Earlsdon Park
Coventry

Earlsdon One Works

Plug & Play Private Office Space
Available To Let

Flexible Workspaces Fully Managed Offices

From 4 to 200+ desks,

Earlsdon One is Coventry's newest premium serviced office destination, delivering fully managed, design-led workspace within a landmark HQ building at Earlsdon Park.

Under new ownership, the building has been repositioned to provide flexible office suites, private floors and bespoke headquarters solutions across 70,000 sq ft.

Occupiers can benefit from:

- Fully furnished private offices
- Flexible licence terms
- All-inclusive monthly pricing
- Enterprise-scale floor plates
- Roof terraces and breakout space
- Dedicated to on-site management

Whether you require a 4-person office or a fully self-contained headquarters, Earlsdon One provides space to scale.

Move-in ready. Designed for growth.





A Workspace Designed Around People

At the heart of the building sits a striking central atrium, flooding the space with natural light and creating a sense of openness and connectivity rarely found in serviced environments.

Generous breakout areas, collaborative zones and informal meeting points support modern working patterns and create a workplace where teams genuinely want to be.

This is not simply office space.
It is a workplace ecosystem.





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.

On-site, 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

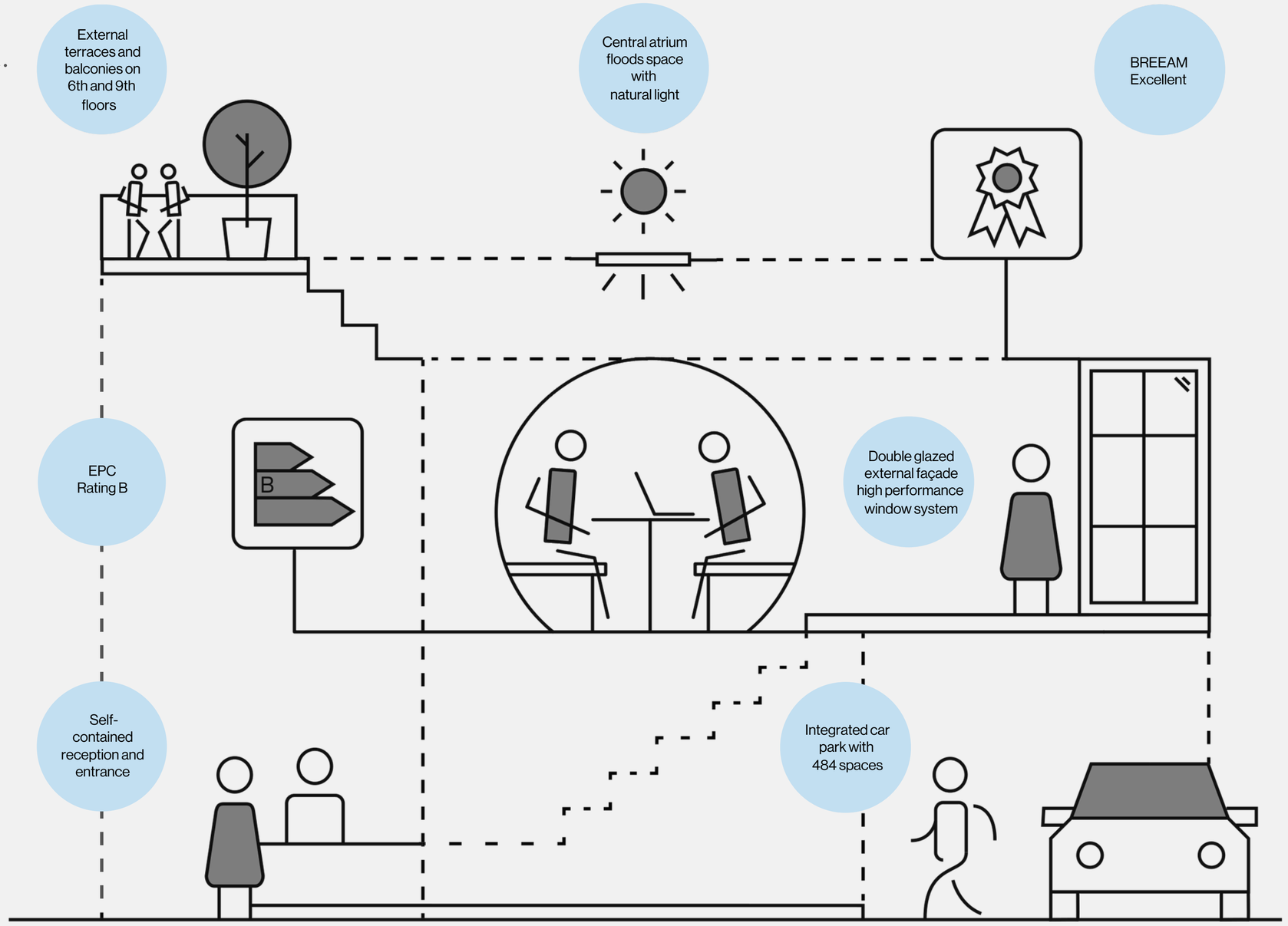
Earlsdon One combines flexible workspace with strong environmental performance, supporting occupiers in meeting their own ESG commitments.

