

# THE WILSON

70 WILSON STREET  
EC2

12,000-75,000 sq ft of exceptional City workspace





CGI (FOR INDICATIVE PURPOSES)

## THE CITY LOOKS BETTER FROM HERE

The Wilson is a modern City workplace on the doorstep of Broadgate, offering prime office space with private terraces on the 3rd-6th floors and a new communal rooftop lounge and landscaped terrace.



# THE WILSON AMENITY HIGHLIGHTS



## The Wilson Rooftop Lounge

A high-quality communal space for meetings, entertaining and informal interaction, designed to enhance the everyday experience at The Wilson.



## The Wilson Terrace

A thoughtfully landscaped communal terrace, creating an inviting outdoor setting to connect, unwind and entertain, surrounded by planting and impressive City views.



## The Wilson Eight Club Partnership

An exclusive partnership with this award-winning private members' club, directly opposite The Wilson, offering access to a state-of-the-art gym, wellness café and premium amenities for meetings and client entertaining.



# KEY FEATURES



The Wilson  
rooftop terrace



The Wilson  
rooftop lounge



Private terraces  
on 3rd - 6th floors



Reception &  
business lounge



Landscaped  
courtyard



Fully fitted  
workspace

(now available on  
first floor)



Generous  
end-of-trip

(118 cycle spaces,  
7 showers, 56 lockers.)



High-performance  
sustainability

(BREEAM Excellent.  
Fully electric. EPC A.)



Full-height  
glazing



Panoramic  
city views



LOCATION

MOMENTS FROM  
BROADGATE, MINUTES  
FROM MOORGATE

The Wilson is surrounded by some of the City’s most dynamic destinations, from Broadgate’s retail, dining and hospitality scene to the independent shops and restaurants of Spitalfields Market, complemented by excellent connectivity and nearby green spaces.





# OFFICE AVAILABILITY

THE PENTHOUSE  
Total 10,875 sq ft

| Floor                | Offices<br>(sq ft) | Terraces<br>(sq ft) |
|----------------------|--------------------|---------------------|
| SIXTH                | 2,990              | 1,152               |
| FIFTH                | 7,885              | 2,282               |
| FOURTH               | 11,631             | 294                 |
| THIRD                | 12,370             | 71                  |
| SECOND               | 12,564             |                     |
| FIRST (Fully fitted) | 12,133             |                     |
| GROUND               | LET                |                     |
| LG                   | LET                |                     |
| Total available      | 59,573             | 3,799               |



