

The background of the entire page is a dark blue color with a series of vertical bars of varying heights and shades of blue, creating a rhythmic, architectural pattern. The bars are arranged in two main sections, one at the top and one at the bottom, with a dark blue gap between them. The top section has bars that are taller and more widely spaced, while the bottom section has shorter, more closely spaced bars.

# TWO FRIARGATE

COVENTRY

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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, completed in Spring 2024, comprises 133,228 sq ft of 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 an hour.

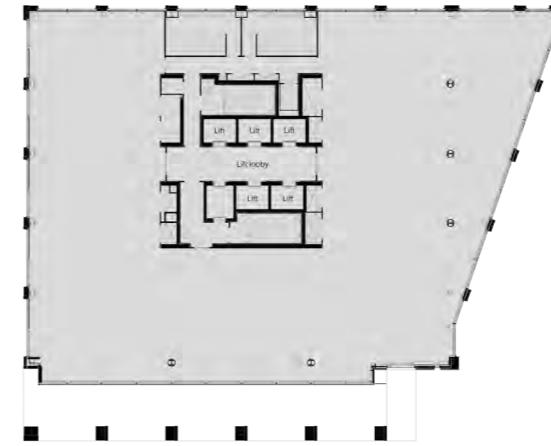
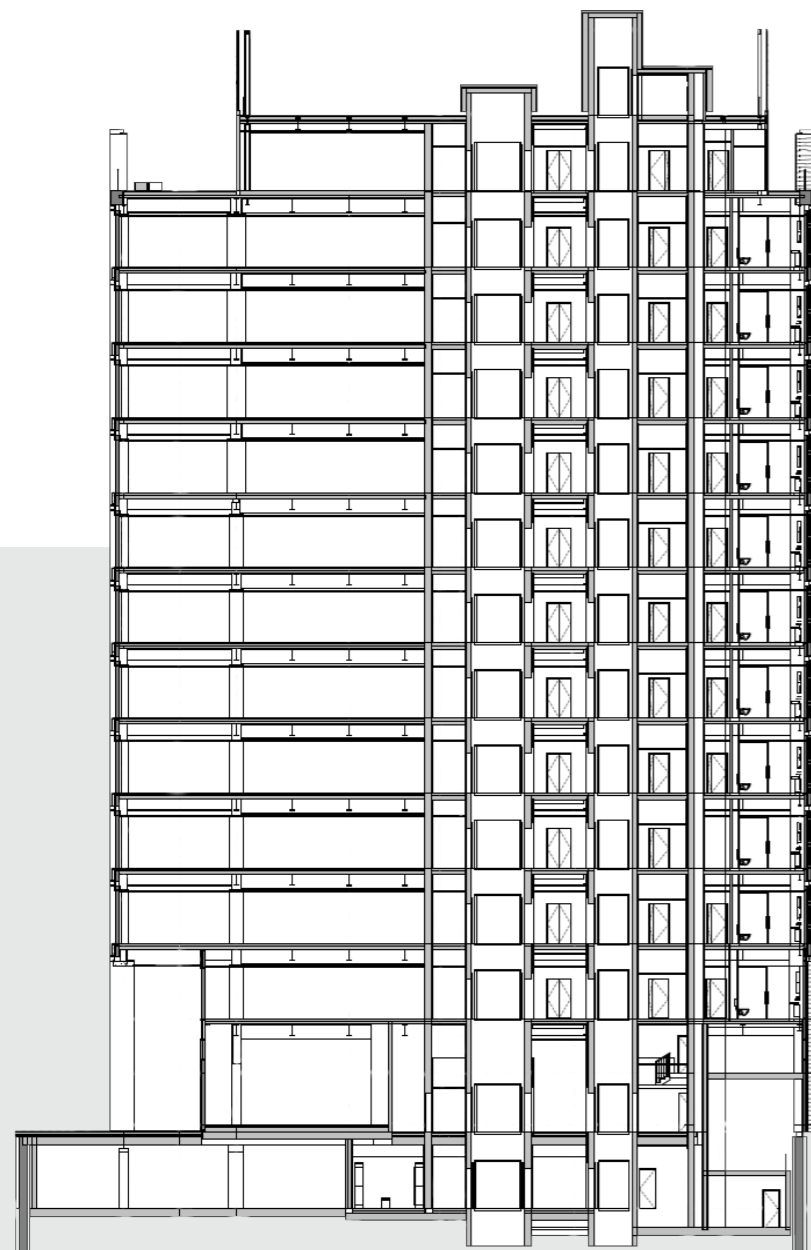
Coventry has two universities, Coventry University and University of Warwick. With a young, highly skilled talent pool, the city has already proven to be the ideal home for many major public and private sector occupiers. These include Jaguar Land Rover, Severn Trent, Homes England, E.ON, LEVC (London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

