

# SIXTY NINE

WILSON STREET • EC2

# WHERE THE CITY MEETS SHOREDITCH

69 Wilson Street occupies a commanding position at the vibrant intersection of London's financial heart and its creative soul.



Behind the striking stone and glass façade, the floors are available in fully fitted condition, offering 3,933 – 20,338 sq ft of workspace.

The second floor is currently divided into two suites but can be taken as the whole floor.

# A WORKSPACE THAT PERFORMS

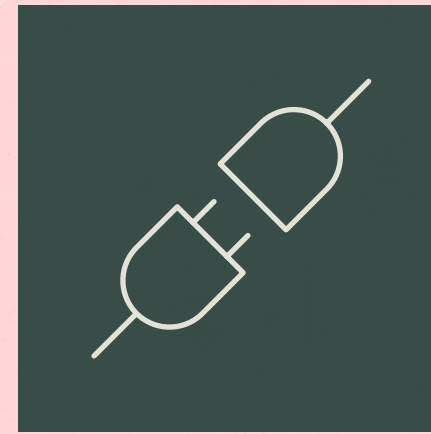
The building has been highly specified throughout and benefits from excellent sustainability features.



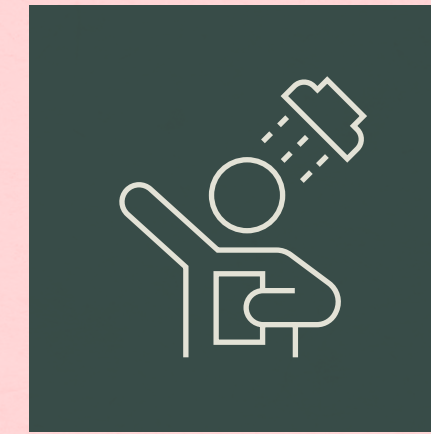
Rated Excellent under BREEAM, the world's leading sustainability assessment method



VRV air conditioning system



Three phase power



Shower facilities



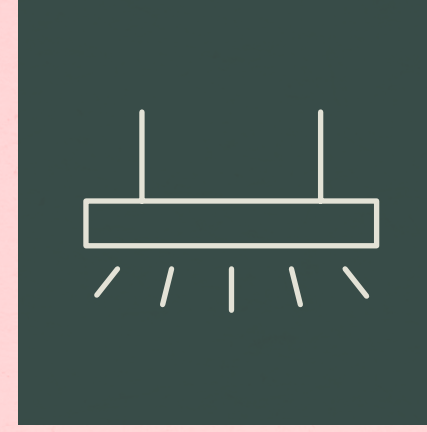
Secure cycle storage



Fresh air provided via power efficient air handling system



Impressive entrance area with commissionaire



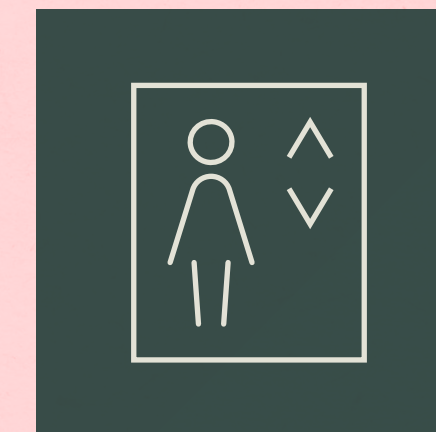
Efficient LED lighting system which minimises power usage



The building has an EPC rating of B



Office occupancy ratio 1 person per 7.5 sq m



3x 8-person Otis passenger lifts



Fully DDA compliant

# EFFICIENT AND FLEXIBLE OPEN PLAN FLOOR SPACE



THE SPACE

CAT A+  
FULLY FITTED  
& FURNISHED

The floors deliver  
high-performance,  
ready-to-go workspace.



PRIVATE MEETING ROOM



10-PERSON BOARDROOM



OPEN PLAN OFFICE SPACE

The floors have been fitted  
and finished to an  
uncompromising standard.