FULLY FITTED

# A WARM AND WELCOMING WORKSPACE

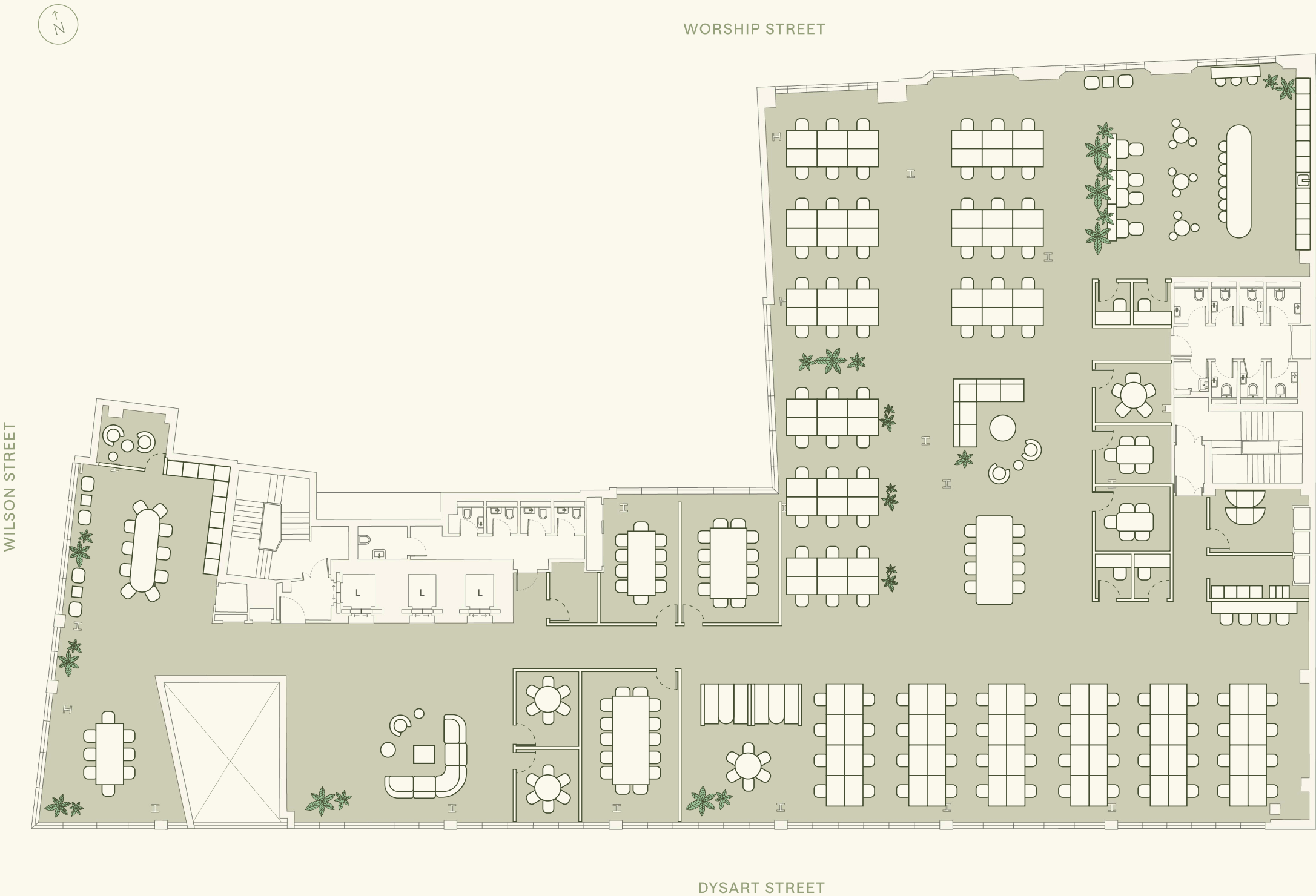
The first floor has been newly fully fitted with contemporary furniture and finishes, a soft palette of natural materials, and plentiful planting. Flexible collaboration zones, focus booths, a business lounge and breakout areas support every stage of the working day with flexibility to grow.





# FIRST – FULLY FITTED

(12,133 sq ft)



-  102x workstations
-  1x reception
-  5x meeting rooms  
5-6 person
-  3x boardrooms  
10-14 person
-  1x business lounge  
10-14 person
-  2x collaboration areas
-  4x call booths
-  2x kitchen

