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6TH FLOOR, FRIARS HOUSE, MANOR HOUSE DRIVE, COVENTRY, CV1 2TE

To Rent: Rent on application 6,880 sq ft (639.17 sq m)

Description

The 6th floor at Friars House offers a high-quality office suite within one of Coventry's most prominent landmark buildings. The space provides excellent natural light and views across the city, with modern finishes and specification designed to suit a range of occupiers.

Friars House benefits from a professional reception, passenger lifts, and on-site facilities including showers, cycle storage, and parking. Positioned adjacent to the £1.5 billion Friargate regeneration scheme, the building is ideally placed for businesses seeking a central location with excellent connectivity. Coventry Railway Station is within a short walk, providing direct links to Birmingham and London.



Summary

- Three passenger lifts
- 100% fresh air system
- Suspended ceiling with LED lighting
- Several meeting rooms
- New VRF air conditioning, with a capacity to support density of 1:10 m2
- Fully manned, welcoming reception area
- Kitchen and W/C facilities



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Location

Coventry benefits from its central position within England and strong transport connections:

Just 4 miles from Junction 2 of the M6

9 miles from Junction 6 of the M42

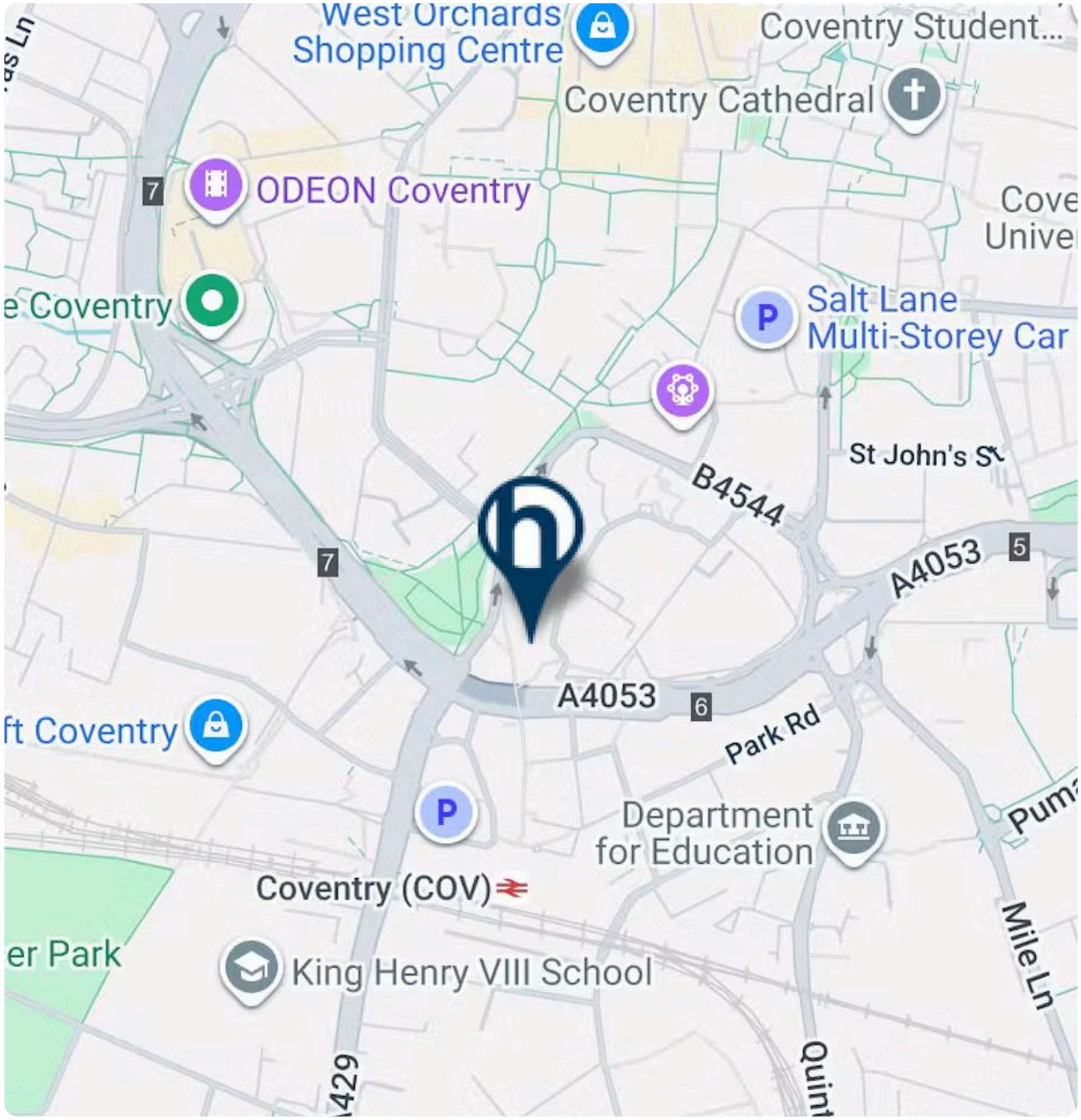
11 miles from Birmingham International Airport

