

# COVENTRY Building Society arena

JUDDS LANE • COVENTRY • CV6 6GE

## SELF-CONTAINED OFFICE SUITES

### TO LET

IMMEDIATELY  
AVAILABLE



Office suites from  
**3,222 to 18,597 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 - UNDER OFFER

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

## CBS 3: THE 3RD FLOOR SUITE

Consists of 3rd floor offices accessible directly off the atrium via lift and stairs. The suite provides completely self-contained accommodation consisting of a number of large open plan office areas and smaller meeting/board rooms. The offices benefit from an excellent provision of natural light through floor-to-ceiling height windows overlooking the Arena Shopping Park.

The offices will require a degree of refurbishment, however if taken in its current condition it will be immediately available with vacant possession. The Landlord is open to a discussion regarding the specification of the refurbishment, subject to rent, lease length and covenant.



# 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

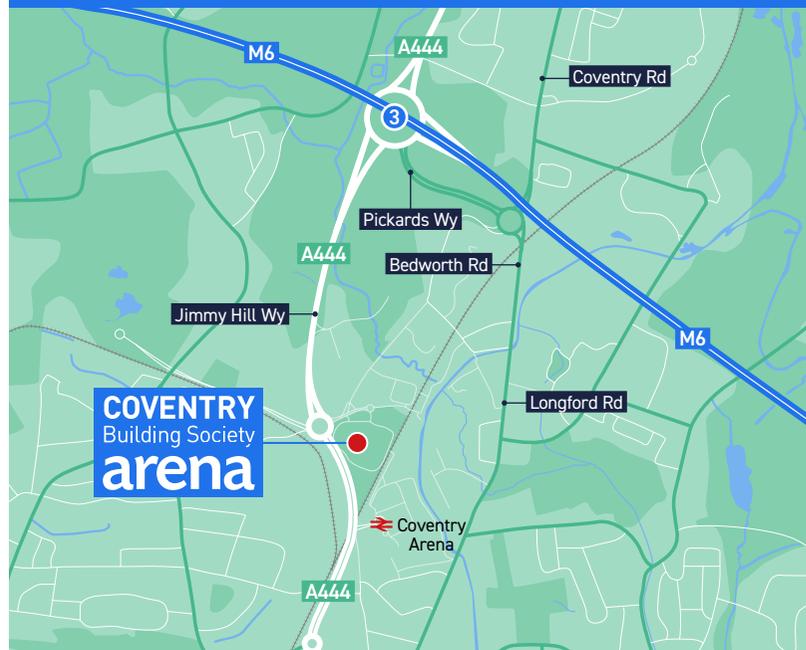
Coventry Airport, situated just south of the city centre, primarily serves general aviation, cargo, and private flights, providing essential connectivity for business and leisure travel. Birmingham Airport and East Midlands Airport are 13 and 38 miles respectively.



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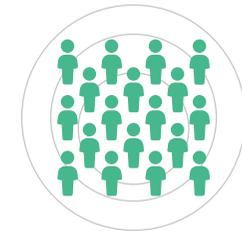


Click for  
Google Maps Link



## 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, CBS 2 and CBS 3 are three office suites located within the nationally renowned Coventry Building Society Arena. They 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 and CBS 3 are 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.

## OFFICE SPECIFICATIONS INCLUDE:

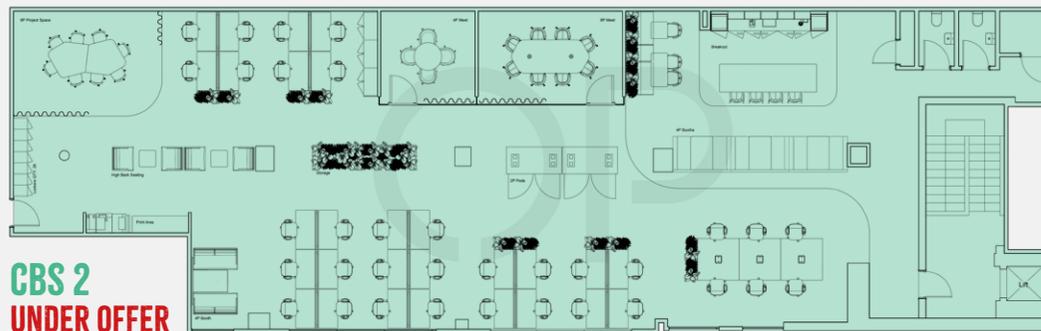
- LED lighting throughout
- Suspended ceilings
- Own kitchen areas
- Good levels of natural light
- Lift access
- Ceiling mounted heating/cooling system
- Superb car parking provision with over 50+ parking spaces are available on-site.