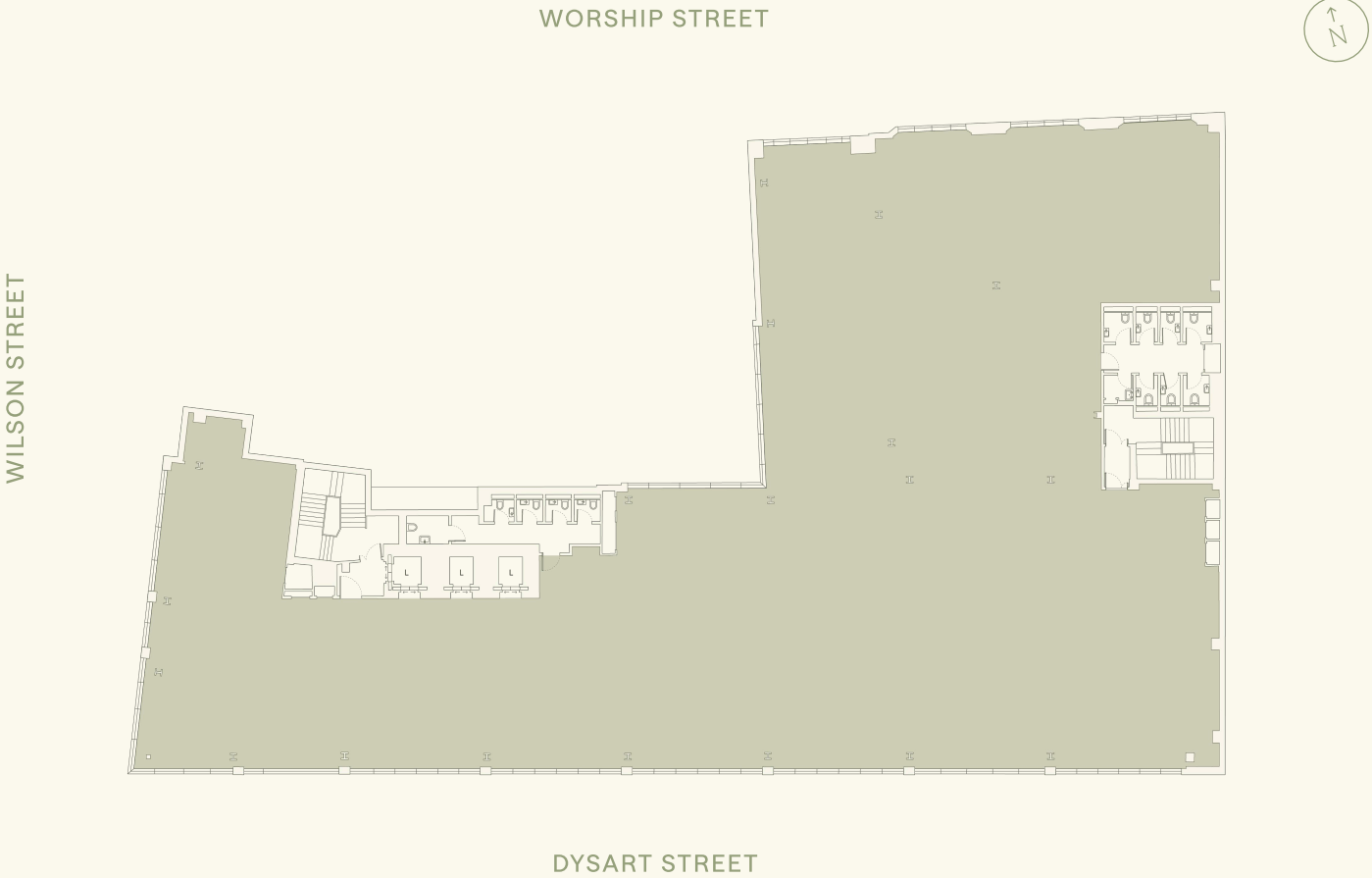






FLOORPLANS

SECOND  
12,564 sq ft



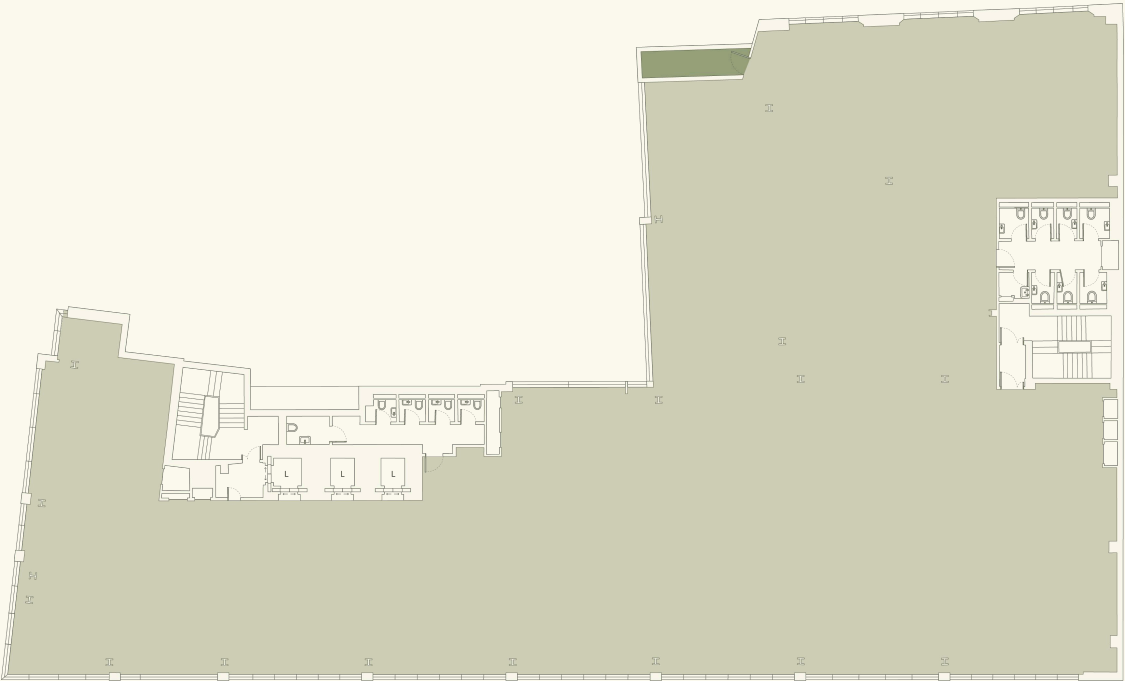
● OFFICE: 12,564 sq ft



THIRD  
12,370 sq ft

WORSHIP STREET

