TWO FRIARGATE

COVENTRY

reSHAPING YOUR FUTURE

TWO FRIARGATE REFLECTS THE **SHAPE** OF COVENTRY TODAY. A YOUNG, TALENTED AND **INNOVATIVE** CITY, THE FASTEST **GROWING** IN THE COUNTRY.

INTRODUCING

TWO FRIARGATE

TWO FRIARGATE is the new premier office building in Coventry's foremost business district, Friargate.

This timeless headquarters development comprises 133,228 sq ft of brand-new, Grade A office space across 12 storeys, with space available from 5,000 sq ft.

TWO FRIARGATE's workspace is an inviting working environment for you, your team and your visitors. Designed by leading architects, Allies and Morrison, these offices are crafted for a positive, motivated and inspired team. Staff and visitors benefit from proximity to Coventry city centre and adjacency to Coventry Railway Station – giving access to Birmingham in 20 minutes and London in under an hour.

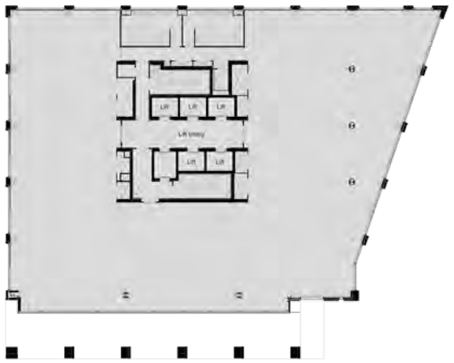
Coventry has two universities, Coventry University and University of Warwick. With a young, highly skilled talent pool, the city has already proven to be the ideal home for many major public and private sector occupiers. These include Jaguar Land Rover, Severn Trent, Ofqual, E.ON, LEVC (London Electric Vehicle Company) and Coventry Building Society.

WELCOME
TO THE OFFICE

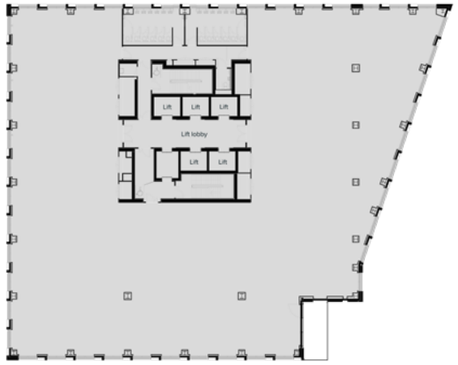
TWO FRIARGATE'S workspace is an inviting working environment for you, your team and your visitors.

With raised access floors for flexibility and ease of layout, **TWO** FRIARGATE offers remaining floor plates of 10,000-12,000 sq ft. Available to let from c. 5,000 sq ft, each floor has a clear floor-to-ceiling height of 2.7m, with full-height glazing.

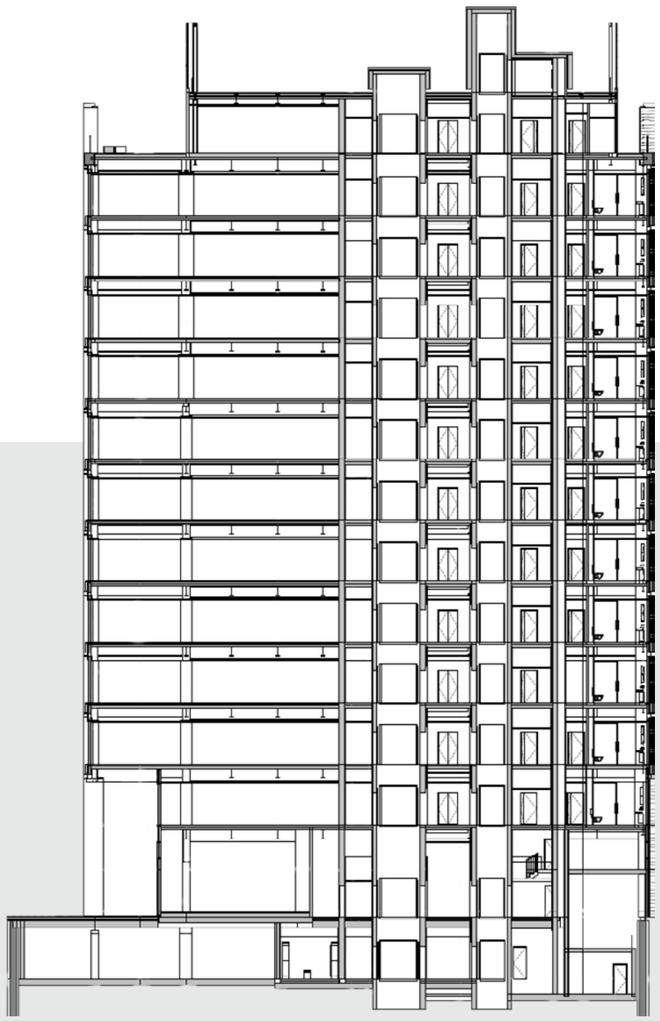
The building has been designed to enhance the wellbeing of its occupiers with open plan floor plates and exceptional facilities, including two outdoor terraces and multiple balconies that allow your team to step outside, without leaving the building.



