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KING STREET, MANCHESTER

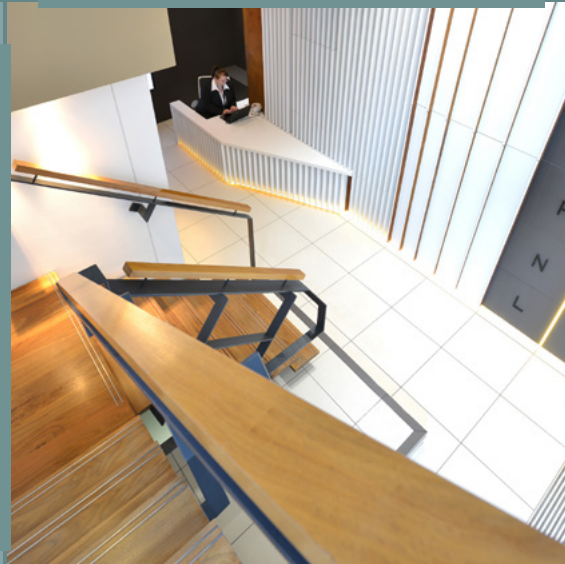


TO LET
FULLY-FITTED
& FURNISHED
OFFICES



SELF-CONTAINED 7TH FLOOR

2,640 SQ FT (245 SQ M)





P	I	N
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Situated on King Street, **PINNACLE** is at the heart of Manchester's prime commercial core where the city's most prestigious office buildings meet the most fashionable retail outlets, bars and restaurants.



The location is the established and traditional centre for financial institutions and professional practices, which has more recently been complimented by cutting edge international design.

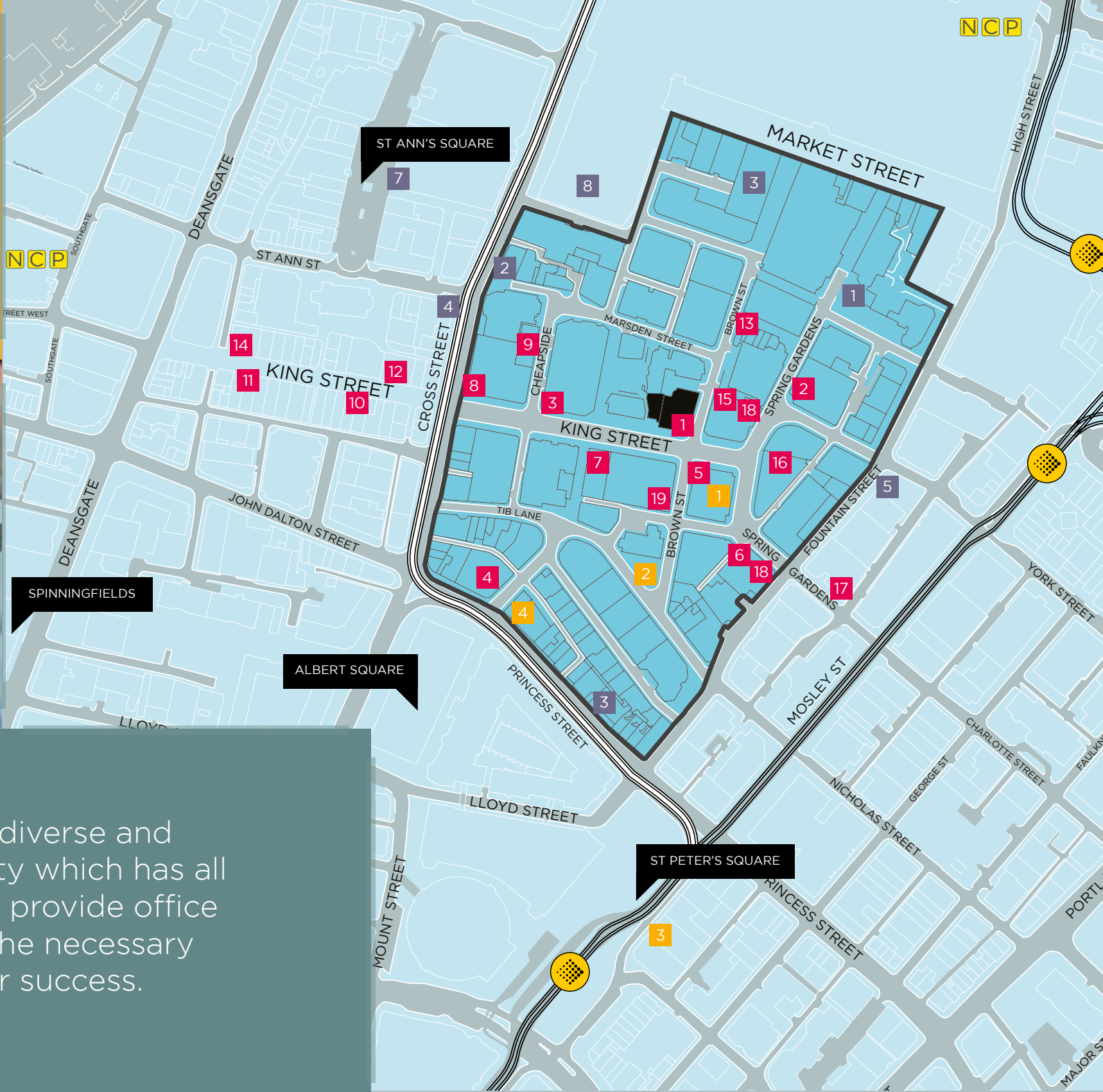




PRIME CENTRAL LOCATION



Manchester is a diverse and cosmopolitan city which has all the attributes to provide office occupiers with the necessary infrastructure for success.



