



Wilson Street EC2

69 WILSON STREET

Where Shoreditch and the City meet...

Key features include:

- Newly refurbished floors to CAT A+ specification
- 2nd floor 3,933 sq ft / 6,295 sq. ft. / 10,298 sq. ft.
- CAT A+ fully fitted and furnished
- Open plan and private meeting rooms
- Efficient and flexible open plan floors
- 2.7m full height glass windows on all sides
- Excellent sustainability features
- Secure bicycle storage
- Striking stone and glass façade
- Prominent corner building offering top specification offices





Typical fitted & furnished floor

A warm
welcome
awaits...



Creative, innovative, impulsive, individual and refined...



2 mins

Barry's Bootcamp

The original high intensity interval workout.

5 mins

Broadgate Circle London's premier destination for culture, fitness, cocktails and dining out.

8 mins

Eataly

A new destination celebrating the history and cuisine of Italy.

9 mins

Spitalfields Market Historic market combining art, fashion, and food.



Travel times



WALKING

- LIVERPOOL STREET – 7 MINS
- OLD STREET – 7 MINS
- MOORGATE – 8 MINS



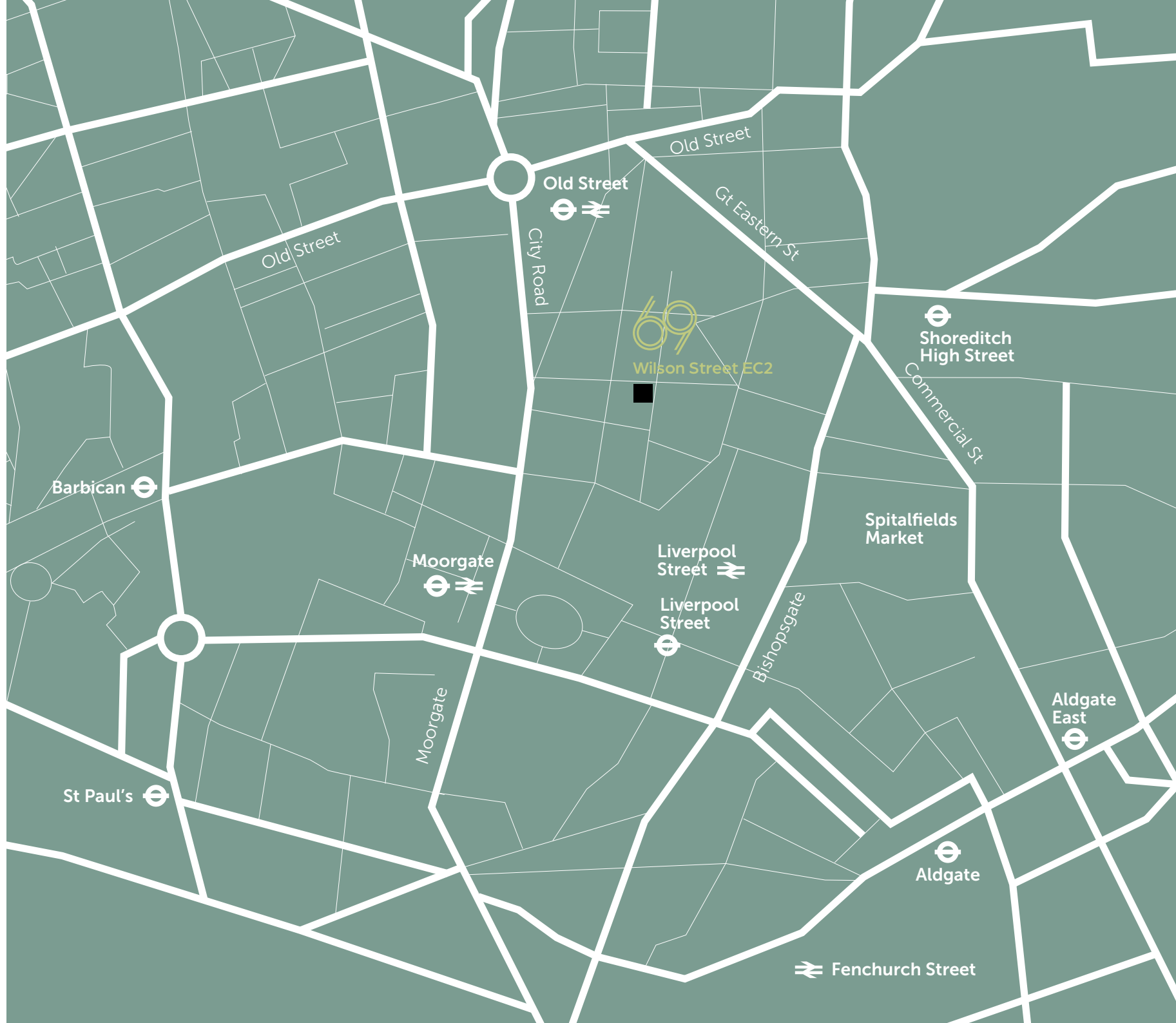
TUBE

- LONDON BRIDGE – 5 MINS
- KING'S CROSS – 7 MINS
- WATERLOO – 11 MINS
- VICTORIA – 18 MINS



ELIZABETH LINE

- TOTTENHAM COURT ROAD – 4 MINS
- CANARY WHARF – 6 MINS
- PADDINGTON – 10 MINS
- HEATHROW – 33 MINS



2nd Floor South

CAT A+ Fully fitted and furnished

Specification

- 54 x open plan positions (1400 x 800 bench)
- 3 x meeting rooms (various sizes)
- 2 x private offices
- 4 x VC pods
- 2 x collaboration / flexible working areas
- 5 x informal touchdown areas

Total headcount **56 work positions**



Space plan

Size

| 2nd Floor South | sq. ft. | sq. m |
|-----------------|---------|-------|
| | 6,295 | 584.8 |

How much it costs (excluding VAT)

| | Per annum | Per sq. ft. |
|----------------|-----------|-------------|
| Rent | £437,500 | £69.50 |
| Service charge | £40,917 | £6.50 |
| Business rates | £152,400 | £24.21 |

Total occupational costs

| 2nd Floor South | Per annum | Per cal month |
|-----------------|-----------|---------------|
| | £630,817 | £52,568 |

All floor areas are approximate.

