

## Availability

# 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
		11,496	1,068.0
	<b>Total</b>	<b>68,688</b>	<b>6,381.1</b>
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The Mews	2nd	5,425	504.0
	1st	5,262	488.9
	Ground	4,768	443.0
	<b>Total</b>	<b>15,455</b>	<b>1,435.9</b>
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The Studio	Ground	2,605	242.0
	Lower Ground	3,067	284.9
	<b>Total</b>	<b>5,672</b>	<b>526.9</b>
<b>TOTAL</b>		<b>87,599</b>	<b>8,138.2</b>



**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.

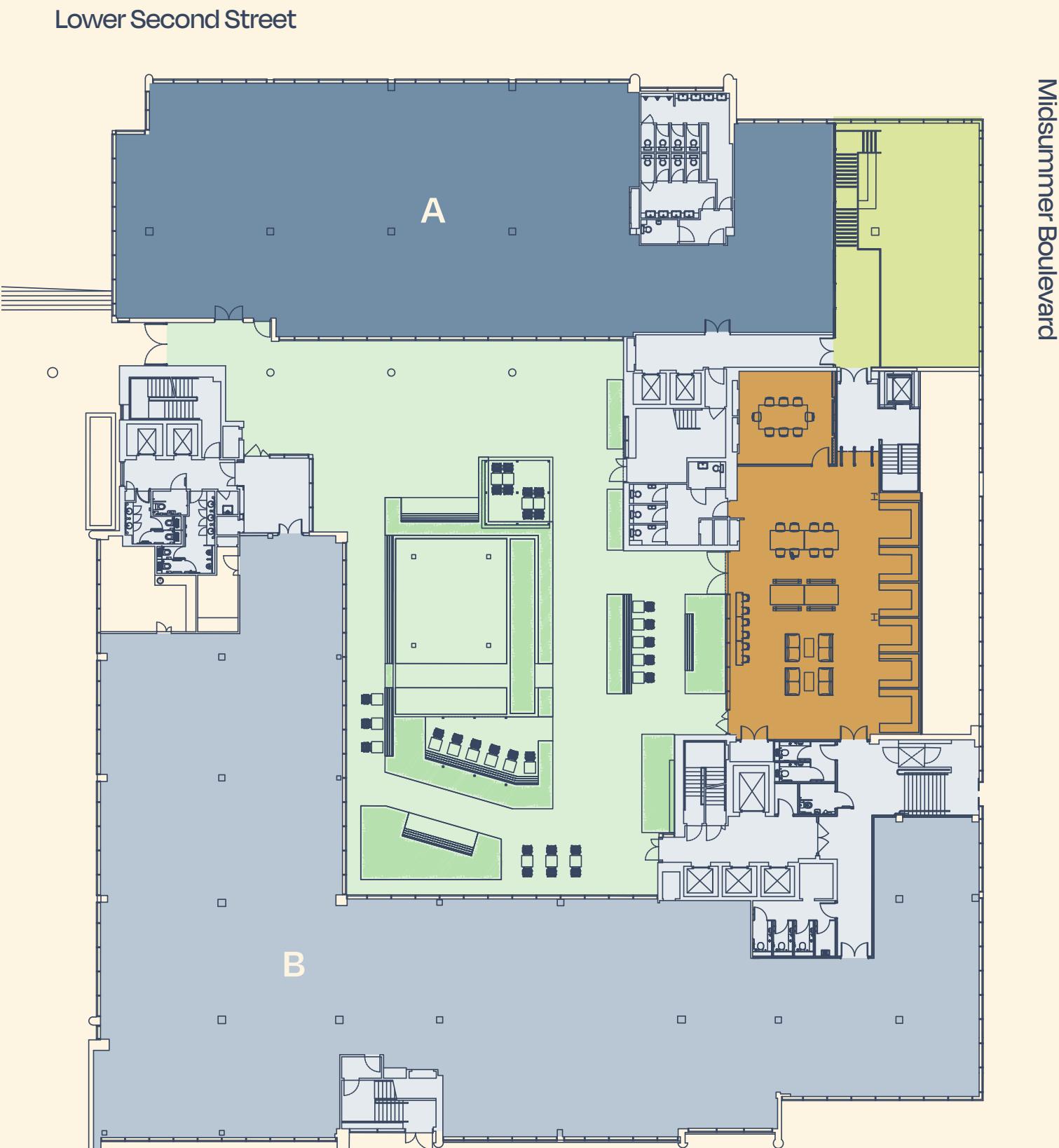
FLOOR	SQ FT	SQ M
3rd	4,748	441.1
	5,854	543.8
2nd	12,370	1,149.2
1st	20,731	1,925.9
	6,663	619.0
Ground	6,826	634.1
	11,496	1,068.0
<b>Total</b>	<b>68,688</b>	<b>6,381.1</b>





