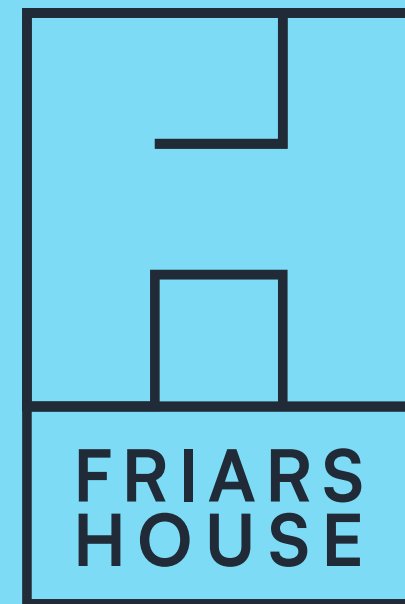


LOOK

NO FURTHER



GRADE A OFFICES TO LET

4 STYLISHLY REFURBISHED FLOOR
SUITES OF 6,880 SQFT

NOW READY TO LOOK AT



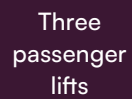
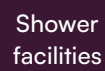
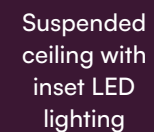
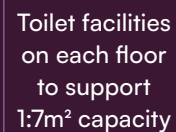
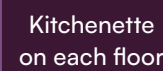
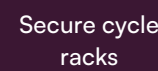
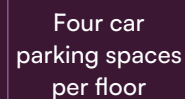
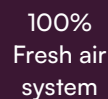
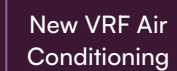
LOOK
GREAT

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.



AT A HIGH GRADE SPECIFICATION



Friars House has been reimaged. 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



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





AROUND

A large, empty office space with white columns and a grey carpet. The word "AROUND" is written in large white letters at the top. A blue square graphic with two black squares is in the bottom left corner.

A decorative graphic consisting of a dark blue background with a light blue border. On the left side, there are three large, downward-pointing chevrons. To the right of the chevrons, there is a 2x2 grid of squares.

A modern, minimalist kitchen area with white cabinetry, a white countertop, and a central island. Three dark pendant lights hang above the counter. The floor is made of light-colored wood planks. A large window is visible on the right side.



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.

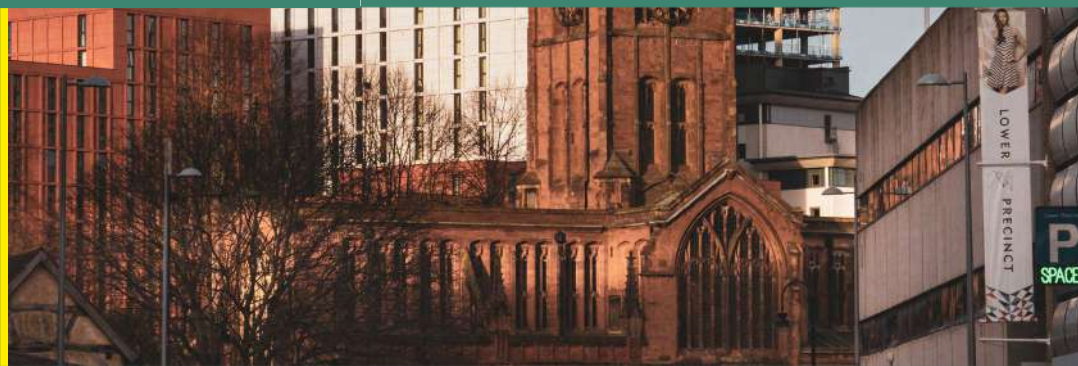
THE RIGHT CROWD

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 it's 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

A decorative graphic at the bottom of the page. On the left, there are three large, overlapping purple chevrons pointing downwards. To the right of the chevrons, there is a 2x2 grid of four solid purple squares.

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.





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





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.

A DEVELOPMENT BY



FI REAL ESTATE
MANAGEMENT

ASSET MANAGER

DOM KNOWLES

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Crafted by cab Property