WILSON STREET



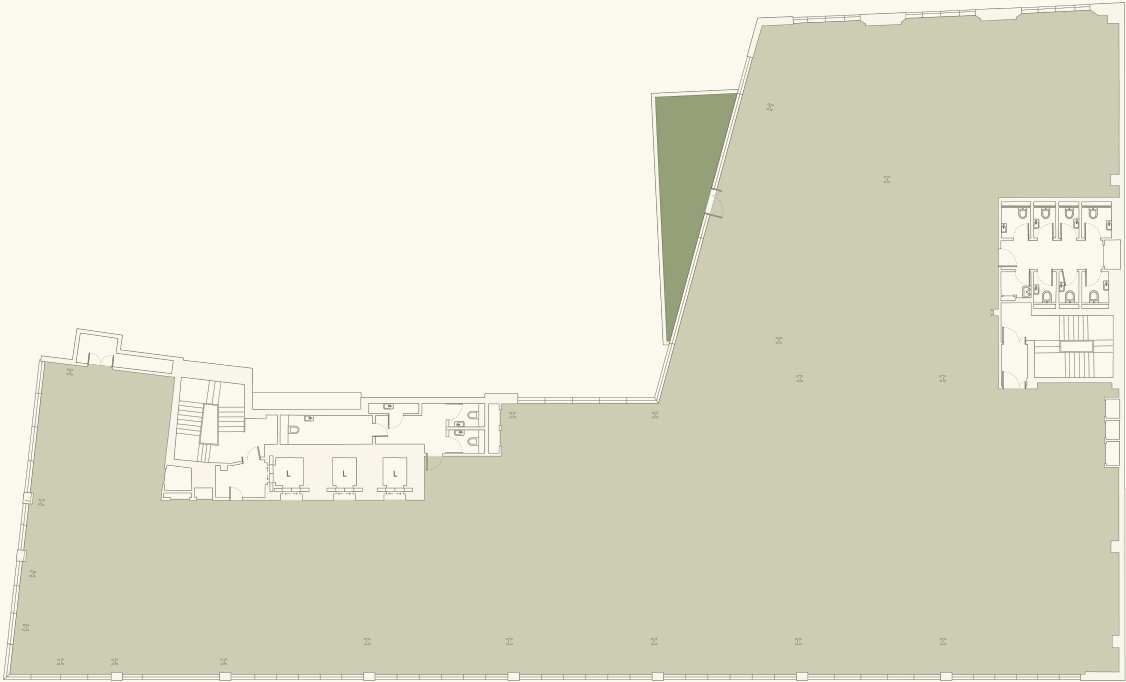
DYSART STREET

- OFFICE: 12,370 sq ft
- BALCONY: 71 sq ft

FOURTH  
11,631 sq ft

WORSHIP STREET

WILSON STREET



