



70
WILSON

60,473 SQ FT OF
REMARKABLE WORKSPACE

LONDON TOLD YOUR WAY

01 - BUILDING



NEWLY-REFURBISHED WORKSPACE

Low-carbon and smartly-run, 70 Wilson is designed around comfort and sustainability, with excellent ventilation, cooling systems and full-height glazing to let in maximum warmth and light.



A STATEMENT RECEPTION

Our open, double-height reception offers a bold sense of arrival, with calming, refined details throughout. Collaborate in our stylish breakout space or step outside for a coffee among the leafy trellises of our courtyard.



CAT A FLOOR

INDICATIVE ONLY



MAKE
THE FAST
YOUR OWN

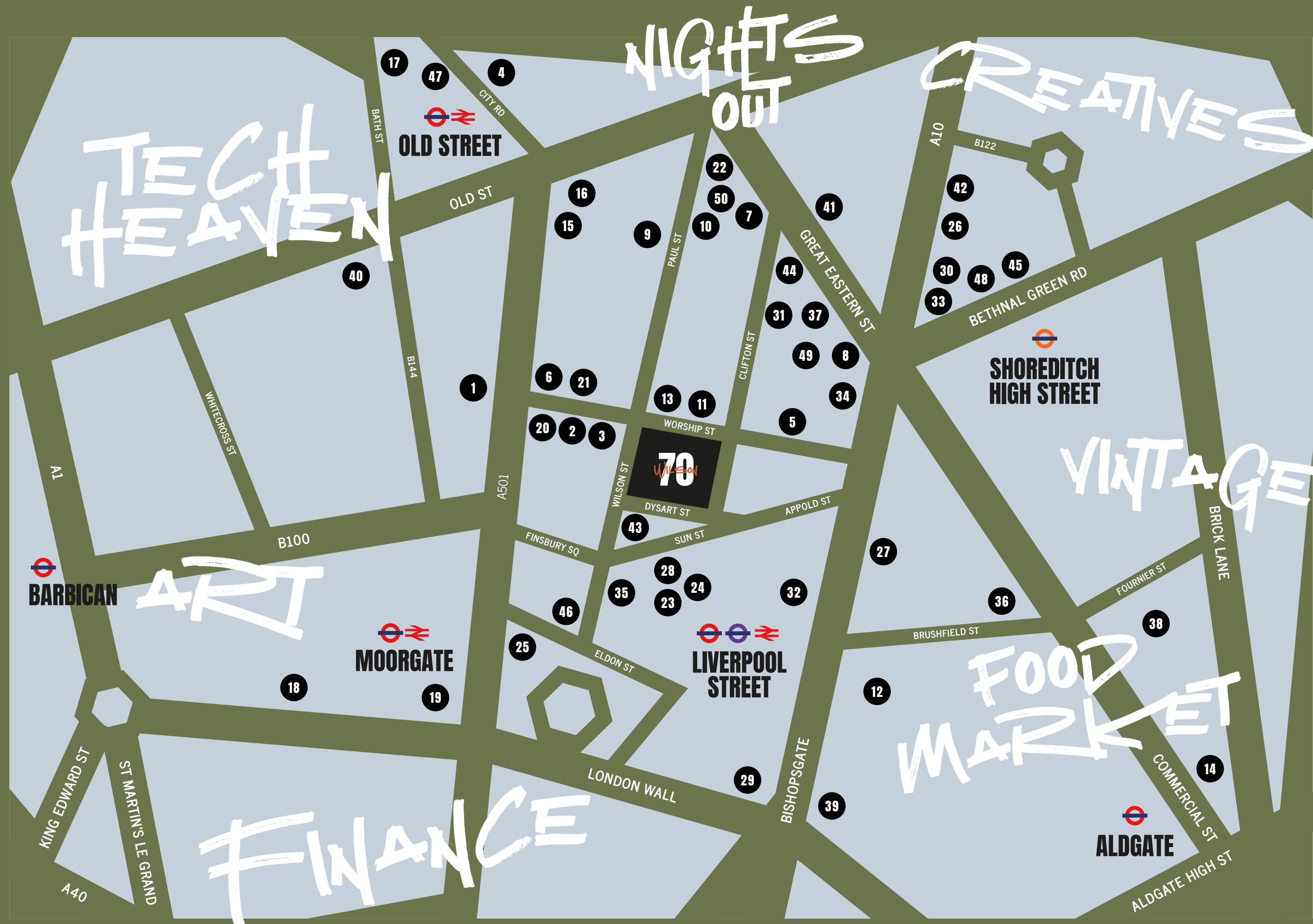


02 - LOCATION



LONDON'S FINEST, IN ONE PLACE

A lot gets said about the East. Everyone has their favourite bit: techy Old Street, trendy Shoreditch, arty Barbican, enterprising Moorgate. Luckily for us, 70 Wilson's slap bang in the middle – brutalist monuments one way, tequila bars the other, a bucketload of eateries in between.



SO WHERE TO GO?

BARS & PUBS

- 1 Finch's
