

THE PINNACLE

LEEDS LS1 5AA

WELCOME TO THE PINNACLE

OVERLOOKING YORKSHIRE'S leading business district, The Pinnacle is now considered a local landmark - a place many inspiring and innovative businesses are proud to call home.

The extensive refreshment of the Grade A building's exterior, reception and vacant floors ensures all occupiers and their staff can enjoy an unrivalled working environment.



CGI of new reception



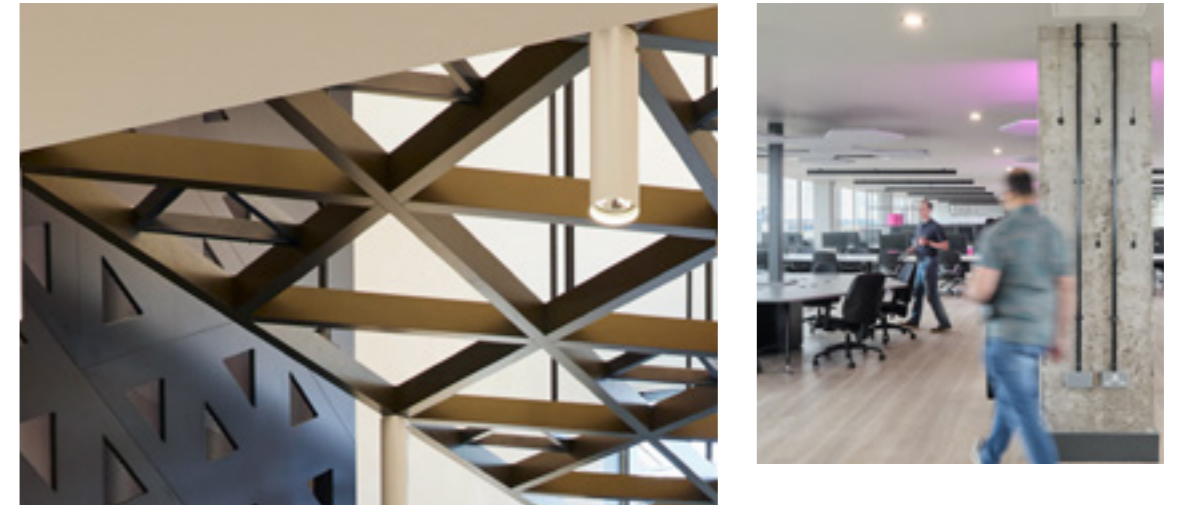


THE BEAUTIFULLY REFURBISHED reception sets the tone for the building, offering a light, bright and modern environment that inspires and motivates.





THE DIFFERENCE IS IN EVERY detail, ensuring the finish is immaculate and the design inspiring. Occupiers at The Pinnacle will never experience second best.





THE SECRET
IS INSIDE





TAKE IN UNRIVALLED VIEWS
of the city from The Pinnacle's
newly refurbished workspace.

With fresh, contemporary
design and high-spec new
finishes, each office space
provides a perfect environment
for the modern business.



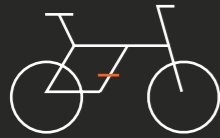
CONCEALED PERIMETER POWER AND DATA



PERIMETER HEATING AND COOLING



COMMUNAL SHOWER FACILITIES



CYCLE STORE FACILITIES



NEW LED LIGHTING



EXPOSED SERVICES



CCTV CAMERA
24 hour CCTV and on-site security



WiFi
High-speed fibre optic broadband



MEETING ROOM
Regus is located on-site providing additional meeting rooms and flexible services



