

# Accommodation

| BUILDING     | FLOOR        | SQ FT  | SQ M    |
|--------------|--------------|--------|---------|
| The Pinnacle | 3rd          | 4,748  | 441.1   |
|              |              | 5,854  | 543.8   |
|              | 2nd          | 12,370 | 1,149.2 |
|              | 1st          | 20,731 | 1,925.9 |
|              |              | 6,663  | 619.0   |
|              | Ground       | 6,826  | 634.1   |
| Total        |              | 68,688 | 6,381.1 |
| The Mews     | 2nd          | 5,425  | 504.0   |
|              | 1st          | 5,262  | 488.9   |
|              | Ground       | 4,768  | 443.0   |
|              | Total        | 15,455 | 1,435.9 |
| The Studio   | Ground       | 2,605  | 242.0   |
|              | Lower Ground | 3,067  | 284.9   |
|              | Total        | 5,672  | 526.9   |
| TOTAL        |              | 87,599 | 8,138.2 |





The Pinnacle offers up to 68,688 sq ft of refurbished space across four floors.

The floors are being fully refurbished to provide exceptional Cat A office space, providing a blank canvas for an occupier to make their mark.

| FLOOR  | SQ FT  | SQ M    |
|--------|--------|---------|
| 3rd    | 4,748  | 441.1   |
|        | 5,854  | 543.8   |
| 2nd    | 12,370 | 1,149.2 |
| 1st    | 20,731 | 1,925.9 |
| Ground | 6,663  | 619.0   |
|        | 6,826  | 634.1   |
| Total  | 11,496 | 1,068.0 |
|        | 68,688 | 6,381.1 |

