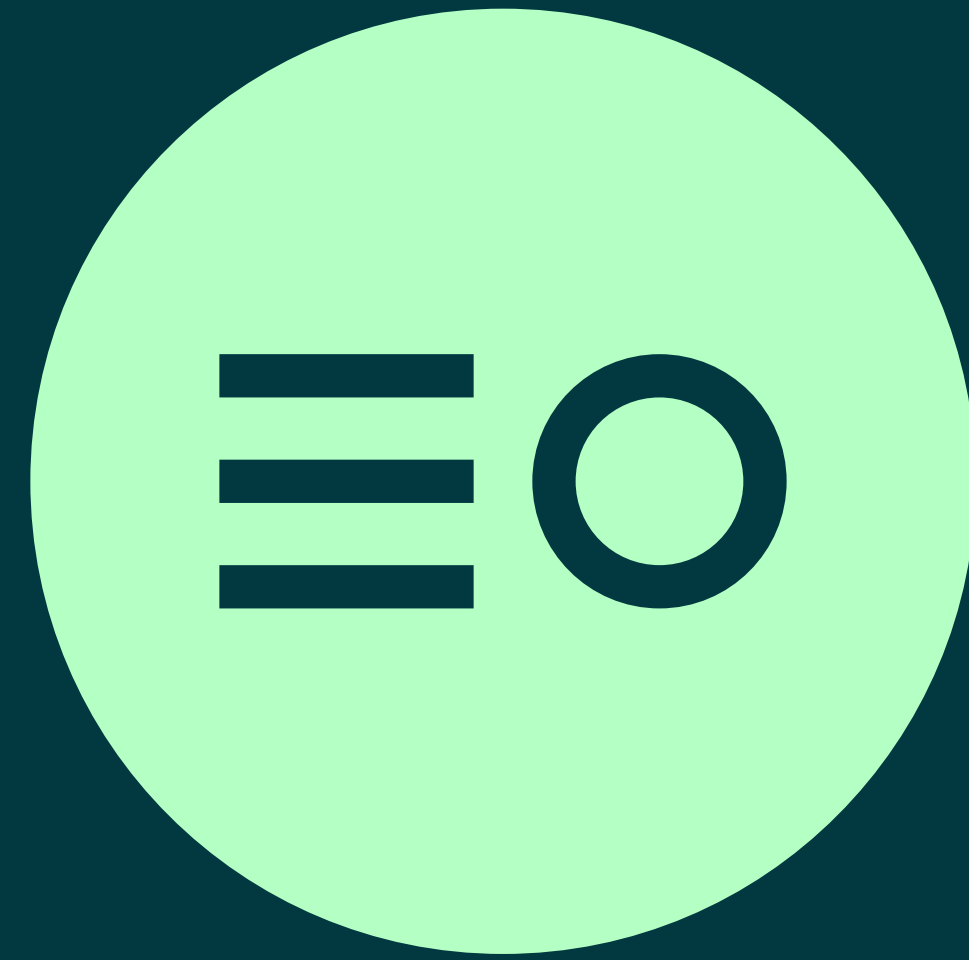


Earlsdon Park
Coventry



EARLSDON ONE

70,000 sq ft / fully fitted
office space available to let or buy

One building. Two options.

Earlsdon One is located in Coventry,
the second largest city in the West Midlands.

The building provides a self-contained HQ opportunity and currently offers 70,000 sq ft of space with an impressive reception and fully fitted offices over the 6th, 7th, 8th and 9th floors. The 6th and 9th floors feature large external terraces, whilst the building also benefits from substantial onsite parking.

The building is available by way of a new full repairing and insuring lease or a long leasehold purchase.



Let
the space

Or



Purchase new long
leasehold for a term
of 250 years





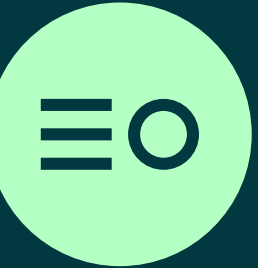


Earlsdon Park

Situated on Butts Road, one of the City's major arterial routes, Earlsdon One's position offers excellent connectivity to Coventry Railway Station and the UK's motorway network.

Onsite, Earlsdon Park also features a 100 room hotel on-site to Premier Inn, a 324 space multi-storey car park and a 620 seat theatre auditorium.