# WELCOME TO THE OFFICE

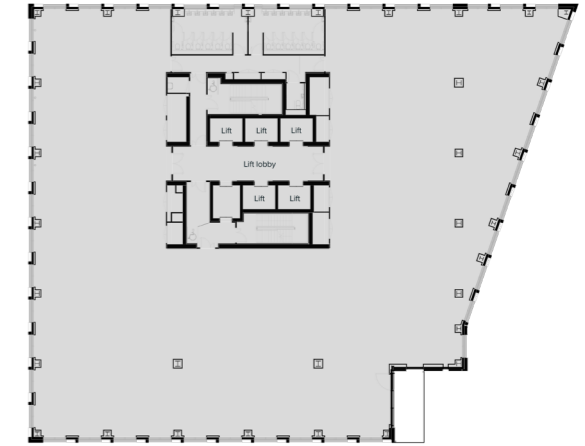
**TWO FRIARGATE'S** workspace is an inviting working environment for you, your team and your visitors.

With raised access floors for flexibility and ease of layout, **TWO FRIARGATE** offers remaining floor plates of c. 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. In addition, the building benefits from 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 2-6**  
12,104 - 12,112 sq ft | 1,125 sq m

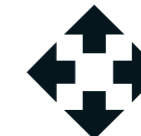
FLOOR 13		Plant	Roof terrace
<b>FLOOR 12</b>	<b>SEGRO</b>	6,818 sq ft	633 sq m
<b>FLOOR 11</b>	octopusenergy	10,792 sq ft	1,003 sq m
<b>FLOOR 10</b>	octopusenergy	10,792 sq ft	1,003 sq m
<b>FLOOR 9</b>	octopusenergy	10,792 sq ft	1,003 sq m
<b>FLOOR 8</b>	octopusenergy	10,796 sq ft	1,003 sq m
<b>FLOOR 7</b>	octopusenergy	12,104 sq ft	1,125 sq m
<b>FLOOR 6</b>	<b>AVAILABLE</b>	12,104 sq ft	1,125 sq m
<b>FLOOR 5</b>	<b>AVAILABLE</b>	12,104 sq ft	1,125 sq m
<b>FLOOR 4</b>	<b>AVAILABLE</b>	12,104 sq ft	1,125 sq m
<b>FLOOR 3</b>	<b>AVAILABLE</b>	12,112 sq ft	1,125 sq m
<b>FLOOR 2</b>	<b>AVAILABLE</b>	12,110 sq ft	1,125 sq m
<b>FLOOR 1</b>	<b>AVAILABLE</b>	10,600 sq ft	985 sq m
<b>GROUND</b>		Reception	Bar / Restaurant space
<b>BASEMENT</b>		Parking	Showers / Lockers
<b>TOTAL</b>		<b>133,228 sq ft</b>	<b>12,377 sq m</b>



**6 floors remaining with multiple balconies**



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



**71,134 sq ft of office space to let, available from 5,000 sq ft**



**Ground floor amenity space**



**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 a centre of innovation.





# SHAPED FOR 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.



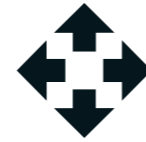
## Travel

**TWO FRIARGATE** 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.

# 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. Along with ground floor amenity space, 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.



# 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.



# SHAPING THE **FUTURE**

**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.



#### **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. The newly completed Hotel Indigo delivers a high-quality four-star boutique hotel including Cogs Bar and Restaurant.



