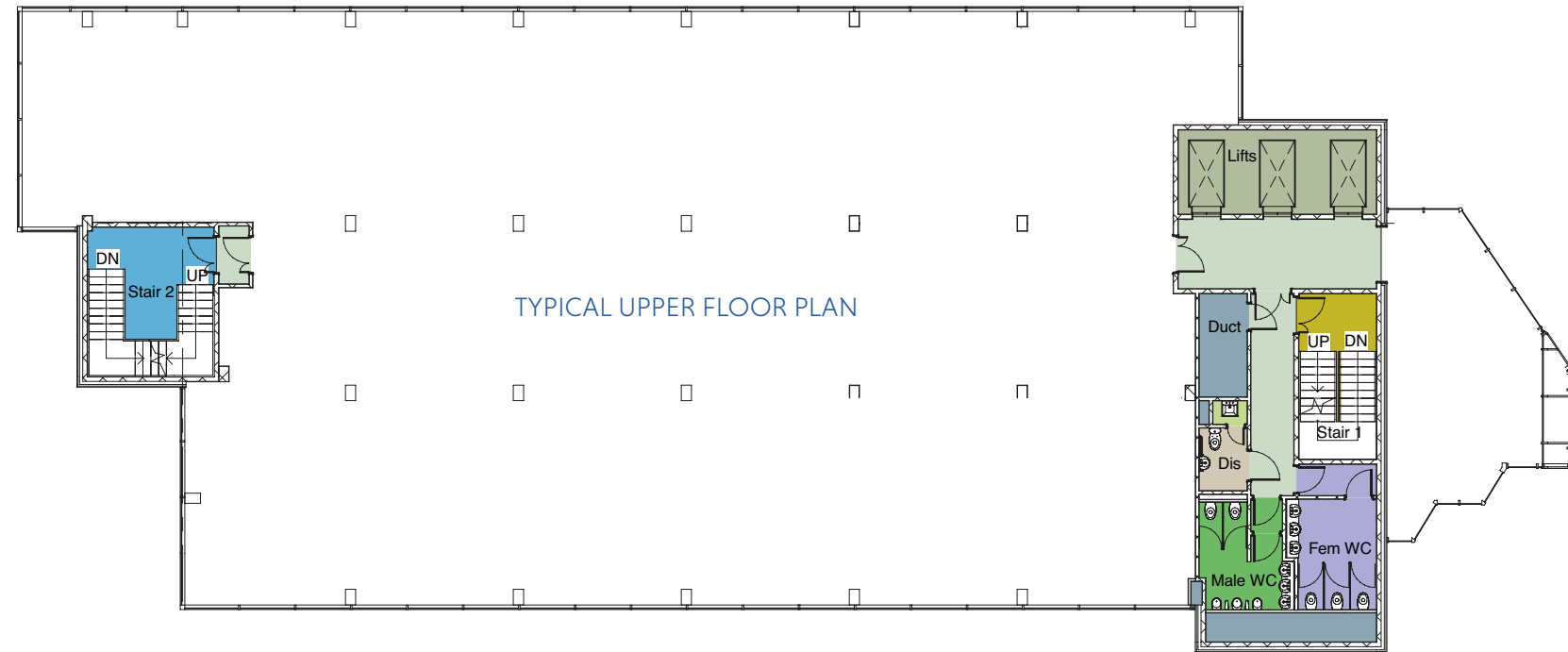
Friars House is an eleven storey building that has been comprehensively refurbished to provide modern office space in Coventry city centre. With flexible floor plates and specification, Friars House can offer an ideal space for any occupier.