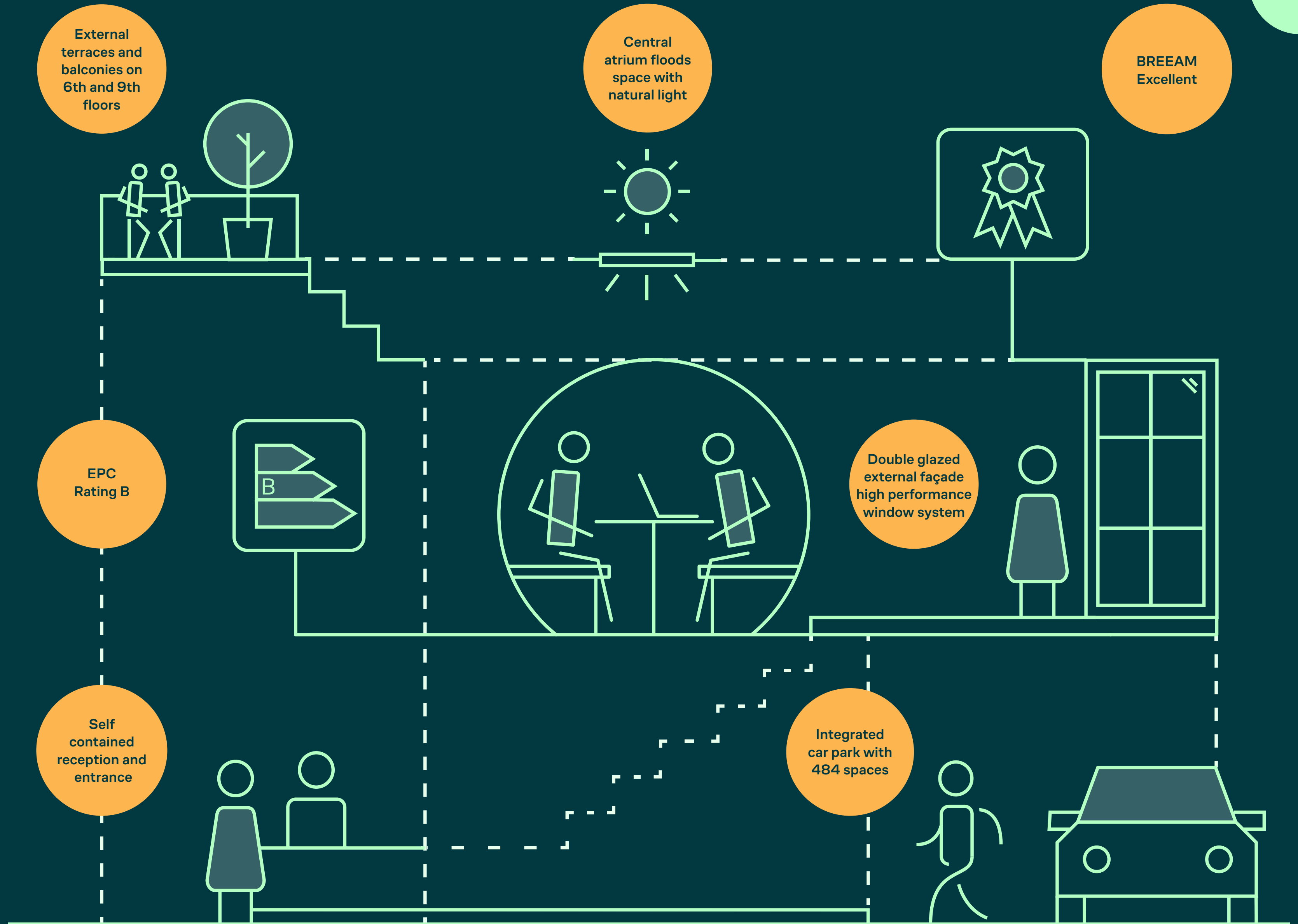




Looking to the future

Earlsdon One has outstanding environmental credentials and has a range of initiatives to lower its Energy in Use Intensity (EUI).

The building significantly outperforms the typical benchmarks for EUI by using a combination of all-electric systems and intelligent design. Leveraging these systems and operations, the building is on an accelerated pathway to achieving Net Zero Carbon by 2050 which in turn will provide occupiers with reduced operating costs far into the future.