Floor 1
10,600 sq ft | 985 sq m



Floor 2-5
12,104 - 12,112 sq ft | 1,125 sq m



FLOOR 13		Plant	Roof terrace
FLOOR 12	SEGRO	6,818 sq ft	633 sq m
FLOOR 11	octopus energy	10,792 sq ft	1,003 sq m
FLOOR 10	octopus energy	10,792 sq ft	1,003 sq m
FLOOR 9	octopus energy	10,792 sq ft	1,003 sq m
FLOOR 8	octopus energy	10,796 sq ft	1,003 sq m
FLOOR 7	octopus energy	12,104 sq ft	1,125 sq m
FLOOR 6	octopus energy	12,104 sq ft	1,125 sq m
FLOOR 5	**AVAILABLE**	12,104 sq ft	1,125 sq m
FLOOR 4	**AVAILABLE**	12,104 sq ft	1,125 sq m
FLOOR 3	**AVAILABLE**	12,112 sq ft	1,125 sq m
FLOOR 2	**AVAILABLE**	12,110 sq ft	1,125 sq m
FLOOR 1	**AVAILABLE**	10,600 sq ft	985 sq m
GROUND	Elle's.	Reception	Bar / Restaurant space
BASEMENT		Parking	Showers / Lockers
TOTAL SPACE REMAINING		**59,030 sq ft**	**5,485 sq m**

5 floors remaining with multiple balconies

CAT-A and shell and core fit-out options available

59,030 sq ft of office space to let, available from 5,000 sq ft

Ground floor dining at Elle's

Secure basement with EV bays, cycle stores, showers and lockers

THE **SHAPE** OF COVENTRY

Coventry is a remarkable city shaped by moments in its history that are known around the world. Today, it's home to a vibrant young talent pool and is a centre of innovation.



re**SHAPING** YOUR **SUSTAINABILITY**

As one of the largest new office buildings recently completed in the UK, **TWO** FRIARGATE is a beacon of sustainability.

Efficiency

TWO FRIARGATE is geared for efficient energy consumption, with construction achieving a BREEAM Excellent accreditation and EPC-A rating. The building provides bright, highly efficient workspace, utilising LED lighting and advanced high performance floor-to-ceiling glazing that delivers excellent natural light.

Heatline

Energy sources are fundamental to the greener world ahead. **TWO** FRIARGATE is heated by Heatline, the Coventry District Energy Network – one of the first of its kind in the UK, which utilises energy from waste for sustainable, low carbon, low cost heating.

Travel

TWO FRIARGATE and the entire Friargate development offer unmatched connectivity. With Coventry Railway Station just a one-minute walk away, as well as the bus interchange, on-site secure cycle storage and shower facilities, encouraging healthier and more sustainable travel is made simple here.

SHAPED BY **YOU**

TWO FRIARGATE provides open plan offices you can shape around your business and team.

The space and specification are flexible to facilitate your technical, logistical and fit-out requirements, creating an office to meet your every need. Not only that, with Elle's on the ground floor, your team can also meet, eat and relax on-site.

Flexibility

For those occupiers taking multiple floors, there is scope to create dedicated stairwells, accessible only from your workspace. These inter-floor vertical connections enable you to achieve a more cohesive operation over multiple floors and provide an additional level of internal security.

Connectivity

With a number of broadband providers servicing the building, moving into **TWO** FRIARGATE and getting connected is quick and easy. Providing the digital 'backbone' for **TWO** FRIARGATE, Birmingham-based Glide is a market leader in full-fibre connectivity. Glide already has a dedicated 2,000km+ fibre network with no capacity limits. By installing up front fibre broadband infrastructure within the building as well as underground cable, occupiers are able to immediately access a fast, reliable connection.