## Ground Floor

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

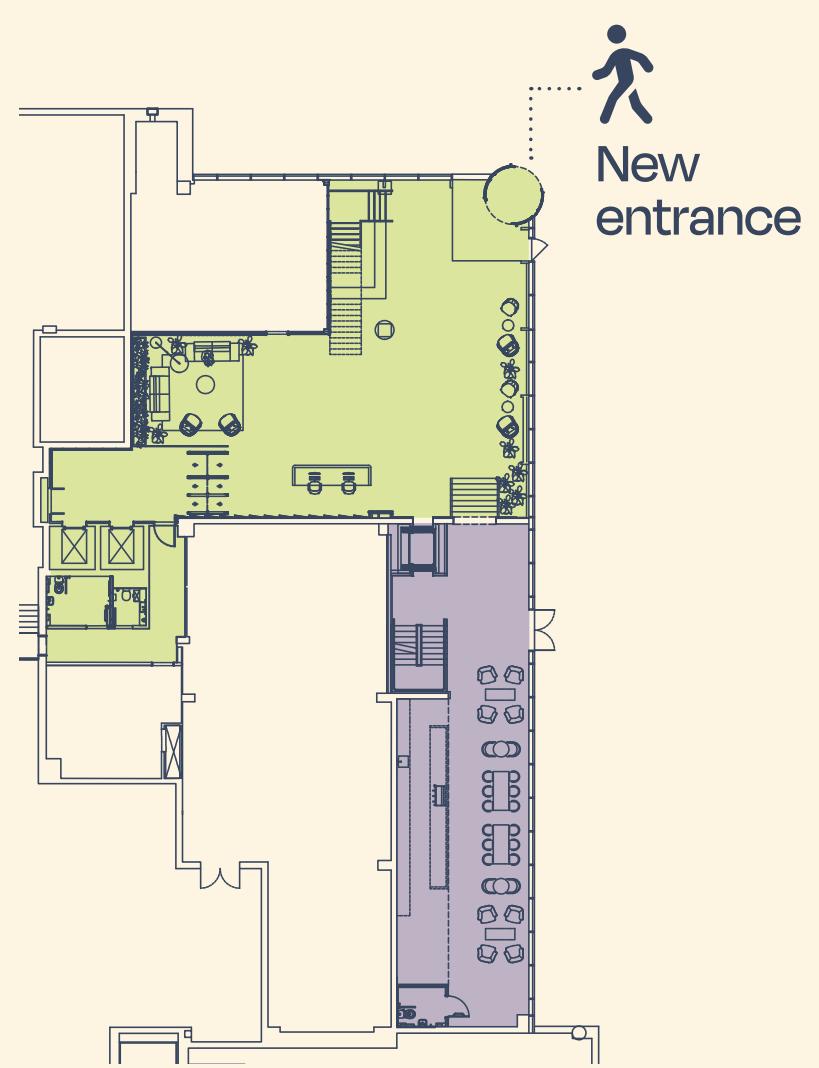


For indicative purposes only. Not to scale.