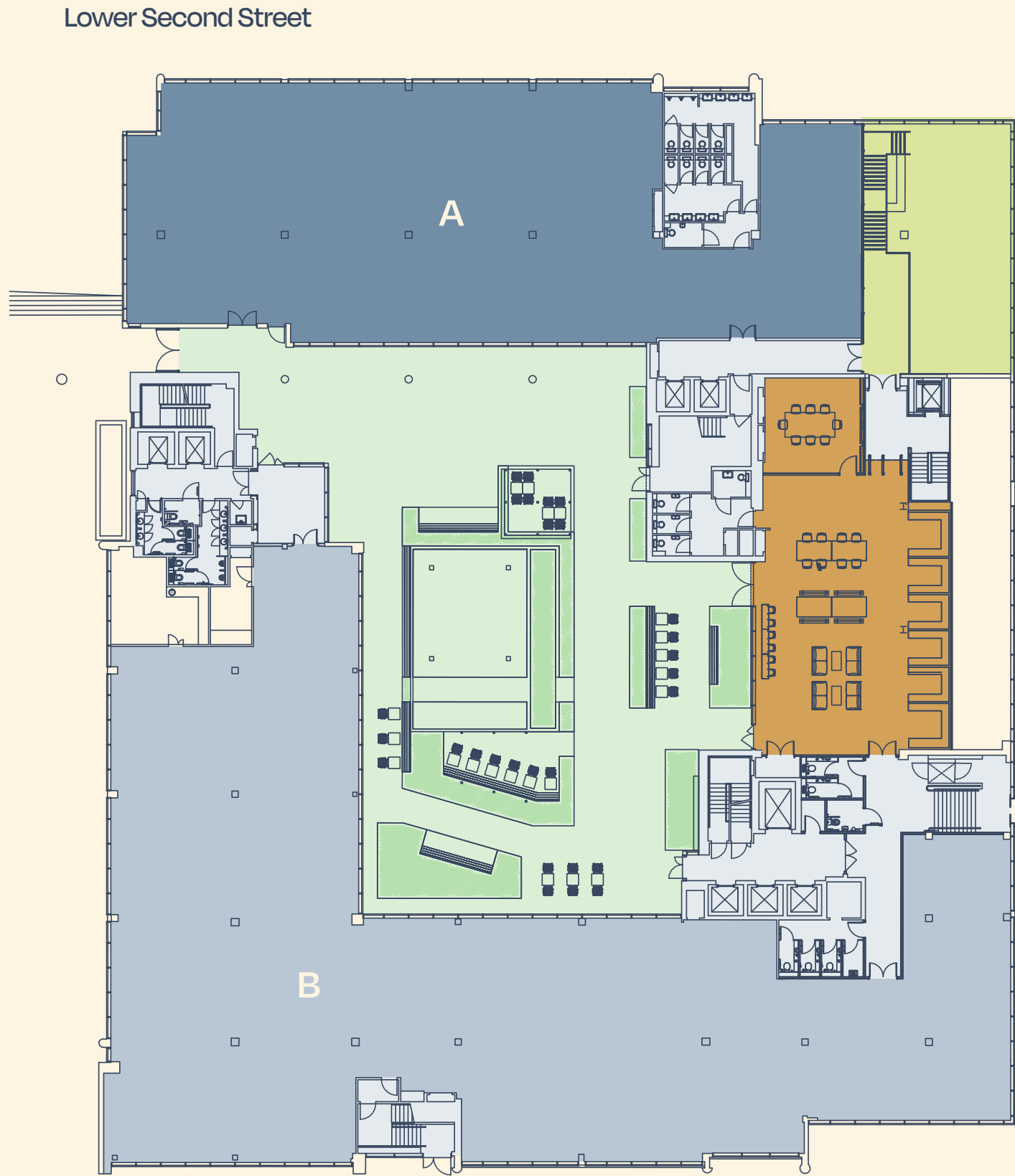




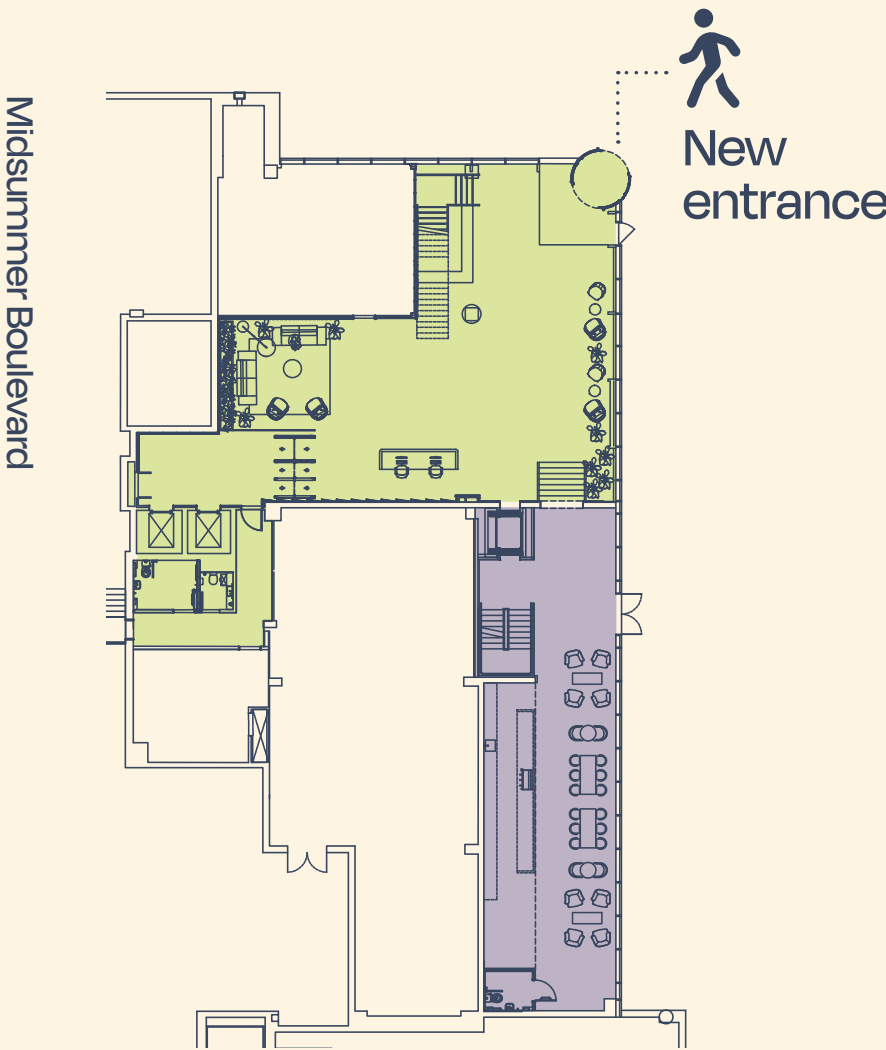


Ground Floor

- A – 6,826 sq ft / 634.1 sq m
- B – 11,496 sq ft / 1,068.0 sq m