WiredScore Platinum

TWO FRIARGATE has been awarded a WiredScore Platinum rating, an assessment that certifies and improves digital connectivity and smart technology. Aligning perfectly with **TWO** FRIARGATE, WiredScore's mission is to enable a more collaborative, innovative and dynamic future.



USING THE **SPACE**

We understand that all businesses have their own unique look, feel, brand and identity.

This is why each **TWO** FRIARGATE floor begins life with either a full Cat A specification or a shell and core finish, enabling every occupier to encourage collaboration, creativity and flexibility in a unique, forward-thinking office environment.

What they've built: SEGRO

A key figure in industrial property, SEGRO occupies all 6,818 sq ft of **TWO** FRIARGATE's top floor.
As part of their modern ethos, they desired offices that would provide bright, airy and welcoming space for team members and visitors alike.







Through a thoughtful and varied floorplan, which caters for both private and team-based working styles, SEGRO's new space utilises:

- Flexible hot desking space
- Breakout areas
- A central work café
- Confidential meeting rooms
- A spacious boardroom

Addressing modern responsibilities

SEGRO also ensured their new space was considerate of both the environment and their team. Wood finishes and lifelike biophilia added warmth, positivity and a hint of nature to the design.

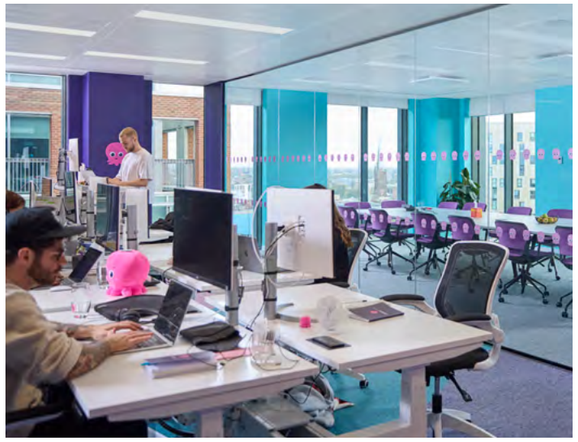
Meanwhile, the repurposing of existing furniture minimised environmental impact, contributing to the offices receiving a SKA Gold certification – rewarding the highest level of sustainability practice possible.

What they've built: Octopus Energy

Since 2024, Octopus Energy has accumulated over 67,000 sq ft of space at **TWO** FRIARGATE, leading them to develop a range of office environments that meet the eclectic needs of their modern team.

Octopus Energy's design enables team members to feel as involved or as separated as they like, using a variety of desk layouts, sizes and shapes to maximise space and comfort. This unique design also offers:

- A traditional boardroom
- Smaller, more private meeting rooms
- Relaxed, open-plan discussion areas
- Coffee shop-style kitchen spaces
- Breakout and game areas





Highlighting a vibrant brand

With such a recognisable and distinctive brand, it was essential to Octopus that their new offices captured this, enhancing working lifestyles with their bright and comforting aesthetic.

From logos adorning meeting room windows to pink pipework and even plush toy mascots on table tops, Octopus has shown you can do so much more by choosing **TWO** FRIARGATE.



SHAPED **AROUND PEOPLE**

This is workspace for wellbeing – helping you support productivity, happiness and inspiration within your team.