DYSART STREET

- OFFICE: 11,631 sq ft
- TERRACE: 294 sq ft



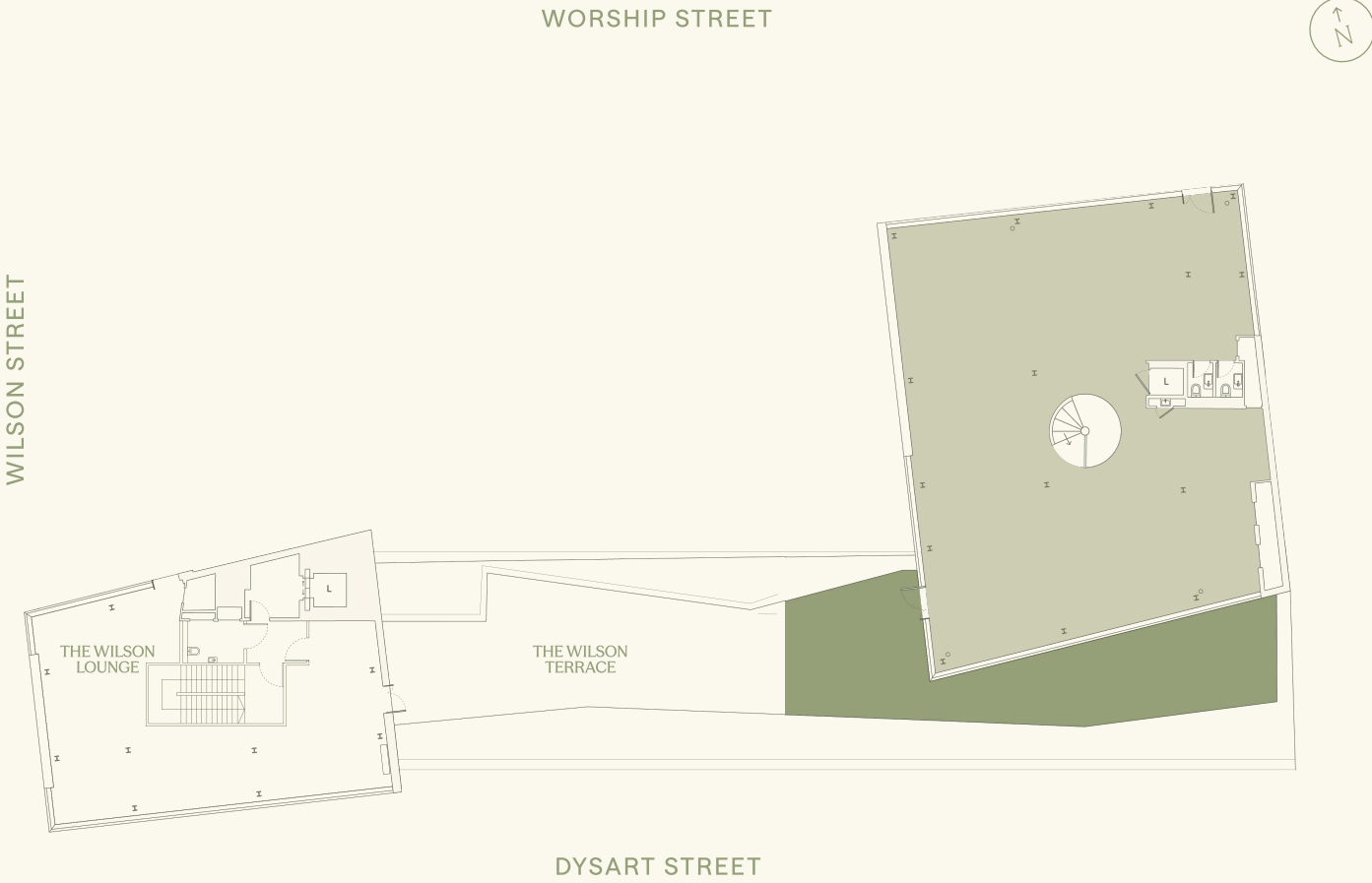
# THE PENTHOUSE (5th & 6th)

10,875 sq ft (office)  
3,434 sq ft (terraces)



