

**PINNACLE  
STUDIOS**

**space  
to  
create**

**5,750 sq ft**

High quality self contained offices

# looking for a better way to work?

PINNACLE STUDIOS IS THE PERFECT ANSWER TO ALL YOUR BUSINESS NEEDS.



Ground Floor



NEW VRF AIR  
CONDITIONING



FULL ACCESS  
RAISED FLOORS



COMMUNAL BUSINESS  
LOUNGE WITH  
OUTSIDE COURTYARD



ENERGY EFFICIENT  
LED LIGHTING



CONTEMPORARY  
EXPOSED CEILINGS



ON SITE CAR  
PARKING

# providing

creative and contemporary space suited to a business that doesn't settle for the ordinary.



PROPOSED  
CAFE



EPC RATING  
C71



SHOWERS AND  
DRYING ROOM  
FACILITY



24/7 SECURITY  
AND ACCESS



SECURE CYCLE  
RACKS



SELF  
CONTAINED



OVERLOOKING  
GRAFTON PARK



MALE, FEMALE  
AND DISABLED  
WC'S



Upper Floor



## Terms

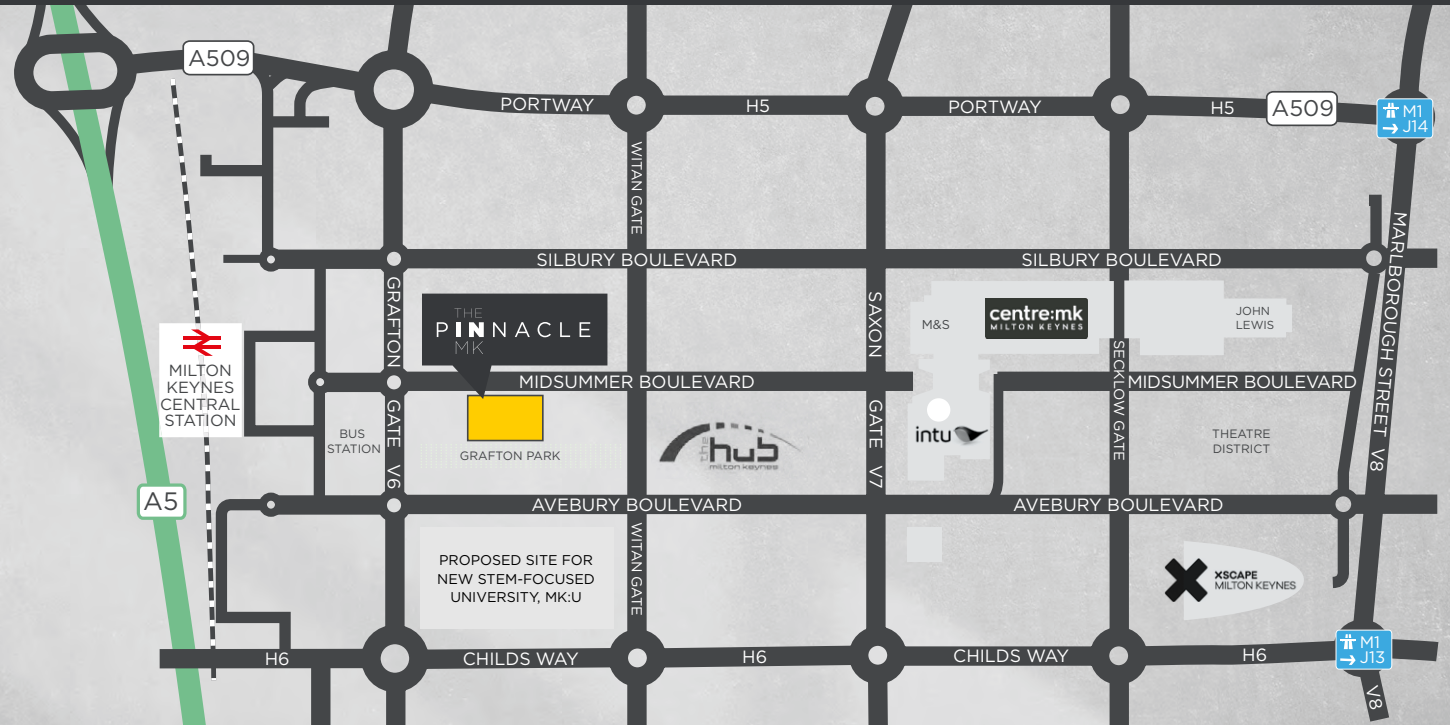
A new lease on terms to be agreed.

## Rental

Upon application.

# PINNACLE STUDIOS

the-pinnacle.co.uk



## get in touch

For viewing and further information, please contact the agents:

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