



ONE FRIARGATE
COVENTRY

YOUR **NEW** WORLD OF WORK

WELCOME TO

ONE FRIARGATE

Located in Coventry's premier business district, **ONE FRIARGATE** is the cornerstone building of the Friargate development, spanning 11 floors of office space – Grade A and BREEAM Excellent.

Just two minutes' walk from Coventry Railway Station and 5 minutes' walk from the city centre, this 125,000 sq ft building is home to Coventry City Council, Homes England, the Financial Ombudsman Service and Ofqual.

Designed by leading architects Allies and Morrison, **ONE FRIARGATE** greets you with an impressive, double-height reception and blends high-specification workspace with state-of-the-art sustainability and wellness features. Together with dedicated breakout areas and an array of on-site facilities, **ONE** promotes **new ways of working** – bringing flexibility, collaboration and culture to the forefront.



Available from 5,500 sq ft



Fully fitted with
'as-new' furniture



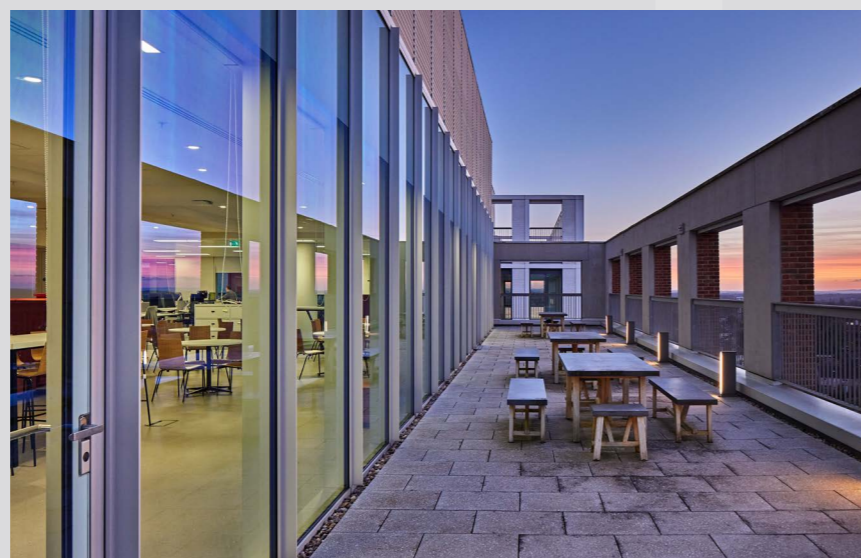
Meeting rooms and
conferencing facilities