# 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 new Bus Interchange sits 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.

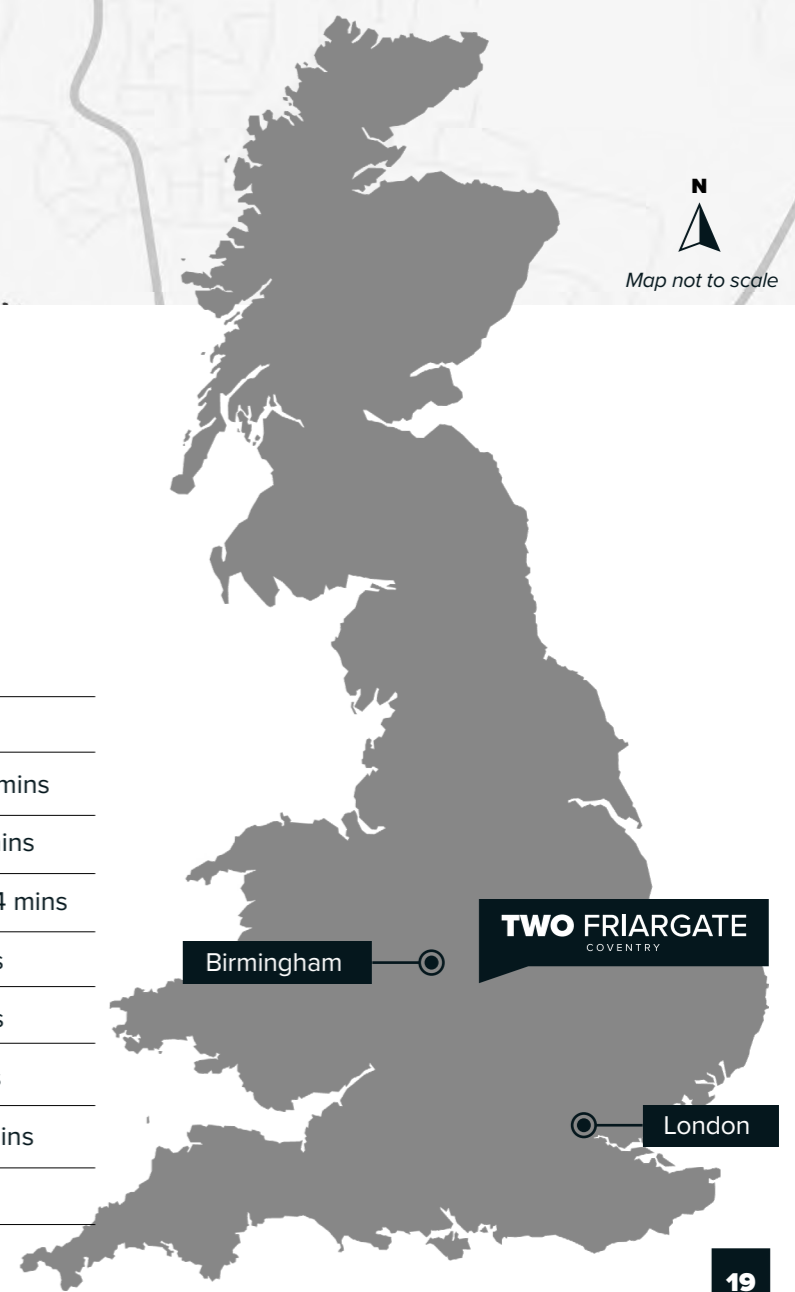


### Car

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



# 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 £430m City Centre South development delivers a residential-led, mixed-use regeneration scheme linked to Friargate. It will transform the city centre and has outline planning consent to deliver up to 1,300 new homes, restaurants, bars, shops, leisure facilities and high quality public spaces.

The recently completed extension of Coventry Railway Station was an £82m programme to transform the station and aspects of the surrounding area, including a new multi-storey car park and bus interchange.

And of course, there’s Friargate itself, a £700m development and delivery priority for both Coventry City Council and West Midlands Combined Authority.