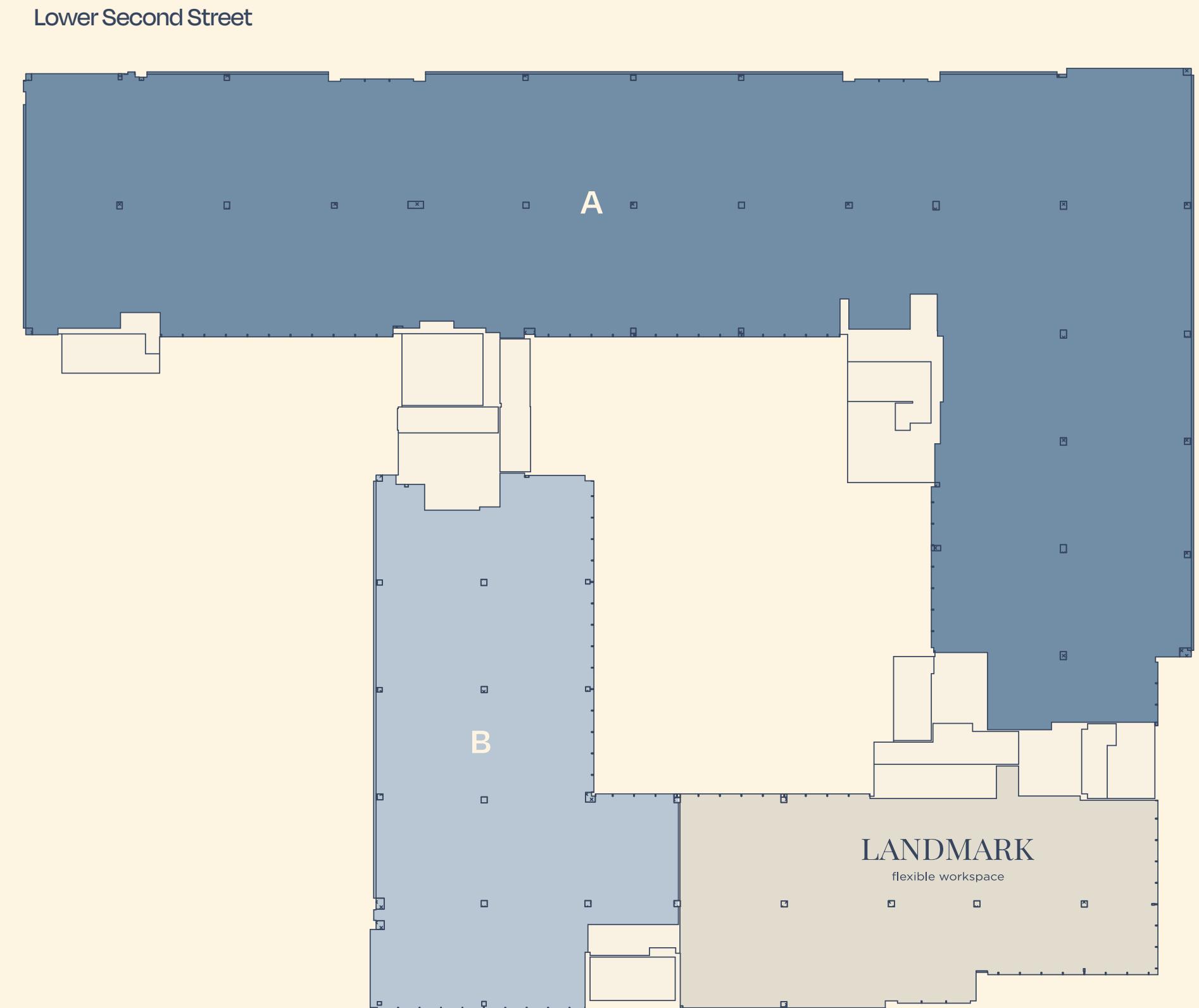
## 1st Floor

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

### Lower Ground Floor



- Reception (green)
- Business Lounge (orange)
- Café (purple)
- Courtyard (light green)
- Core (light blue)
- Let (grey)