# FLOORPLANS



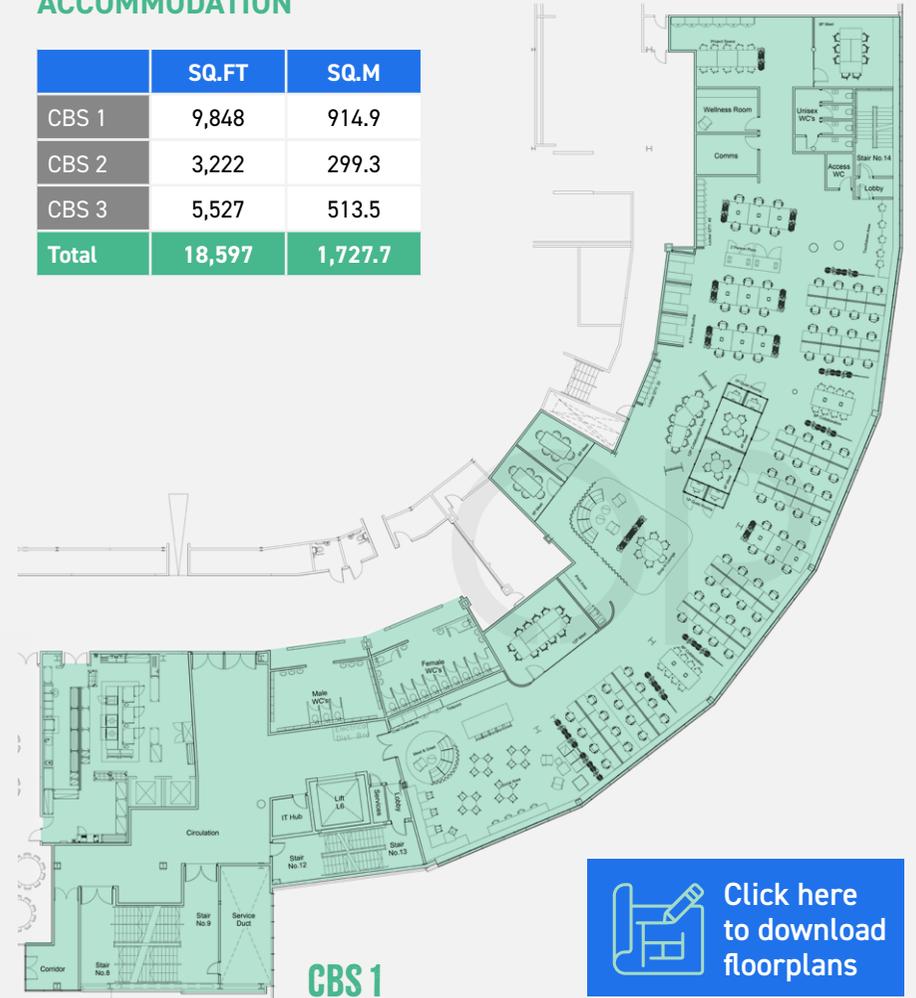
CBS 3



CBS 2  
UNDER OFFER

## ACCOMMODATION

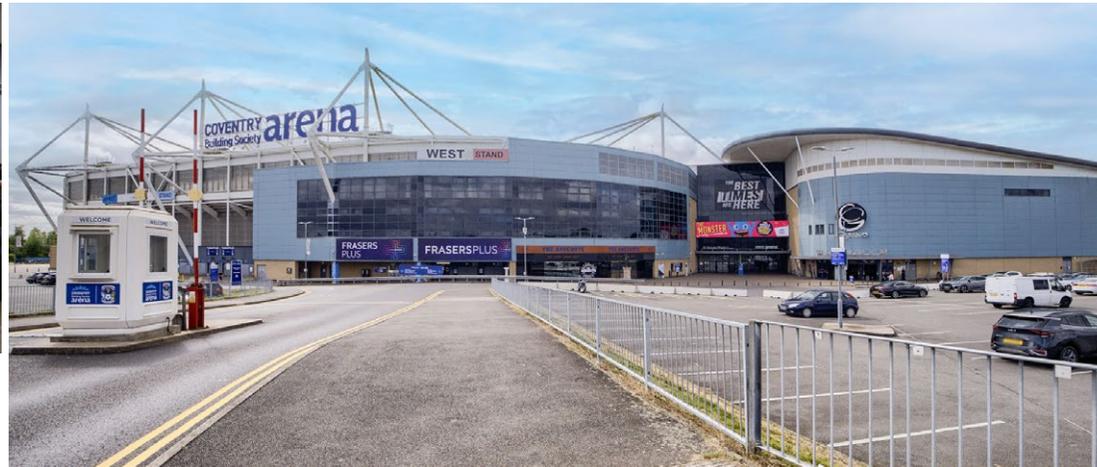
	SQ.FT	SQ.M
CBS 1	9,848	914.9
CBS 2	3,222	299.3
CBS 3	5,527	513.5
<b>Total</b>	<b>18,597</b>	<b>1,727.7</b>



