



TWO FRIARGATE

COVENTRY

THE **SHAPE** OF THINGS TO COME

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, due for completion Autumn 2023, will offer Grade A office space from 5,000 - 134,000 sq ft across 12 storeys.

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 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, Homes England, E.ON, LEVC (London Electric Vehicle Company) and Coventry Building Society.



SHAPED FOR SUSTAINABILITY

As one of the largest new office buildings currently under construction in the UK, **TWO FRIARGATE** will be a beacon of sustainability.



Efficiency

TWO FRIARGATE is geared for efficient energy consumption, with construction targeting BREEAM Excellent accreditation and EPC-A. 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 is a green transport building, encouraging cycling and use of its excellent public transport links to key surrounding areas and the rest of the country. In the basement of the building, cycle stores and showers make cycling to work an appealing and safer prospect.

SHAPING THE FUTURE



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 17,000 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 will provide green public outdoor space, commercial units for bars and restaurants, as well as two hotels. Construction of Hotel Indigo will complete in 2023, delivering a high quality four-star hotel.



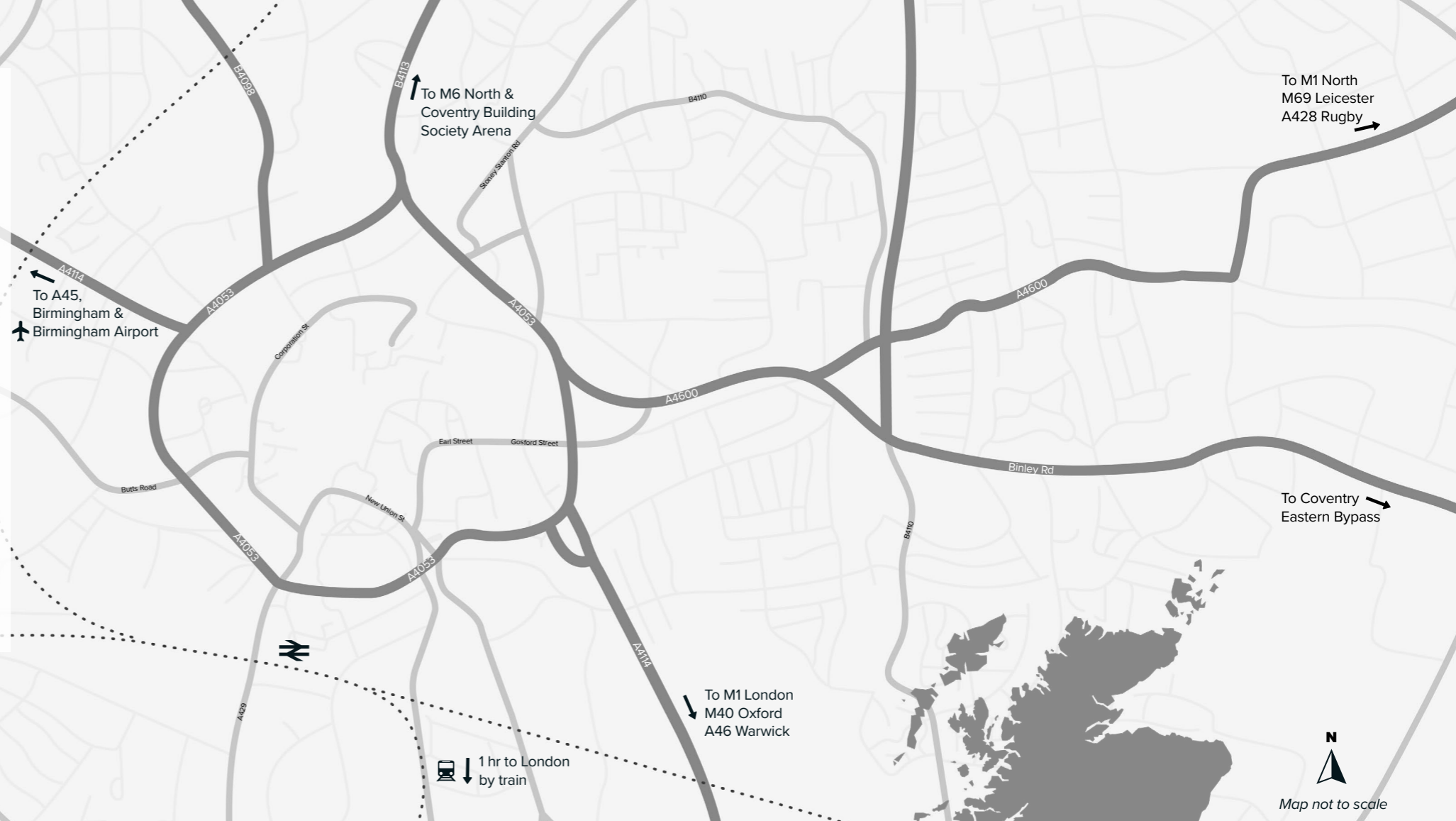
TWO FRIARGATE is the second building on Friargate - a transformational £700m development for Coventry, fast becoming the city's primary business destination.