Coffee shop accessed
via reception



ONE FRIARGATE fronting **TWO FRIARGATE**, adjacent to Hotel Indigo



THE HIGHLIGHTS



BREEAM Excellent

Setting the standard for sustainability



EPC - B

Maximising energy efficiency



4 pipe fan cooling/heating

Low-carbon District Heating Scheme



LED lighting

Suspended ceilings and full-height glazing



Double-height reception

Including business lounge and Coffee#1



First-floor meeting room suite

Full connectivity and AV conferencing available to all



Full connectivity throughout

Fibre-connected with resilient 1Gbps ISP services



Social and collaborative areas

Including kitchen facilities and breakout spaces



Raised access floors

For ease of voice and data cabling



Lifts

6 passenger lifts



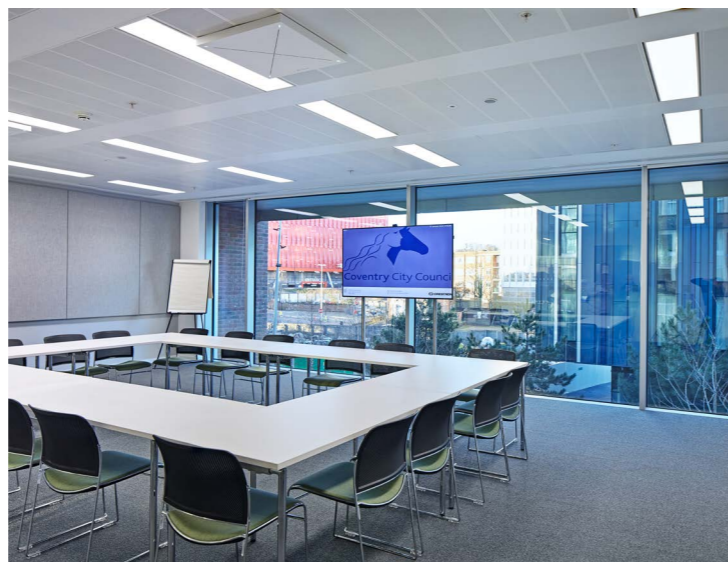
Secure basement

Cycle storage, drying rooms, high-quality showers and changing facilities



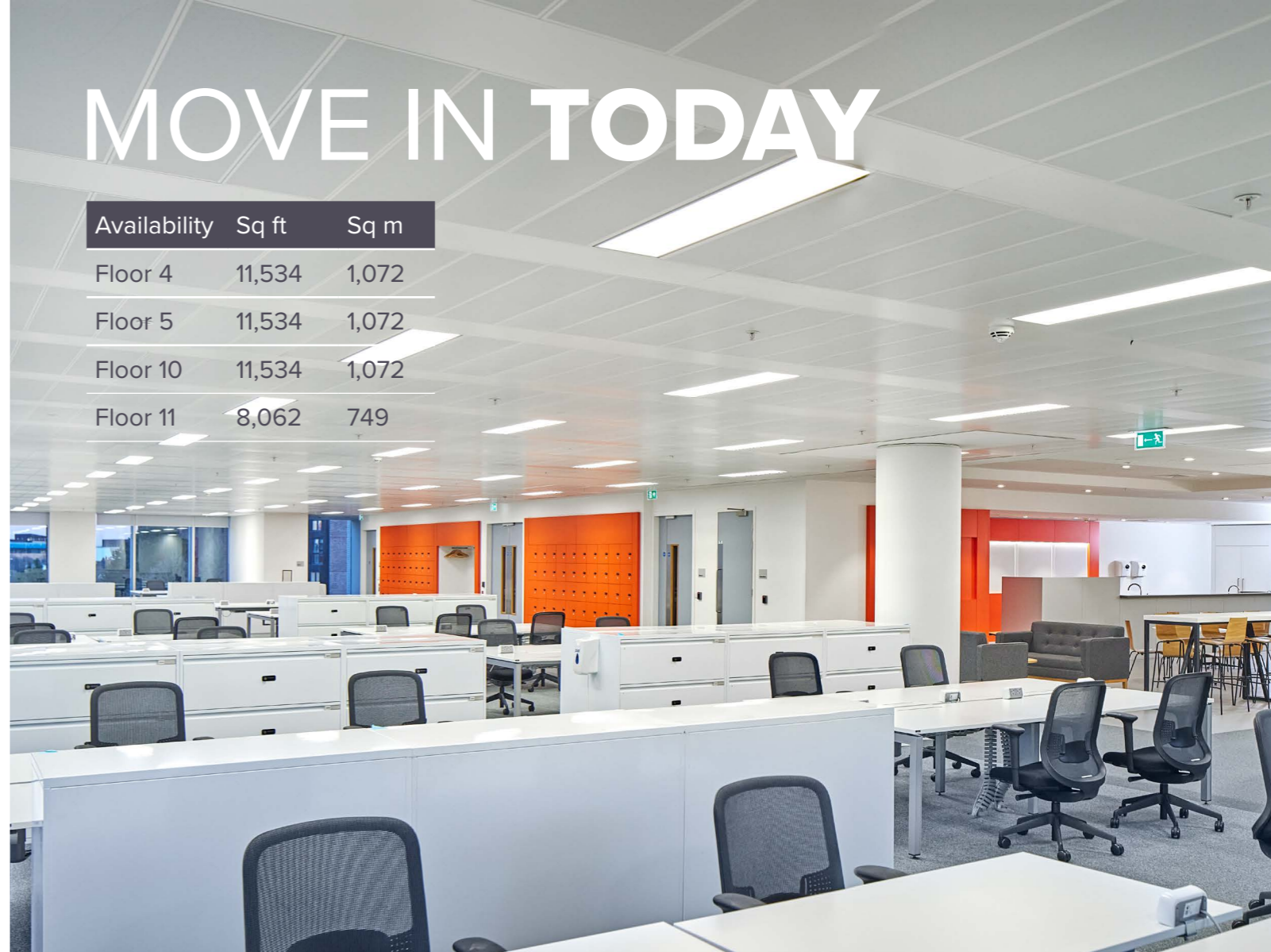
Basement parking

EV facilities, additional Council-owned contract parking nearby

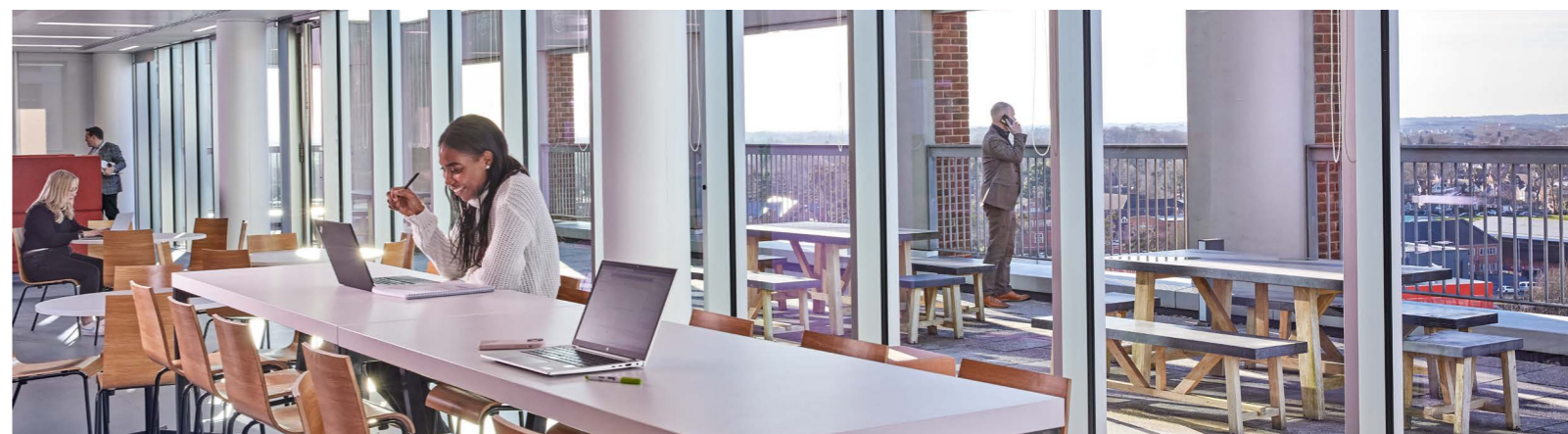
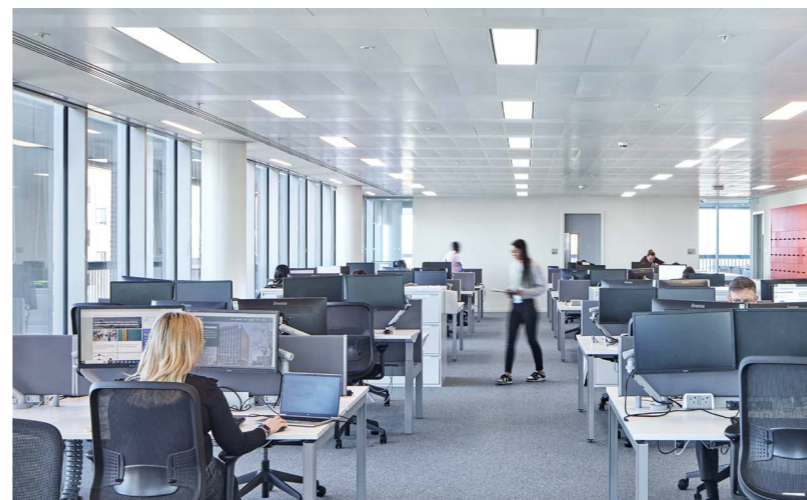


