

70 WILSON STREET
LONDON EC2A 2DB

11,631 - 60,907 SQ FT



DESCRIPTION

Originally redeveloped in partnership with the Carbon Trust, 70 Wilson is all-electric, designed around comfort and sustainability, with excellent ventilation, cooling systems and full height glazing to let in maximum warmth and light.

Our newly refurbished, double-height reception provides a high end arrival experience with business lounge and all occupiers can enjoy the landscaped courtyard.

The floors have been refurbished to Cat A condition with exposed primary steels and services. The 5th & 6th duplex benefits from over 4,300 sq ft of private terraces. The 4th and 3rd floors also have private outdoor space.

LOCATION

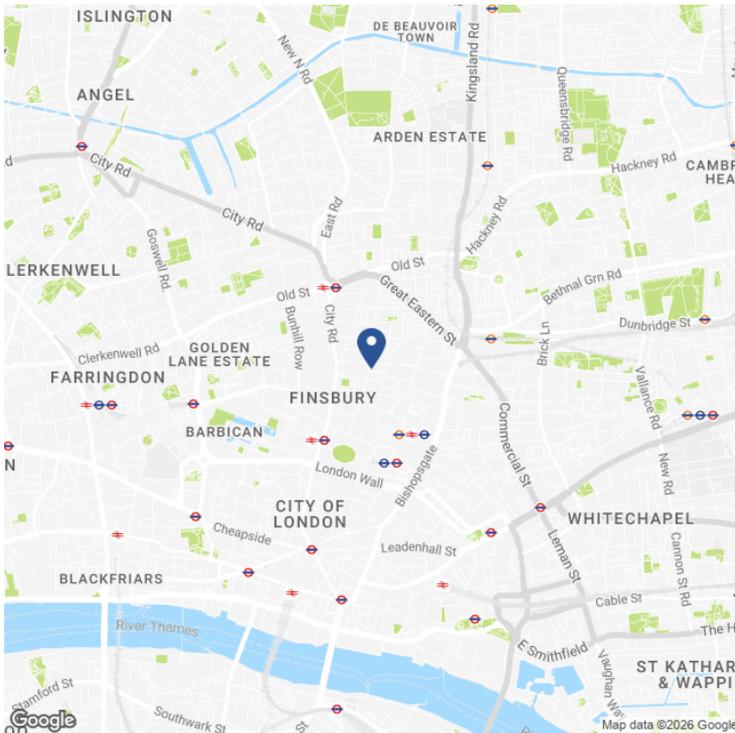
70 Wilson Street is conveniently located a 5-6 minute walk from Liverpool Street, Moorgate, Old Street and Shoreditch High Street stations providing occupiers with excellent transport connections (Elizabeth, Central, Circle, Hammersmith & City, Metropolitan, Northern, Overground & National Rail)

With an abundance of cafes, restaurants and bars nearby there's something for everyone. Some local favourites include Bar Douro, José Pizarro Lantana, Ozone Coffee Roasters and Bistro Freddie.



SPECIFICATION

- Low Carbon Workplace originally redeveloped in partnership with the Carbon Trust
- Newly refurbished reception designed by Minifie Architects
- BREEAM Excellent
- Roof garden on 6th floor
- Private terraces on 4th and 5th, balcony on 3rd.
- Exposed VRV air conditioning
- Raised access floors
- Floor to ceiling height 2.7-3.0m
- Green roofs and beehives
- Landscaped courtyard
- 118 secure cycle spaces with 'cycle in/cycle out' entrance
- 8 showers and 37 lockers
- 3 x 13 person passenger lifts



AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
6TH & 5TH - TERRACES - AVAILABLE	12,209	1,134
4TH TERRACE - AVAILABLE	11,631	1,081
3RD BALCONY - AVAILABLE	12,370	1,149
2ND - AVAILABLE	12,564	1,167
1ST - AVAILABLE	12,133	1,127
TOTAL	60,907	5,658

TENURE

Lease:	New lease for a term by arrangement direct from the landlord.
Guide Rent:	£72.50 - £85 per sq ft
Rates Estimate:	£28.15 per sq ft
Service Charge:	£13.65 per sq ft
VAT:	Elected.
EPC:	B

CONTACT

Monique Kelliher
02071005555
monique@hk-london.com

Tom Kemp
0207 100 5555
tom@hk-london.com

Louis Jacobs
02071005555
louis@hk-london.com

FURTHER INFORMATION