Friargate is an ambitious £700 million new business district 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 3,200,000 sq ft – the largest regeneration project Coventry has seen in a generation.



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. The planned Bus Interchange will sit in close proximity 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.

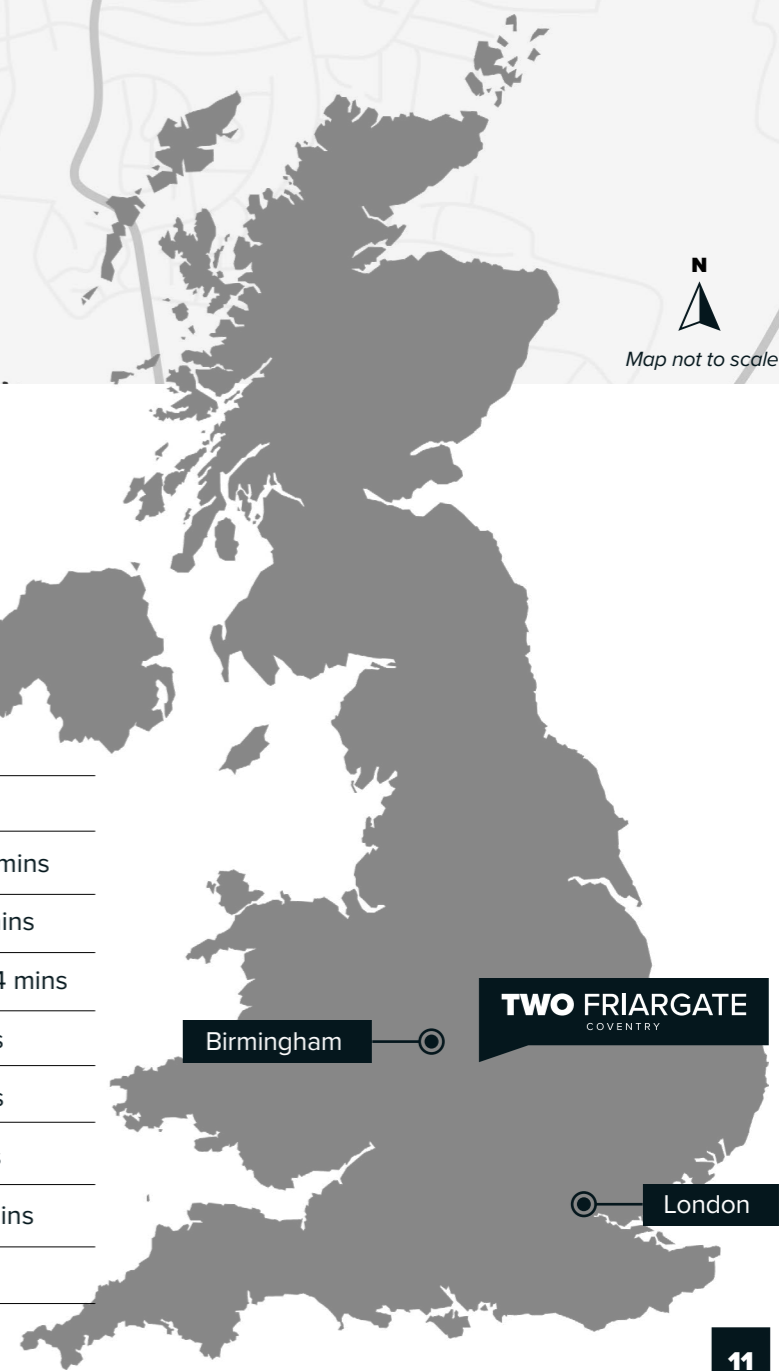


Car

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	30 mins	21 mins
Manchester	2 hrs 15 mins	1 hr 54 mins
London	2 hrs 10 mins	1 hr 2 mins
Leeds	2 hrs 10 mins	2 hrs 34 mins
Milton Keynes	1 hr	30 mins
Solihull	30 mins	56 mins
Warwick	15 mins	37 mins
Stratford-upon-Avon	30 mins	1 hr 3 mins
Leamington Spa	20 mins	11 mins
Birmingham Airport	20 mins	8 mins



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

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 is food and drink for every need and occasion. You and your team can enjoy popular chains like Bistrot Pierre and The Botanist as well as Coventry's own successes, from the fine dining of Telegraph Hotel, to the Medieval Banquets of Coombe Abbey, to the award-winning curries of Turmeric Gold.