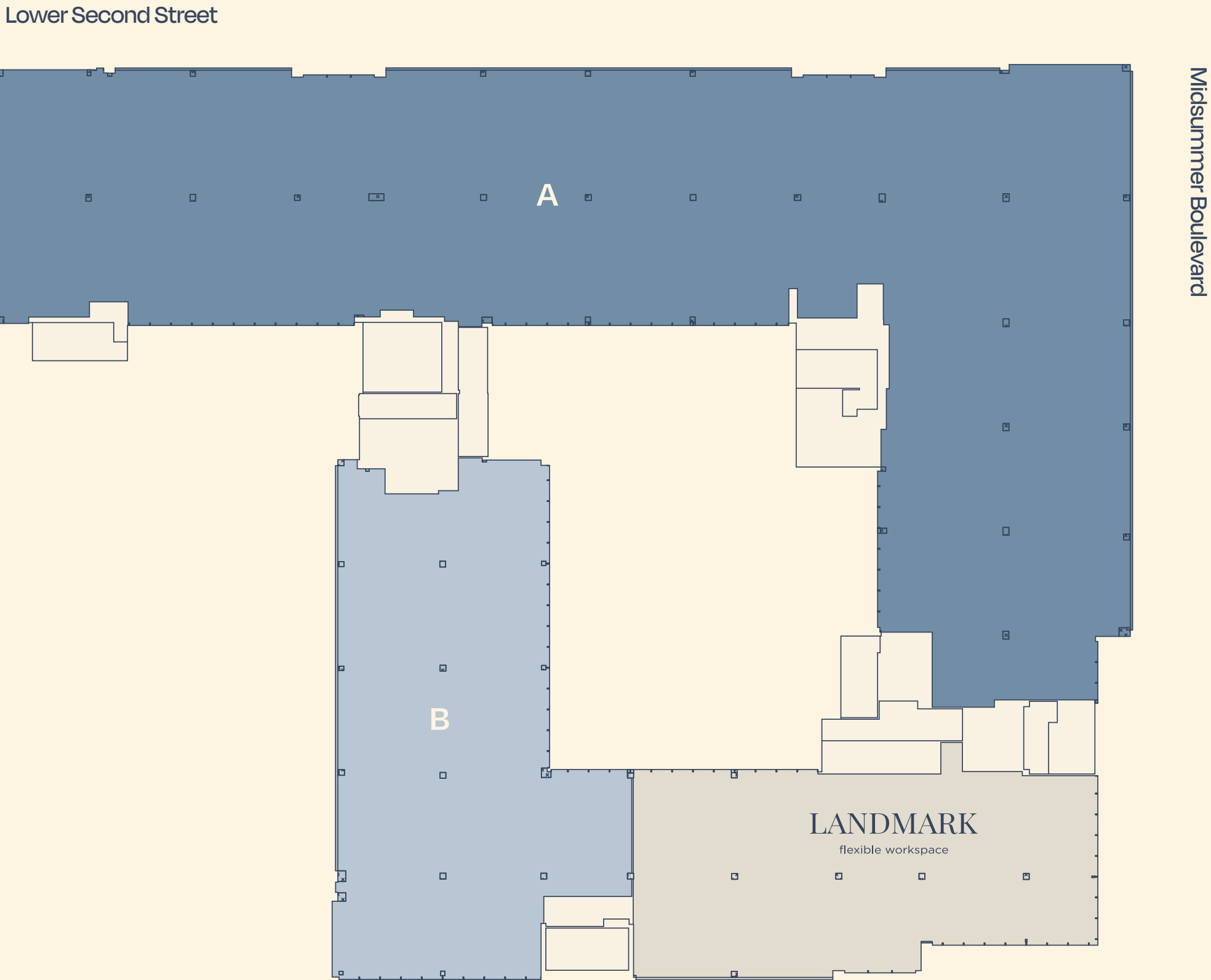
Lower Ground Floor



- Reception
- Business Lounge
- Café
- Courtyard
- Core
- Let

1st Floor

