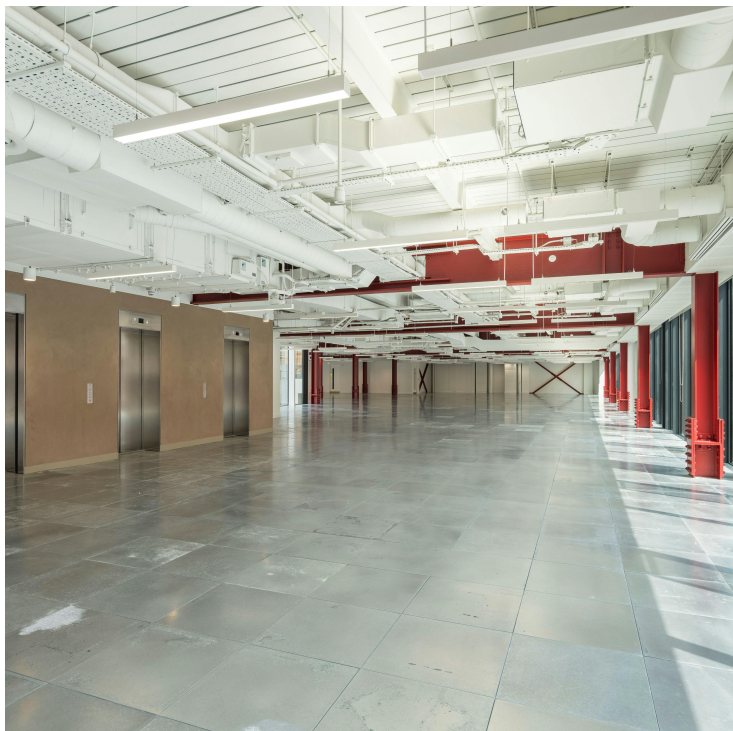


70 WILSON STREET  
LONDON EC2A 2DB

11,603 - 60,473 SQ FT



## DESCRIPTION

Originally redeveloped in partnership with the Carbon Trust, 70 Wilson is 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 4th floor benefits from a private terrace and the 3rd floor has a balcony.

## LOCATION

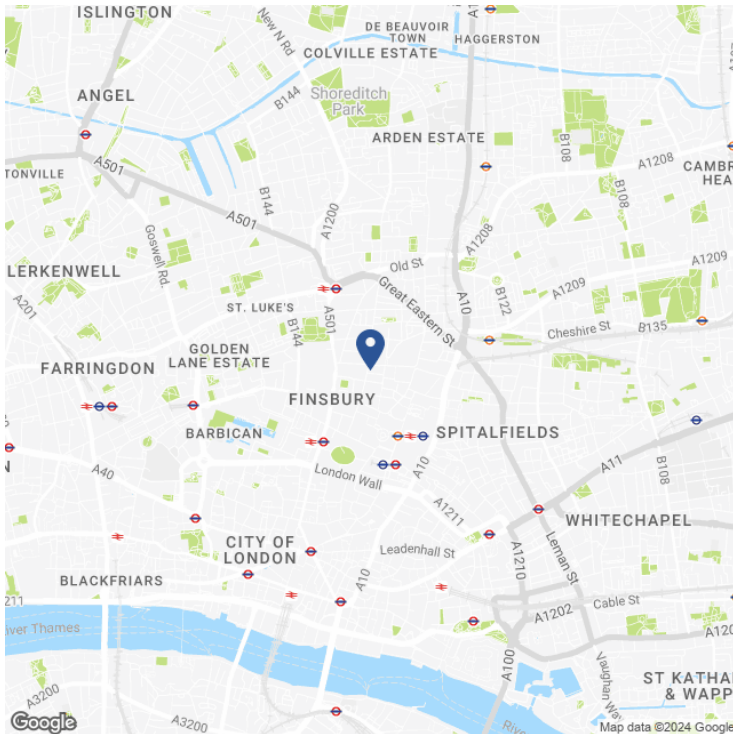
70 Wilson Street is conveniently located a 5-6 minute walk from Liverpool Street, Moorgate, Old Street and Shoreditch High Street stations providing occupiers with excellent transport connections (Elizabeth, Central, Circle, Hammersmith & City, Metropolitan, Northern, Overground & National Rail)

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
5TH & 6TH	11,912	1,107
4TH TERRACE	11,603	1,078
3RD BALCONY	12,339	1,146
2ND	12,524	1,164
1ST	12,095	1,124
<b>TOTAL</b>	<b>60,473</b>	<b>5,618</b>

## TENURE

<b>Lease:</b>	New lease for a term by arrangement direct from the landlord.
<b>Guide Rent:</b>	On Application
<b>Rates Estimate:</b>	£28 per sq ft
<b>Service Charge:</b>	£11.61 per sq ft
<b>VAT:</b>	Elected.

## CONTACT

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## FURTHER INFORMATION