Key credentials include:

- BREEAM Excellent
- EPC Rating B
- All electric building systems
- High-performance double-glazed façade
- Central atrium maximising natural light
- External terraces on the 6th and 9th floors
- Integrated car parking provision

The building is on track to reach Net Zero Carbon by 2050, reducing operational impact and preparing occupiers for the future.

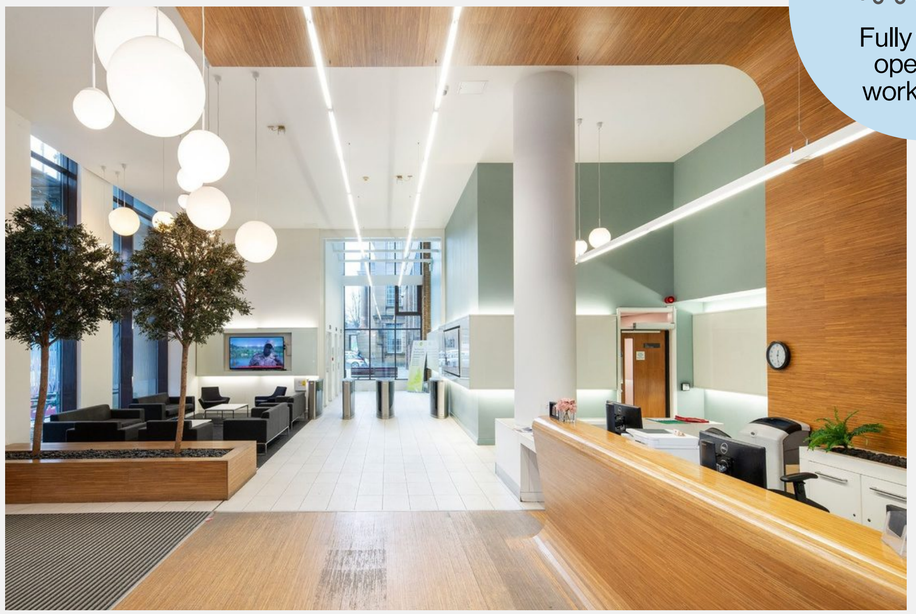
Sustainability without compromise.



All set and ready to go...