The open plan flexible space  
features full height glazing -  
flooding the space with natural  
light with open plan workspace  
and private meeting rooms.

ACCOMMODATION

| Floor  |       | Sq ft  | Sq m    |
|--------|-------|--------|---------|
| Second | North | 3,933  | 365.4   |
|        | South | 6,295  | 584.8   |
| First  |       | 10,110 | 939.2   |
| Total  |       | 20,338 | 1,889.4 |

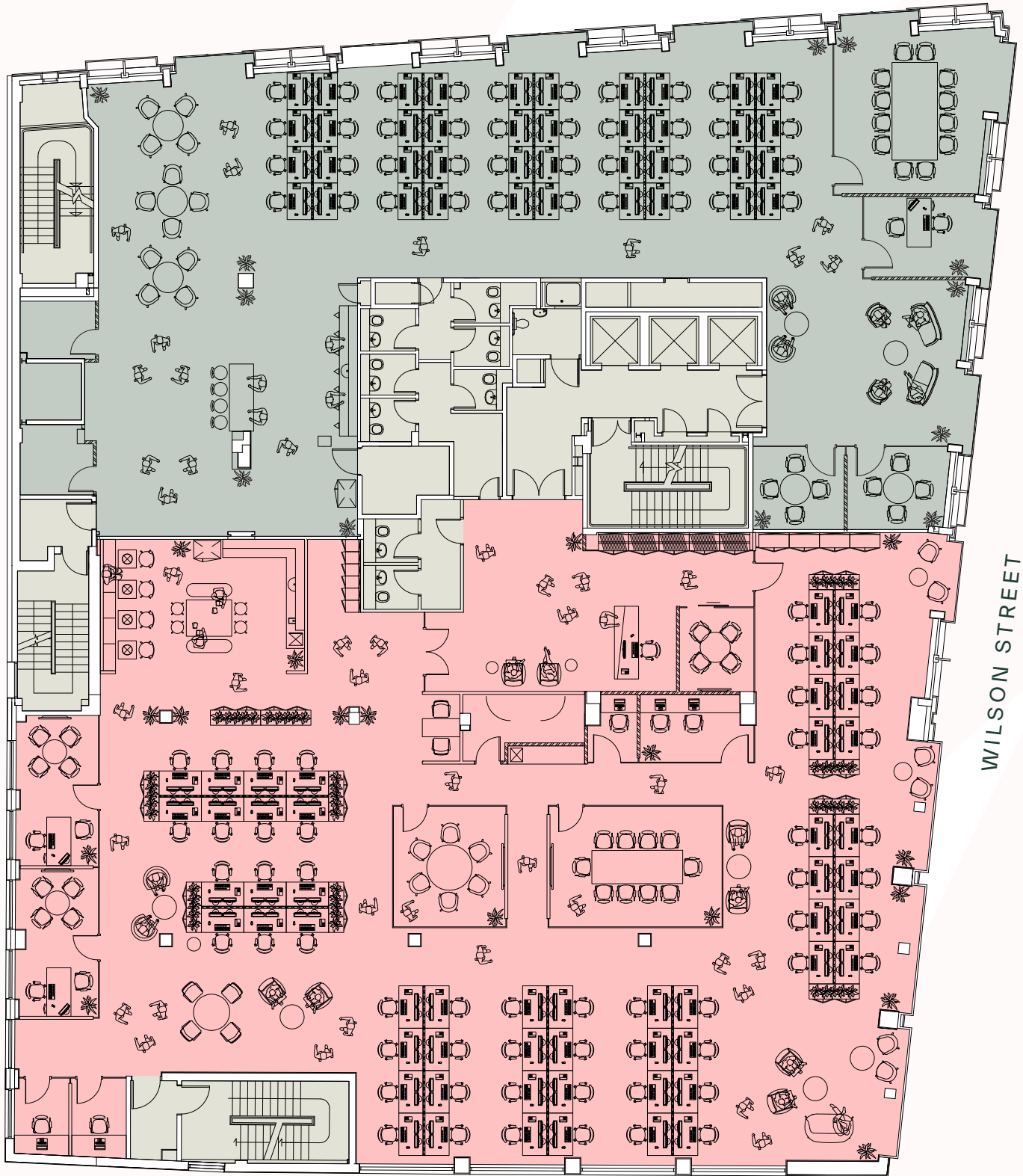
SECOND FLOOR  
SPACE PLAN

|                                 |    |
|---------------------------------|----|
| NORTH                           |    |
| Open plan positions             | 40 |
| 12-person board rooms           | 01 |
| 4-person meeting rooms          | 02 |
| Private office                  | 01 |
| Waiting & informal meeting area | 01 |
| Teapoint & breakout area        | 01 |
| Informal touchdown areas        | 01 |
| Comms room                      | 01 |
| Total work positions            | 41 |

|                                        |    |
|----------------------------------------|----|
| SOUTH                                  |    |
| Open plan positions                    | 54 |
| Meeting rooms (various sizes)          | 03 |
| Private office                         | 02 |
| VC pods                                | 04 |
| Collaboration / flexible working areas | 02 |
| Informal touchdown areas               | 05 |
| Total work positions                   | 56 |

- North
- South
- Core

|              |              |
|--------------|--------------|
| NORTH OFFICE | SOUTH OFFICE |
| 3,933 SQ FT  | 6,295 SQ FT  |
| 365.4 SQ M   | 584.8 SQ M   |