- A – 20,731 sq ft / 1,925.9 sq m
- B – 6,663 sq ft / 619.0 sq m



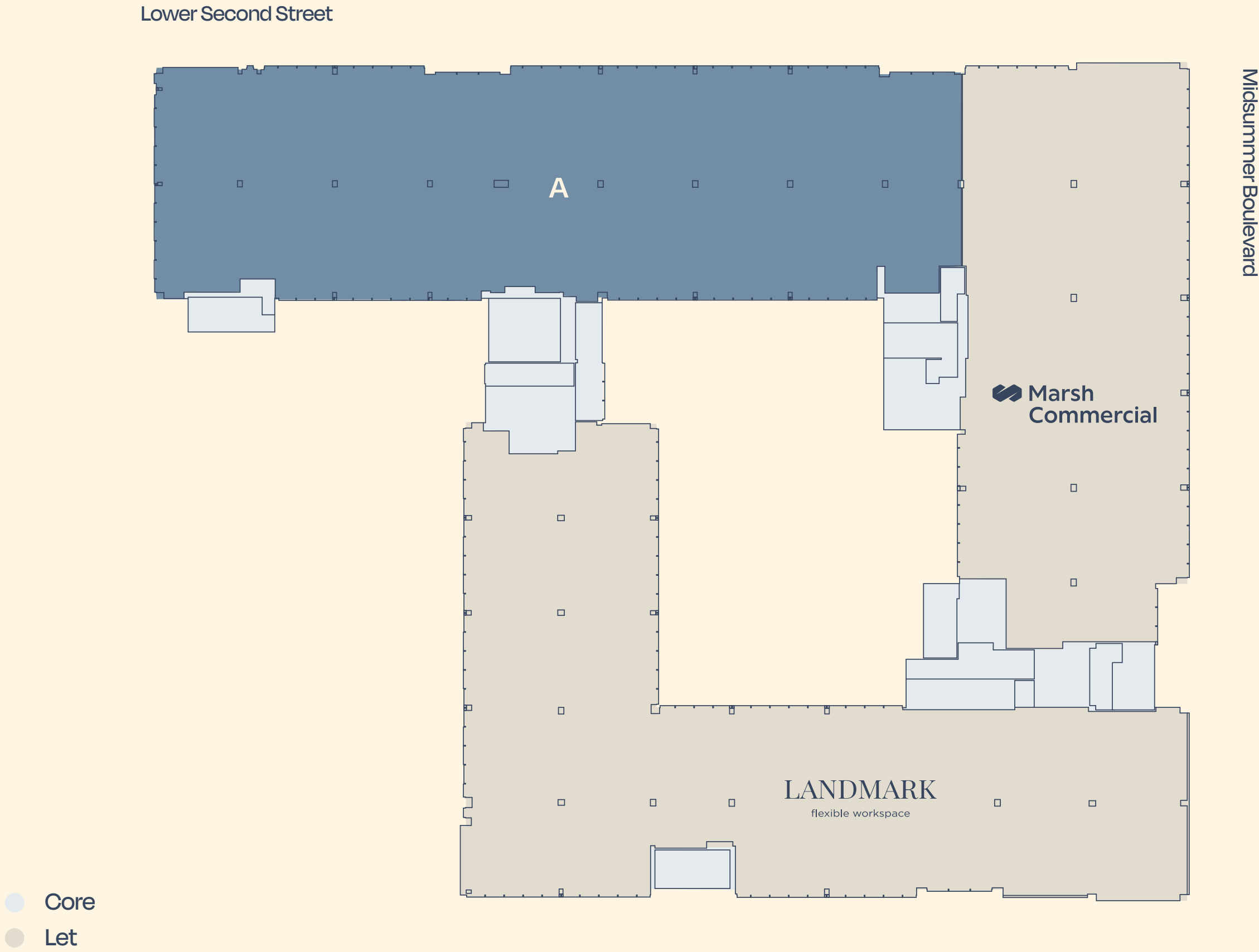
For indicative purposes only. Not to scale.