CBS 1



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)

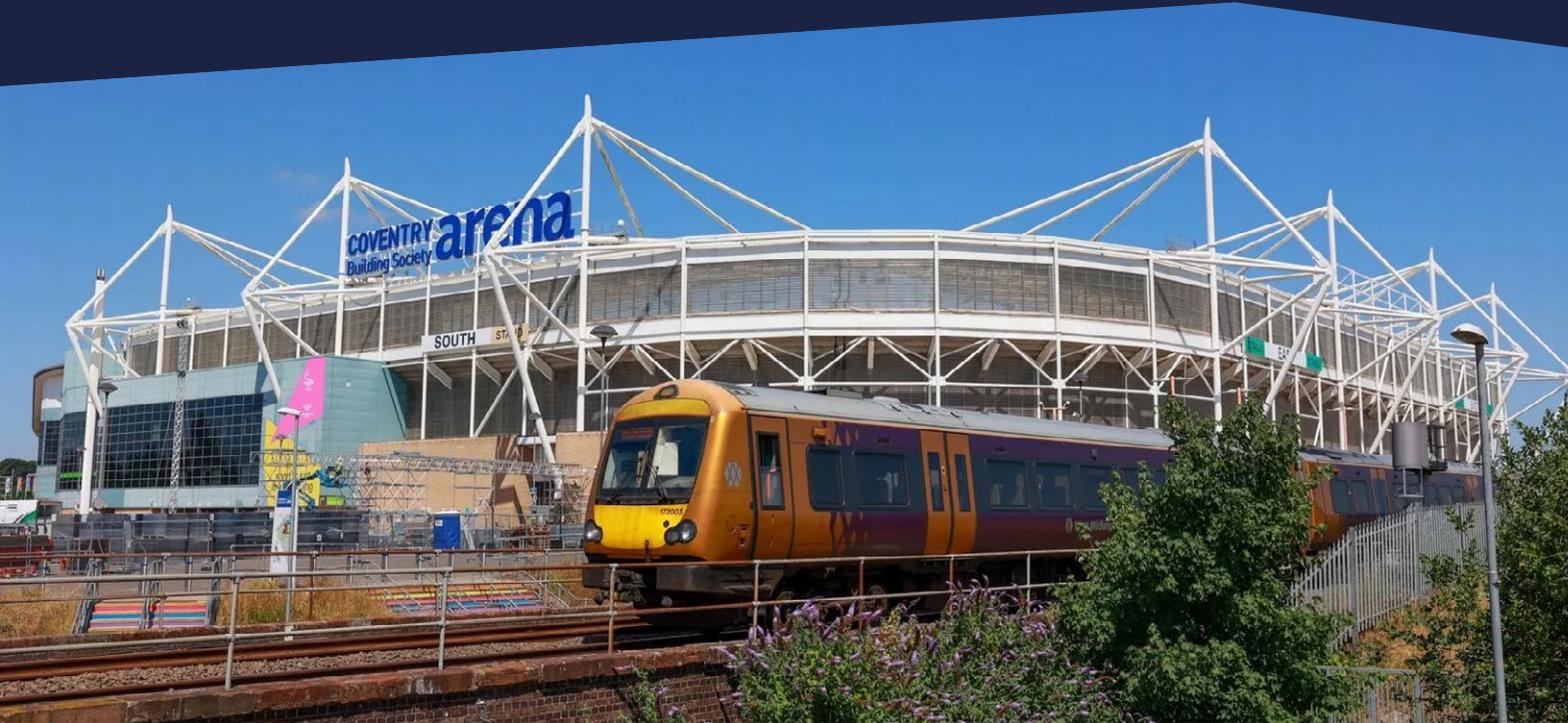
Priority period for tickets to music events/ live entertainment at the stadium (where possible)

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.

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## 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.

### EPC

Available on request.

### BUSINESS RATES

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

### LEGAL FEES

Each party to bear their own costs.

### SERVICE CHARGE

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

### VAT

Is applicable.

### USE CLASS

The property has flexible use (Sui Generis) between office (Use Class Eg)i) and provision of education (Use Class F1a).