

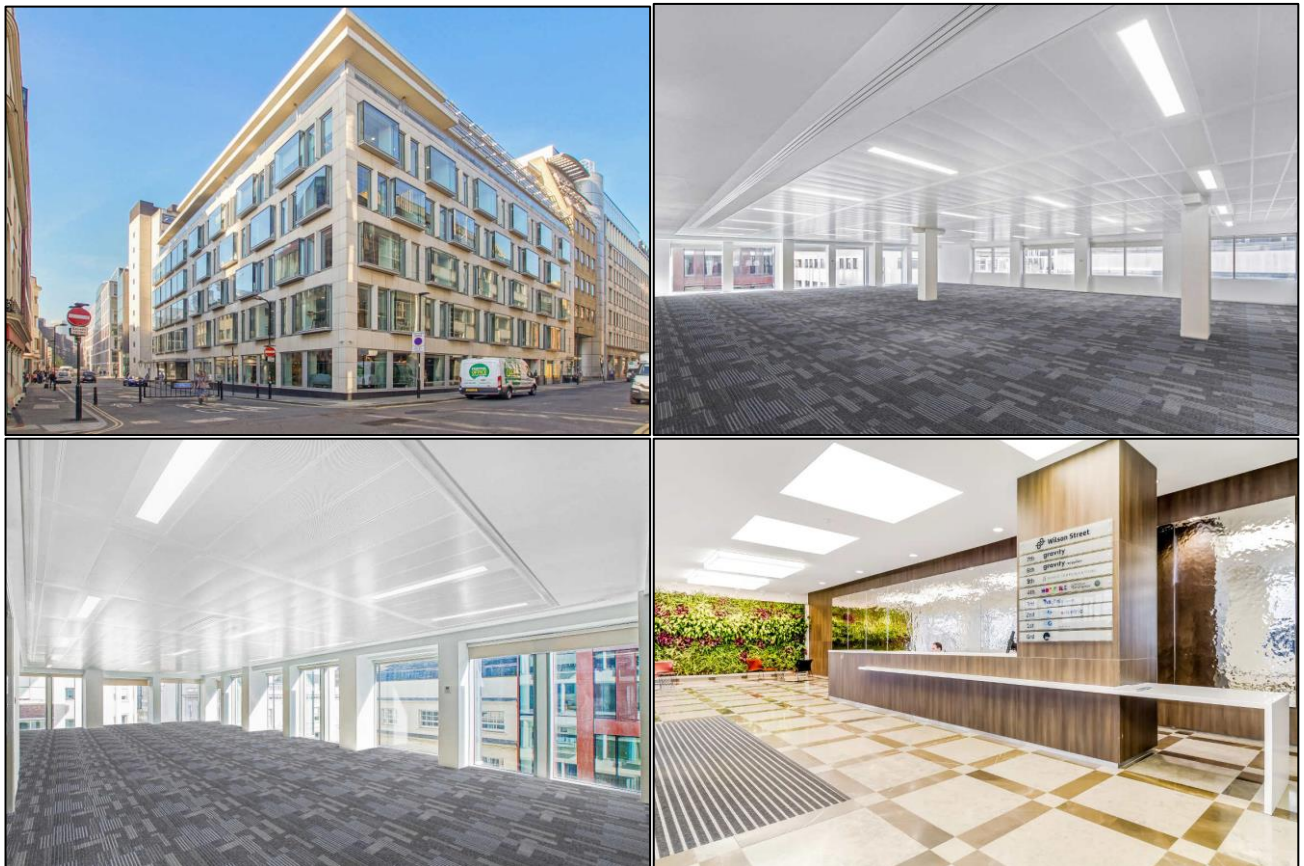
Commercial Office Space

10,244 sq. ft. / 951.7 sq. m. – 14,179 sq. ft. / 1,317.3 sq. m.

Newly refurbished office floor in a prominent corner building

TO LET

69 Wilson Street, London, EC2A 2BB



LOCATION

The building is located on the corner of Worship Street and Wilson Street, north of Finsbury Square and just south of vibrant Shoreditch. The building is close to the Amazon UK Headquarters and the new Stage Shoreditch development, home to Shakespeare's Curtain Theatre.

TRANSPORT

Liverpool Street Station (Central Line, Circle and Metropolitan lines and National Rail)
Moorgate Station (Hammersmith and City, Circle and Metropolitan lines and National Rail)
Old Street Station (Northern line and National Rail)
Shoreditch High Street Station (Overground)

CGI's OF THE OFFICE FLOOR FITTED & FURNISHED





DESCRIPTION

Located on the entire third floor, the office has just undergone a new refurbishment and will be ready to occupy in early 2021. The office benefits from floor to ceiling windows on all four elevations with a central core area. This provides great natural daylight and lots of flexibility to space plan the floor.

The building has an impressive large entrance area with a commissionaire. Secure bicycle storage is available and car parking spaces by arrangement.

AMENITIES

- Newly refurbished office
- Large open plan office floor
- Fully accessible raised floor
- New ceilings
- New lighting
- VRV air conditioning system
- BREEAM excellent rating
- Demised WC facilities
- Kitchen and breakout area
- Architecturally designed reception
- Commissionaire and security
- Three x 8 person passenger lifts
- Bicycle storage and showers
- Car parking available

APPROXIMATE FLOOR AREAS

Third Floor 10,244 sq. ft. 951.7 sq. m

An additional 3,935 sq. ft. will be available on the second floor in August 2021.

LEASE

A new lease is available for a term by arrangement.

RENT

£563,420 per annum

£55.00 per sq. ft. plus VAT.

SERVICE CHARGE

The service charge is fixed at £66,586 per annum (£6.50 per sq. ft.) plus VAT.

RATES

The rates payable for the year 2021/22 are estimated at £243,200 per annum / £23.75 psf.

Interested parties must verify these figures from the London borough of Islington.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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