MANNED RECEPTION
Fully refurbished reception with 24 hour access



ON-SITE PARKING
Q-Park multi-storey car park provides 400 spaces on-site



FITTED SOLUTIONS

14th 4,965 ft²

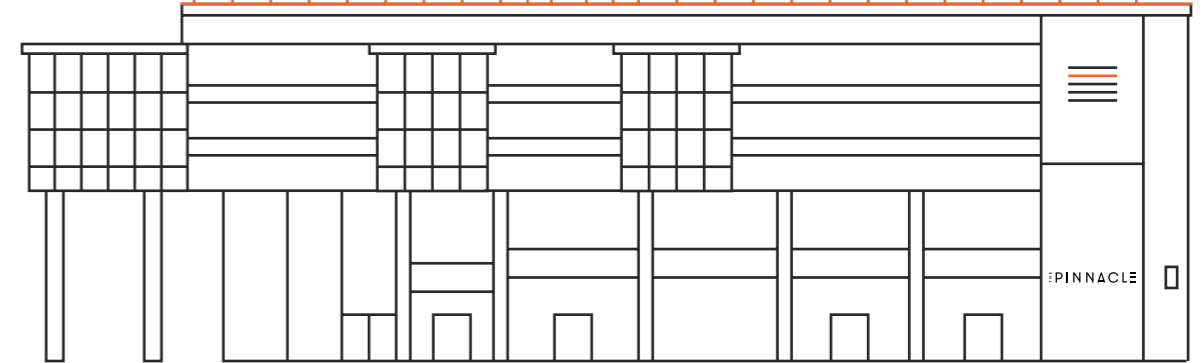
9th 1,442 ft²

8th Suite 5: 500 ft²
Suite 3: 2,583 ft²

7th 5,046 ft²

6th 5,046 ft²

5th 5,071 ft²



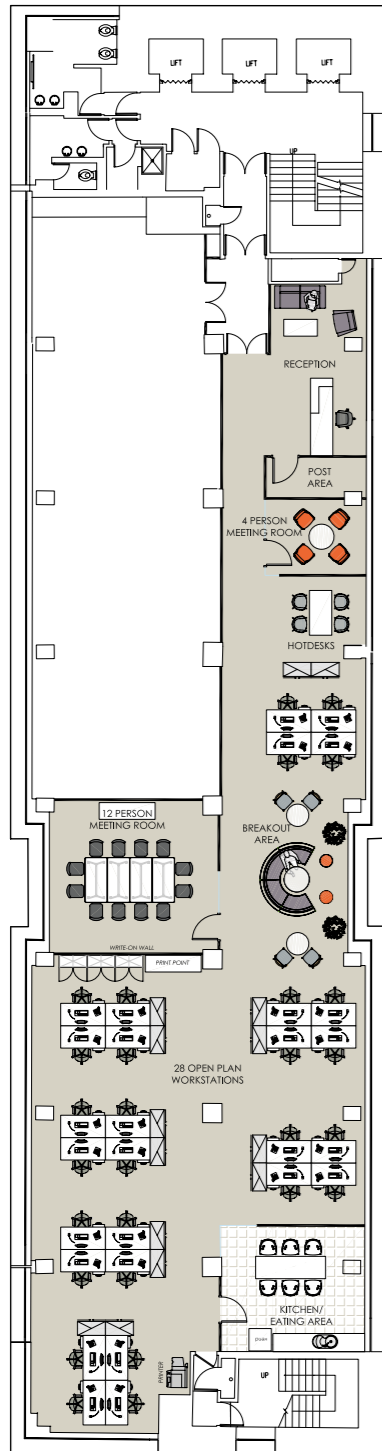
FULLY FITTED SOLUTIONS

| | |
|------|---|
| 14th | 4,965 ft ² |
| 9th | 1,442 ft ² |
| 8th | Suite 5: 500 ft ² Suite 3: 2,583 ft ² |
| 7th | 5,046 ft ² |
| 6th | 5,046 ft ² |
| 5th | 5,071 ft ² |

THE PINNACLE PROVIDES tenants with a wide range of services and flexibility making it the complete offering in central Leeds.