Our dedicated Serviced Office Provider



- Flexible Serviced Office Space
- Meeting Rooms
- Virtual Offices
- Coworking

Now available at Friars House



## 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> ) | Suspended ceiling with inset LED lighting                                    | Shower facilities                  | "5 star" rating for connectivity |
| 100% fresh air system  | Three passenger lifts  | Secure cycle rack                  | Manned reception                 |
| Raised floors  | Toilet facilities on each floor with a capacity to support 1:7m <sup>2</sup> | Four car parking spaces per floor* | Kitchenette on each floor        |

\*additional parking within 3 minute walk upon request including Manor House Drive and numerous others.

## Occupiers include:

**HAYS** Recruiting experts worldwide

**Real** A HOME FOR HUMAN POTENTIAL





4 MILES TO M6



11 MILES TO AIRPORT



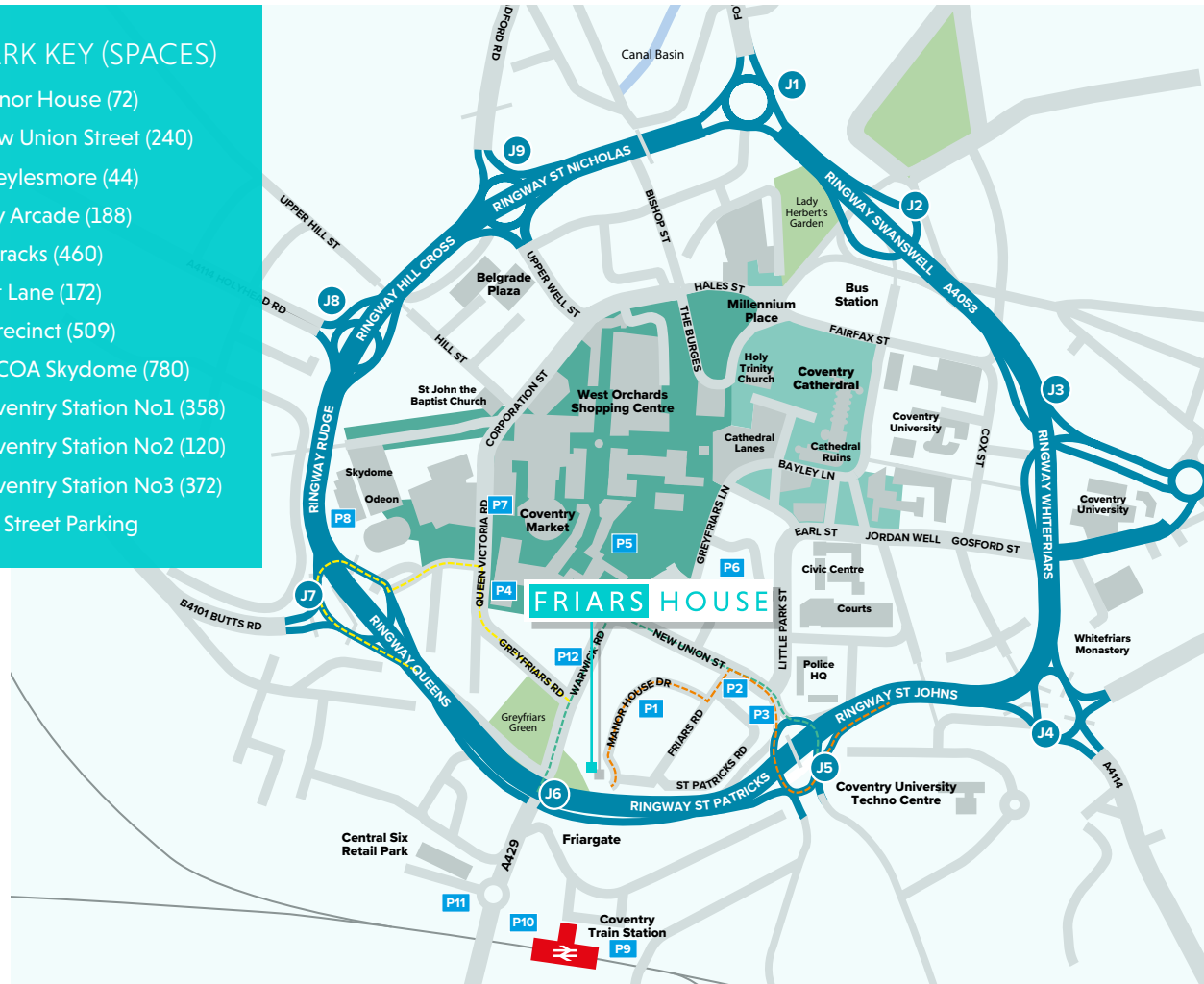
2 MINS WALK TO RAIL SERVICES



9 MILES TO M42

## 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 Coventry Station No1 (358)
- P10 Coventry Station No2 (120)
- P11 Coventry Station No3 (372)
- P12 On Street Parking



## 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

SAT NAV: CV1 2TE