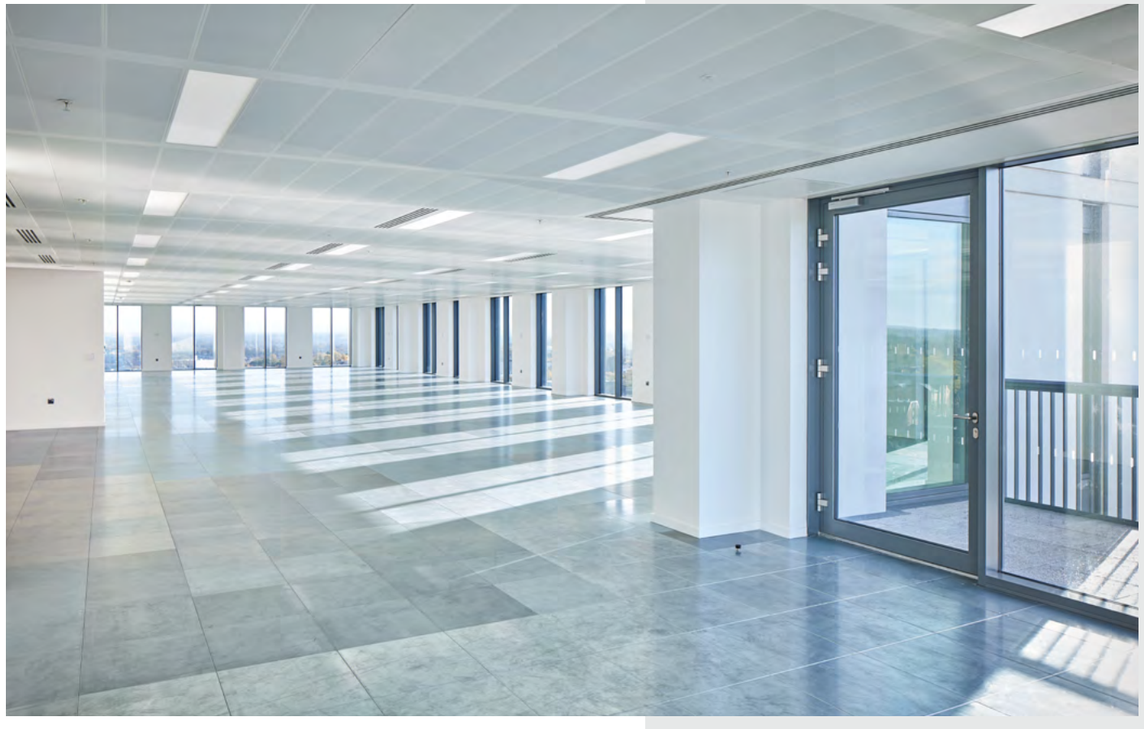
Designed by leading architects, Allies and Morrison, **TWO** FRIARGATE is shaped around people – leading the way in delivering a healthy environment for those working and visiting.

Sense of space

With a clear floor-to-ceiling height of 2.7m and full height glazing, **TWO** FRIARGATE offers the headroom, sense of space and excellent level of natural light that enhances wellbeing.

'True' breakout areas

The building features two outdoor terraces and multiple balconies that allow your team to step outside and relax, without leaving the building.





THE **FUTURE** OF FRIARGATE

TWO FRIARGATE is the second building on Friargate – a transformational £700m development for Coventry, fast becoming the city's primary business destination.

This ambitious new business district is bringing prime new office space, hotels, homes, shops, restaurants and public space – all next to Coventry Railway Station and a five-minute walk from the city centre.

Designed by world-renowned architects, the completed development will span up to 2.35 million sq ft – the largest regeneration project Coventry has seen in a generation.



Friargate is bringing:

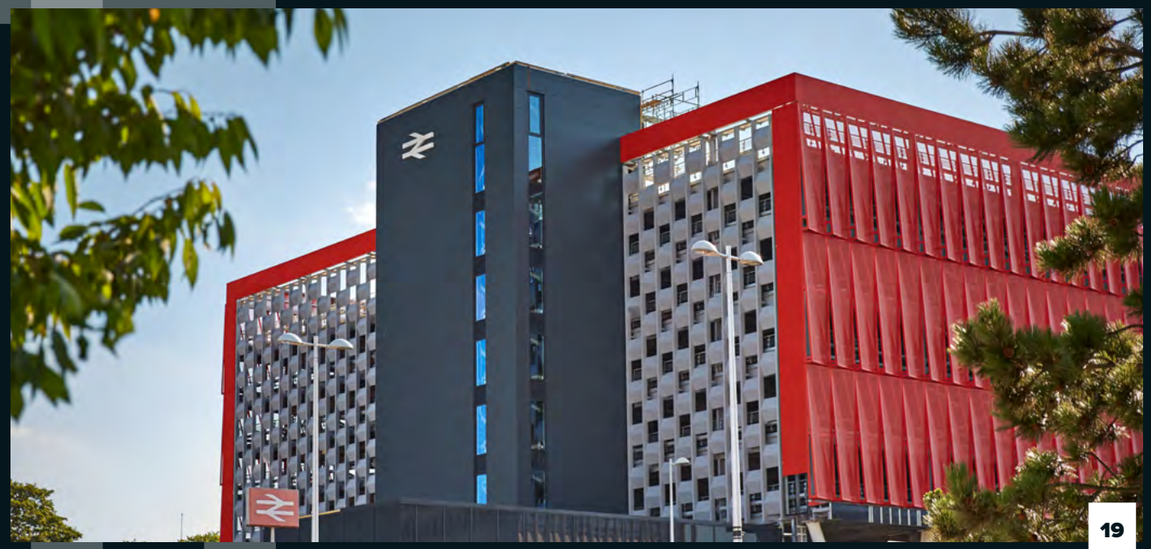
- Up to 2,350,000 sq ft of Grade A office space across 14 buildings
- Up to 215,000 sq ft of shops, restaurants and bars
- Up to 450,000 sq ft of hotel space across two buildings
- Up to 400 new homes
- Up to 110,000 sq ft of leisure use
- Vastly improved public space
- Thousands of new, high-quality jobs

Coventry is a city on the rise. With over 18,700 passengers using the railway station daily, fast train links to London, a highly educated talent pool, and buzzing retail, arts and social scenes, the time is right for a central business address.