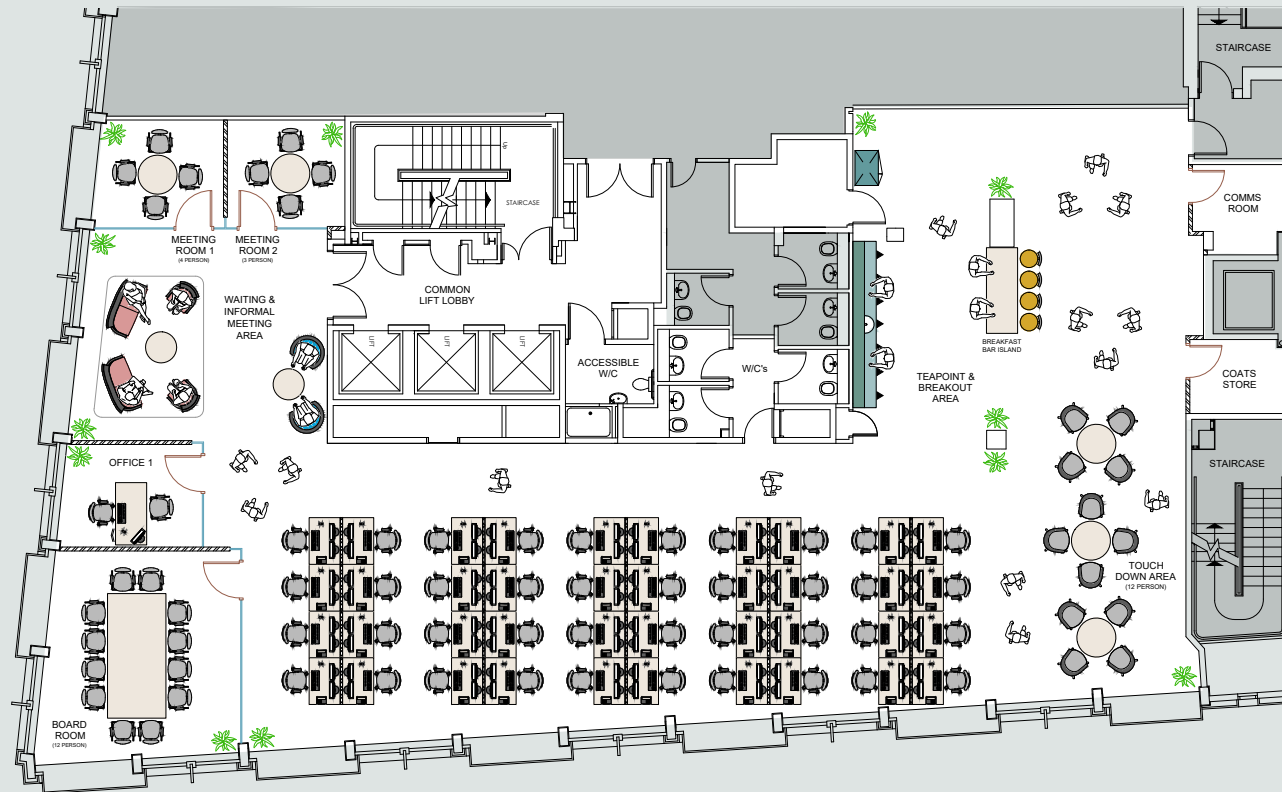
2nd Floor North

CAT A+ Fully fitted and furnished

Specification

- 40 x open plan positions (1400 x 800 bench)
- 1 x board room (12 persons)
- 2 x meeting rooms (4 persons)
- 1 x private office
- 1 x waiting & informal meeting area
- 1 x teapoint & breakout area
- 1 x informal touchdown area (12 person)
- 1 x coats store
- 1 x comms room

Total headcount **41 work positions**



Space plan

Size

| | | |
|-----------------|---------|--------|
| 2nd Floor North | sq. ft. | sq. m |
| | 3,933 | 365.39 |

How much it costs (excluding VAT)

| | Per annum | Per sq. ft. |
|----------------|-----------|-------------|
| Rent | £273,350 | £69.50 |
| Service charge | £25,565 | £6.50 |
| Business rates | £92,160 | £23.43 |

Total occupational costs

| | | |
|-----------------|-----------|---------------|
| 2nd Floor North | Per annum | Per cal month |
| | £391,075 | £32,590 |

