

COVENTRY Building Society arena

JUDDS LANE • COVENTRY • CV6 6GE

SELF-CONTAINED OFFICE SUITES TO LET

IMMEDIATELY
AVAILABLE



Office suites from
5,525 to 16,238 sq.ft

- Outstanding amenity offering
- Extensive car parking
- Excellent access to M9/M69/M1/M42

CLICK TO VIEW:



[Image gallery](#)



[Video of the Arena
& amenity offering](#)

KEY FEATURES

CBS 1: THE LARGER SUITE

Currently provided with the benefit of a kitchen break out area, furnished open plan offices with super levels of natural light, and several meeting rooms.

This suite has the potential to be further improved and the Landlord is willing to consider this subject to rent, lease length and covenant.

Refurbishment could include:

- Installation of raised floor
- New kitchen point
- New ceiling finishes
- New WC facilities

CBS 2: THE SMALLER SUITE

This suite can be offered as a refurbished suite to potentially include:

- New LED daylight sensitive PIR lighting
- New perimeter trunking
- Newly decorated throughout
- New ceiling and flooring finishes
- New kitchen
- New WCs
- Open plan configuration
- Refurbished entrance and stairwells



First Floor and
Second Floor Offices



Self-contained with
own entrance



Concierge reception
in main atrium



Immediately
available



On site security
at all times



Superb
amenity offering



LOCATION

Coventry is a thriving city of business, industry and culture. The city is renowned for its rich history and heritage, from medieval buildings to Coventry Cathedral, one of the world's finest examples of 20th century architecture.

The city is a global leader in key sectors including automotive, engineering and advanced manufacturing and its cultural scene earned the city the prestigious title of UK City of Culture in 2021.



CAR

By car, Coventry Building Society Arena is just 800 yards from Junction 3 of the M6 and within easy distance of the M1 and M40.



TRAIN

There are three train stations within 8 miles and London Euston only 55 minutes by train. The Arena also has its own on-site railway station linking stations including Kenilworth, Coventry and Hinckley.



BUS

Coventry boasts a comprehensive and plentiful bus network, making public transportation accessible and convenient for residents and visitors alike.



AIR

Coventry Airport, situated just south of the city centre, primarily serves general aviation, cargo, and private flights, providing essential connectivity for business and leisure travel. Birmingham Airport and East Midlands Airport are 13 and 38 miles respectively.



What3Words link
email.proper.clear

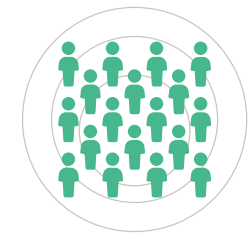


Click for
Google Maps Link



DEMOGRAPHICS

Coventry's population is approximately 371,500. The city has experienced significant growth in recent years, partly due to its two major universities, the University of Warwick and Coventry University, which attract students from around the globe. This influx of students contributes to a youthful demographic, with a higher proportion of residents aged 18-24 compared to the national average.



75% of the population are within a two-hour drive.
That's 40 million people and 80 % of UK businesses.

**EASY ACCESS MAKES
THE ARENA AN
IDEAL DESTINATION**

THE PROPERTY

The Arena receives 1.6 million visitors a year, ideal for raising the profile of any business located on site.

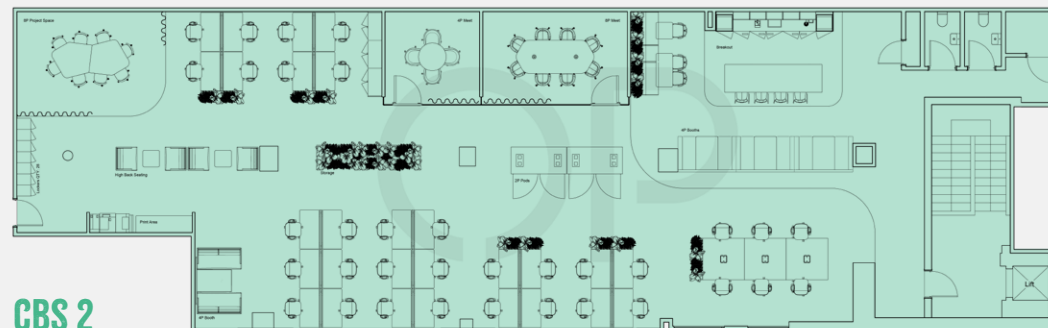
CBS 1 and CBS 2 are two office suites located within the nationally renowned Coventry Building Society Arena. Both currently comprise predominantly open plan layouts with meeting rooms, kitchen areas and own WCs.