ACCOMMODATION

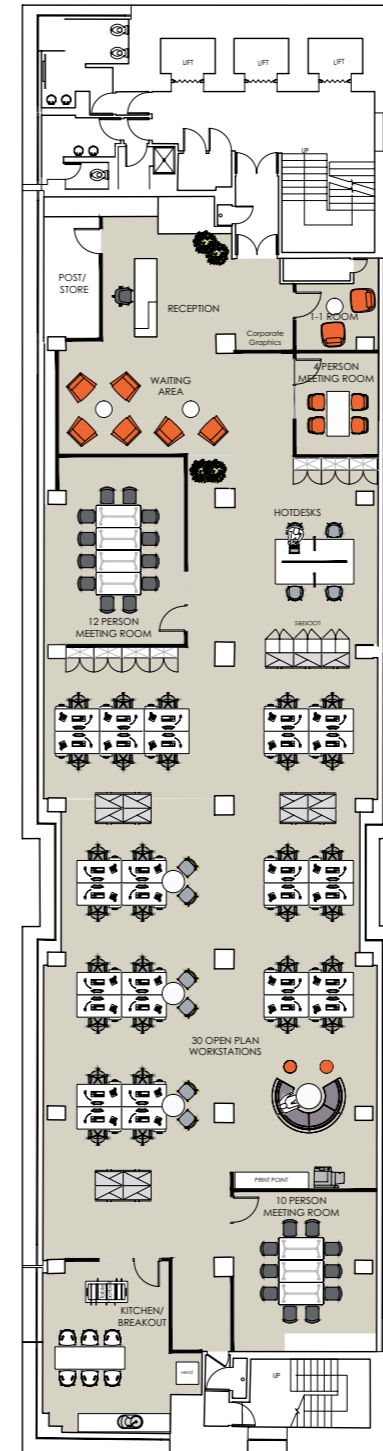
SUITE 1 - EXAMPLE LAYOUTS



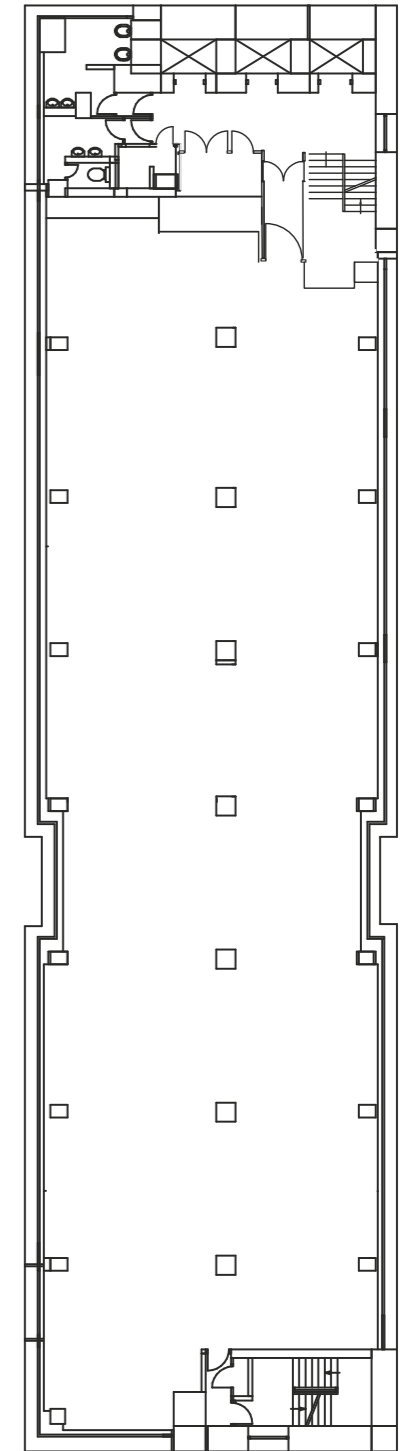
SUITE 2 - FITTED SUITES
1,442 / 1,437 SQ FT
AVAILABLE 9TH & 10TH FLOOR