Friargate is providing green public outdoor space, commercial units for bars and restaurants, and more.

Already completed, Hotel Indigo delivers an exceptional, five-storey boutique experience. It features an incredible design that captures everything from local artwork to historical touch-points and moments of cultural significance.





1 HOUR
TO LONDON
20 MINS
TO B'HAM



TWO FRIARGATE is adjacent to Coventry Railway Station, making it as well connected as your business.

Coventry Railway Station

The Friargate development, on which **TWO** FRIARGATE sits, is adjacent to Coventry Railway Station – providing easy access to key commuter locations, Birmingham, London and the rest of the country.

Bus

Coventry is serviced by a range of arterial bus routes connecting the city to outlying residential areas. Coventry Train Station Bus Interchange sits close to Friargate, next to Coventry Railway Station, giving **TWO** FRIARGATE immediate access to these services.

Birmingham Airport

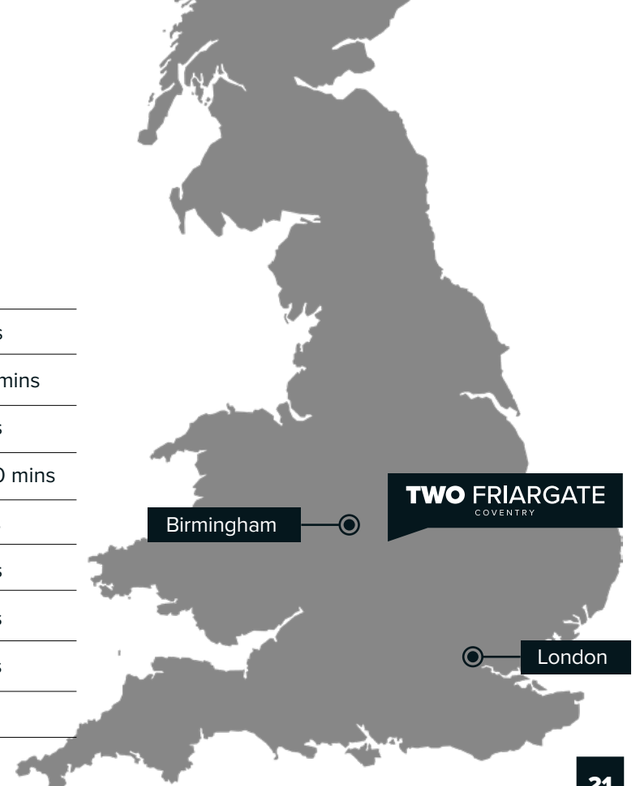
The 3rd largest UK airport outside London, Birmingham Airport is just 10 minutes by train or 20 minutes by car, giving access to over 400 destinations.

Car

The site holds an excellent strategic position within the country with links to the national motorway network.

TWO FRIARGATE
Station Square,
Coventry, CV1 2GN

	Drive time	Train
Birmingham	34 mins	20 mins
Manchester	2 hrs 10 mins	1 hr 59 mins
London	1 hrs 19 mins	56 mins
Leeds	2 hrs 10 mins	2 hrs 30 mins
Milton Keynes	1 hr 4 mins	27 mins
Solihull	26 mins	55 mins
Warwick	10 mins	30 mins
Stratford-upon-Avon	28 mins	54 mins
Leamington Spa	25 mins	11 mins
Birmingham Airport	20 mins	10 mins



Source: **Google Maps** - approximate drive time | **Trainline** - fastest journey



OPPORTUNITY

This city is a technology hub – that's why many blue-chip companies have chosen to relocate to Coventry.

Advanced manufacturing and engineering

Aerospace

Automotive

Business, professional and financial services

Connected and autonomous vehicles

Digital and creative

Energy and low carbon technologies

Gaming

Low carbon vehicles

Rail



Investments

The £450m City Centre South project is currently changing the face of Coventry, delivering major retail and leisure-led regeneration just minutes from **TWO** FRIARGATE.

Coventry Railway Station saw an £82m programme to transform the station and aspects of the surrounding area complete in 2022. A new station building, multi-storey car park, footbridge and transport interchange were all developed as part of the regeneration scheme.