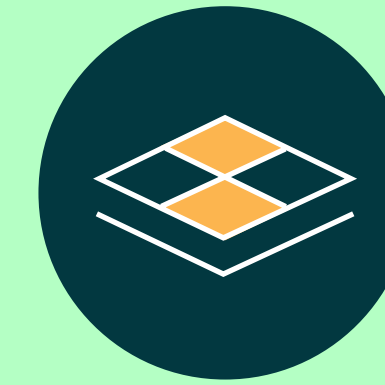
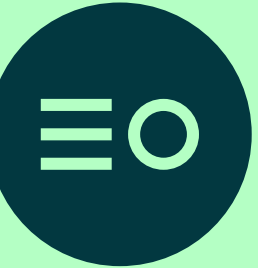
SPECIFICATION

All set and ready to go...

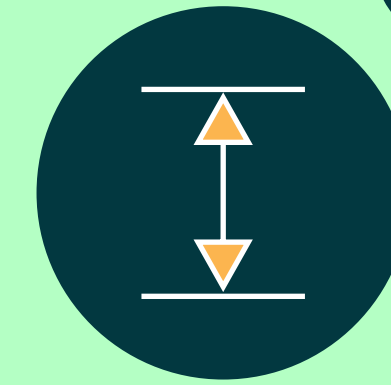
The available space benefits from an existing fit out to an exceptional standard and provides the perfect opportunity for businesses who want to get straight to work.



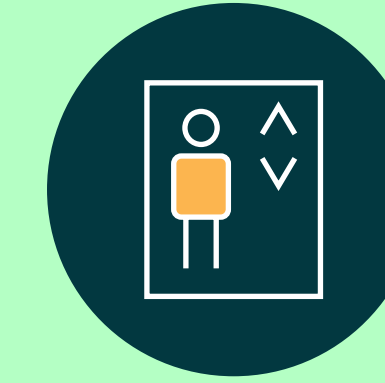
Fully fitted or open plan workspace



Raised floors with a 320mm clear void



Clear floor to ceiling height of 2.7m



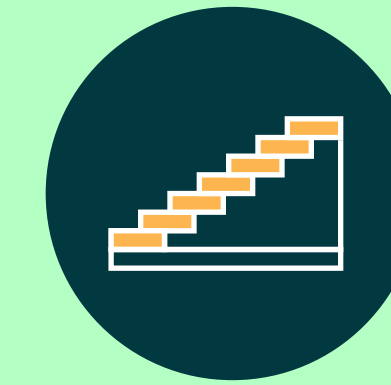
Three 13 person passenger lifts



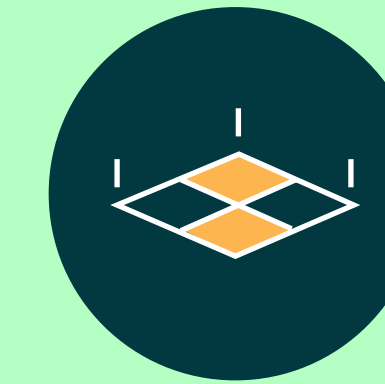
Multiple roof terraces



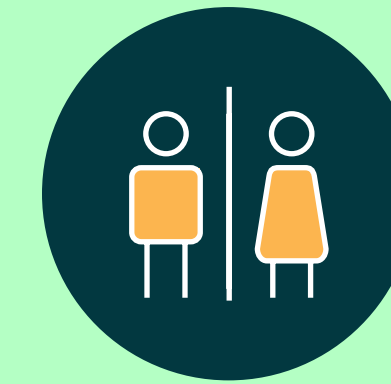
Chilled beam comfort cooling



2 x accessible stairwells



Part suspended ceilings with integral LED lighting



Floor by floor male / female and disabled WCs

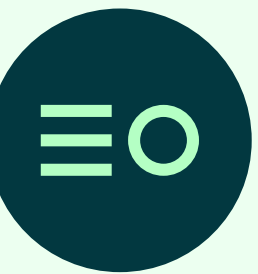
Schedule of areas

| Floor | sq ft (NIA) | sq m (NIA) |
|--------------|---------------|--------------|
| 9th | 15,148 | 1,407 |
| 8th | 17,096 | 1,588 |
| 7th | 17,096 | 1,588 |
| 6th | 18,735 | 1,741 |
| Reception | 1,925 | 179 |
| Total | 70,000 | 6,503 |