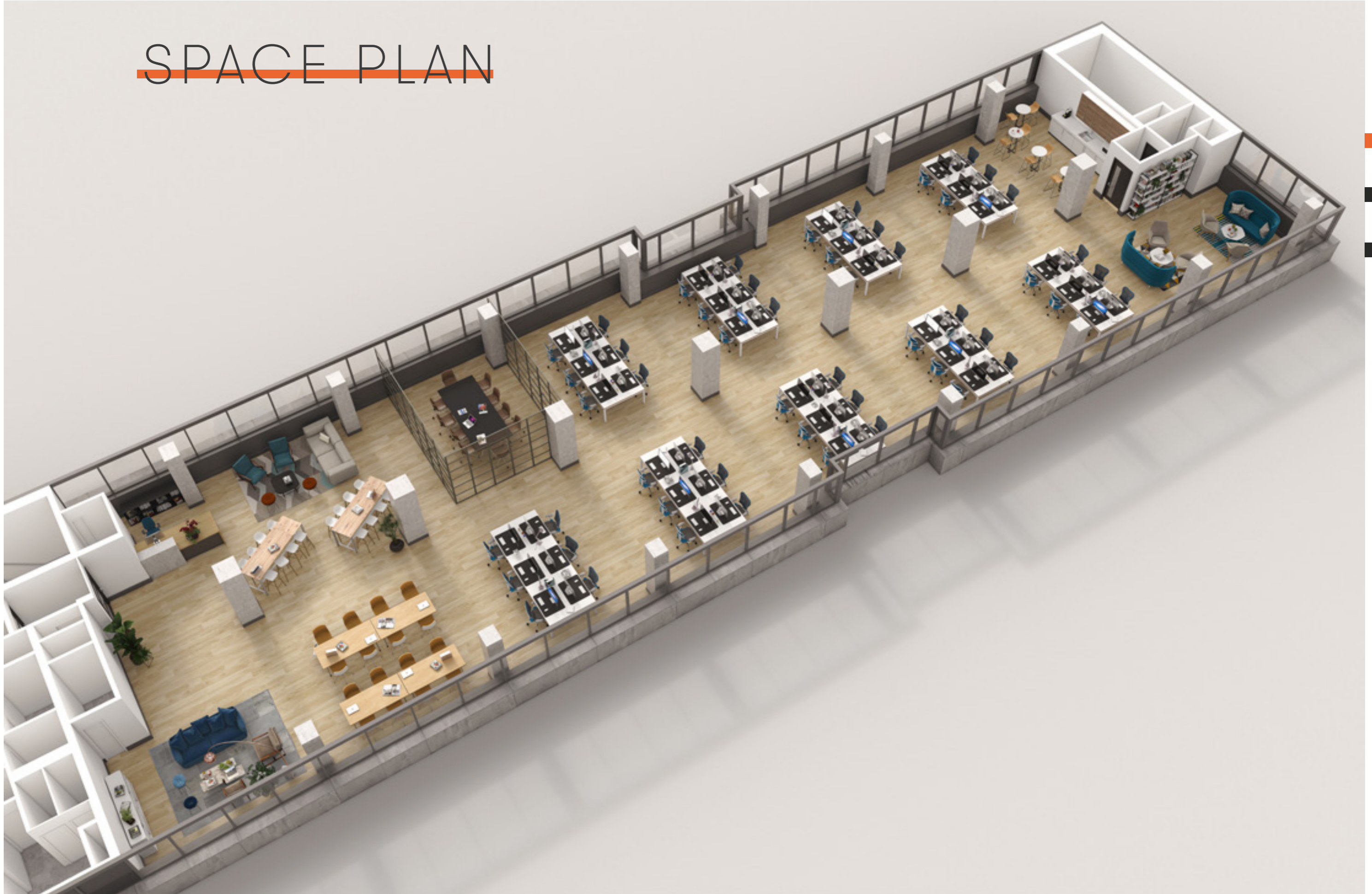
FULL SUITE EXAMPLE LAYOUTS
5,071 SQ FT AVAILABLE 5TH



