



COVENTRY CITY CENTRE

cultural gateway

A landmark city-centre building offering over 12,600 sq m of high-quality, flexible accommodation across the ground, first and second floors.

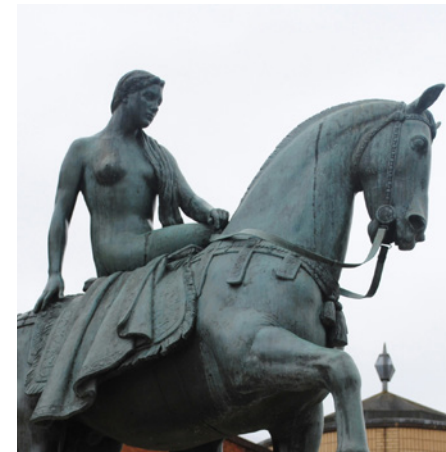




the opportunity

A landmark city-centre property offering over 12,600 sq m of high-quality, flexible accommodation across the ground, first and second floors. Located just off Junction 7 of Coventry's ring road, within a short walk of the train station, the Cultural Gateway represents a unique commercial opportunity within the heart of one of the UK's most dynamic regeneration zones.

Acquired by Coventry City Council to develop a cultural hub in partnership with Arts Council England, the British Council, Culture Coventry Trust and Coventry University, the Cultural Gateway forms a key part of the city's cultural and economic growth strategy - bridging creative, educational and commercial uses under one roof.



description

Originally opened in 2007 as the UK's first city-centre IKEA, the building was purpose-built with robust infrastructure - high floor loadings, and integrated parking - making it ideal for repurposing to contemporary mixed use.

Today, the Cultural Gateway is being transformed into a vibrant cultural and commercial hub with a clear long-term vision: to activate underused city-centre floorspace, nurture creative enterprise, and support financially sustainable occupation.

Existing tenants on the upper floors



Occupying the 5th and 6th floors, Coventry University is a major education group with over 38,000 UK students. Its presence provides a strong academic anchor and aligns with the Gateway's focus on innovation, collaboration and enterprise.



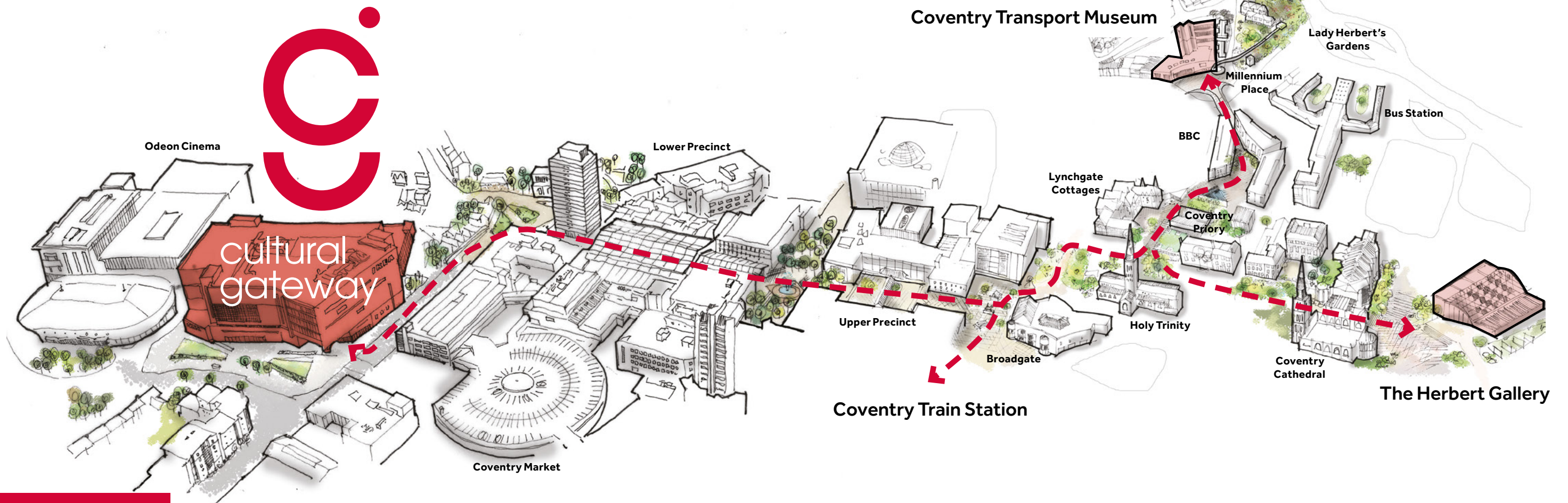
The national agency investing in art and culture across England, providing strategic expertise and visibility to Coventry's growing creative sector.