## 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 area is a leader in university and private sector R&D activity. It has also emerged as a centre for innovative battery technology, successfully facilitating the delivery of UK BIC.

## Talent pool

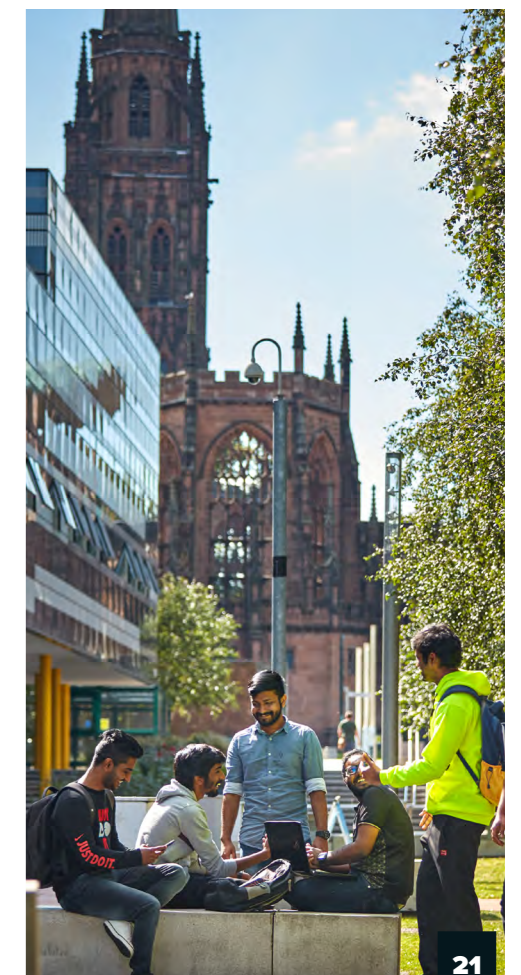
With its two universities, Coventry University and University of Warwick, the area has a young, highly skilled and educated talent pool. Well known for courses in engineering, mathematics and leadership – to name a few – the universities here generate ideal skillsets for aspirational and innovative businesses,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

## Government departments

Coventry, and the Friargate development specifically, have drawn increasing interest from government departments over recent years. In 2019, **ONE FRIARGATE** welcomed Homes England, which brought hundreds of jobs to the area and made Coventry a key location for public sector property, investment and relocation decisions. In 2024, Ofqual has also relocated to **ONE FRIARGATE**.

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 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.