The offices provide self-contained accommodation with ample meeting rooms/breakout rooms and a reception area. Each floor benefits from its own W/C & kitchens. Fitted options are available.

CBS 1 is available for immediate occupation, and CBS 2 will be available following a scheduled refurbishment to a CAT A specification.

Consideration will be given to providing fully fitted options.

FLOORPLANS

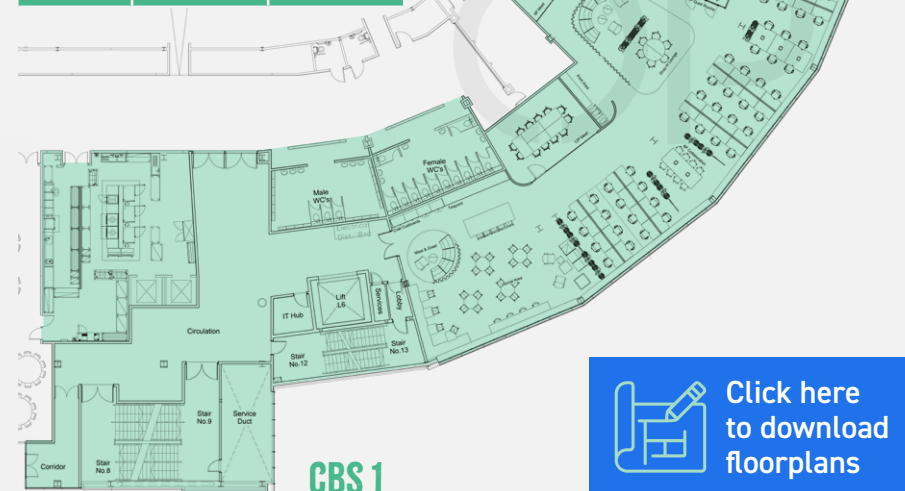


OFFICE SPECIFICATIONS INCLUDE:

- LED lighting throughout
- Suspended ceilings
- Own kitchen areas
- Good levels of natural light
- Lift access
- Ceiling mounted heating/cooling system
- Superb car parking provision with over 50+ parking spaces are available on-site.

ACCOMMODATION

	SQ.FT	SQ.M
CBS 1	10,713	995.27
CBS 2	5,525	513.27
Total	16,238	1,508.56



Click here
to download
floorplans





AMENITY

Coventry Building Society Arena provides a number of established and well run popular amenities from which occupiers can benefit including:

Access to venue canteen area known as Fara days from Monday to Friday-subsidised food & beverage

Entitlement to a discount in The Anecdote Sport Bar and The Bakery Coffee Shop of up to 20% (not available when there are major events)