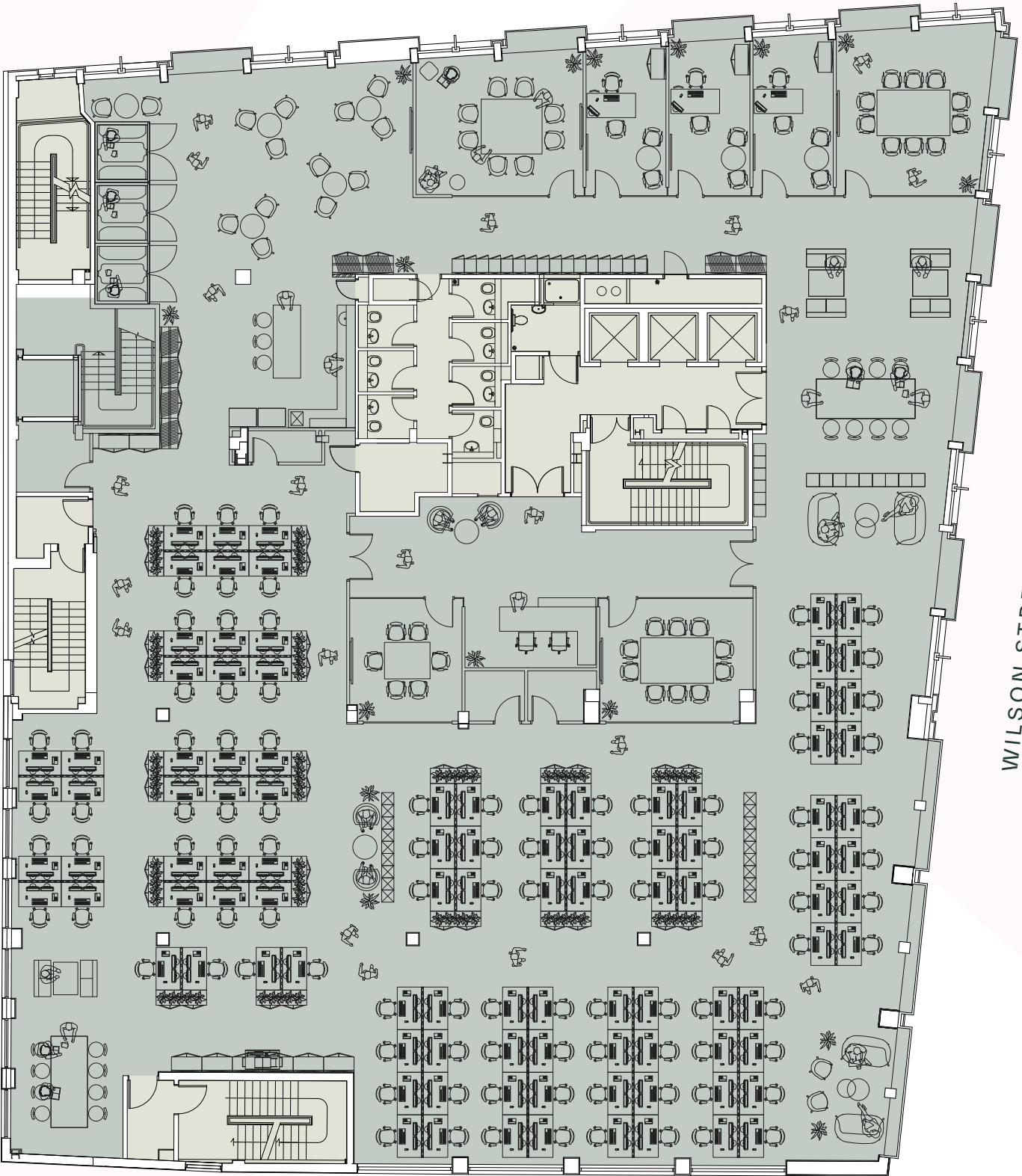


FIRST FLOOR  
SPACE PLAN

|                          |     |
|--------------------------|-----|
| Open plan positions      | 102 |
| Private offices          | 03  |
| 10-person meeting rooms  | 02  |
| 8-person meeting room    | 01  |
| 6-person meeting room    | 01  |
| Meeting booth            | 03  |
| Private pods             | 03  |
| Collaboration areas      | 02  |
| Reception                | 01  |
| Teapoint & breakout area | 01  |
| Informal touchdown areas | 03  |
| Comms room               | 01  |
| Total work positions     | 107 |

- Office
- Core

|              |
|--------------|
| 10,110 SQ FT |
| 939.2 SQ M   |





LOCAL AREA

# LONDON'S MOST VIBRANT DISTRICT

Surrounded by an unrivalled amenity mix, 69 Wilson Street sits at the heart of one of London's most dynamic neighbourhoods.



EATALY

PADELLA



SPITALFIELDS

BOXPARK



From the eclectic dining of Broadgate Circle and the endless choice at Eataly, to Shoreditch's independent bars and artisan coffee scene, the local offering is exceptional.

For retail and leisure, Broadgate Central provides a curated selection of leading brands and premium occupiers – delivering a complete, vibrant lifestyle experience.



