

THE PINNACLE



HOME

THE PINNACLE



DESCRIPTION

The Pinnacle provides unparalleled design and quality which sets the building apart from any other building within Central Manchester.

Be the envy of your clients and associates, working at Manchester's most desirable address.

TO LET
PREMIER OFFICE SUITES
FROM 1,117 SQ FT
UP TO FULL FLOORS
OF 2,640 SQ FT

THE PINNACLE

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.

King Street 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.



THE PINNACLE



LOCATION

DESIRABLE LOCATION

Restaurants

- 1 Stock Restaurant
- 2 Room
- 3 Browns
- 4 Croma
- 5 Piccolinos
- 6 Rosso
- 7 Jamies Italian
- 8 Pizza Express
- 9 Miller & Carter

Business & Financial

- 1 Fortis Bank
- 2 HBOS
- 3 Nationwide Building Society
- 4 Credit Suisse Rothchilds
- 5 Virgin Money

Retail & Leisure

- 1 Vivien Westwood
- 2 LA Fitness
- 3 Diesel
- 4 Starbucks
- 5 Post Office
- 6 Pretty Green

WALKING TIMES

Piccadilly Gardens	4 mins
Piccadilly Train Station	10 mins
Victoria Train Station	10 mins
Shudehill Transport Interchange	8 mins
Market Street	1 min
Spring Gardens	1/2 min

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SPECIFICATION



The property provides Grade A specification inclusive of the following:

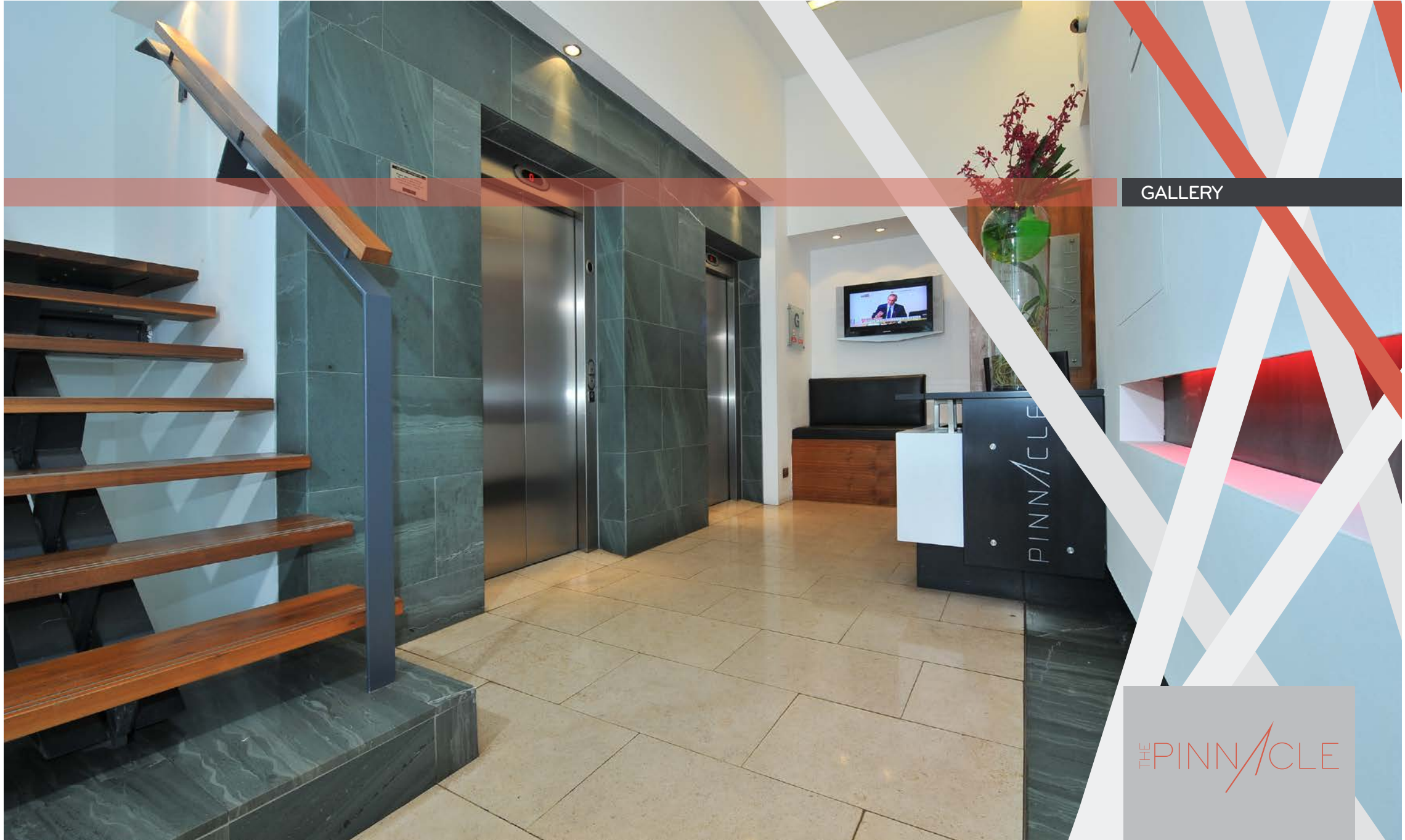
- Fully glazed curtain walling
- Stunning reception area with high quality finishes
- Under floor cable management system
- Suspended metal ceiling tiles
- Integrated high quality light fittings
- Air conditioning
- Two 8 person high speed passenger lifts incorporating glazed views
- Internal decoration and finishes of the highest standard
- Self contained floors including ladies, gents, disabled WC's and kitchen area
- Basement car parking
- Shower facility
- Video-com entry phone system
- CCTV security system
- Manned reception