2nd Floor

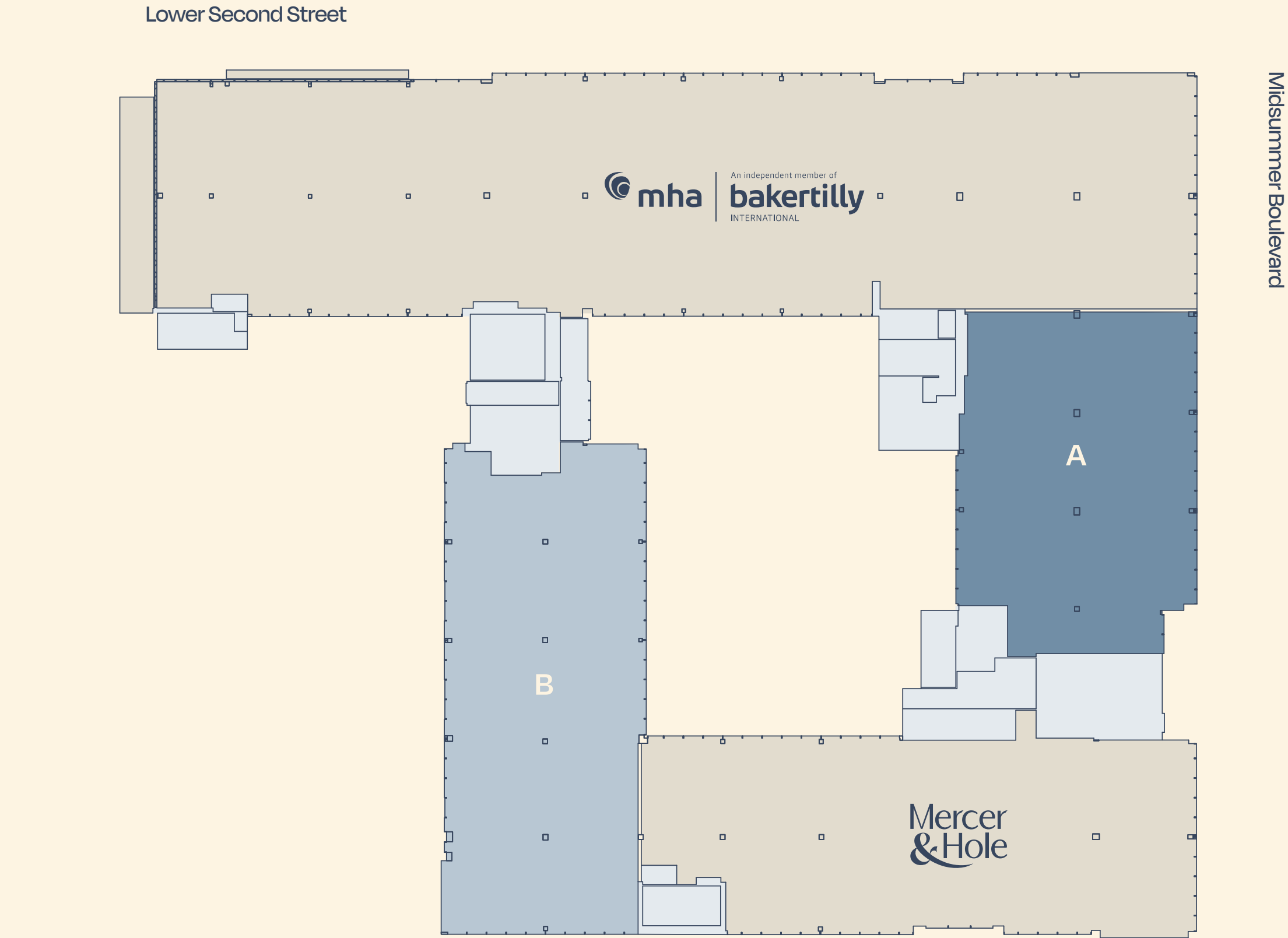
● A – 12,370 sq ft / 1,149.2 sq m



For indicative purposes only. Not to scale.

3rd Floor

● A – 4,748 sq ft / 441.1 sq m  
● B – 5,854 sq ft / 543.8 sq m





The Mews offers  
up to 15,455 sq ft  
of space across  
three floors.

The entrance has been refurbished  
and the floors are available in Cat A  
condition or fully fitted, with idyllic  
views across Grafton Park.

| FLOOR  | SQ FT  | SQ M    |
|--------|--------|---------|
| 2nd    | 5,425  | 504.0   |
| 1st    | 5,262  | 488.9   |
| Ground | 4,768  | 443.0   |
| Total  | 15,455 | 1,435.9 |

