

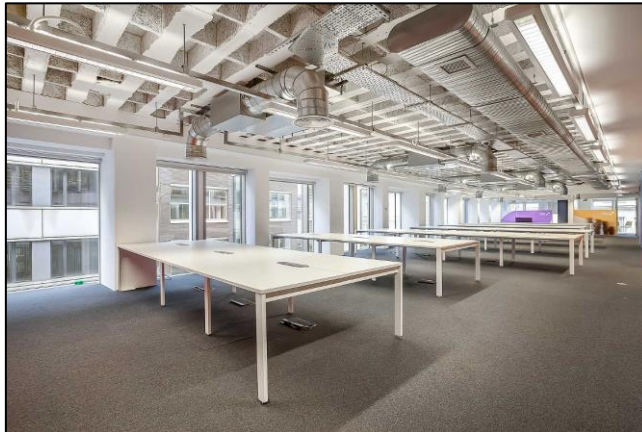
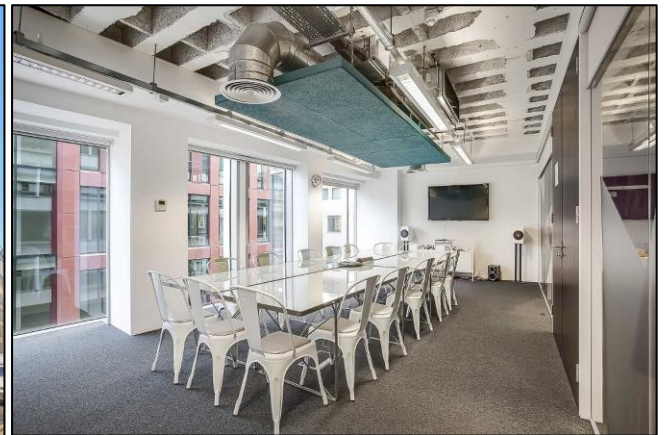
Commercial Office Space

3,935 sq. ft. / 365 sq. m.

Fitted 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)



DESCRIPTION

Located on the second floor, the office will be ready to occupy in the summer of 2021. The office benefits from floor to ceiling windows on two elevations with three private meeting rooms. 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

- Open plan office floor
- Three private meeting rooms
- Fully accessible raised floor
- Exposed ceilings & services
- 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

Second Floor 3,935 sq. ft. 365 sq. m

LEASE

A new lease is available for a term by arrangement.

RENT

£216,425 per annum

£55.00 per sq. ft. plus VAT.

SERVICE CHARGE

The service charge is fixed at £25,577 per annum (£6.50 per sq. ft.) plus VAT.

RATES

The rates payable for the year 2021/22 are estimated at £93,184 per annum / £23.68 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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