The available space has an existing fit-out to an exceptional standard and is a great opportunity for businesses ready 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

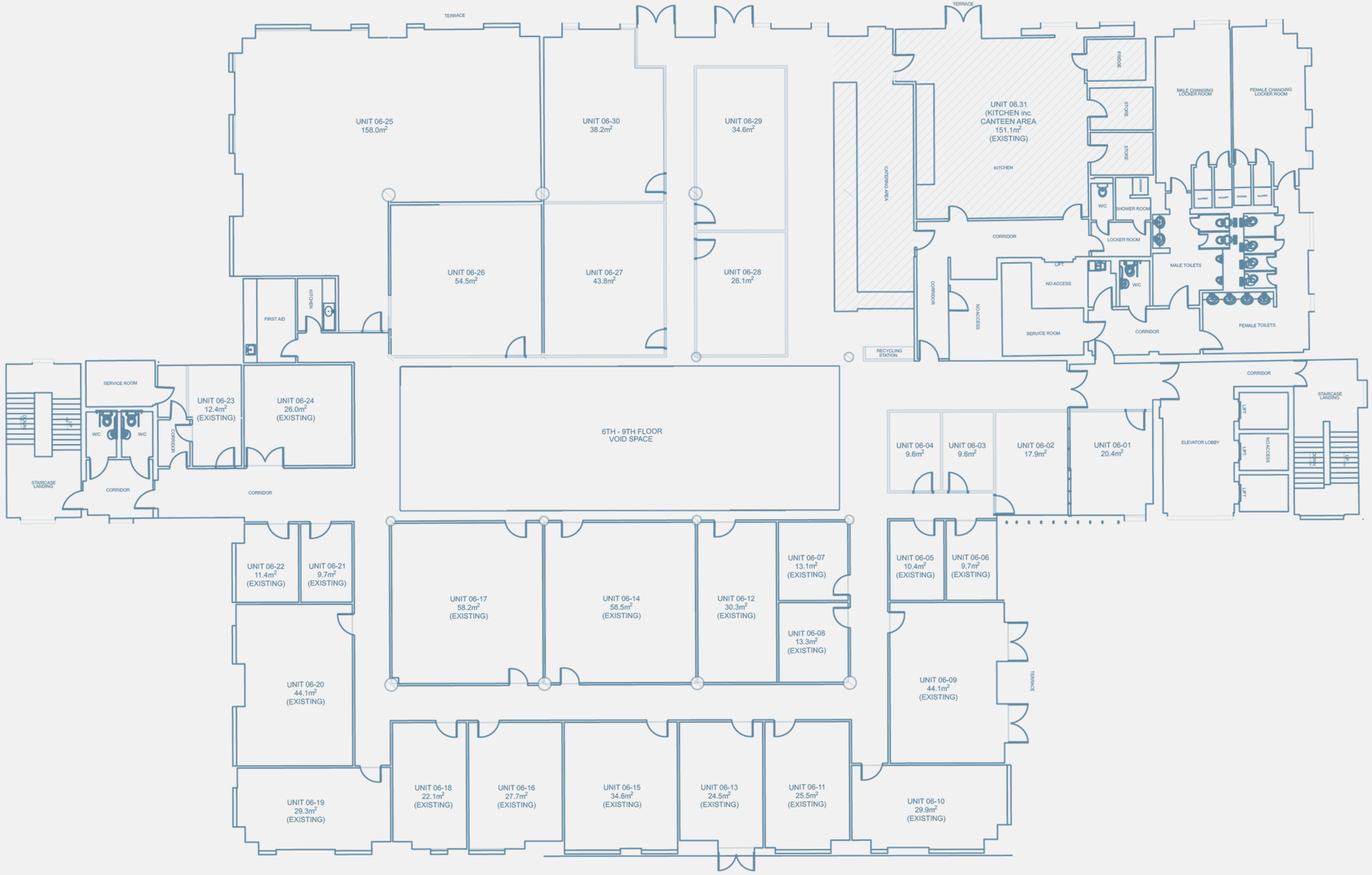
Schedule of areas

Floor	sq ft (NIA)	sq m (NIA)
9th	15,148	1 ,4 07
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 available as seperate negotiation



FLOOR PLANS



Floor plan not to scale. For indicative purposes only.

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.