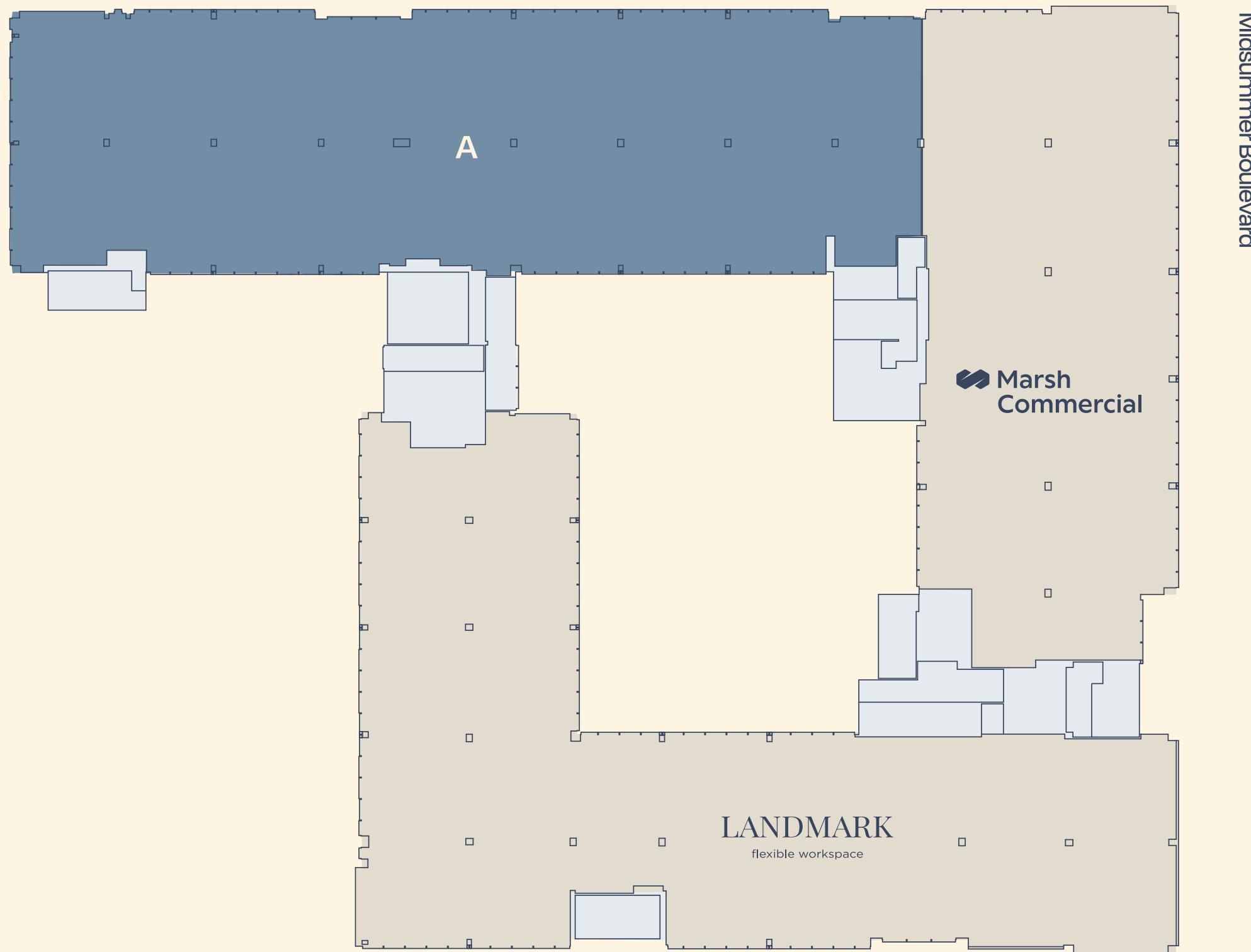




## 2nd Floor

- A – 12,370 sq ft / 1,149.2 sq m

Lower Second Street



Core

Let

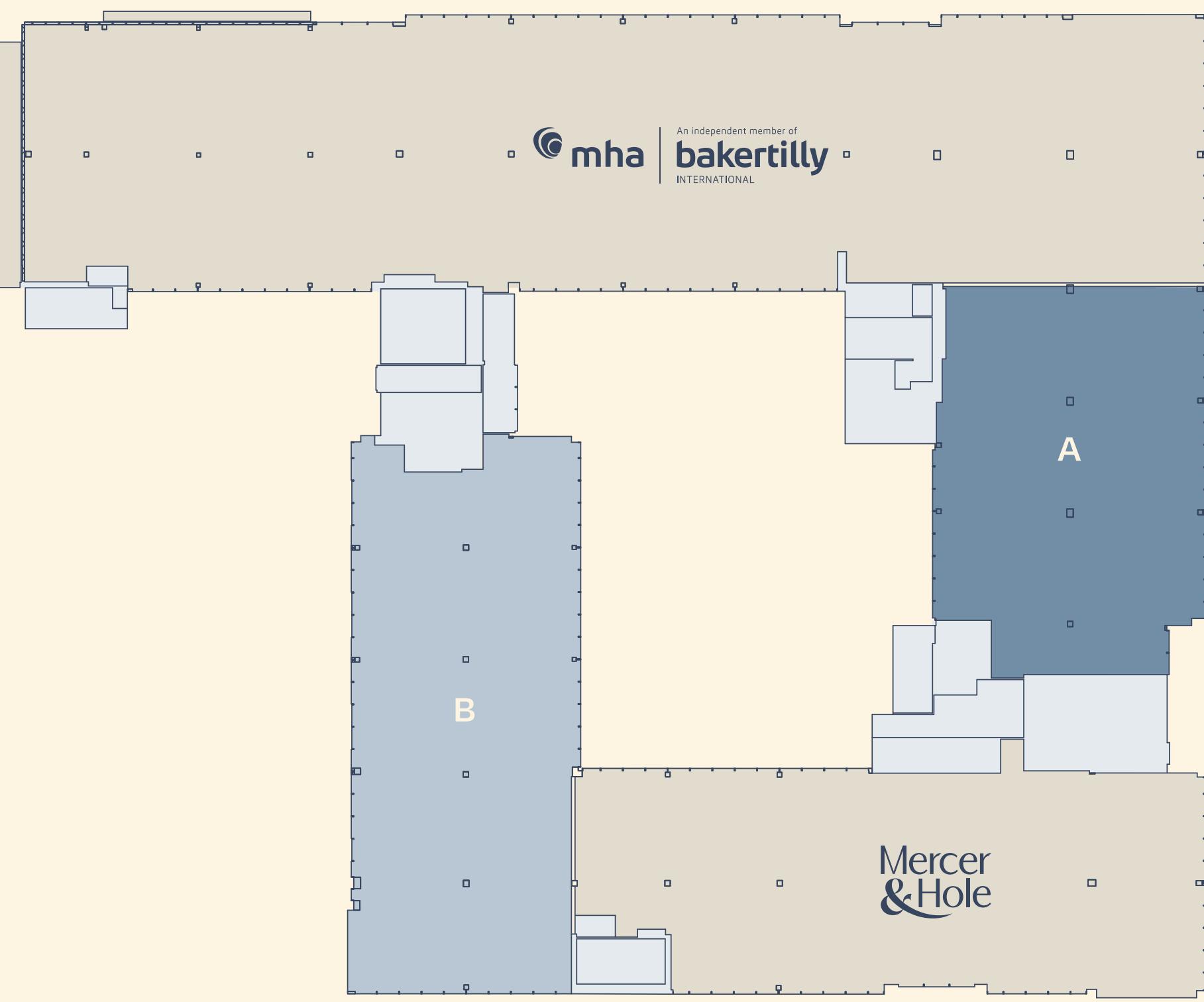
For indicative purposes only. Not to scale.

