



TO LET

CITY CENTRE OFFICES WITH 2 BASEMENT CAR PARKING SPACES

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

14th FLOOR PINNACLE ALBION STREET LEEDS LS1 5AA

BIRMINGHAM | BRISTOL | EXETER | LEEDS | LONDON | 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 th Floor	Sq Ft	Sq m
Large Suite	4,075	378.6
Small Suite	1,025	95.2
TOTAL:	5,100	473.8
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.

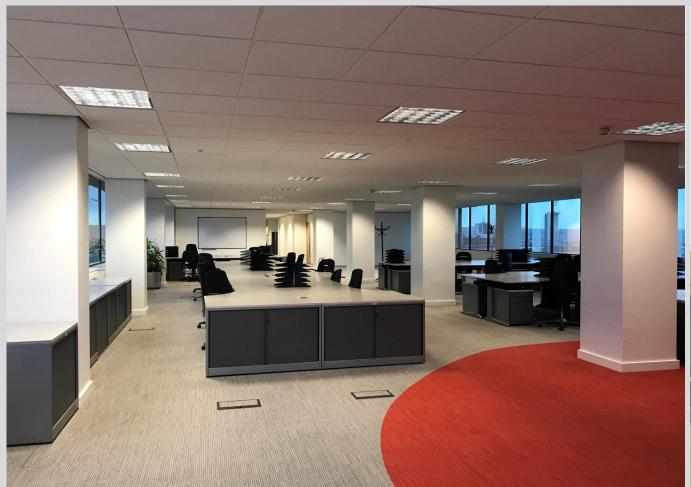
VAT

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 14th 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

Contact: Dominic Towler Tel No: 0113 221 6138

Email: <u>Dominic.towler@sw.co.uk</u>

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