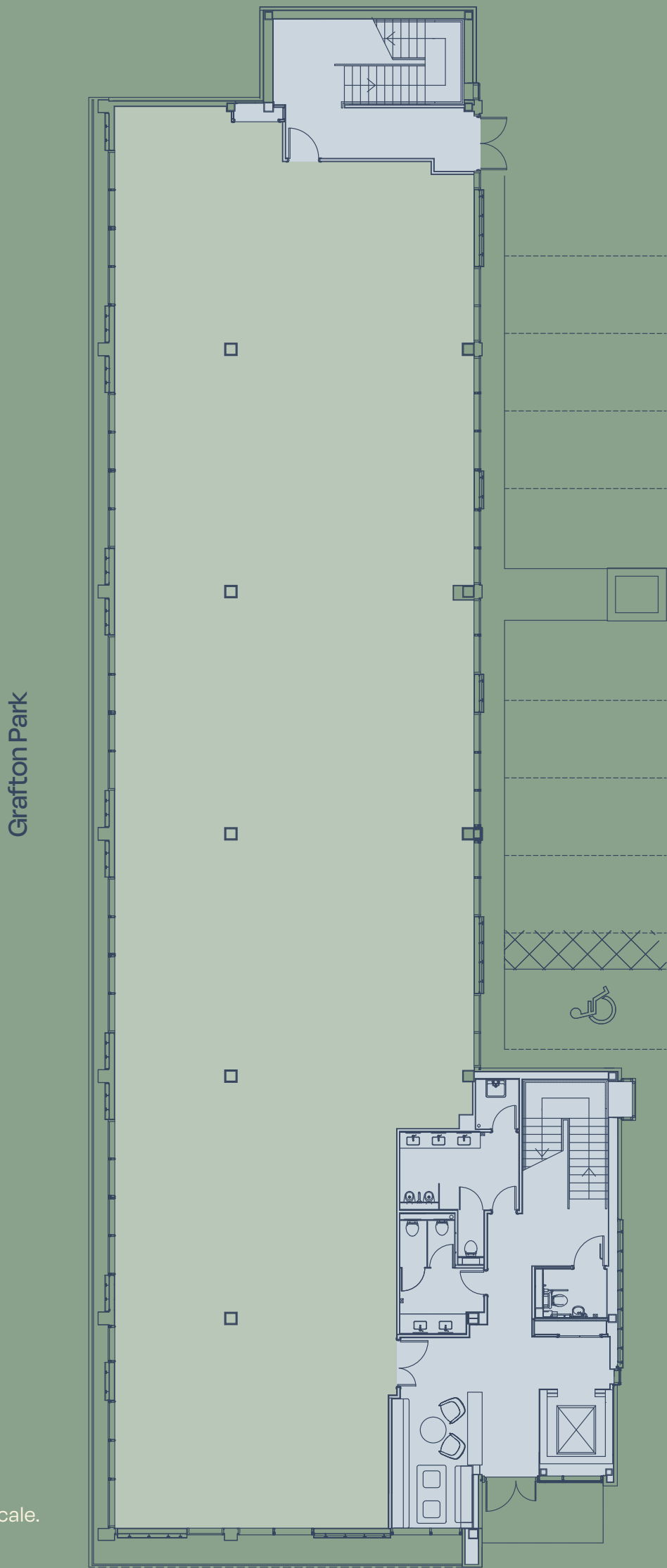






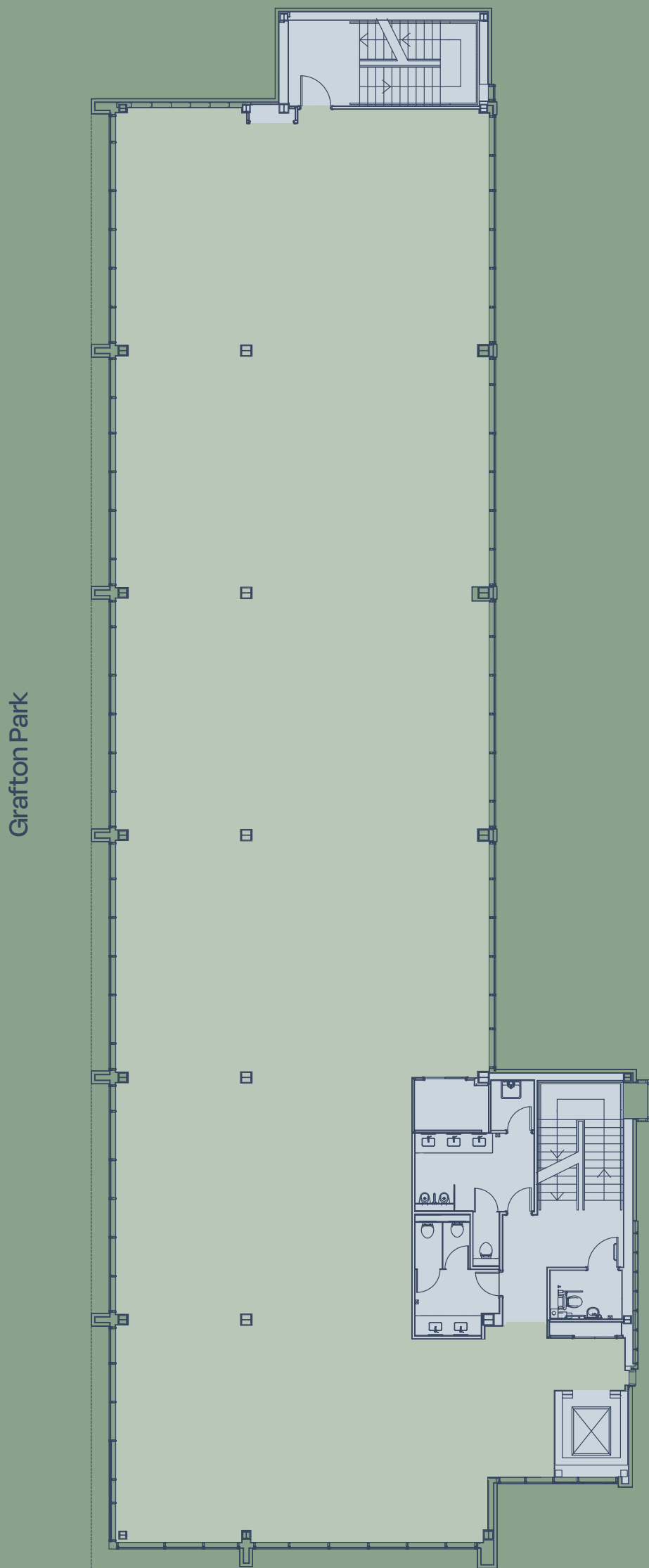
Ground Floor

4,768 sq ft /  
443.0 sq m



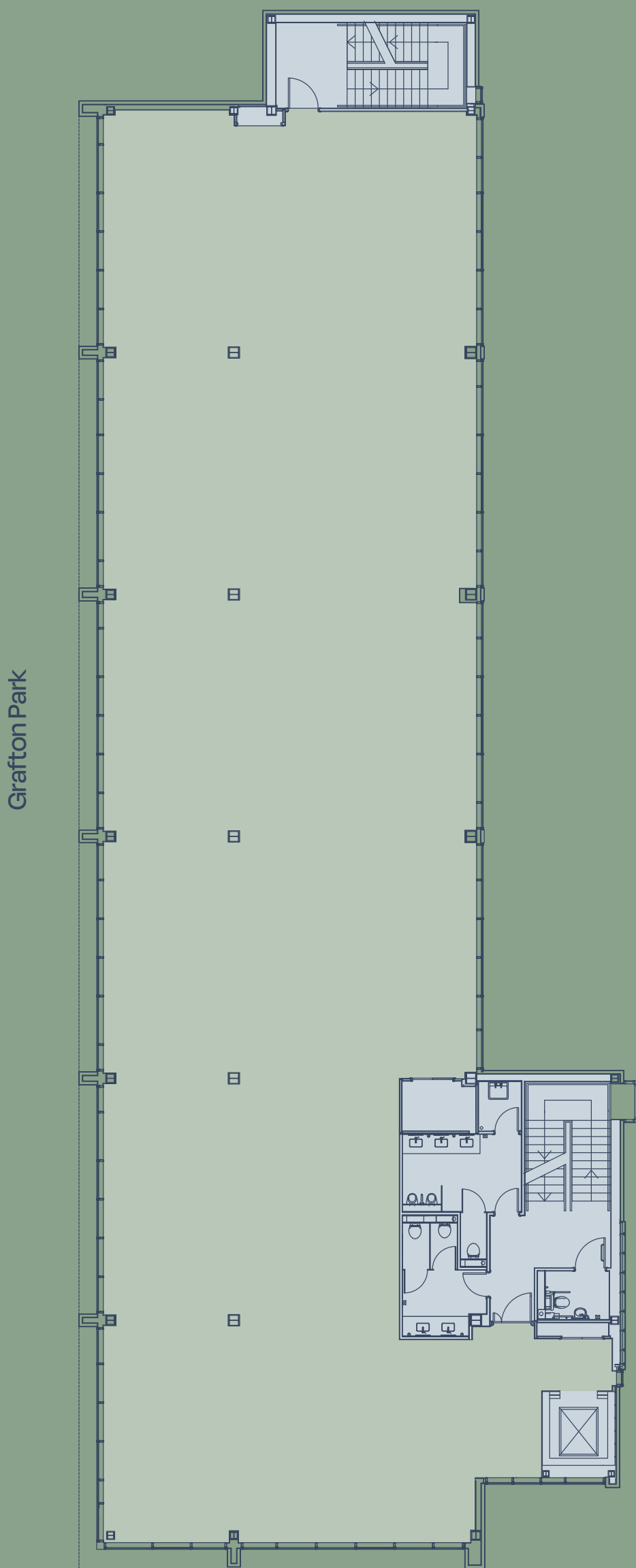
First Floor

5,262 sq ft /  
488.9 sq m



Second Floor

5,425 sq ft /  
504.0 sq m



● Core

For indicative purposes only. Not to scale.