## 3rd Floor

- A – 4,748 sq ft / 441.1 sq m

- B – 5,854 sq ft / 543.8 sq m

Lower Second Street



Midsummer Boulevard



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

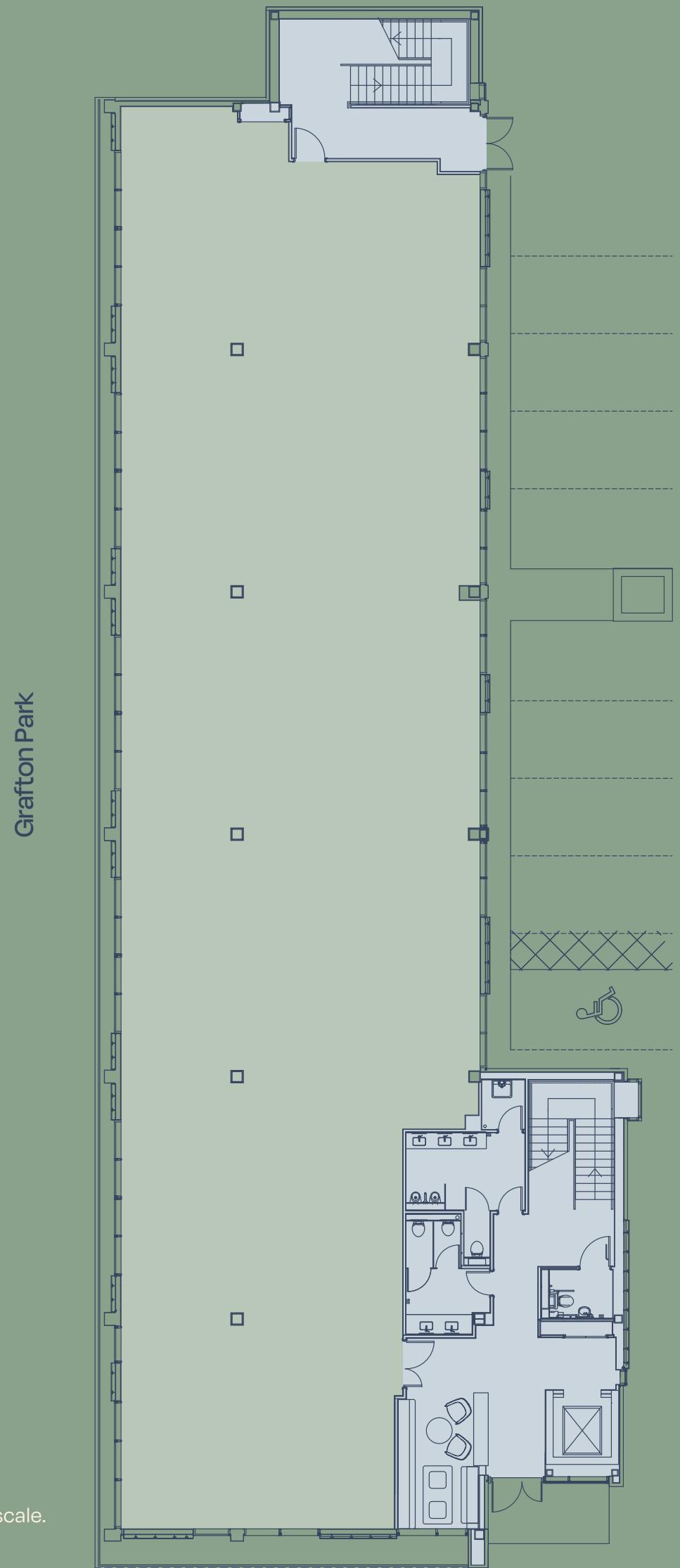
The entrance has been refurbished and the floors are available in Cat A condition or fully fitted, with idyllic views across Grafton Park.