**Super city links on your doorstep**





**A major landmark building**

## 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.





## 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.

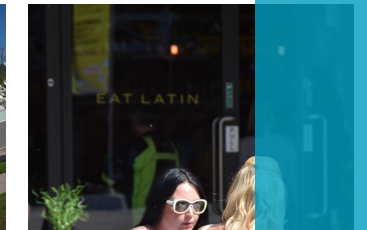
New development nearby provides a catalyst to further regeneration in the city further improving the immediate location surrounding Friars House.



**An excellent mix of leisure, retail, hotels & residential to create a high quality work - life mix**



**Coventry is enhanced by historic buildings & attractions**



**4 miles from Junction 2 of the M6 motorway & 9 miles from Junction 6 of the M42**



**2 minute walk to the train station from Coventry city centre**



**11 miles from Birmingham International Airport**



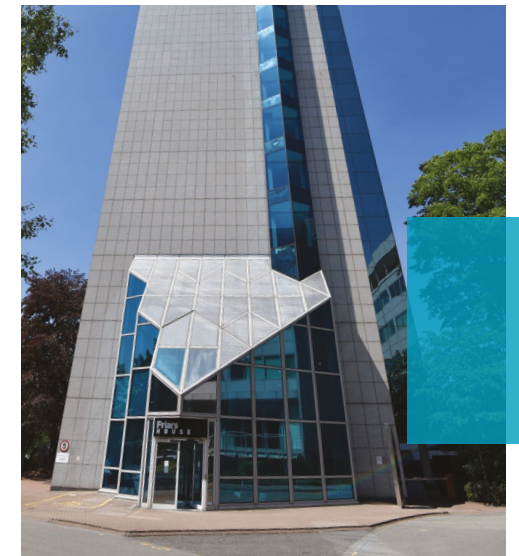
**Plenty of dining out options available**



**Coventry University is ranked joint top Modern University for career prospects**

The Guardian University Guide 2021 and 2022









## FURTHER INFORMATION

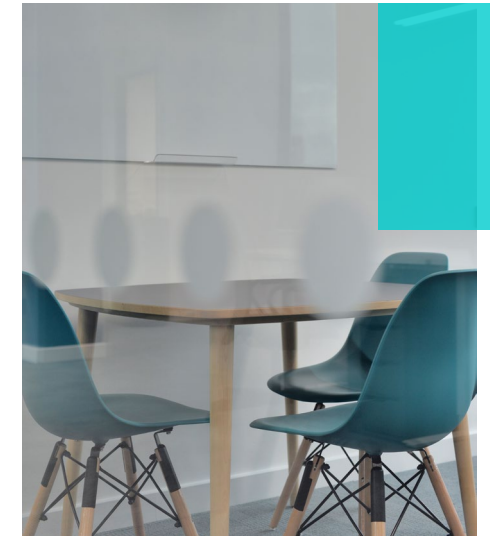
The office space is available to lease on competitive terms. Each floor is available by way of a new internal repairing and insuring lease for a term to be agreed.

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

EPC - B rating targeted

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.



## CONTACT

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

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