Operating in over 100 countries, the British Council promotes cultural relations and educational exchange, strengthening Coventry's global reach and cultural links.



The charitable organisation managing key city attractions including the Herbert Art Gallery, Coventry Transport Museum and Lunt Roman Fort, reinforcing the building's role at the heart of Coventry's cultural landscape.



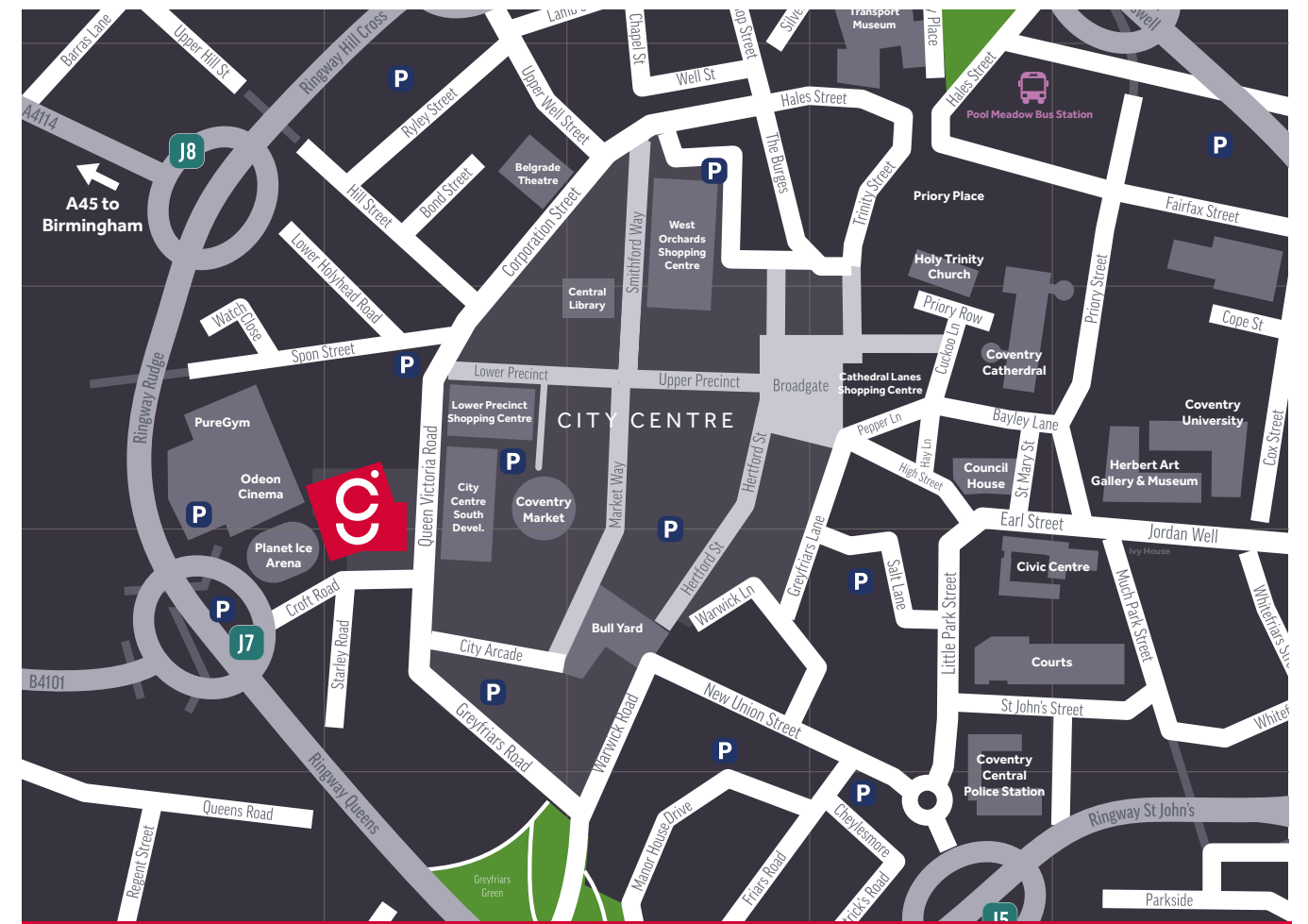
location

Situated off Junction 7 of Coventry's ring road, the Cultural Gateway offers excellent connectivity:

- > 10-minute walk from Coventry Railway Station
- > Easy and convenient access to A45, A46 and M6 motorway network
- > Immediate proximity to **City Centre South:**
 - A £450m residential led, mixed use development across 6.5 hectares of the city centre
 - Up to 1575 new homes along with retail and leisure space
 - Thousands of new residents will live in the city centre along with hundreds of new jobs
- > Close to the £120m Spon End housing redevelopment and upgraded rail and bus interchange



