

9LPS

LITTLE PARK STREET
COVENTRY. CV1 2UR

TO LET

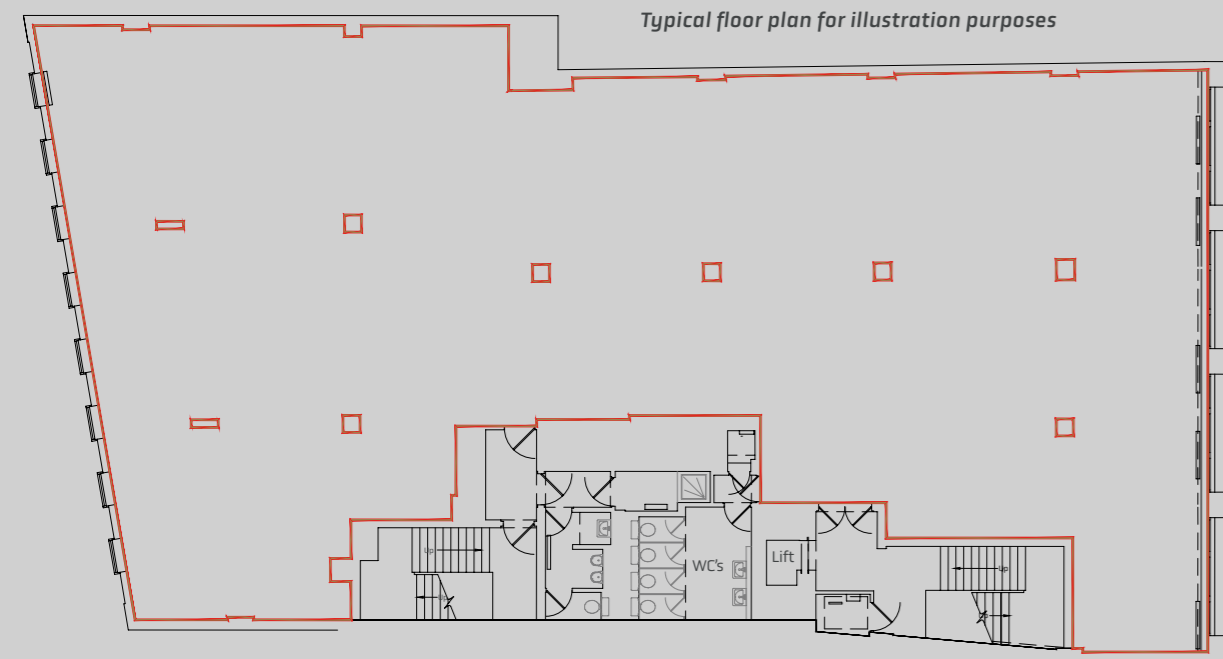
3,606 sq ft - 22,731 sq ft

OF REFURBISHED OFFICES
AVAILABLE NOW



9LPS has been comprehensively refurbished to provide high quality office accommodation in the heart of Coventry city centre.

9LPS has undergone a striking and innovative transformation. Set over five storeys, the building provides flexible open plan office accommodation from 3,606 sq ft to 22,731 sq ft which will appeal to a range of forward thinking businesses. Recent improvements include the treatment of the external brickwork/ rendering as well as the remodelling of the reception to enhance the arrival experience whilst the office floorplates have been completely refurbished.



SCHEDULE OF AREAS

FLOOR	(sq ft)	(sq m)
GF	3,606	335.00
01	4,262	395.95
02	4,962	460.98
03	4,951	459.96
04	4,951	459.96
Total	22,731	2111.77





SPECIFICATION

The property benefits from the following:

- + **Suspended ceilings**
- + **LED lighting**
- + **Passenger Lift**
- + **Refurbished/Remodelled Reception**
- + **Air-Conditioning**
- + **Prominent City Centre location**
- + **Target 'C' EPC Rating**
- + **Shower/changing facilities**
- + **Secure bike storage**
- + **New HVAC system**
- + **New WCs**
- + **Installation of kitchenette as part of incentive package**



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LOCATION

9LPS is located in the centre of Coventry adjacent to The Council House and in close proximity to Coventry Old Town with a vast array of high quality amenities for occupiers to choose from.

Coventry is centrally located with excellent connectivity to the rest of the UK via road and rail. The M6, M42 and M69 are all in close proximity linking Coventry to the rest of the country through the national motorway network. Whilst there are regular rail services to London (60 mins), Birmingham New Street (20 mins) and Birmingham International (9 mins).

Coventry is the UK City of Culture for 2021, which is expected to provide the city with a major boost in tourism due to the number of events that will be held to celebrate Coventry being awarded this title.



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