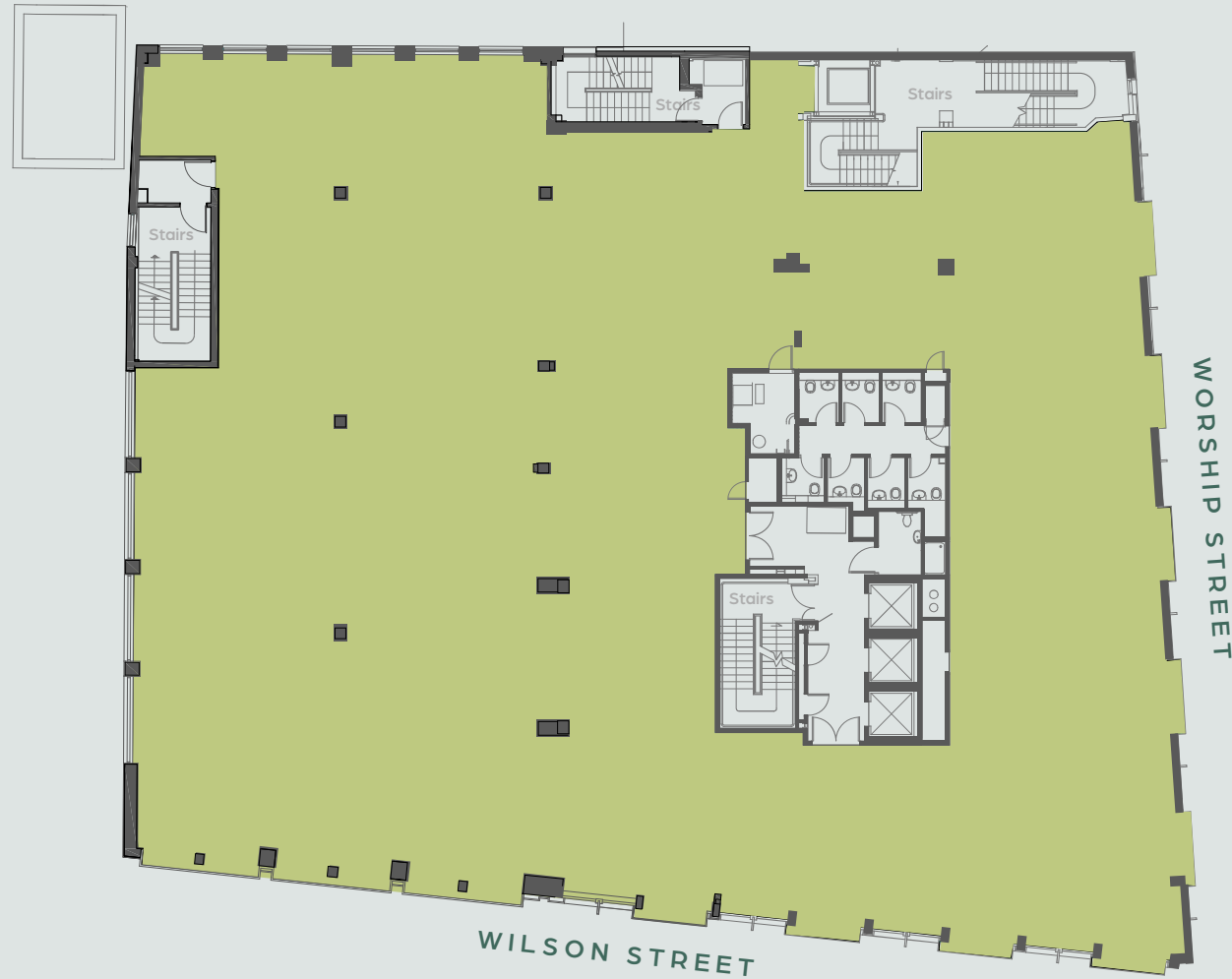
All floor areas are approximate.

2nd Floor

CAT A+ Fully fitted and furnished

Specification

- 94 x open plan positions (1400 x 800 bench)
- 1 x board room
- Meeting rooms (various sizes)
- Private offices
- VC pods
- Collaboration & flexible working areas
- Informal touchdown areas
- Fitted kitchen & breakout areas



Indicative floor plan

Size

| 2nd Floor | sq. ft. | sq. m |
|-----------|---------|-------|
| | 10,298 | 956.7 |

How much it costs (excluding VAT)

| | Per annum | Per sq. ft. |
|----------------|-----------|-------------|
| Rent | £715,710 | £69.50 |
| Service charge | £66,937 | £6.50 |
| Business rates | £244,560 | £23.75 |

Total occupational costs

| 2nd Floor | Per annum | Per cal month |
|-----------|------------|---------------|
| | £1,027,207 | £85,600 |

All floor areas are approximate.



Typical fitted & furnished floor

Contact

LEASE

New leases are available for a term by arrangement.

PLEASE CONTACT



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