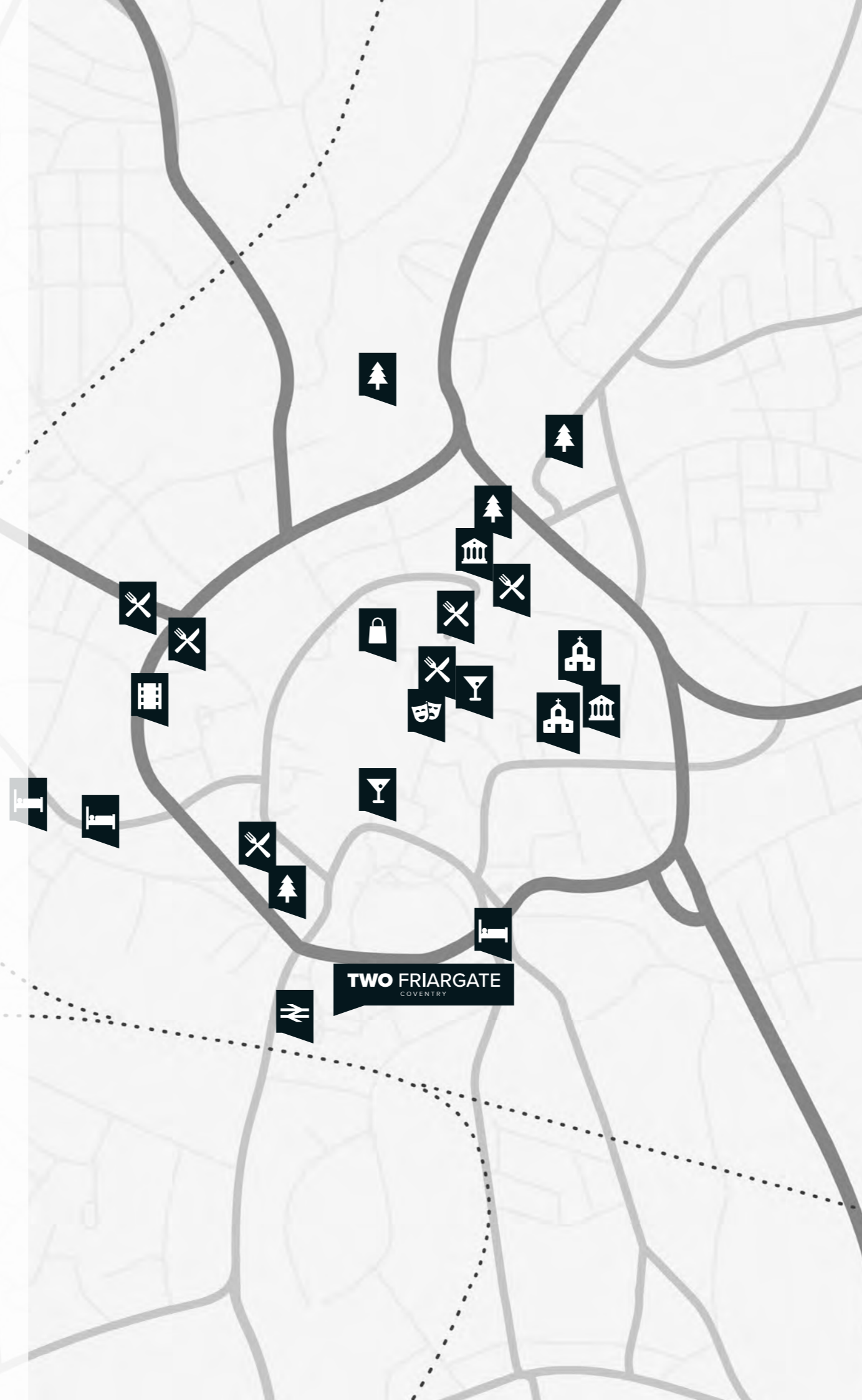
History and culture

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.

UK City of Culture 2021/22, 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



1,500 POTENTIAL GUESTS ON-SITE

TWO FRIARGATE's ground floor offers the most exciting bar / restaurant opportunity in the city centre – just one minute from Coventry Railway Station.



4,575
sq ft to let

The space will be completed to shell and core, with a floor to ceiling height that allows for a full mezzanine – so you can shape your own guest experience.

This would be a great place for... a drink and a bite to eat before catching the train, a working lunch or a brunch to impress clients.

The opportunity

On the pedestrian route from the railway station to the city centre, **TWO** FRIARGATE offers the best footfall in Coventry. Your bar / restaurant will have 1,500 potential guests directly above it, with thousands more walking past every day. *Business rates and service charge TBC*



For more information on the bar / restaurant space, contact:

CREATIVE RETAIL
PROPERTY CONSULTANTS

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For all enquiries, please contact:

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Carousel Marketing 2023

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