

KING STREET + MANCHESTER

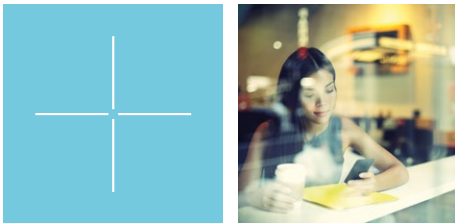


P I N N A C L E

FLEXIBLE LEASING SOLUTIONS



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.



+
P I N N A C L E





CAPSULE & MANAGED SERVICES

FULLY FITTED
WORKSPACE

Flexible leasing solutions

OPEN PLAN CAT A
FLOORS AVAILABLE
ON THE 4TH AND
6TH FLOORS.

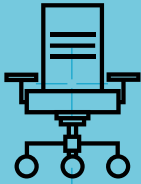
Capsule & Managed Services combines the benefits of traditional leasing and serviced offices, to offer a simplified leasing process, high quality space and security from a trusted landlord. Designed to help occupiers grow their business in ways that suit them, Capsule's range of flexible options can be tailored to meet individual needs.

Find out more at

[legalandgeneral.com](https://www.legalandgeneral.com)

or contact the agents to discuss your requirements

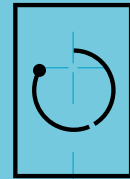




**FITTED OUT
OFFICE SPACE**



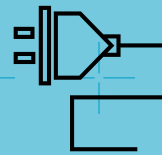
**PRIME CENTRAL
LOCATION**



**FLEXIBLE
LEASE TERMS**



**SHORT FORM
LEASES AVAILABLE**



**DATA
CONNECTION**

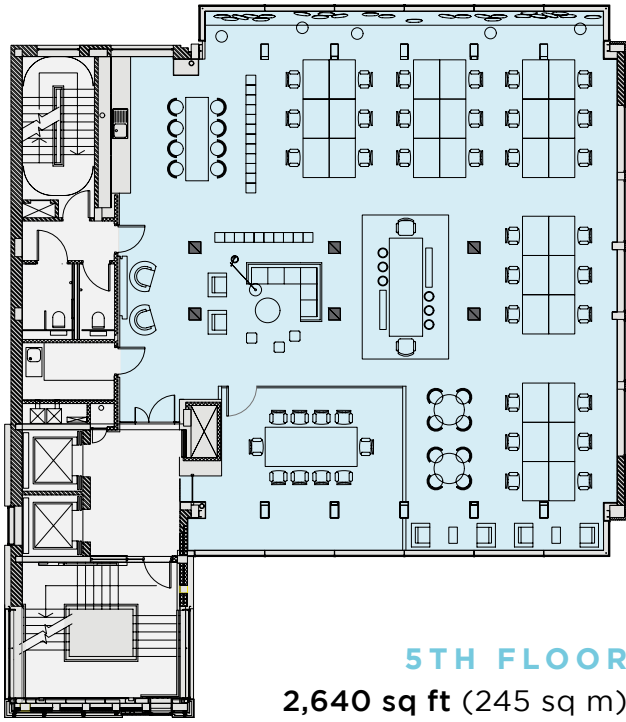


**ALL
INCLUSIVE RENT**



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



5TH FLOOR
2,640 sq ft (245 sq m)

FITTED WORKSPACE FROM 1,250 - 9,170 SQ FT

| FLOOR | SQ FT | SQ M | |
|----------|-------|------|---------------|
| Part 2nd | 1,250 | 116 | Cat A fit-out |
| 4th | 2,640 | 245 | Cat A fit-out |
| 5th | 2,640 | 245 | Fully Fitted |
| 6th | 2,640 | 245 | Cat A fit-out |



4TH & 6TH FLOOR
2,640 sq ft (245 sq m)

FLEXIBLE SOLUTIONS FROM 10 DESKS TO FLOORS OF 30 DESKS

- + 30 workstations
- + Main floor kitchen
- + Separate breakout area kitchen with 8 person dining bar
- + 10 person meeting/boardroom (5th floor only)
- + 8 person meeting/boardroom (7th floor only)
- + 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