- 2 Flight Club
- 3 Long Arm Pub & Brewery
- 4 Nightjar
- 5 Queen of Hoxton
- 6 Singer Tavern
- 7 The Book Club
- 8 The Crown and Shuttle
- 9 The Fox
- 10 The Princess of Shoreditch
- 11 Whistling Stop
- 12 Bishop's Vaults
- 13 The Cocktail Club
- 14 The Culpeper

CAFÉS & DELIS

- 15 Lantana
- 16 Ozone Coffee Roasters
- 17 Shoreditch Grind
- 18 Barbie Green
- 19 Rosslyn Coffee

GYM & LIFESTYLE

- 20 Barry's Bootcamp
- 21 Fight City Gym
- 22 Tokyobike
- 23 1Rebel Broadgate
- 24 Broadgate shopping area
- 25 Third Space Moorgate

RESTAURANTS

- 26 Dishoom
- 27 Galvin La Chapelle
- 28 José Pizarro
- 29 K10
- 30 Lyle's
- 31 Padella
- 32 Eataly
- 33 Pizza East
- 34 The Light Bar & Dining
- 35 Bar Duoro
- 36 Ottolenghi
- 37 Bistro Freddie
- 38 Pearly Queen
- 39 Duck & Waffle
- 40 EDO Izakaya
- 41 Gloria

HOTELS & MEMBERS' CLUBS

- 42 One Hundred Shoreditch
- 43 Eight Moorgate
- 44 Nobu Hotel
- 45 Shoreditch House
- 46 South Place Hotel
- 47 Z Shoreditch
- 48 Shoreditch Arts Club
- 49 Mondrian London Shoreditch
- 50 The Hoxton