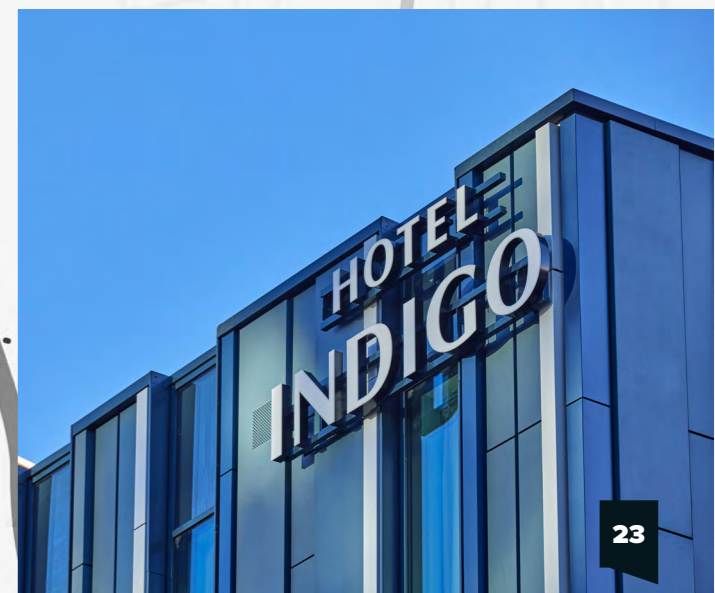
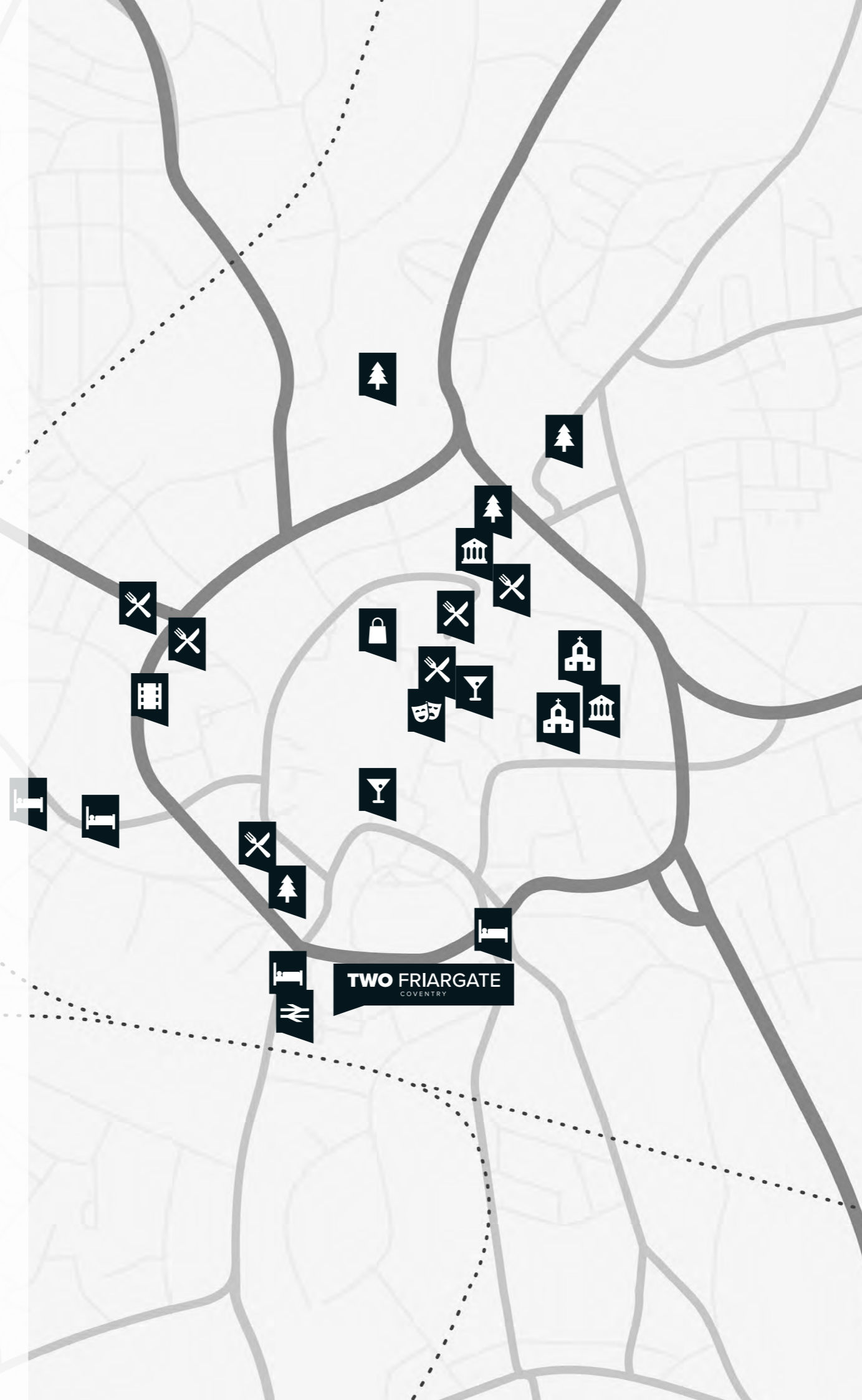
## History and culture