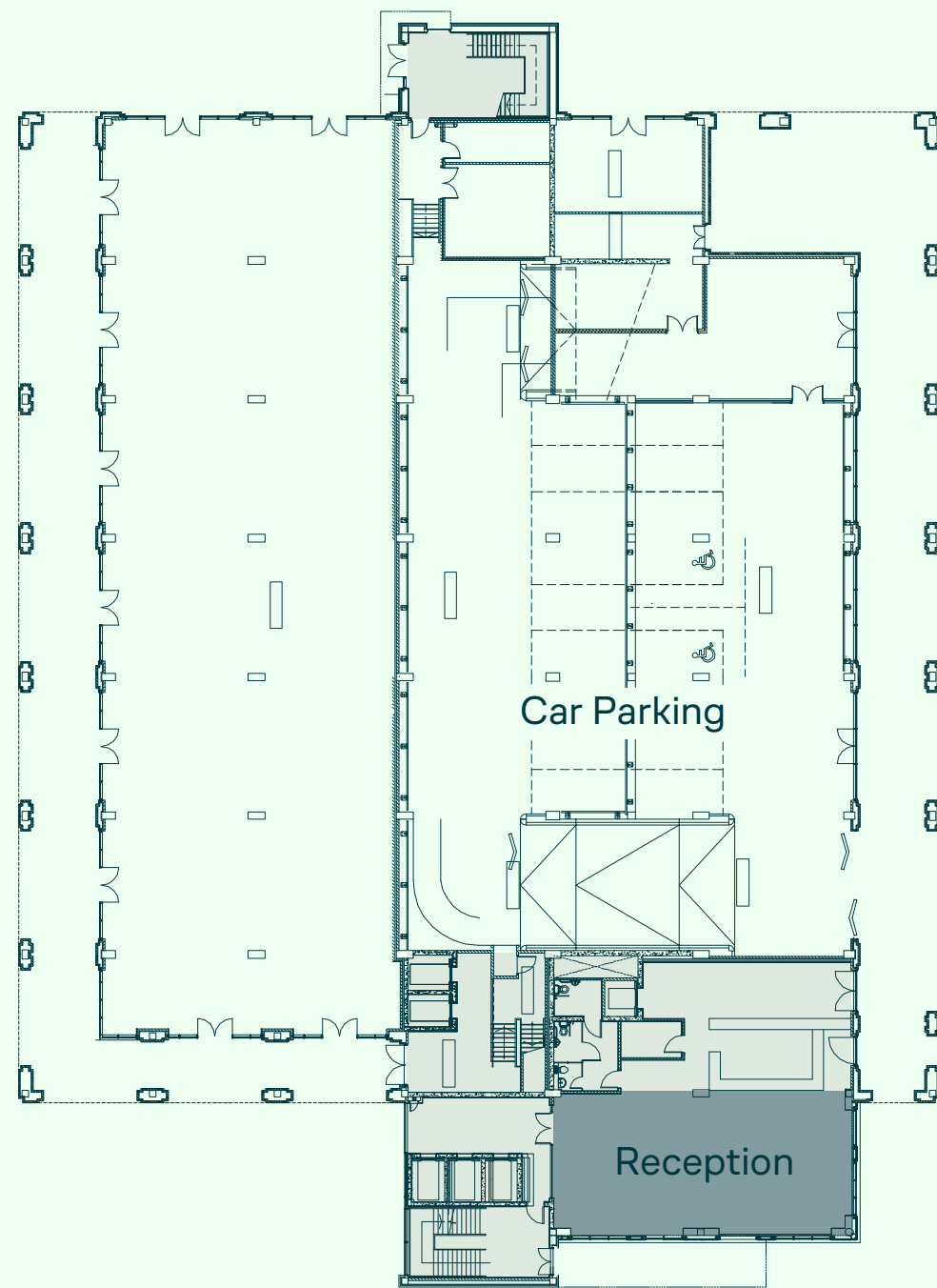
Car parking ratio 1:216 sq ft



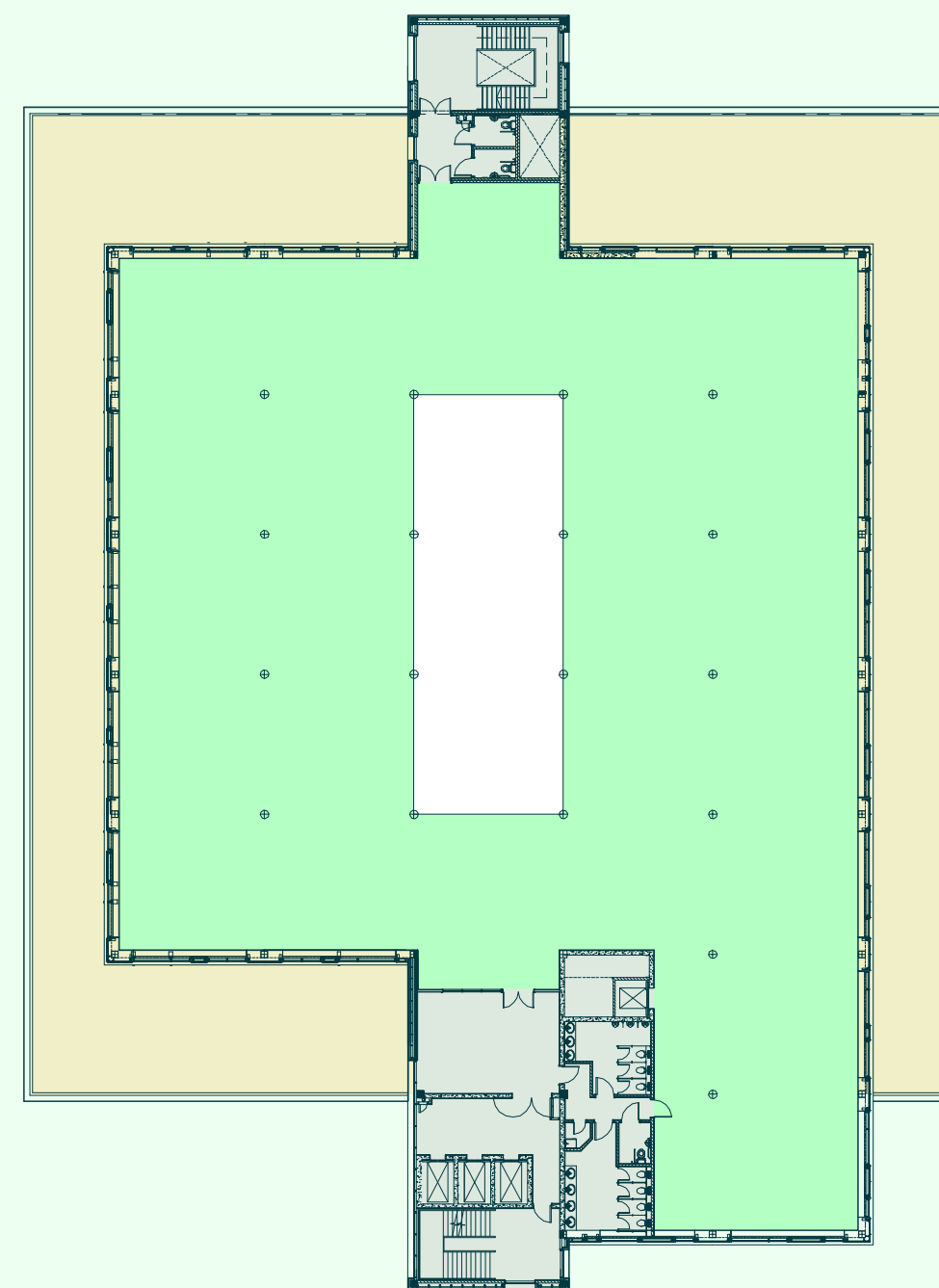
FLOOR PLANS



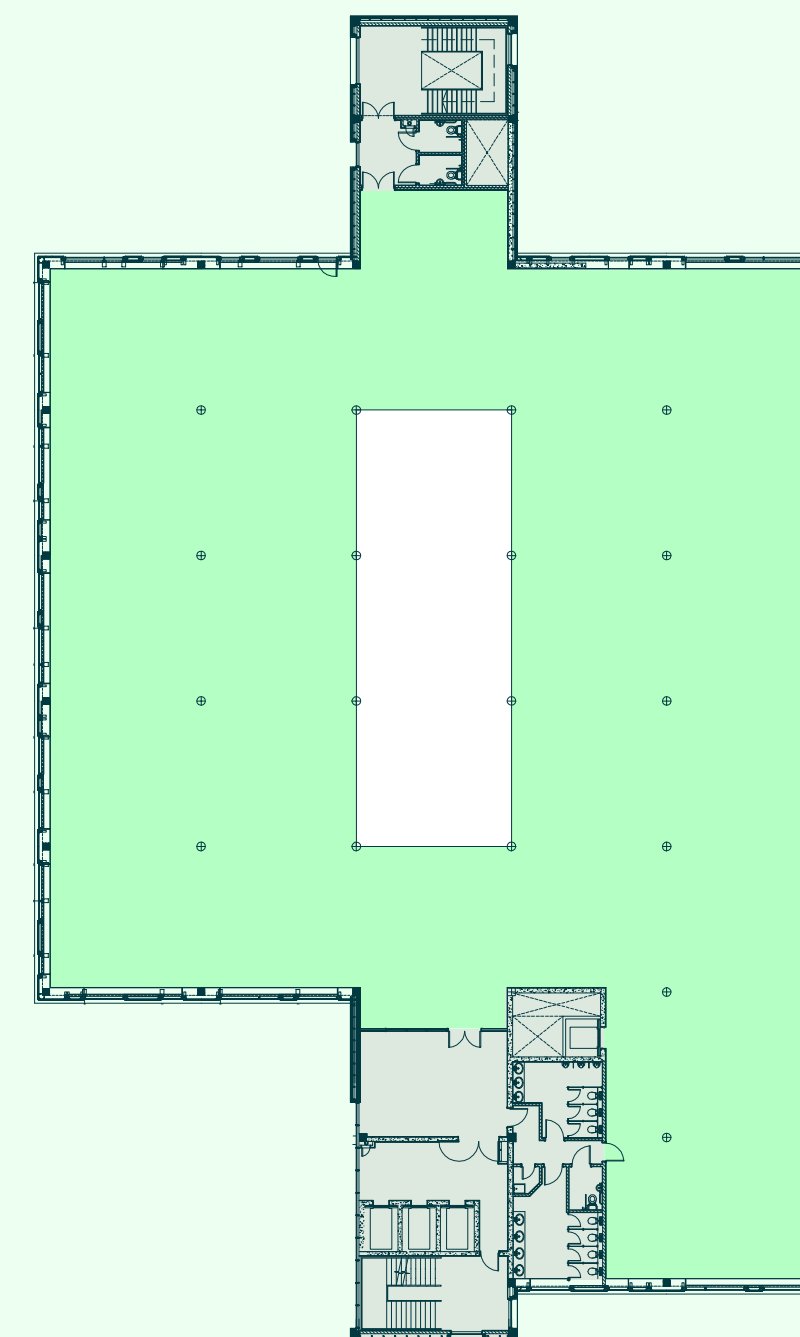
Ground
Reception 1,925 sq ft / 178 sq m



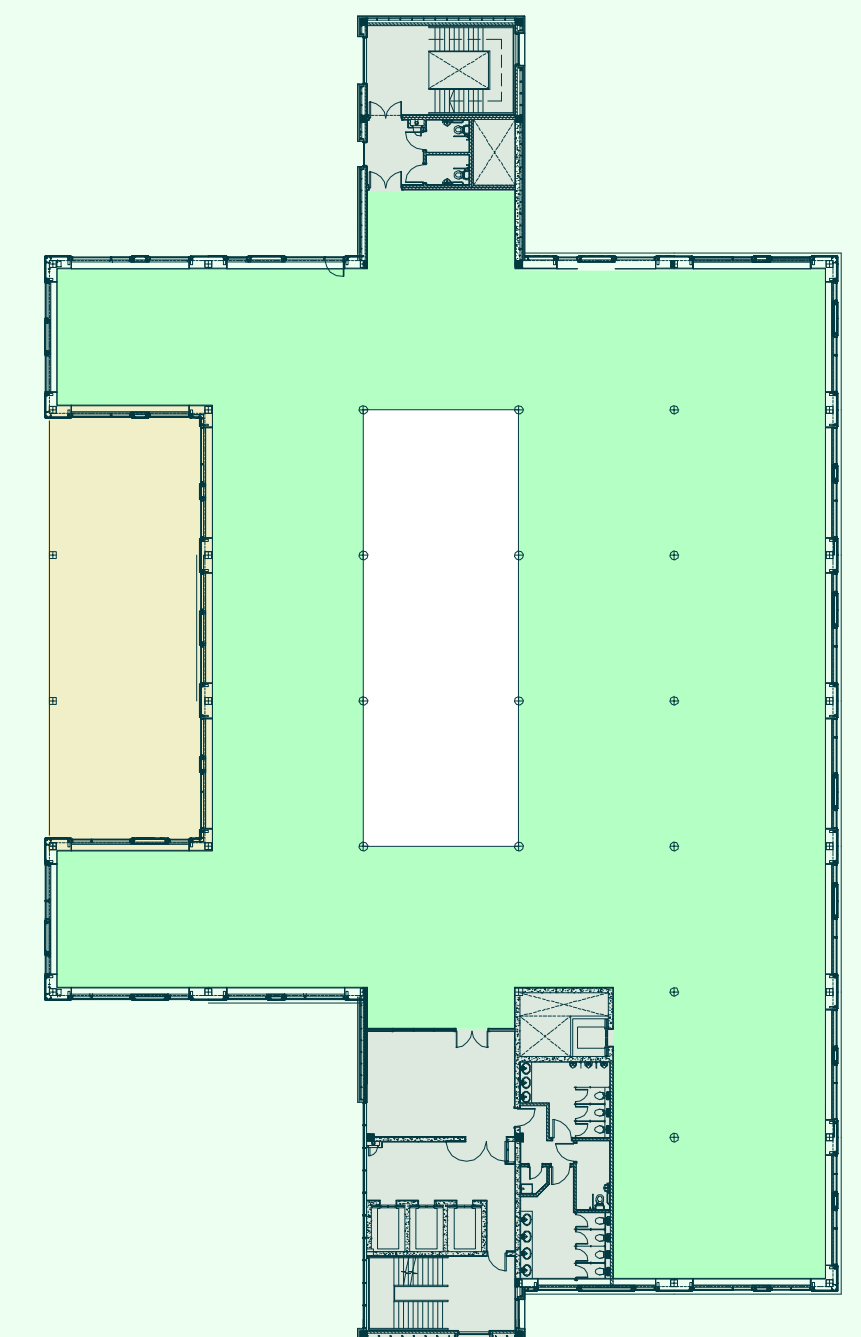
6th floor
18,735 sq ft / 1,740 sq m



7th/8th
17,096 sq ft / 1,588 sq m



9th floor
15,148 sq ft / 1,407 sq m



- Office
- Reception
- Terrace
- Atrium
- Core

Floor plan not to scale.
For indicative purposes only.