MOVE IN TODAY

Availability	Sq ft	Sq m
Floor 4	11,534	1,072
Floor 5	11,534	1,072
Floor 10	11,534	1,072
Floor 11	8,062	749

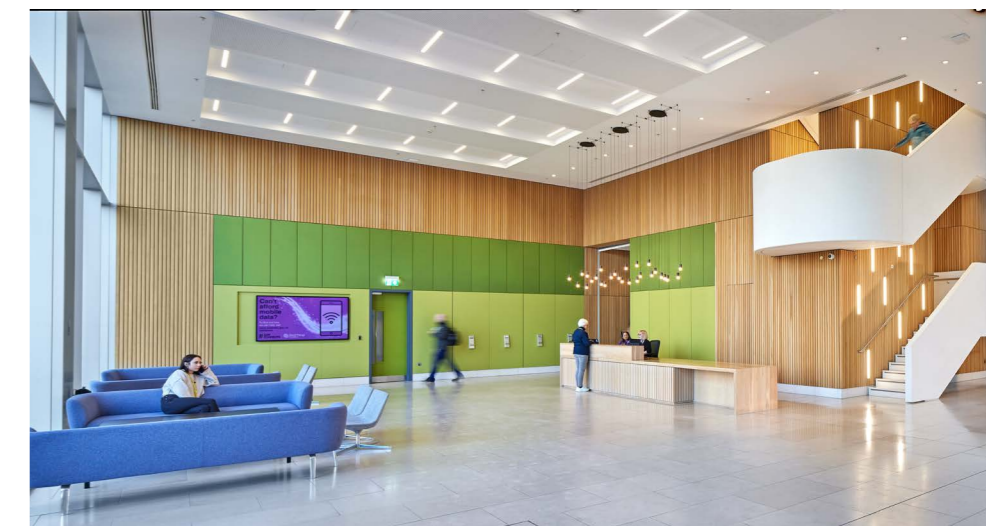


CONNECTED AND COLLABORATIVE

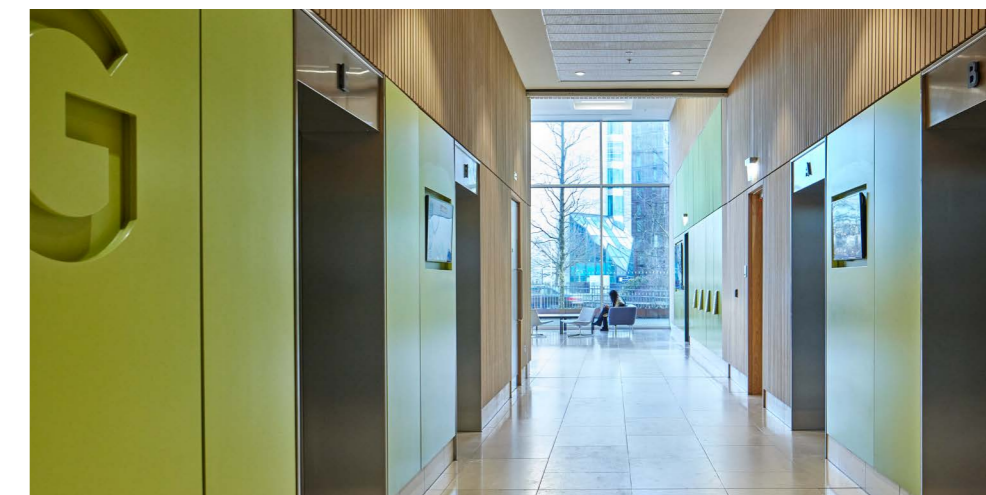




A WARM WELCOME



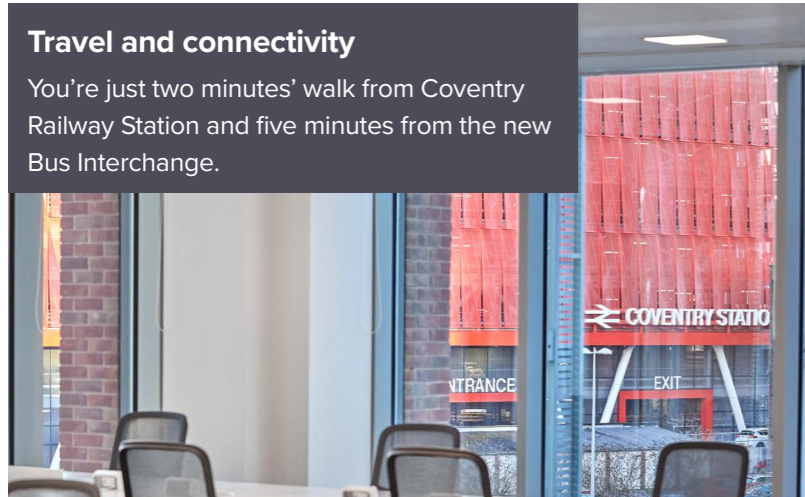
A HEALTHY ENVIRONMENT



ON YOUR DOORSTEP