TYPICAL FLOOR PLAN
5,071 SQ FT AVAILABLE 5TH



SPACE PLAN





1 Discover **BILL'S** restaurant. Housed in the historic Albion Place, next door to Trinity Leeds shopping centre.
@billsleeds



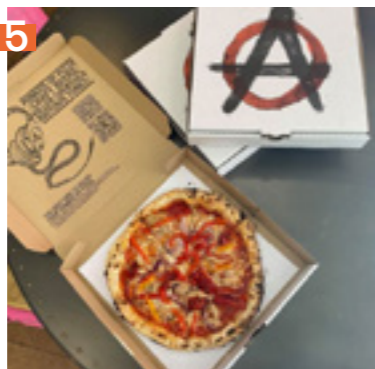
2 **SUKOTHAI** – the home of authentic Thai food in Leeds.
@sukothai



3 **TRINITY KITCHEN** rotates five new street food vans every six weeks! Experience various flavours and cuisines under one roof at Trinity Leeds.
@trinityleeds



4 At **GINO D'ACAMPO, MY RESTAURANT** enjoy a little slice of Florence in Leeds, whatever the weather.
@ginodacampo



5 **PIZZA PUNKS COMING SOON**
@pizzapunksoffical



6 **COSY CLUB** will transport you back in time to an era of elegance, quirkiness and style.
@the_cosyclub



7 **BANYAN BAR & RESTAURANT** does it better than all other bars and restaurants in the north of England.
@banyanleeds



8 Since 1971, **STARBUCKS** has been committed to ethically sourcing and roasting the highest quality arabica coffee in the world.
@starbucks

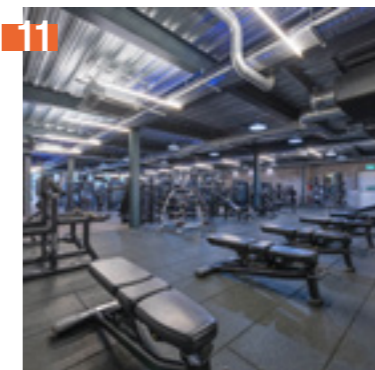


9 **BIKRAM YOGA LEEDS** is the first dedicated hot yoga studio in Leeds, and the only Bikram Yoga studio in Yorkshire.
@bikramleeds

THE COMPLETE OFFER



10 Whether at the gym, escaping with a film at the cinema or dining out with friends, **THE LIGHT** has something for everyone.
@thecoreleeds

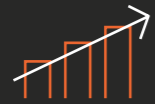


11 **THE CORE** is in the heart of Leeds City Centre, offering a huge range of options for visitors to enjoy, including The Gym Leeds.
@bikramleeds



12 **SAINSBURY'S** is conveniently located close by for all grab-and-go grocery needs.
@sainsburys