COVENTRY

Take a look around

Coventry is a major commercial centre in the West Midlands, and provides occupiers with a diverse amenity offering.

Set to undergo a £450m retail, leisure and residential development programme, Coventry city centre also has a rich cultural mix with cinemas, museums, theatres and music venues.



Coventry Cathedral



Lower Precinct Shopping Centre



Baxter Baristas



Coventry Canal Basin



Local amenities

Food & Drink

1. The Lazy Monkey Bar & Kitchen
2. Greyfriars Green
3. The Botanist
4. The Yard
5. Boom Battle Bar
6. Wagamama
7. Broadgate: Bars
8. Bistrot Pierre
9. Jinseon Korean BBQ Restaurant
10. Dillon Brewery
11. Cosy Club

Retail / Leisure

1. Odeon Coventry
2. HMV Empire
3. Belgrade Theatre
4. Herbert Art Gallery & Museum
5. Coventry Cathedral
6. Coventry Transport Museum
7. Coventry Canal Basin
8. Planet Ice
9. West Orchards Shopping Centre

Hotels

1. Premier Inn
2. Ramada Hotel & Suites
3. Telegraph Hotel

Fitness / Health

1. Pure Gym
2. JD Gyms
3. The Wave Waterpark

CONNECTIVITY

Move with ease

Coventry's access to the UK motorway and rail network, as well as proximity to regional airports, make it an excellent choice for businesses.

Major arterial routes (M6, M40, M42, M5, M69 and the A45/A46) are within easy reach of Earlsdon One, connecting Coventry to Birmingham the west midlands and Warwickshire region