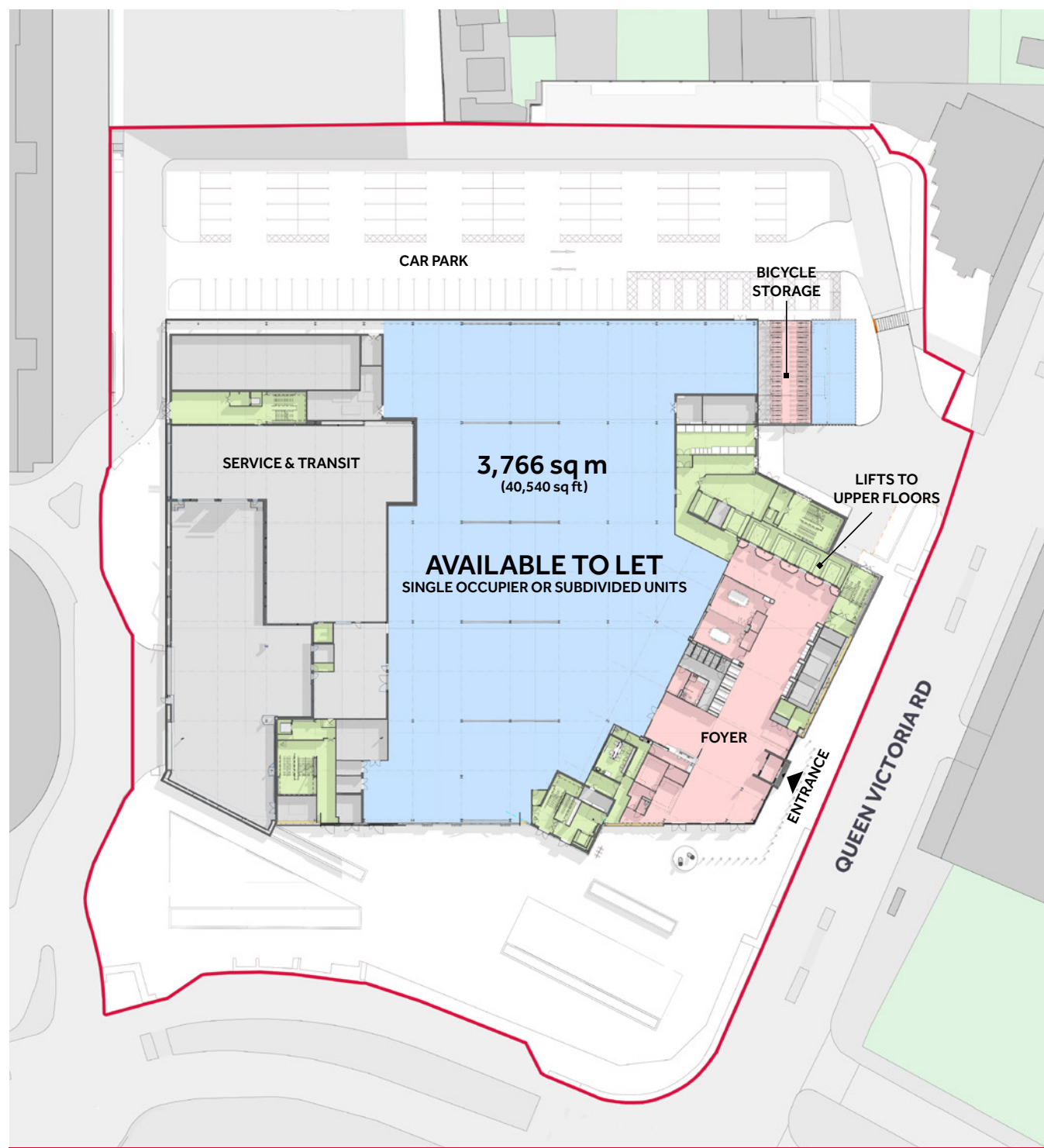
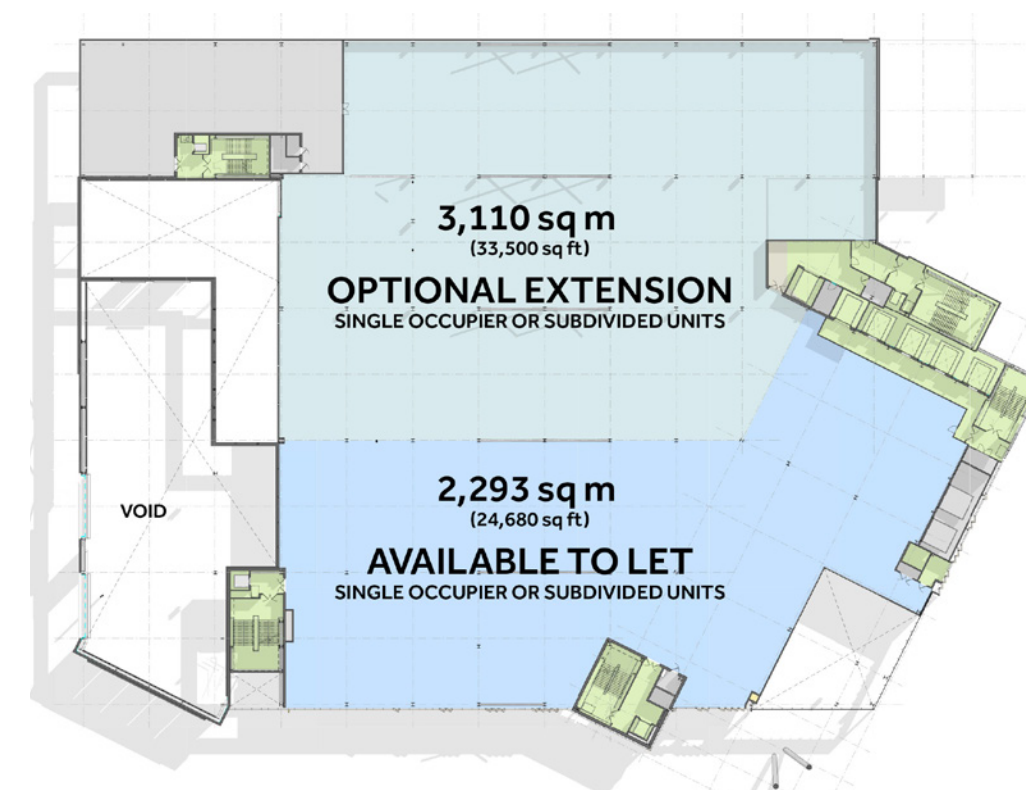
The surrounding regeneration brings a growing residential, student and visitor population, reinforcing the Cultural Gateway's potential as a high-footfall, high-visibility commercial address.