BROADGATE
CIRCLE



SPITALFIELDS
MARKET



THE AVIARY



BARBICAN
CENTRE



#HITINGO



SUSHISAMBA



FLIGHT CLUB

SPEEDY
COMMUTES,
EASY
GETAWAYS



03 - TRANSPORT



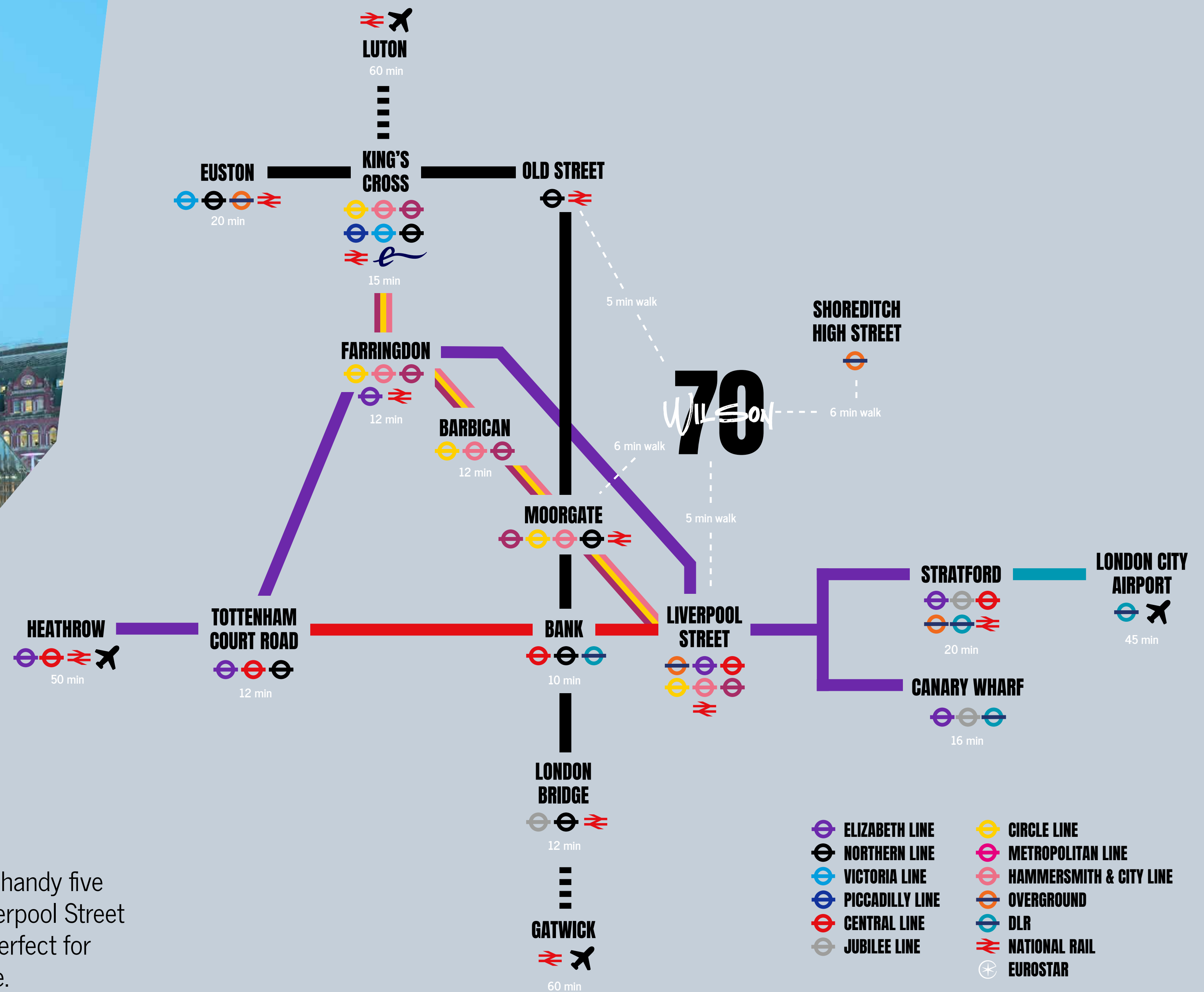
AT THE CROSSROADS OF LONDON

None of us want to spend more time on public transport. Luckily, 70 Wilson Street is ideally positioned for speedy trips in, out and about London.



LONDON MADE EASY

In case you hadn't heard, Crossrail's finally here – and a handy five mins from our doorstep. Whizz from well-connected Liverpool Street to Paddington in 11 mins and Heathrow in under 50 – perfect for business deals and post-work trips to the Balearics alike.