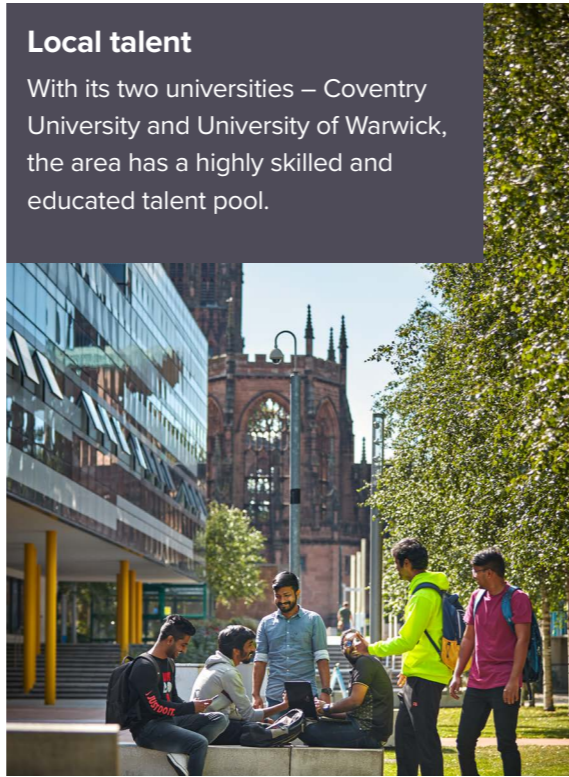
Travel and connectivity

You're just two minutes' walk from Coventry Railway Station and five minutes from the new Bus Interchange.



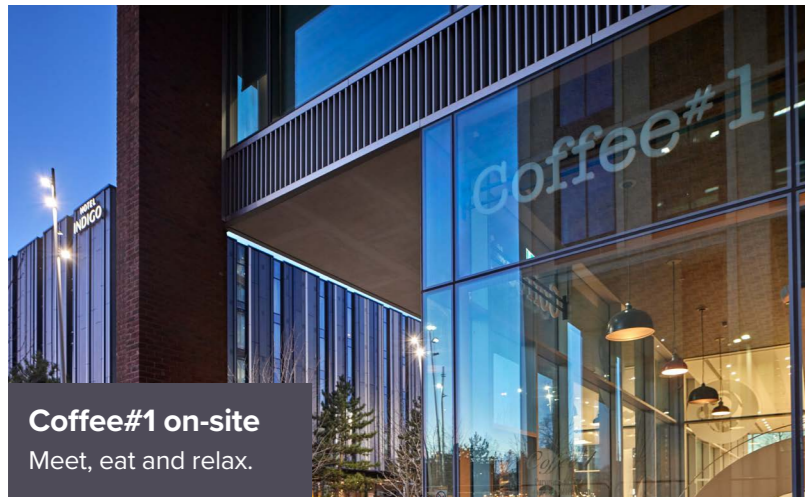
Local talent

With its two universities – Coventry University and University of Warwick, the area has a highly skilled and educated talent pool.