FLOOR	SQ FT	SQ M
2nd	5,425	504.0
1st	5,262	488.9
Ground	4,768	443.0
<b>Total</b>	<b>15,455</b>	<b>1,435.9</b>



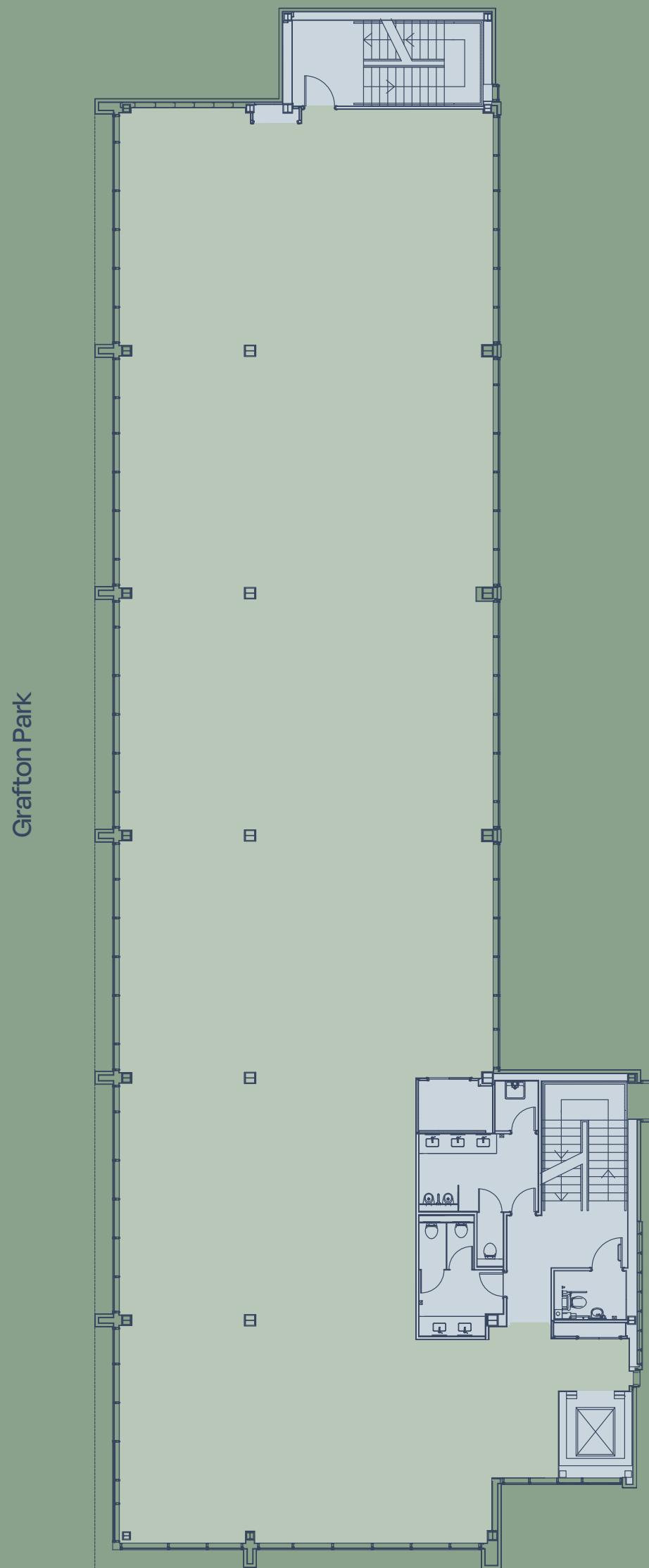
### Ground Floor

4,768 sq ft /  
443.0 sq m



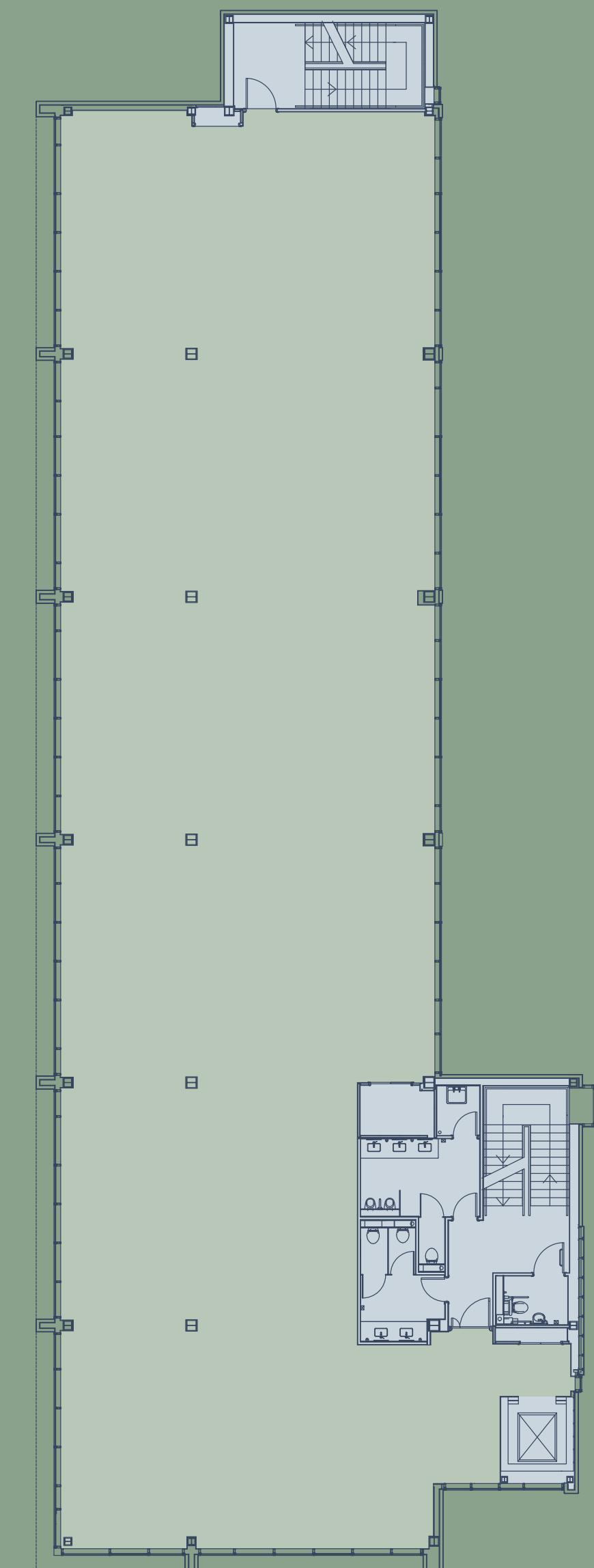