## FIFTH

- OFFICE: 7,885 sq ft
- TERRACE: 2,282 sq ft



## SIXTH

- OFFICE: 2,990 sq ft
- TERRACE: 1,152 sq ft



# PRIORITISING OCCUPIER WELLBEING

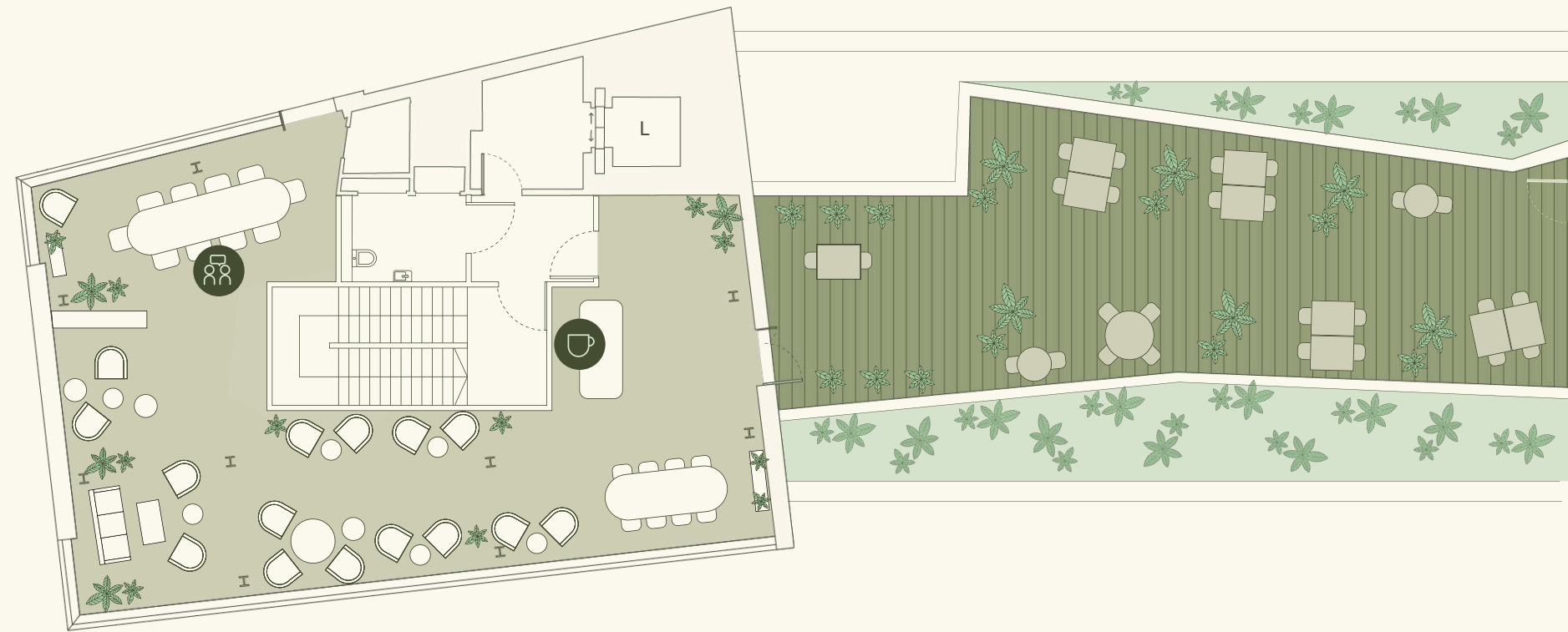
A collection of exceptional amenities  
creates opportunities to work differently,  
collaborate and enjoy the building  
beyond the office.



THE WILSON ROOFTOP LOUNGE (CGI FOR INDICATIVE PURPOSES)



# THE WILSON LOUNGE & TERRACE



-  **THE WILSON LOUNGE:** 1,335 sq ft
-  **THE WILSON TERRACE:** 904 sq ft

KEY FEATURES:

-  Event space for private hire
-  Flexible indoor and outdoor seating
-  Private meeting room
-  Coffee point and serving bar
-  Expansive City skyline views



# THE WILSON ROOFTOP LOUNGE

The 1,335 sq ft sixth-floor lounge provides a sophisticated setting for informal working, collaboration and events, with a private meeting room for more focused conversations.



CGI (FOR INDICATIVE PURPOSES)





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# THE WILSON TERRACE

The terrace offers panoramic City views and a versatile setting for wellness, entertaining and social events, with direct access to the Lounge.



CGI (FOR INDICATIVE PURPOSES)



# THE WILSON X EIGHT CLUB

The Wilson occupiers can enjoy a discounted Eight Club membership with access to both clubs in the City, benefiting from access to member lounges, gym facilities, events and meeting rooms and selected member experiences.\*



\* Please see [www.eightclub.co.uk](http://www.eightclub.co.uk) for full details. All memberships are subject to Eight Club terms and conditions.