Direct rail services to London Euston in under an hour

Fast train links to Birmingham International (11 minutes) and Birmingham New Street (around 20 minutes)

Situated in Coventry City Centre, Friars House lies beside the £1.5 billion Friargate regeneration project. This landmark scheme will deliver over three million sq. ft. of office-led mixed-use space, creating a modern gateway between Coventry Train Station and the city centre. The development will also feature expansive public squares and landscaped areas, encouraging a vibrant and accessible environment for both business and community.

The surrounding area offers a rich blend of shops, restaurants, hotels, and leisure facilities, complemented by Coventry's historic architecture and cultural attractions. Ongoing investment and new developments continue to enhance the city centre, further elevating the appeal of Friars House as a prime business location.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



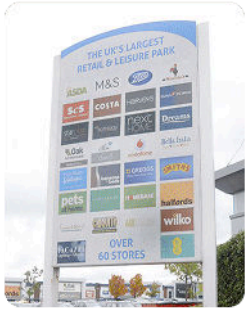


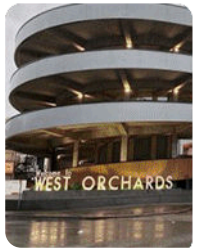
















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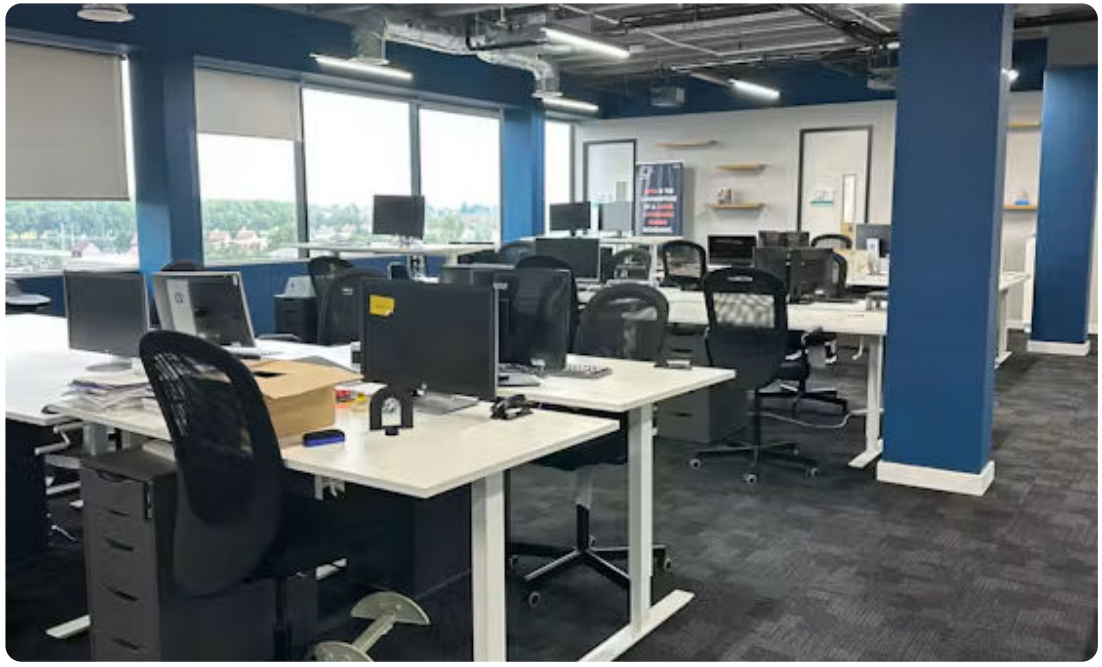
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GALLERY









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To Rent: Rent on application 6,880 sq ft (639.17 sq m)

TERMS

The property is offered by way of lease assignment, with approximately 4 years unexpired

RENT

Rent on application

VAT

Applicable.
The property is elected for VAT

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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