### First Floor

5,262 sq ft /  
488.9 sq m



### Second Floor

5,425 sq ft /  
504.0 sq m



# 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
<b>Total</b>	<b>5,672</b>	<b>526.9</b>

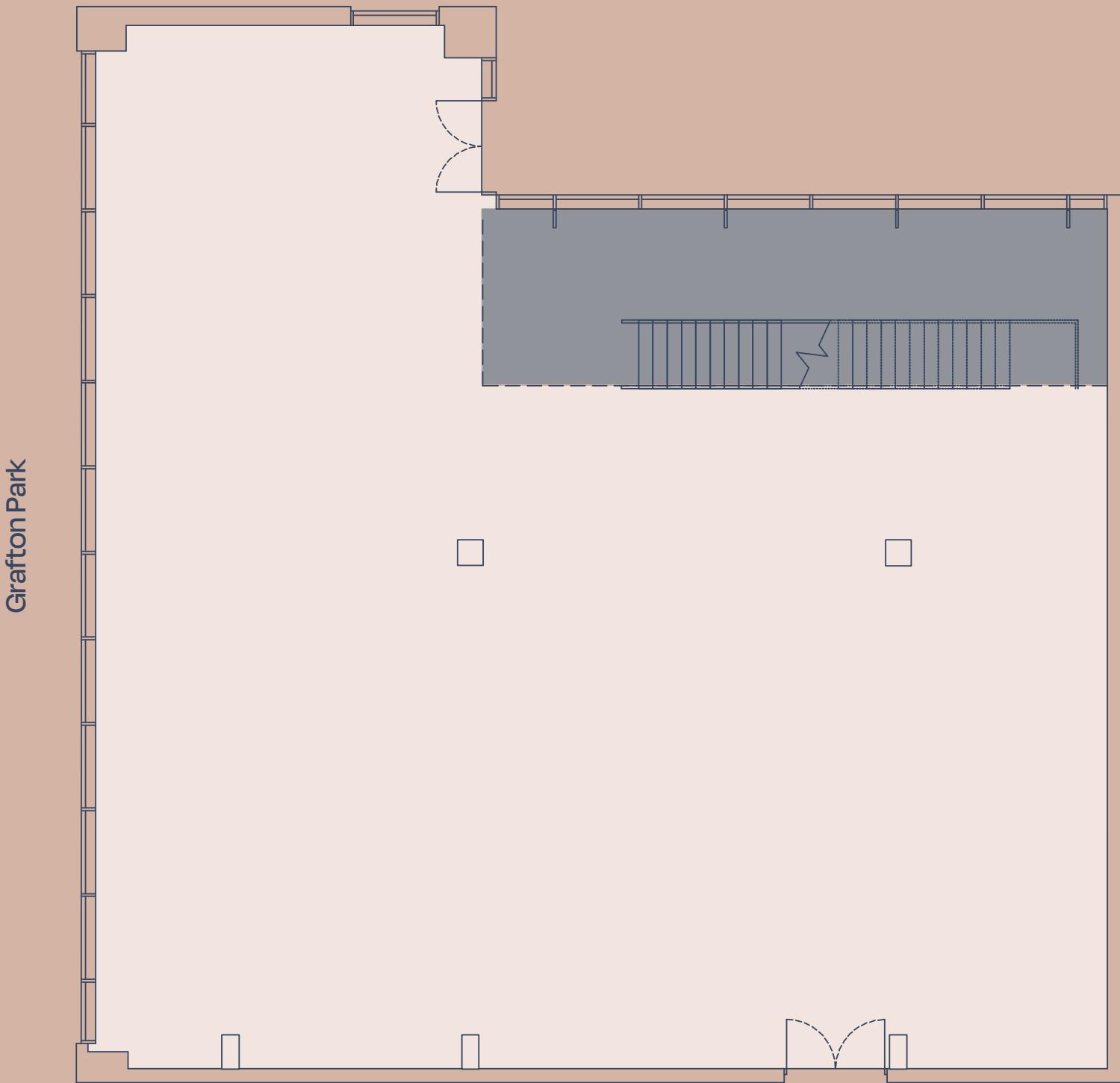




