



Sanderson  
Weatherall  
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# TO LET

**CITY CENTRE OFFICES  
WITH 2 BASEMENT CAR  
PARKING SPACES**

**1,025 - 5,100 SQ FT  
(95.2 - 473.8 SQ M)**

**14<sup>th</sup> FLOOR  
PINNACLE  
ALBION STREET  
LEEDS  
LS1 5AA**

BIRMINGHAM

| BRISTOL

| EXETER

| LEEDS

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| MANCHESTER

| NEWCASTLE

| TEESSIDE

| YORK

## Description

Pinnacle provides high quality Grade A office accommodation across 20 storeys, located in the heart of Leeds' commercial district.

Occupiers benefit from a dedicated on site facilities manager, 24 hour concierge reception and following an extensive refurbishment, the fastest lifts in Leeds!

Located on Albion Street, both professional and retail occupiers can be found on the doorstep with Bluefin, Schlumberger, FRP Advisory & Barnett Waddington among other occupiers already based at Pinnacle. Harvey Nichols, Marks & Spencer & Trinity Shopping Centre are all within a short walk of the building.

## Location

Occupying a prominent site with dedicated entrance on Albion Street, Pinnacle sits in an enviable position, being on the boundary between the business and retail districts of Leeds city centre.

Walking distances:

- Trinity Shopping Centre – 1 min
- Victoria Leeds / Harvey Nichols – 3 mins
- City Square – 4 mins
- Leeds Station – 5 mins
- Leeds Bus Station – 7 mins

## Specification

- Double height feature reception with 24 hour access and security and CCTV monitoring
- Good natural light and excellent views of the Leeds city scape
- Raised access floors
- Four pipe fan coil air conditioning
- Cycle racks and shower facilities
- Secure basement car parking and adjacent public multi-storey car park
- Contemporary common areas with male and female WC's on each floor.
- High quality office fit-out including meeting rooms



## Accommodation

Description		
	Net Internal Area	
14 <sup>th</sup> Floor	Sq Ft	Sq m
Large Suite	4,075	378.6
Small Suite	1,025	95.2
<b>TOTAL:</b>	<b>5,100</b>	<b>473.8</b>
Car Parking	2 basement spaces	

## Tenure / Terms

The subject accommodation is available by way of an assignment of the existing lease.

Alternatively, consideration will be given to a sub-lease of the whole.  
Further details available on application.

## VAT

If applicable, VAT will be charged at the prevailing rate.

## Energy Performance Certificate

The property has been assessed and achieved a D (97) rating. A full EPC and Recommendation Report are available on request.



### Legal Costs

Each party shall be responsible for their own legal costs.

### Business Rates

The 14<sup>th</sup> floor has been assessed for Business Rates at £72,000.

The current UBR Multiplier is £0.479.





## Viewings & Further Information

Strictly by prior appointment with the agents:

**Contact:** Richard Dunn  
**Tel No:** 0113 221 6137  
**Email:** [richard.dunn@sw.co.uk](mailto:richard.dunn@sw.co.uk)

**Contact:** Dominic Towler  
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February 2018