The Studio  
offers 5,672 sq ft  
of self-contained  
creative space.

The space is arranged over ground  
and first floors and provides a flexible  
space suitable for a range of occupiers.

| FLOOR        | SQ FT | SQ M  |
|--------------|-------|-------|
| Ground       | 2,605 | 242   |
| Lower Ground | 3,067 | 284.9 |
| Total        | 5,672 | 526.9 |

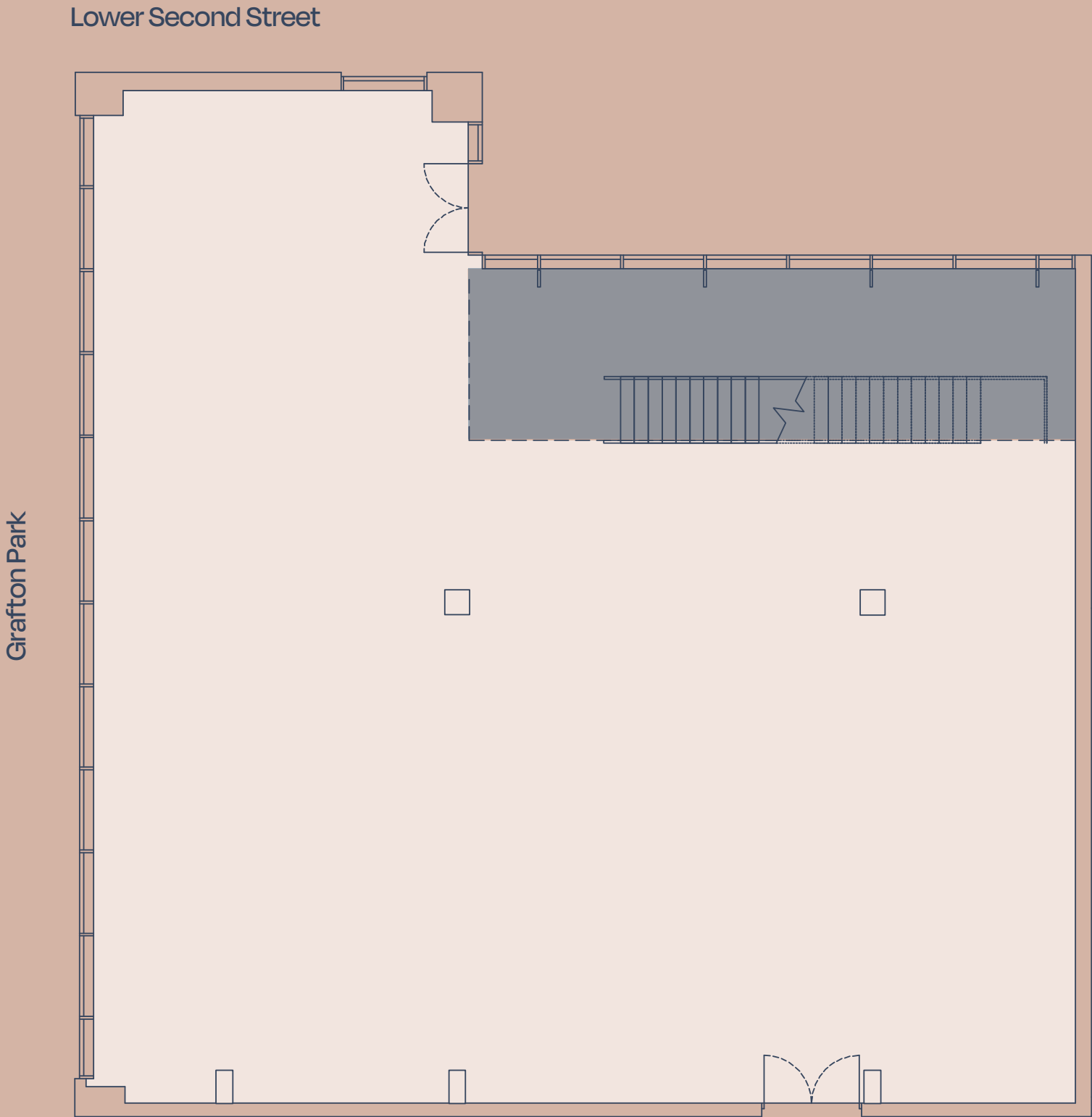






Lower Ground Floor

3,067 sq ft /  
284.9 sq m



For indicative purposes only. Not to scale.

Ground Floor

2,605 sq ft /  
242.0 sq m

