



To Let

70 Wilson Street comprises 60,907 sq ft repositioned office building providing high-quality CAT A+ and CAT A floors

- Brand new CAT A+ 12,000 sq ft 1st floor
- New high-quality sky lounge with communal terrace (Q4 2026)
- Refurbished double height reception
- Communal ground floor courtyard

70 Wilson Street

London, EC2A 2DB

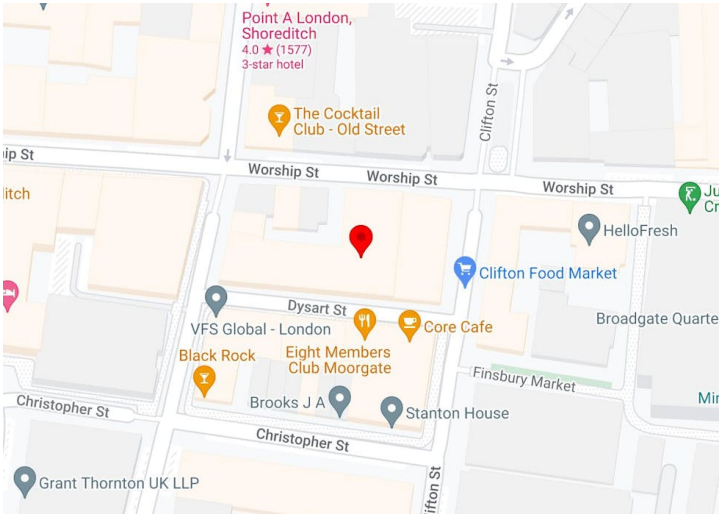
10,875 to 60,906 sq ft

1,010.32 to 5,658.35 sq m

Reference: #199677

70 Wilson Street

London, EC2A 2DB



Summary

Available Size	10,875 to 60,906 sq ft / 1,010.32 to 5,658.35 sq m
Rent	Rent on application
Service Charge	£13.40 per sq ft
EPC	B (31)

Description

70 Wilson Street is a recently refurbished and repositioned workplace offering approximately 60,000 sq ft of exceptional office space across seven floors. The building features a newly fitted first floor with 102 workstations, ready for immediate occupation, alongside CAT A space on floors 2-6 (Part level 6 East and Level 5 have to be let together).

The building benefits from an abundance of outdoor space including a Sky Lounge and large communal terrace on the sixth floor. Private terraces are available on the third, fourth, and fifth floors, whilst a brand new ground floor reception lounge and courtyard provide additional breakout space.

The building achieves BREEAM Excellent, is fully electric and offers comprehensive end-of-trip facilities, including 118 cycle spaces, eight showers, and 37 lockers. Occupiers also benefit from an exclusive partnership with the nearby Eight Club, providing access to a private members' gym, fine dining restaurant, and premium amenities.

Location

70 Wilson Street sits moments from Broadgate Circle, with Moorgate and Liverpool Street stations both within a six-minute walk. The area offers outstanding connectivity, a wide array of independent eateries, speciality coffee houses and fine-dining restaurants, alongside green spaces such as Finsbury Square.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
6th - 6	2,990	277.78	Available
5th - 5	7,885	732.54	Available
4th - 4	11,631	1,080.56	Available
3rd - 3	12,370	1,149.21	Available
2nd - 2	12,564	1,167.23	Available
1st - 1	12,133	1,127.19	Available
Total	59,573	5,534.51	

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