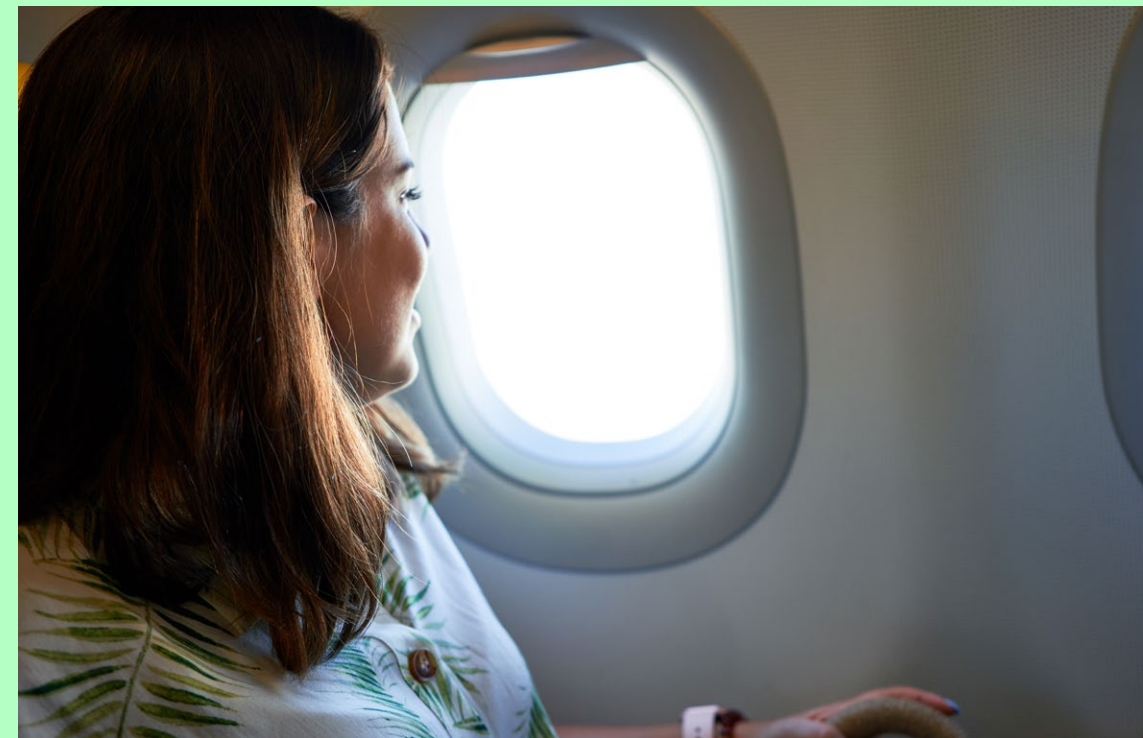
Coventry railway station has recently completed an extensive redevelopment programme and provides excellent connections to both Birmingham and London.



20 miles south east of Birmingham



100 miles north west of London



International airports nearby



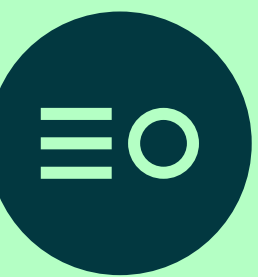
The recently redeveloped Coventry station



M6 motorway



Birmingham New Street station / Grand Central



Key travel distances / times

Times times from google.com



Drive times

| | |
|------------|------------------|
| A46 | 0.8 miles |
| M69 (J2) | 3.5 miles |
| M6 (J2) | 4.5 miles |
| M40 (J15) | 15 miles |
| Birmingham | 30 minutes drive |



Rail times

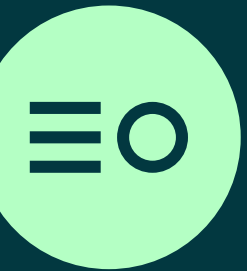
| | |
|-----------------------|-----------------------|
| Birmingham New Street | 20 mins |
| Oxford | 48 mins |
| London Euston | 56 mins |
| Reading | 1 hr 15 mins |
| HS2 Terminal* | 10 minutes (11 miles) |

* Not yet operational



Airport distances

| | |
|--------------------------|----------|
| Coventry (freight only) | 4 miles |
| Birmingham International | 17 miles |
| East Midlands | 96 miles |



The detail

Tenure

Available to let, by way of new Full Repairing and Insuring occupational lease or for sale, on a Long Leasehold basis, by way of a new 250 year lease.

Rent / Price

Upon application.

Timings

Available to occupy from Q3 2024.

Service Charge

Levied to cover the cost of internal and external maintenance, repair, cleaning and security.

Business Rates

Payable by the occupier direct to the Local Authority.

Find out more

Viewings

Strictly through the joint sole letting agents:



Adrian Griffith

adrian.griffith@avisonyoung.com
07760 172 918

Francesca Hodson

francesca.hodson@avisonyoung.com
07920 822 663



Jonathan Ottewell

jottewell@savills.com
07972 000 150

earlsdonone.co.uk

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2024.

Designed & Produced by Cre8te - 020 3468 5760 - cre8te.london