FLOOR
AREAS
FLOORPLANS
SPECIFICATION



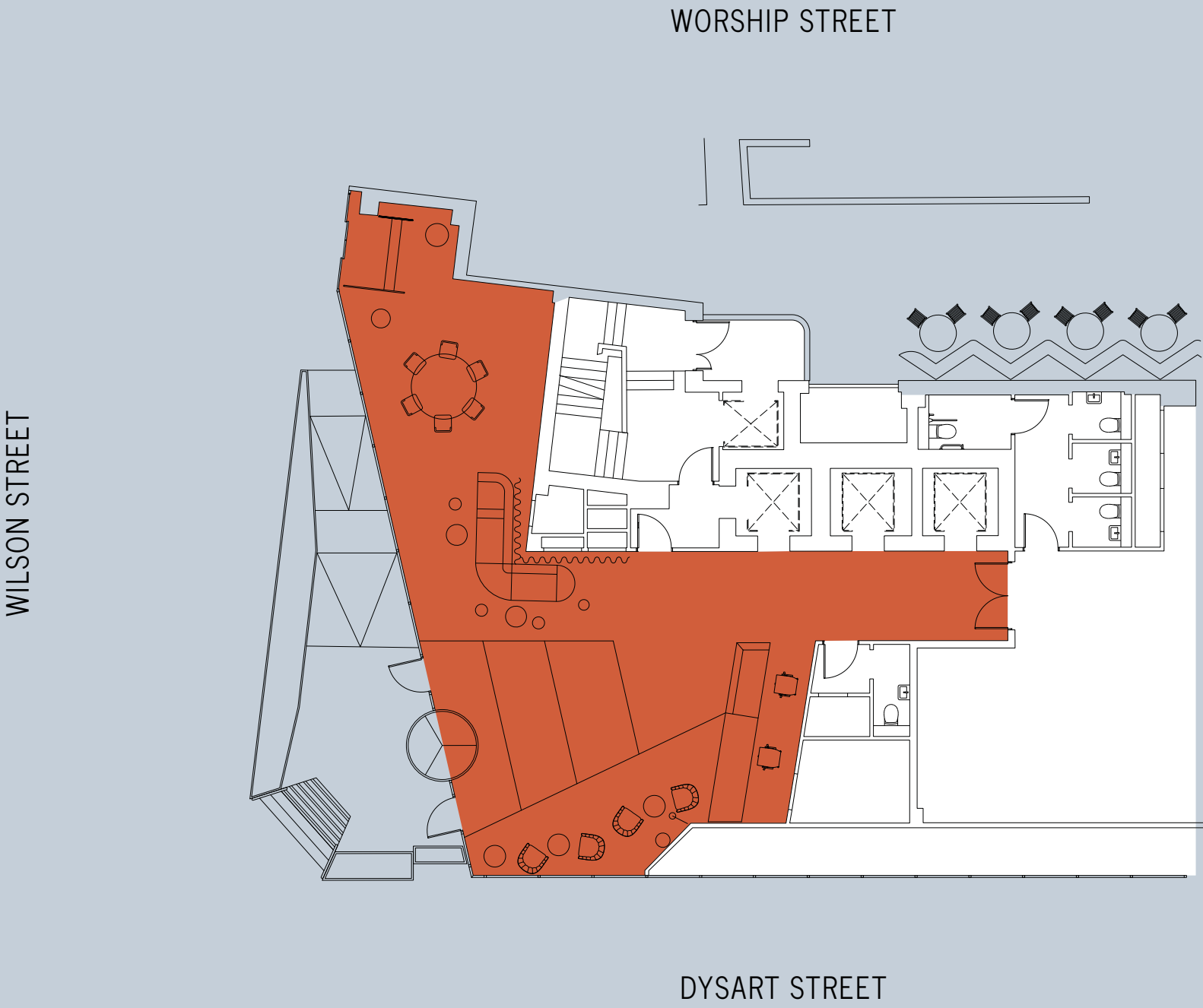
FLOOR AREAS (NIA)

FLOOR	SQ FT	TERRACE
06*	4,267	2,063
05*	7,645	2,105
04	11,603	237
03	12,339	130
02	12,524	/
01	12,095	/
TOTAL	60,473	4,535

*Floors 5 & 6 to be let together.