Lower Precinct Shopping Centre


Coventry Cathedral


Baxter Baristas



Coventry Canal Basin

Local amenities

Food & Drink	Retail / Leisure	Hotels
The Lazy Monkey Bar & Kitchen	Odeon Coventry	Premier Inn
Greyfriars Green	HMV Empire	Ramada Hotel & Suites
The Yard	Belgrade Theatre	Telegraph Hotel
Boom Battle Bar	Herbert Art Gallery & Museum	
Wagamama	Coventry Cathedral	Fitness / Health
Jinseon Korean BBQ Restaurant	Coventry Transport Museum	Pure Gym
Dillon Brewery	Coventry Canal Basin	JD Gyms
Cosy Club	Planet Ice	The Wave Waterpark
	West Orchards Shopping Centre	

Move with ease

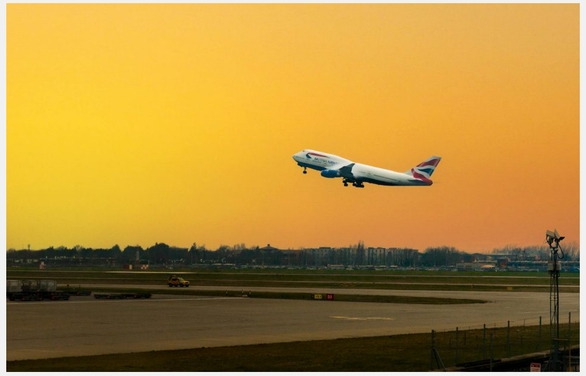
Coventry's access to the UK motorway and rail network, as well as proximity to regional airports, make it an excellent choice for businesses.

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.

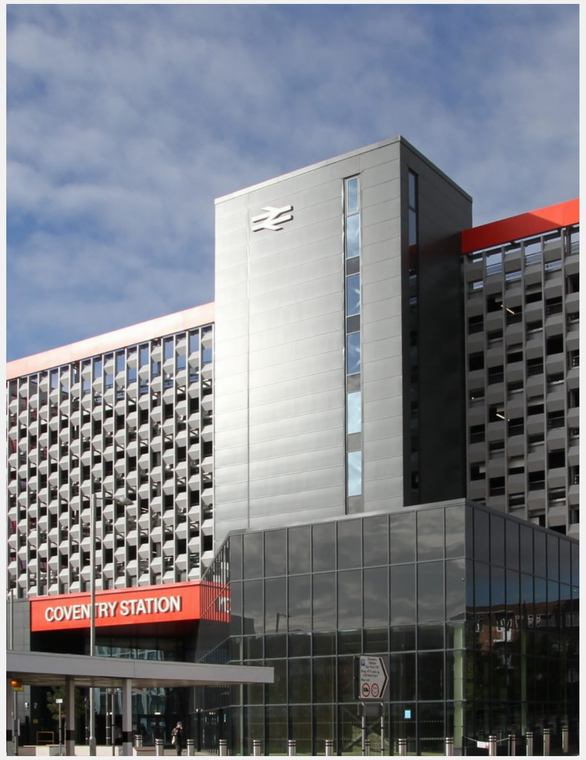
Coventry railway station has recently completed an extensive redevelopment programme and provides excellent connections to both Birmingham and London.

20 miles south east of Birmingham

100 miles north west of London



International airports nearby



Coventry station



M6 motorway



Birmingham New Street station / Grand Central

Key travel distances / times

Times times from google.com

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

Rail times Birmingham	27 mins
New Street Oxford	1hr 20 mins
London Euston	1hr 20 mins
Reading	1 hr 30 mins
HS2 Terminal*	10 minutes

* Not yet operational

Airport distances Coventry	
(freight only) Birmingham	11 miles
International East Midlands	40 miles

FURTHER INFORMATION

The detail

Tenure

Earlsdon One is available with Flexible licence terms

Rent / Price

Upon application.

Business Rates

Payable by the occupier direct to the Local Authority, if applicable

Timings

Available to let.

Find out more

Viewings

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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.