

# Serviced Office Space UK

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## Manor Drive

### Coventry CV1 2TE



In the heart of Coventry City Centre adjacent to the Friar Gate development, a £1.5 billion re-generation scheme is to provide more than three million square feet of office-led mixed-use development. The development will link Coventry Train Station with the city centre and provides large public open spaces and landscaped areas creating a modern and functional environment to live and work. The immediate areas around Friars House & Coventry City Centre provide an excellent mix of leisure, retail, hotels and residential that creates an attractive, high-quality work-life mix that is further enhanced by Coventry's historic buildings and attractions. New development nearby provides a catalyst for further regeneration in the city further improving the immediate location surrounding Friars House.

Experience the charm of a historic 11-storey office block nestled in Coventry's vibrant city centre. With 51,223 sq ft of floor space and a recent comprehensive refurbishment, revel in expansive views of the lively cityscape. Ideal for businesses seeking an iconic building that stands out, this landmark property boasts modern interiors including LED lighting systems, heating & air conditioning systems, new carpets, and decoration throughout every floor. Whether drawn to its historic charm or modern amenities, this office block offers a unique opportunity to establish a presence in Coventry's bustling city centre.

### transport links

|                      |                  |
|----------------------|------------------|
| <b>Underground</b>   | N/A              |
| <b>Train Station</b> | Coventry         |
| <b>Road Link</b>     | N/A              |
| <b>Airport</b>       | Coventry Airport |

### Leased Spaces

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- **Min Size** : 42 sq ft
- **Max Size** : 367 sq ft
- **Total Size** : 27720 sq ft
- **Min Term** : 12 mnths
- **Max Term** : 60 mnths