BROADGATE CIRCLE

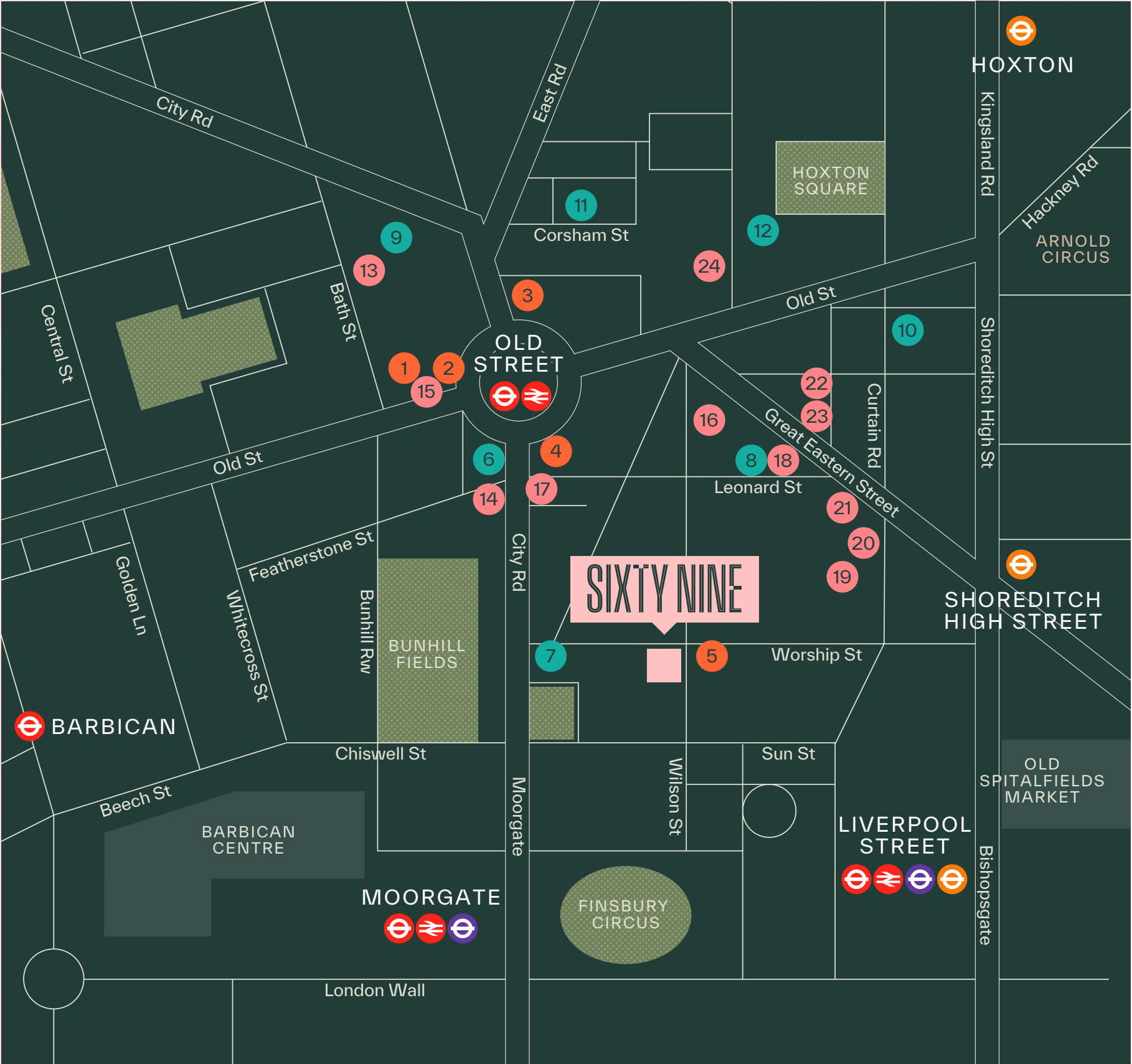
CONNECTIVITY

# UNRIVALLED CONNECTIVITY

Ideally situated between Liverpool Street, Old Street and Moorgate stations, the building's position provides occupiers with excellent transport connections.

Liverpool Street station is just a seven minute walk away, with the Elizabeth Line significantly reducing travel times across London and beyond.

ELIZABETH LINE ENTRANCE - LIVERPOOL STREET STATION



BARS / CAFÉS

- 1 Flight Club
- 2 Redemption Roasters
- 3 Beany Green
- 4 Gibney's
- 5 The Joiner on Worship

LEISURE

- 6 Everyman Cinema
- 7 Poolhouse
- 8 South Place Hotel
- 9 Virgin Active
- 10 Montcalm Hotel
- 11 1Rebel
- 12 Third Space

RESTAURANTS

- 13 Padella
- 14 Daffodil Mulligan
- 15 Manteca
- 16 Bluebird City
- 17 The Ivy City Garden
- 18 Bar Douro
- 19 Lima Shoreditch
- 20 Eataly
- 21 Boxpark
- 22 Los Mochis
- 23 Yuatcha
- 24 Boxhall City
- 25 Bread Street Kitchen
- 26 Farmer J

STATION WALK TIMES (MINUTES)



SOURCE: GOOGLE MAPS

FURTHER INFORMATION

VIEWINGS

Strictly through the joint letting agents:

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