Innovation

Coventry and Warwickshire are home to a number of emerging centres of excellence, including:

- The National Low Carbon Centre at Stoneleigh Park, a unique game-changer in the low carbon and clean tech market
- The Advanced Propulsion Centre located at University of Warwick
- The Manufacturing Technology Centre's Robot Experience Centre, driving forward advancements in automation technologies and robotic solutions at Ansty Park

In 2026, plans were also approved for GreenPower Park to be developed at the former Coventry Airport site, enhancing Coventry's battery technology, manufacturing and clean energy solutions even further.

Talent pool

The excellent talent pool is a major reason that occupiers relocate to Coventry. With its two universities, Coventry University and University of Warwick, the area has a young, highly skilled and educated talent pool. Well known for its courses in engineering, mathematics and leadership – to name a few – the universities here generate ideal skillsets for aspirational and innovative businesses, as well as those responsible for critical decision-making.

Government departments

Coventry, and the Friargate development specifically, has drawn increasing interest from government departments over recent years. **ONE** FRIARGATE is home to Coventry City Council, the Financial Ombudsman Service, Cafcass and Ofqual.

Government departments are attracted to Coventry and Friargate due to:

- Existing on-site government occupiers, which is attractive to other government departments considering relocation.
- The city's highly skilled and diverse talent pool – Coventry University also hosts a unique Civil Service Leadership training scheme.
- Coventry becoming the epicentre for automated vehicles and automotive battery innovation, which requires significant government participation in regards to legislation and policy-making.



IN THE **CITY**

Coventry city centre provides a wide range of amenities that are all on your doorstep if you work at **TWO** FRIARGATE.

Your team can find everything they need, with the city's excellent retail offering. You can explore well known brands and exciting independent outlets in Coventry city centre, or visit the larger retail parks further afield. Then afterwards, there's a wealth of places to choose from to enjoy a drink or a bite to eat.

Across the city's restaurants, bars, pubs, cafés and food-to-go outlets, there's an incredible option for every need and occasion. You and your team can enjoy a wide range of cuisine, from the fine dining of Hotel Indigo to Coombe Abbey's elegant Garden Room Restaurant and the award-winning curries of Turmeric Gold.