available space

Ground Floor
3,766 sq m

- > Direct street-level access
- > Supported by active frontage
- > To be delivered to Shell & Core finish with new service infrastructure

**First Floor**
2,293 sq m

- > Optionally extendable to 5,403 sq m
- > Lift and stair access from main entrance
- > Adaptable for a single occupier or subdivided units
- > Large, open-plan floorplate

Second Floor
6,958 sq m

- > Large, open-plan floorplate
- > Adaptable for a single occupier or subdivided units

a destination for coventry

The City Centre Cultural Gateway offers a rare opportunity to establish a new social, cultural and culinary focal point for Coventry - a destination where people meet, eat, work, and create.

With large, open floorplates and direct city-centre access, the building can support a wide variety of cultural, creative industries, commercial and community uses while anchoring a vibrant new ground-floor environment.



* ARTISTIC IMPRESSION FOR ILLUSTRATIVE PURPOSES ONLY

Potential Uses

The flexible floorplates can accommodate a mix of tenants and activities, including:



**Urban Foodhall /
Market Dining Concept**



**Independent Coffee
Roasters & Cafés**



**Cultural, Educational
or Exhibition Space**



**Convenience &
C-Store Operators**



**Leisure / Fitness /
Wellness Studios**

foodhall opportunity

Independent foodhall with a diverse range of global cuisines .

The ground floor lends itself perfectly to a multi-vendor foodhall, building on the city's growing independent food scene and proximity to major regeneration schemes.

- > 3,392 sq m at street level – ideal for open dining zones, pop-up kitchens and market bars.
- > Flexible shell-and-core finish allow custom extraction and fit-out.
- > Direct pedestrian routes from the ring-road, train station and City Centre South create strong footfall.
- > Synergy with upper-floor education and cultural uses ensures a ready daytime and evening audience.
- > Capacity for external seating, cultural programming and local brand collaborations.

The vision is for an authentic, independent-led venue celebrating food, craft and creativity - a space that can host events, makers' markets and cultural activity alongside commercial tenants.



* ARTISTIC IMPRESSION FOR ILLUSTRATIVE PURPOSES ONLY



PROPOSED CITY CENTRE SOUTH DEVELOPMENT

lettings & enquiries

For more information, please contact:

Creative Retail

Ed Purcell MRICS

M: 07793 808 974

T: 0121 400 0407

E: ed@creative-retail.co.uk



IMPORTANT INFORMATION

1. No description or information given by Creative Retail whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. Creative Retail do not have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agent or the seller.
2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information.
3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
4. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
5. Any buyer must satisfy themselves by inspection or otherwise as to the correctness of any information given.