The city's mix of cultural, leisure, residential and retail facilities is complemented by a mass transit public transport system incorporating an ever expanding tram system and an upgraded rail network.

RESTAURANTS & BARS

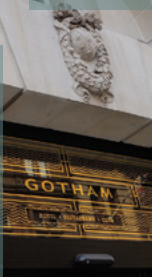
- 1 All Bar One
- 2 Browns
- 3 KALA
- 4 Piccolinos
- 5 Lucky Cat by Gordon Ramsay
- 6 Six by Nico
- 7 Pizza Express
- 8 Miller & Carter
- 9 L'Antica Pizzeria da Michele
- 10 El Gato Negro
- 11 Tast Catala
- 12 Franco Manca
- 13 Beermoth
- 14 Gails Bakery
- 15 Black Cat Club
- 16 Cibo
- 17 Double 00
- 18 Grand Pacific
- 19 Flight Club

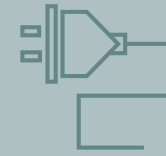
HOTELS

- 1 Hotel Gotham
- 2 King Street Town House
- 3 Motel One
- 4 Malmaison

LOCAL SHOPS

- 1 Philpotts
- 2 Pret
- 3 Tesco
- 4 Sainsburys
- 5 Moose Café
- 6 Black Sheep Coffee
- 7 Starbucks
- 8 Boots





DATA
CONNECTION



FULLY-FITTED WORKSPACE



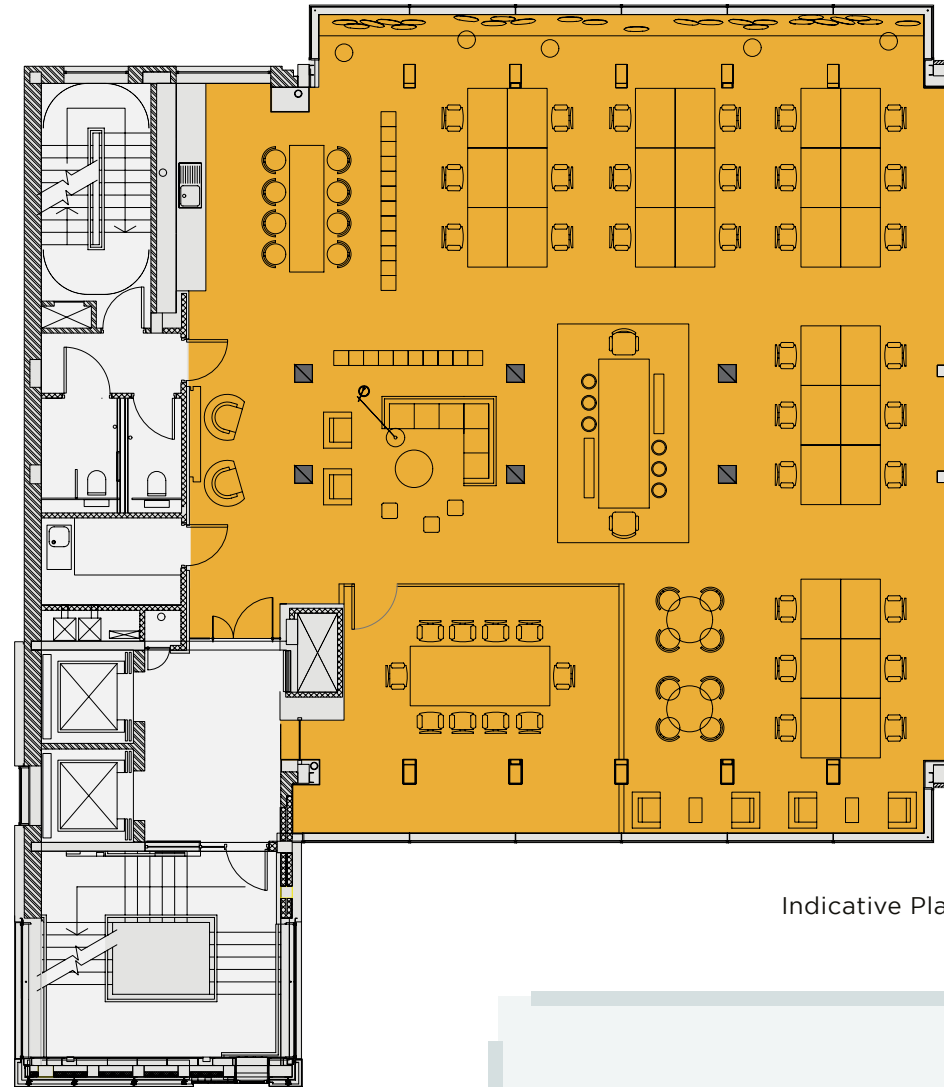
24 WORKSTATIONS





SPECIFICATION

- High quality fitted office space
- Stunning manned reception area with high quality finishes
- Air conditioning
- AMRs installed throughout the building to monitor energy usage
- IEQ sensors installed to ensure optimal health, comfort and productivity
- Two 8 person high speed passenger lifts incorporating glazed views
- Self contained floors including ladies, gents, disabled WC's and kitchen area
- Basement car parking
- Shower facility & cycle rack
- Video-com entry phone system
- CCTV security system



Indicative Plan

2,640 SQ FT
(245 SQ M)

CAT A FIT-OUT

- 24 workstations
- Main floor kitchen
- Separate breakout area kitchen with 8 person dining bar
- 8 person meeting/boardroom
- 10 person soft seating breakout area
- 2 x 2 person window breakout areas
- 12 person open floor meeting area
- 2 x 4 person open floor meeting area
- Window bench seating

7TH FLOOR
FULLY-FITTED
WORKSPACE





KING STREET, MANCHESTER

CONTACT

For further information, or to view, contact the agents.

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