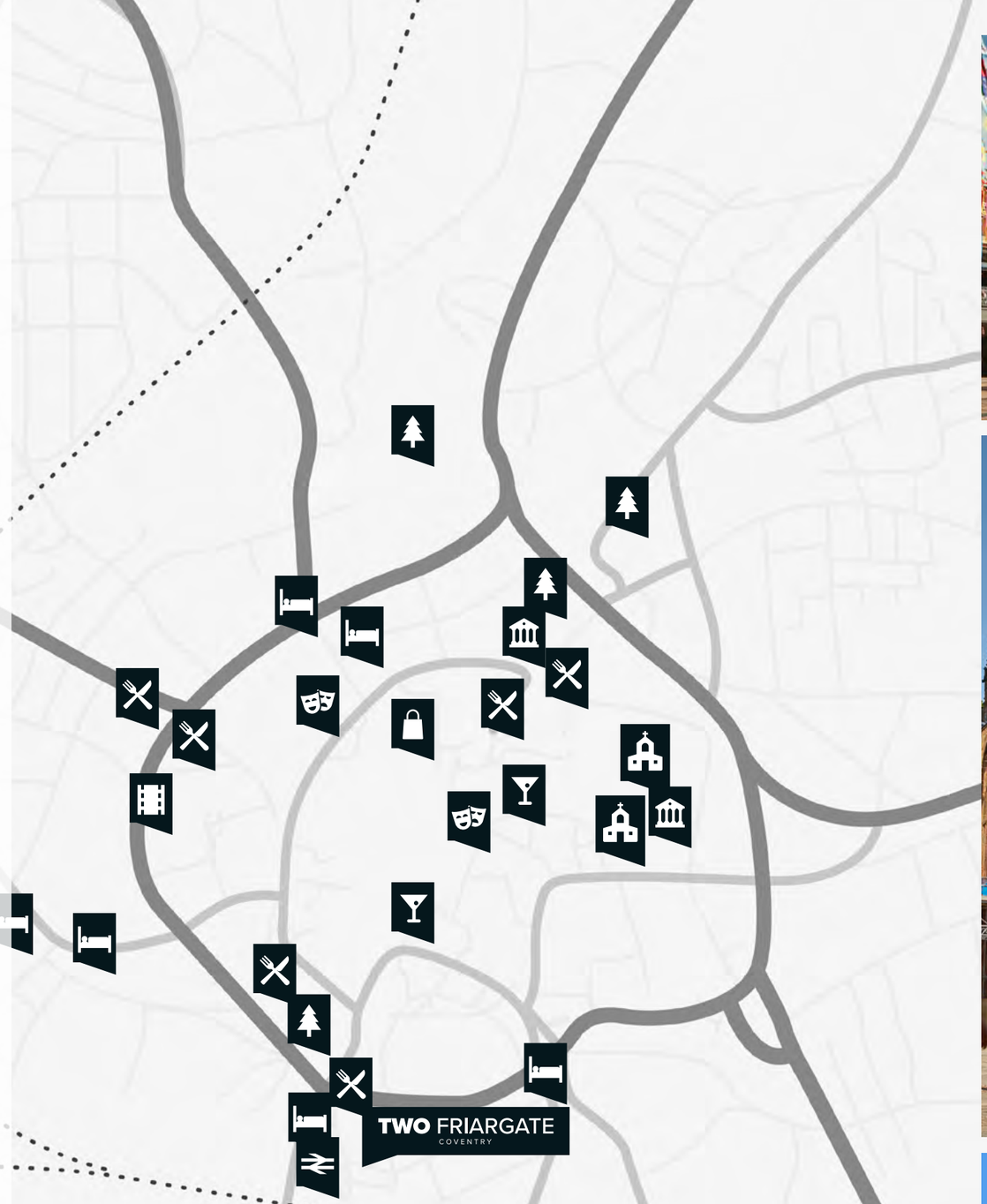
History and culture

Coventry has a rich cultural offering with cinemas, theatres and music venues, and an illustrious history in the arts – notably as the home of the Two-Tone music genre.

Coventry is a deeply historic city, from the vital role it played in the Second World War, all the way back to the tales of Lady Godiva in the 11th century. The mix of old and new history at the heart of Coventry is demonstrated by two of its three cathedrals – the ruins of St Michael's Cathedral, built in the 14th century and destroyed in World War II, and Coventry Cathedral, which was built in 1951 to replace it. Both of these landmarks are popular tourist attractions.

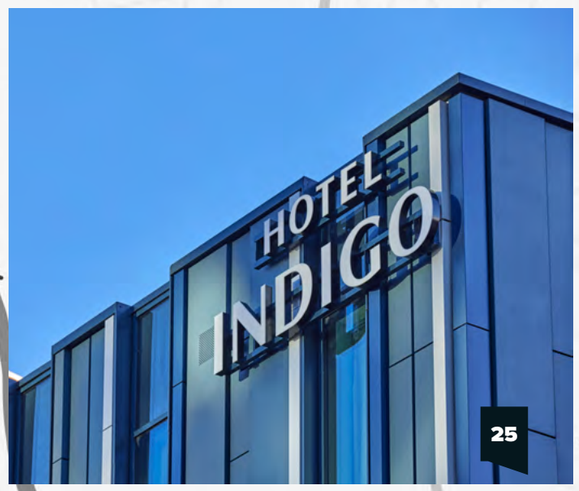
A UK City of Culture, Coventry's strong legacy of cultural events and programmes has been invigorated with additional funding that will benefit its residents, businesses and visitors for many years to come.

- Station
- Shopping
- Park
- Historic
- Theatre
- Museum
- Restaurant
- Bar
- Hotel
- Cinema









OUT OF **TOWN**

Coventry has much more to offer than its city centre alone. The surrounding areas comprise key business areas, greenbelts and a variety of places to live.