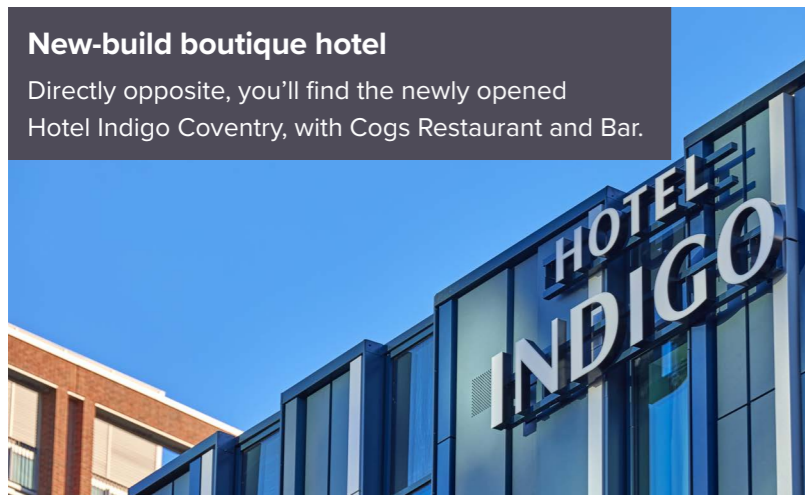
Coffee#1 on-site

Meet, eat and relax.



New-build boutique hotel

Directly opposite, you'll find the newly opened Hotel Indigo Coventry, with Cogs Restaurant and Bar.

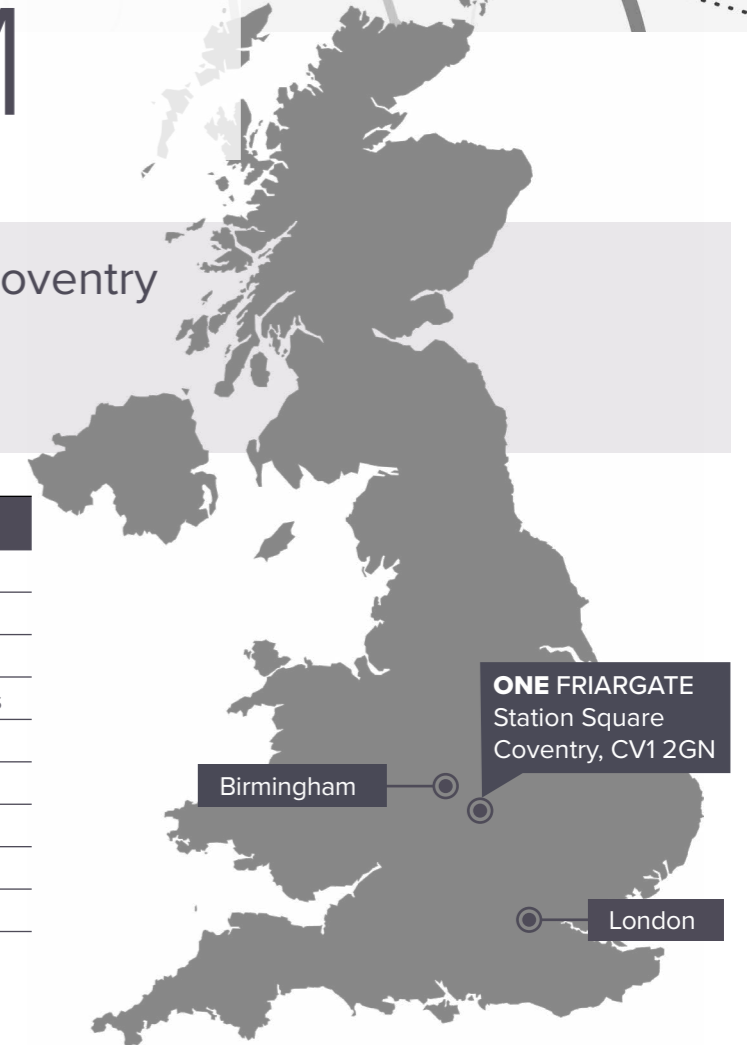


1 HOUR TO LONDON 20 MINS TO B'HAM

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

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



onefriargate.com

For all enquiries, please contact:



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