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GALLERY

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A wide-angle photograph of a modern office interior. The space features large windows on the left side, providing a view of the city. The office is furnished with black armchairs, small round tables, and glass partitions. The ceiling has a grid pattern with recessed lighting. The floor is covered with a patterned carpet. The overall design is clean and professional.

GALLERY

THE PINNACLE

A wide-angle photograph of a modern, open-plan office. The space is filled with rows of desks equipped with computers and ergonomic chairs. Large windows on the left side provide ample natural light. A central water cooler and several potted plants are visible, adding to the office's amenities. The ceiling features recessed lighting and ventilation grilles. A decorative graphic of overlapping white and red geometric shapes is overlaid on the right side of the image.

GALLERY

THE PINNACLE



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GALLERY

AVAILABLE 10TH FLOOR

THE PINNACLE



GALLERY

AVAILABLE 10TH FLOOR

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AVAILABLE 10TH FLOOR

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GALLERY

AVAILABLE 10TH FLOOR

THE PINNACLE

GALLERY

AVAILABLE 2ND FLOOR

THE PINNACLE



GALLERY



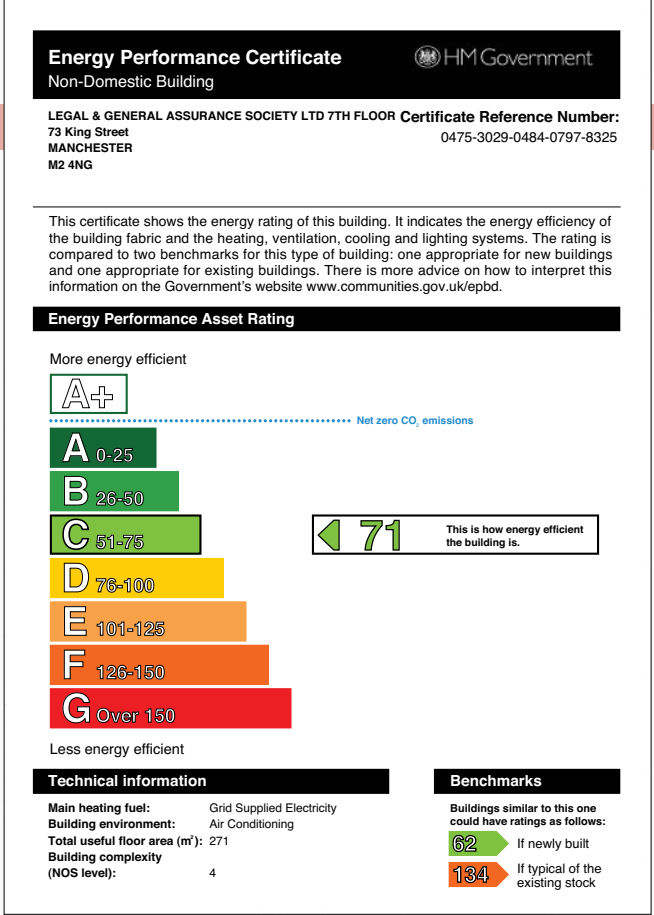
AVAILABLE 10TH FLOOR

THE PINNACLE

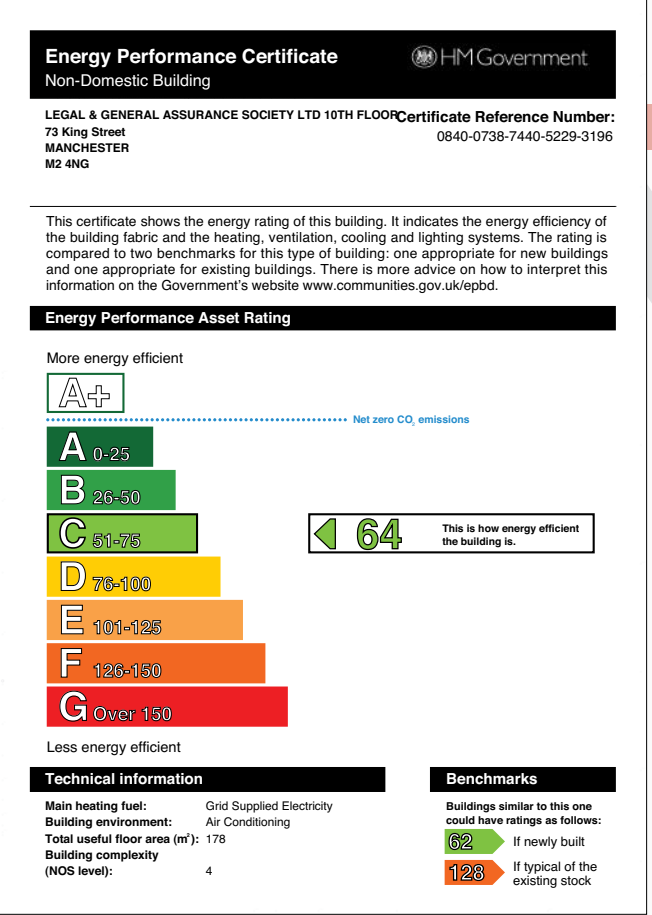
AVAILABILITY

Floor	Sq Ft	Sq M	Occupier
Tenth floor	1,900	156.51	AVAILABLE
Ninth floor	1,900	176.51	AVAILABLE
Eighth floor	LET		Meltwater
Seventh floor	2,640	245.26	AVAILABLE
Sixth floor	LET		EV Group
Fifth floor	2,640	245	AVAILABLE
Fourth floor	LET		Citigroup Quilter
Third floor	1,117	104	AVAILABLE
	PART LET		Phoenix Equity
Second floor	PART LET		RGL Forensics
	1,117	104	AVAILABLE
Ground floor reception	-	-	-
Basement car park	-	-	-
Total remaining	11,314	1,031	

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First - Ninth Floor



Tenth Floor

CONTACT

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

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