THE HEART OF THE NORTHERN POWERHOUSE



FORECAST GROWTH OF

21%

OVER NEXT 10 YEARS IN THE ECONOMY



£66.5

BILLION ECONOMY PA



A COMBINED POPULATION OF

3 MILLION



LEEDS IS THE UK'S

**FASTEST
GROWING CITY**



LEEDS BRADFORD AIRPORT IS THE
UK'S FASTEST GROWING

**REGIONAL
AIRPORT**

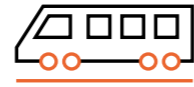


A WORKFORCE OF

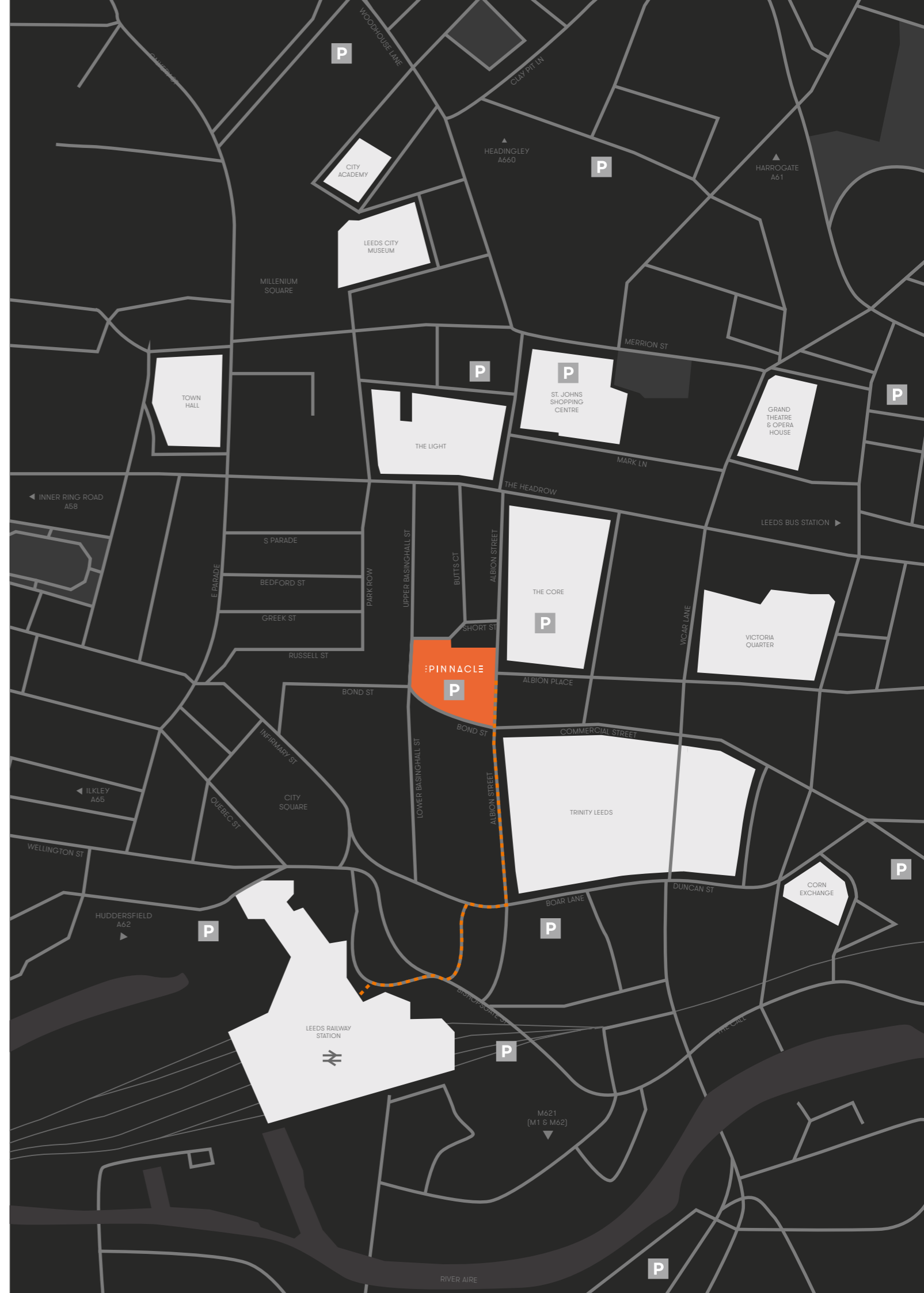
1.37 MILLION



THE PINNACLE CONNECTED



| | MIN | | MIN |
|-------------------|-----|------------|-----|
| Park Row | 1 | Manchester | 54 |
| City Square | 1 | Newcastle | 84 |
| Trinity Leeds | 1 | Nottingham | 108 |
| Leeds Railway | 2 | Birmingham | 114 |
| Victoria Quarter | 2 | London | 119 |
| The Light | 2 | Edinburgh | 180 |
| Harvey Nichols | 2 | | |
| Town Hall | 5 | | |
| Victoria Gate | 5 | | |
| Leeds Bus Station | 12 | | |





CBRE



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