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



# 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:

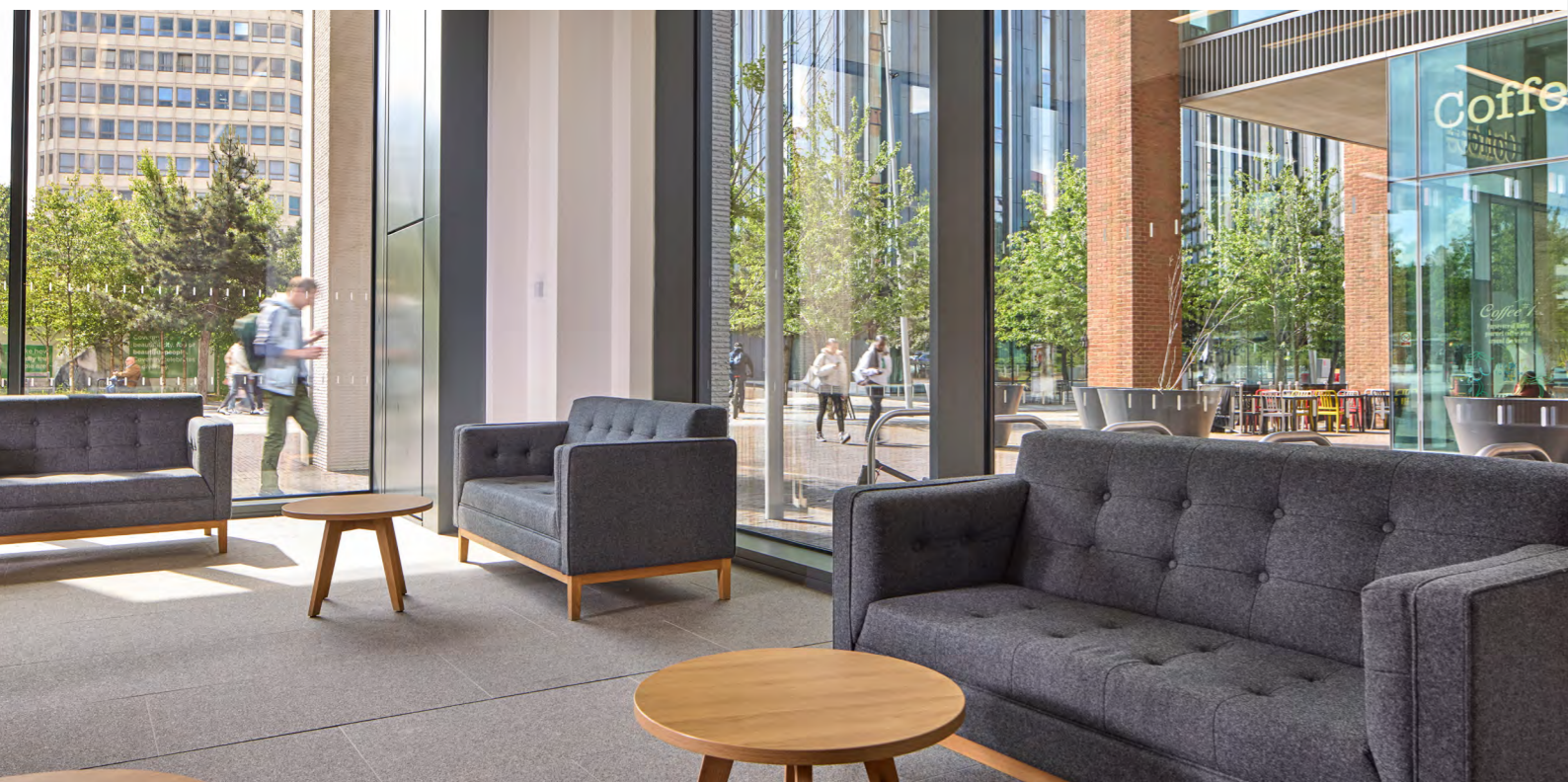
- Leamington Spa
- Henley-in-Arden
- Warwick
- Kenilworth
- Stratford-upon-Avon
- Dunchurch
- Gibbet Hill
- Earlsdon





# 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 amenity

Meet, eat and relax on-site



### Secure parking and basement

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

# 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.



**4,236**  
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

Ed Purcell | 0121 400 0407  
ed@creative-retail.co.uk



s Local

**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



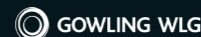
**Fire Engineering Consultants**

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

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