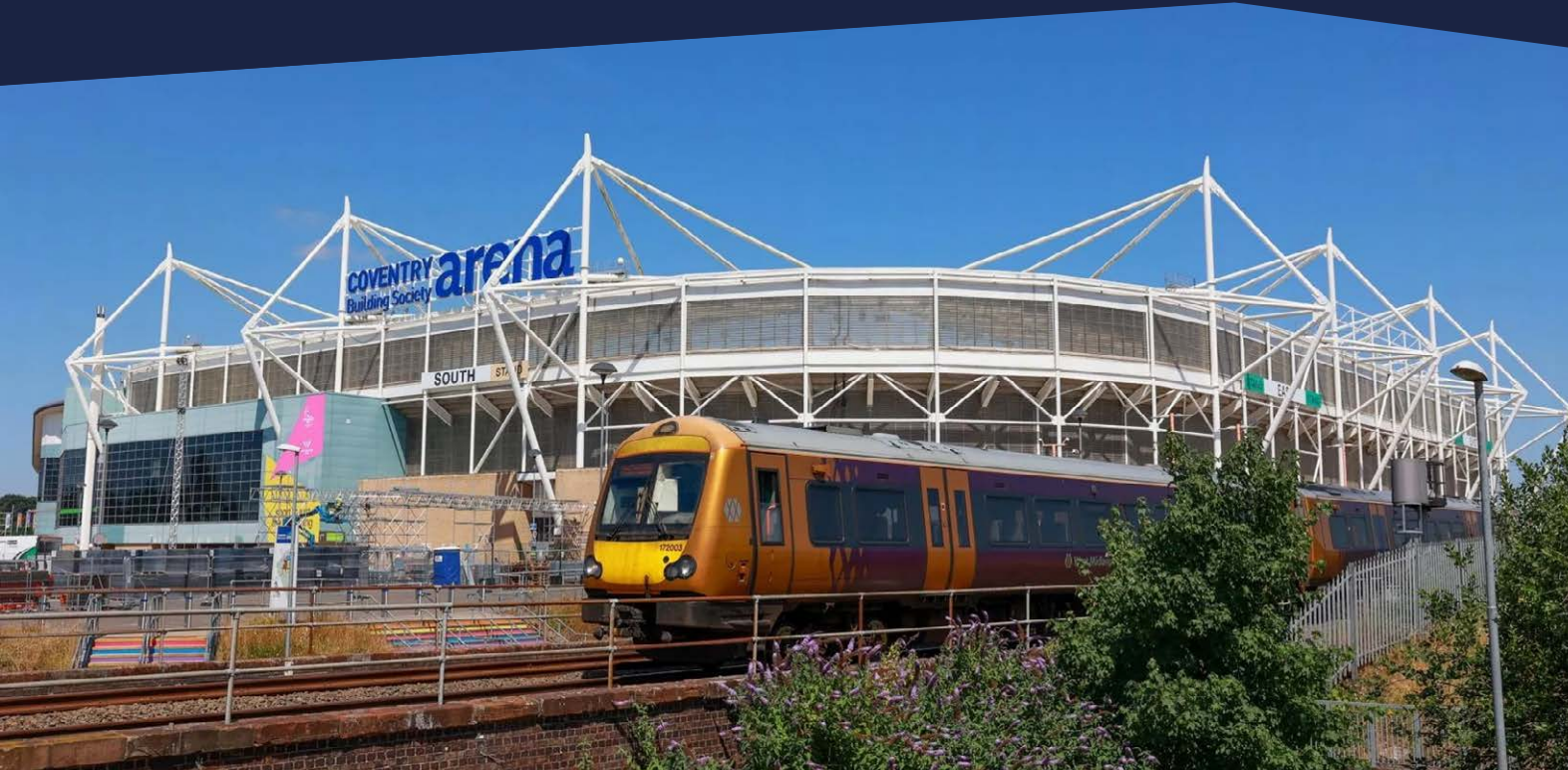
Priority period for tickets to music events/ live entertainment at the stadium (where possible)

4 complimentary uses of the boardroom level 1 (pitch side) per annum, subject to availability (all catering & AV chargeable to the tenant)

Fixed corporate hotel rates

Access to hotel gym

Ample car parking available



CONTACT

Contact us with any queries about the property or to book a viewing.

CBRE

0121 616 5555
www.cbre.co.uk

Michelle Mills

0121 616 5511 • 07733 314585

michelle.mills@cbre.com

**BROMWICH
HARDY**
024 7630 8900
www.bromwichhardy.com

Caine Gilchrist

02476 308 900 • 07806 767 073

caine.gilchrist@bromwichhardy.com

IMPORTANT NOTICE CBRE and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and CBRE have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. September 2024
carve-design.co.uk 16593/9

FURTHER INFORMATION

QUOTING RENT

The offices are available at a quoting rent of £16.00 per sq.ft.

LEASE TERMS

Immediately available by way of a new effective full repairing and insuring lease direct from the Landlord.

BUSINESS RATES

CBS 1: A 2023 Rateable Value of £160,000, and a 2024/25 liability of £87,360

CBS 2: TBC

Applicants are advised to check rateable values with the local Valuation Office Agency

LEGAL FEES

Each party to bear their own costs.

EPC

Target B following refurbishment works.

SERVICE CHARGE

A building service charge is payable, full details can be obtained from the agents.

VAT

Is applicable.