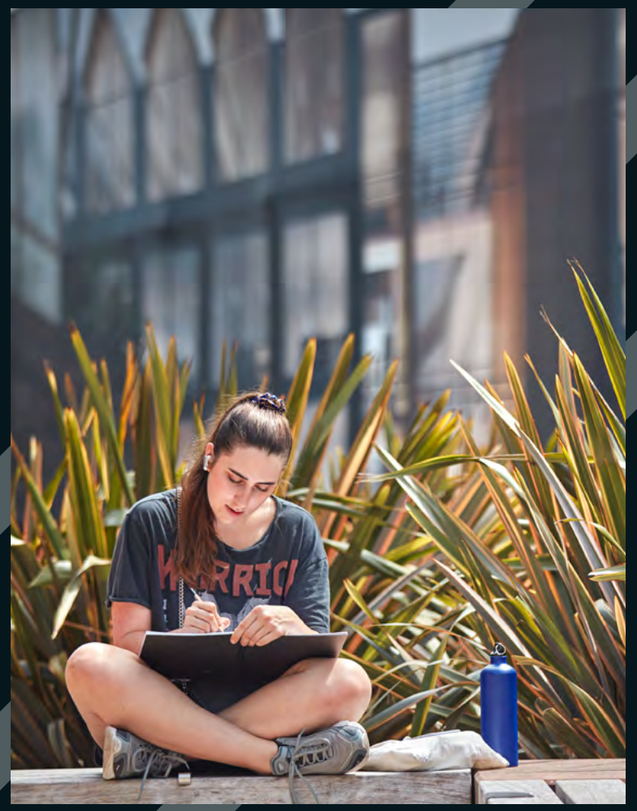












In and around Coventry, there are plenty of places to call home – from modern metropolitan apartments in the city to rustic thatched roof houses in nearby villages. Key residential areas outside of the city centre include:

- Leamington Spa
- Henley-in-Arden
- Warwick
- Kenilworth
- Stratford-upon-Avon
- Dunchurch
- Gibbet Hill
- Earlsdon





THE **SPEC**

TWO FRIARGATE has so much to offer.
Every element of its specification enhances your experience.



OFFICE **SPECIFICATION**

BREEAM Excellent
Setting the standard for sustainability

EPC - A
Maximising energy efficiency

WiredScore Platinum
Powering resilience and connectivity

Four-pipe fan cooling
12 litres per second based on 1:8 sq m occupancy

District Heating Scheme
Groundbreaking low-carbon heating system

LED lighting
2.7m suspended ceilings with LED lighting

Superfast broadband
A number of providers within the building

Full height reception
Impressive reception with business lounge

True ‘breakout’ areas
Two outdoor terraces + multiple balconies

Lifts
6x 8-person passenger lifts and goods lift

Ground floor dining at Elle’s
Experience Coventry’s first boutique social hub on-site

Secure parking and basement
Incl. EV bays, cycle stores, showers, changing rooms and lockers



INTRODUCING **ELLE'S**

A first for Coventry and **TWO** FRIARGATE, Elle's is a social dining hub that creates a relaxed but vibrant environment for the city's business community.

Combining independent street food, café culture, exciting nightlife and a full calendar of events – Elle's acts as a multipurpose space for every working lifestyle. Whether you're looking for a welcoming workspace, a unique setting for meetings or somewhere special to entertain team members, clients and visitors, Elle's is where Coventry comes together.

*"**TWO** FRIARGATE'S excellent location and links to major investments make it the ideal place for a social space like Elle's to thrive, adding further vibrancy to Coventry's already bustling community."*

Ed Purcell, Director, Creative Retail













TWO FRIARGATE CAN OFFER **UNIQUE BUSINESS OPPORTUNITIES** AND HELP YOU **SHAPE** A **POSITIVE, MOTIVATED** AND **INSPIRED** TEAM.

Client Representative
Exi Group

Environmental Consultant/BREEAM
Ridge & Partners

Planning Consultant
GW Planning

Letting agents/Monitoring surveyors
Cushman & Wakefield

Architect
Allies and Morrison

M&E Services Engineer
Ernest Griffiths

Cost Consultant
Cumming Group

Vertical Transportation Engineer
Ernest Griffiths

Principal Designer (CDM)
Safety For Design

Fire Engineering Consultants
Arup

Structural Engineer
Curtins

Legal
Gowling WLG

Contractor
Bowmer + Kirkland

Funding partners
Coventry City Council

Marketing agents
Carousel Marketing

Funding partners
WMCA

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"COVENTRY HAS **EVERYTHING** A COMPANY NEEDS AS A BUSINESS BASE – GREAT **CONNECTIONS,** TWO LEADING **UNIVERSITIES** AND A RANGE OF **PROGRESSIVE** COMPANIES.

"HOWEVER, **ITS GREATEST ASSET** IS A REAL **CAN-DO** ATTITUDE, UNDERPINNED BY POWERFUL **PARTNERSHIPS AND NETWORKS** THAT CAN ALL PLAY A SIGNIFICANT PART IN AN ORGANISATION'S **SUCCESS."**

Corin Crane, CEO, Coventry & Warwickshire Chamber of Commerce

twofriargate.com

For all enquiries, please contact:

CUSHMAN & WAKEFIELD

SCOTT RUTHERFORD
07824 436439
scott.rutherford@cushwake.com

DAVID RIGBY
07730 735889
david.rigby@cushwake.com

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