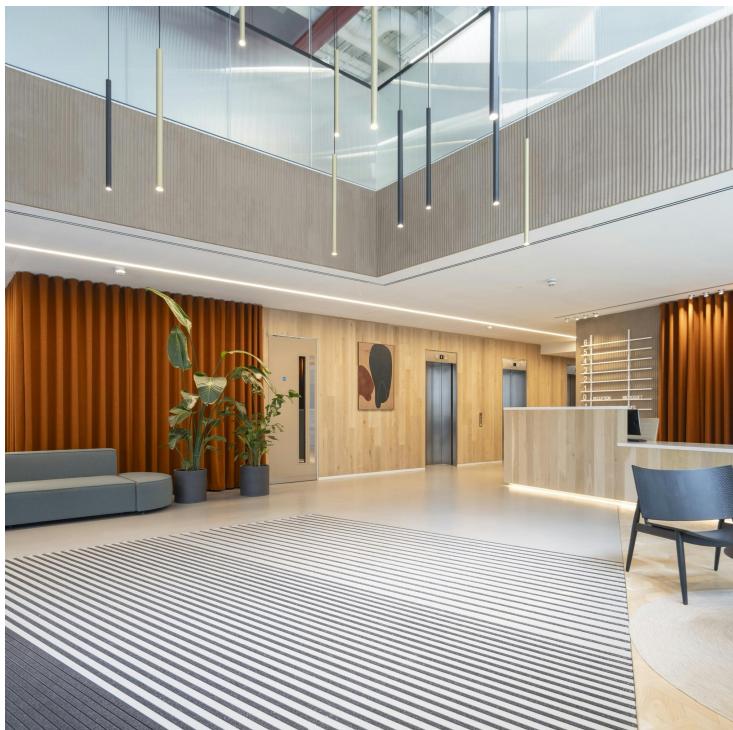


70 WILSON STREET  
LONDON EC2A 2DB

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.

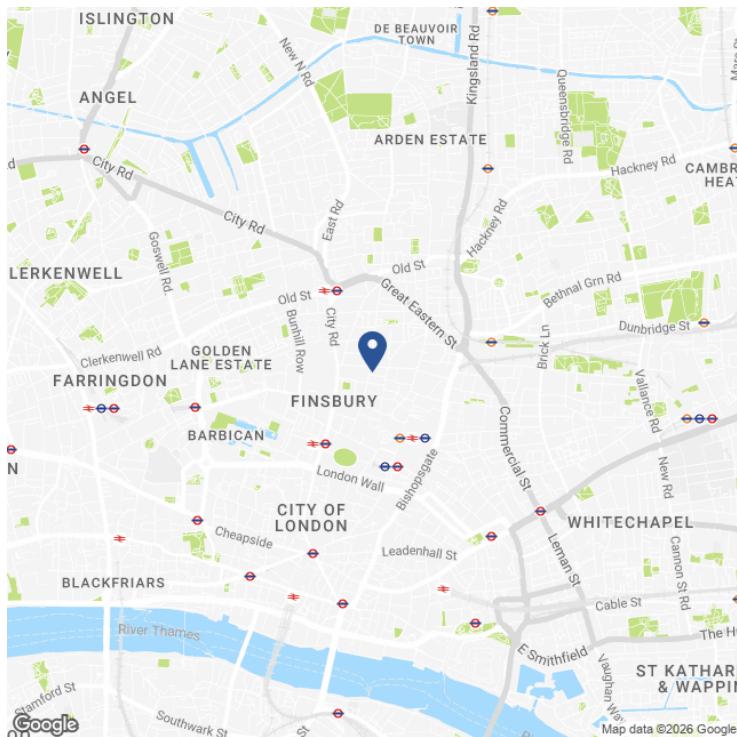


## SPECIFICATION

- 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
<b>TOTAL</b>	<b>60,907</b>	<b>5,658</b>



## TENURE

<b>Lease:</b>	New lease for a term by arrangement direct from the landlord.
<b>Guide Rent:</b>	£72.50 - £85 per sq ft
<b>Rates Estimate:</b>	£28.15 per sq ft
<b>Service Charge:</b>	£12.71 per sq ft
<b>VAT:</b>	Elected.
<b>EPC:</b>	B

## CONTACT

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## FURTHER INFORMATION