P I N N A C L E

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

LOCAL SHOPS

- 1 Philpotts
- 2 Pret
- 3 Tesco
- 4 Sainsburys

RETAIL & LEISURE

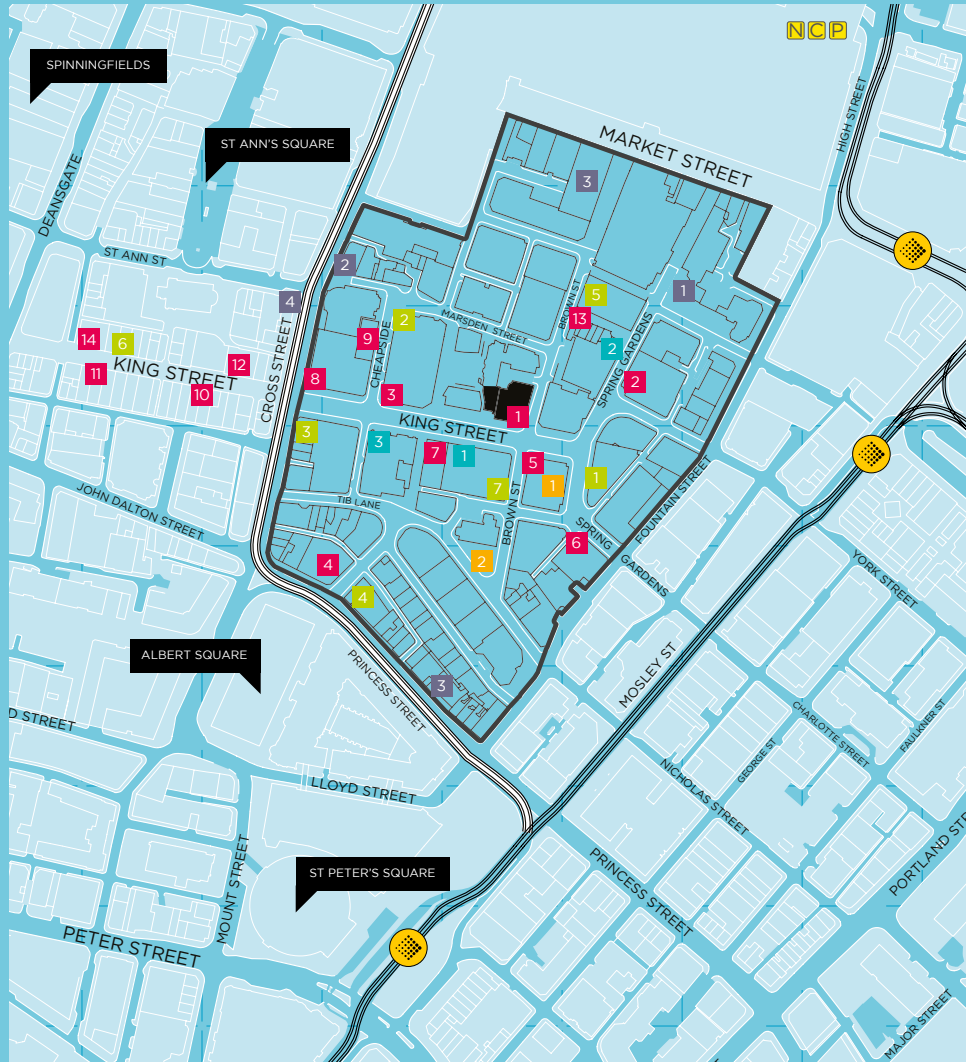
- 1 Vivienne Westwood
- 2 King Street Gym
- 3 Diesel
- 4 Starbucks
- 5 Post Office
- 6 Pretty Green
- 7 Flight Club

HOTELS

- 1 Hotel Gotham
- 2 King Street Town House

BUSINESS & FINANCIAL

- 1 Fortis Bank
- 2 HBOS
- 3 Credit Suisse Rothchilds



CONTACT

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

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