## Lower Ground Floor

3,067 sq ft /  
284.9 sq m

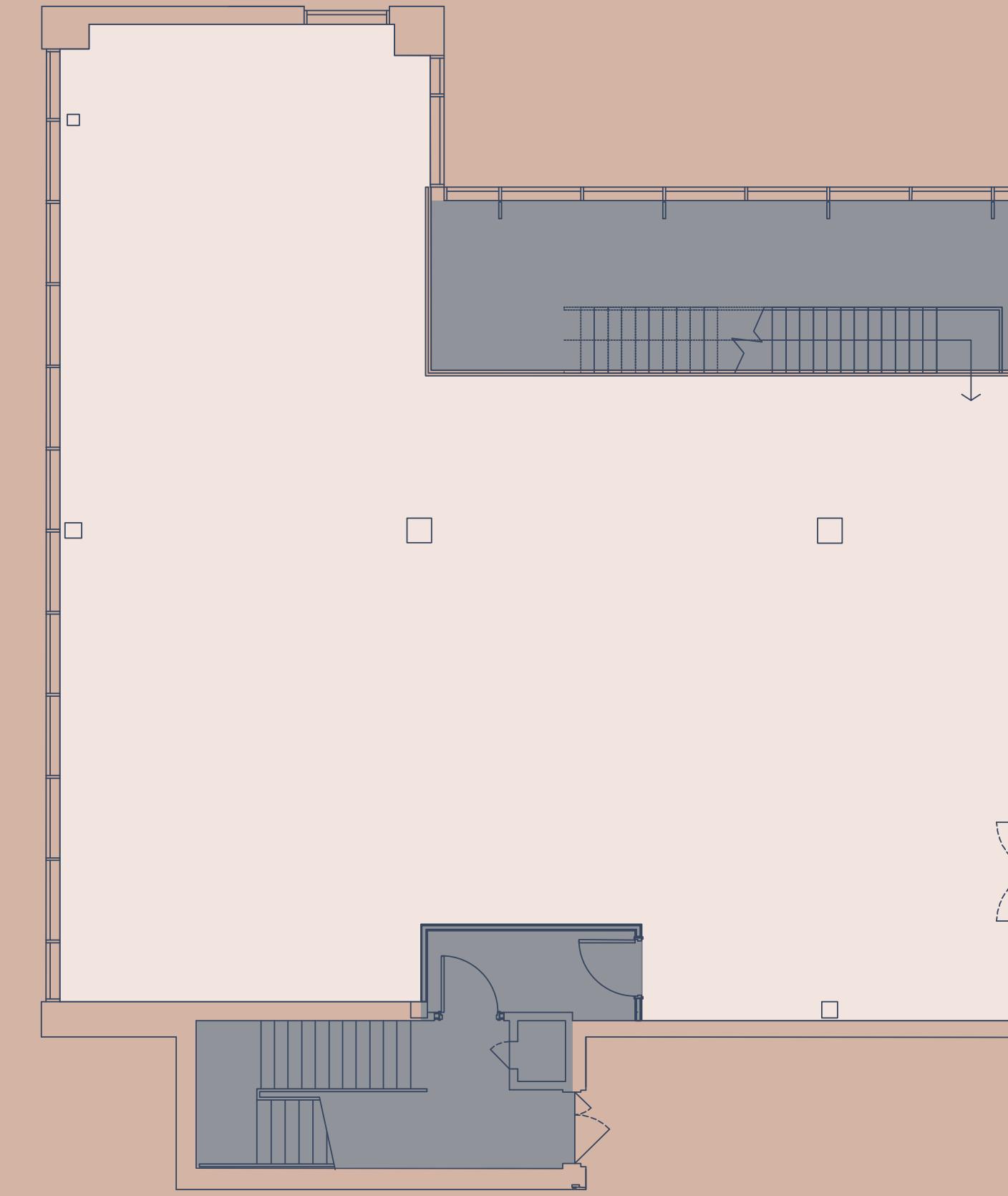
Lower Second Street



## Ground Floor

2,605 sq ft /  
242.0 sq m

Lower Second Street



For indicative purposes only. Not to scale.