# GLOBAL NAMES AND INDEPENDENT GEMS

The Wilson enjoys immediate access to Broadgate, one of the City's leading retail and hospitality destinations. Independent cafés, acclaimed restaurants, bars and fitness studios are all within easy reach, while nearby Finsbury Square provides a green retreat in the heart of the City.



BROADGATE CIRCLE

5 MIN WALK



FINSBURY SQUARE

1 MIN WALK



LIVERPOOL ST STATION

6 MIN WALK



AMENITIES

| RESTAURANTS & BARS |                   | WALK  | COFFEE    |                                   | WALK  |
|--------------------|-------------------|-------|-----------|-----------------------------------|-------|
| 01                 | EIGHT CLUB        | 1 MIN | 01        | CORE CAFE                         | 1 MIN |
| 02                 | BLACK ROCK        | 1 MIN | 02        | URBAN BARISTAS                    | 1 MIN |
| 03                 | LIMA              | 2 MIN | 03        | ALCHEMY                           | 2 MIN |
| 04                 | BAR DOURO         | 3 MIN | 04        | SMALL SQUARE CAFE                 | 3 MIN |
| 05                 | CAMINO            | 3 MIN | 05        | REDEMPTION ROASTERS               | 4 MIN |
| 06                 | FARMER J          | 3 MIN | 06        | EARLY BEES COFFEE                 | 5 MIN |
| 07                 | PADELLA           | 3 MIN | 07        | PLATÔ COFFEE                      | 6 MIN |
| 08                 | GAUCHO            | 4 MIN | 08        | GRIND                             | 7 MIN |
| 09                 | PICCOLINO         | 4 MIN |           |                                   |       |
| 10                 | ZAPOTE            | 4 MIN |           |                                   |       |
| 11                 | ATIS              | 5 MIN | LIFESTYLE |                                   | WALK  |
| 12                 | BAR KROKETA       | 5 MIN | 01        | BARRY'S BOOTCAMP                  | 1 MIN |
| 13                 | LANTANA           | 5 MIN | 02        | EVERYMAN                          | 3 MIN |
| 14                 | LINA STORES       | 5 MIN | 03        | PILATES & YOGA<br>MOVEMENT STUDIO | 4 MIN |
| 15                 | VAGABOND WINES    | 5 MIN | 04        | THIRD SPACE                       | 5 MIN |
| 16                 | YAUATCHA          | 5 MIN | 05        | TOWNHOUSE                         | 5 MIN |
| 17                 | MANTECA           | 6 MIN | 06        | 1REBEL                            | 6 MIN |
| 18                 | THE SALAD PROJECT | 6 MIN | 07        | FACEGYM                           | 6 MIN |
| 19                 | OSTERIA ANGELINA  | 7 MIN | 08        | BROADGATE CENTRAL                 | 7 MIN |
| 20                 | LOS MOCHIS        | 8 MIN | 09        | SPITALFIELDS MARKET               | 9 MIN |
| 21                 | EATALY            | 9 MIN |           |                                   |       |
| 22                 | IVY CITY GARDEN   | 9 MIN |           |                                   |       |







LINA STORES

5 MIN WALK



ROSSLYN

8 MIN WALK



VAGABOND WINES

5 MIN WALK



THIRD SPACE

5 MIN WALK



LIMA

2 MIN WALK



SPITALFIELDS

9 MIN WALK



OSTERIA ANGELINA

7 MIN WALK



# SUMMARY SPECIFICATION

1:10m<sup>2</sup>

Occupational density

VRV air conditioning

with intelligent occupancy sensors

118x cycle spaces

with 7 showers and 56 Lockers

14 l/s per person

fresh air ventilation

3x lifts

13-Person capacity serving all floors

Full-height glazing

maximising natural light

7x showers

with towel service

2.70 - 3.00m

Typical floor-to-ceiling heights

BREEAM excellent

rating achieved

EPC A

energy rating acheived

4x living roofs

home to rooftop beehives

100% electric

powered renewable energy sources



# THE WILSON

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EC2



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