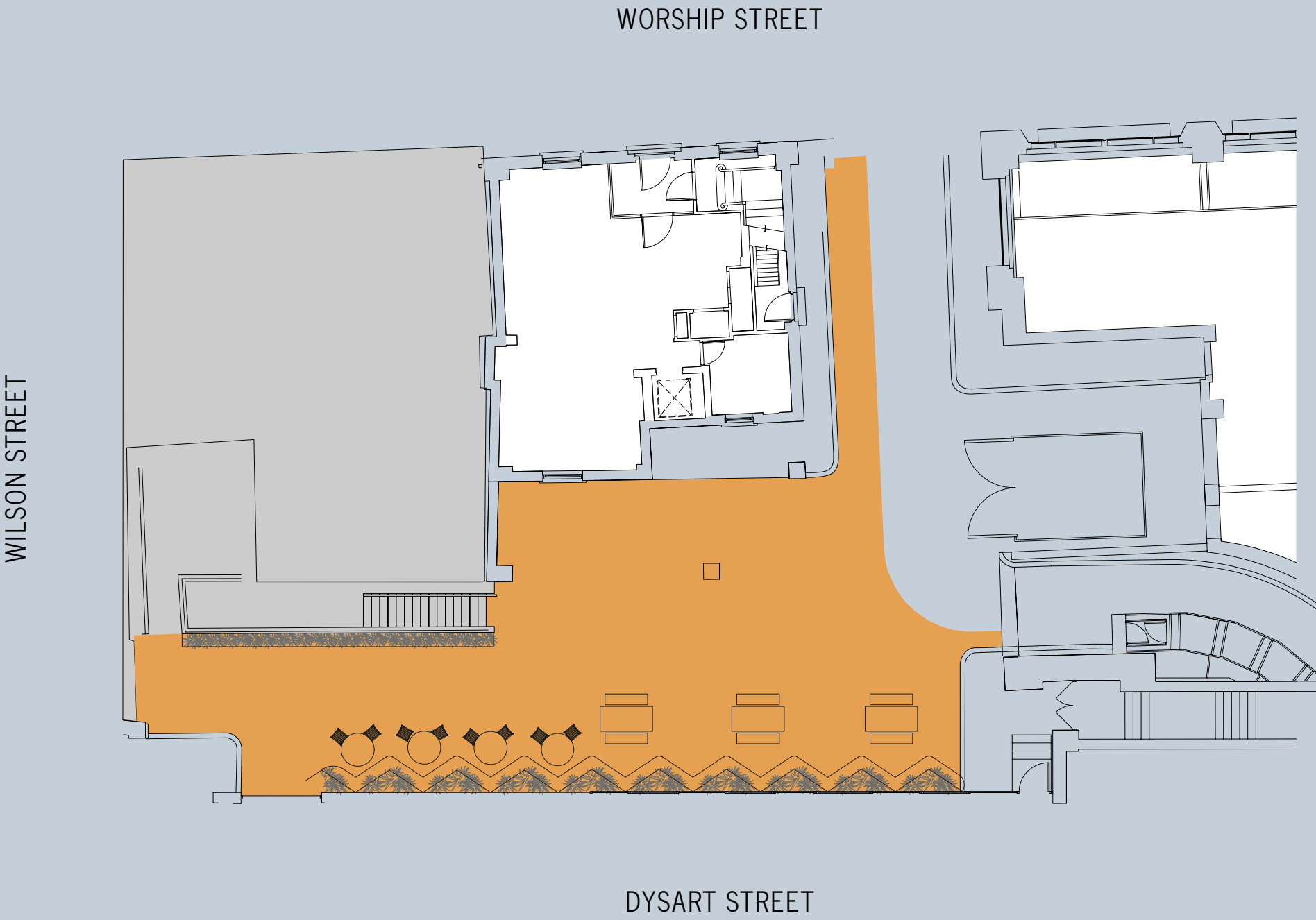
FLOORPLANS

GROUND FLOOR RECEPTION



NOT TO SCALE

GROUND FLOOR COURTYARD



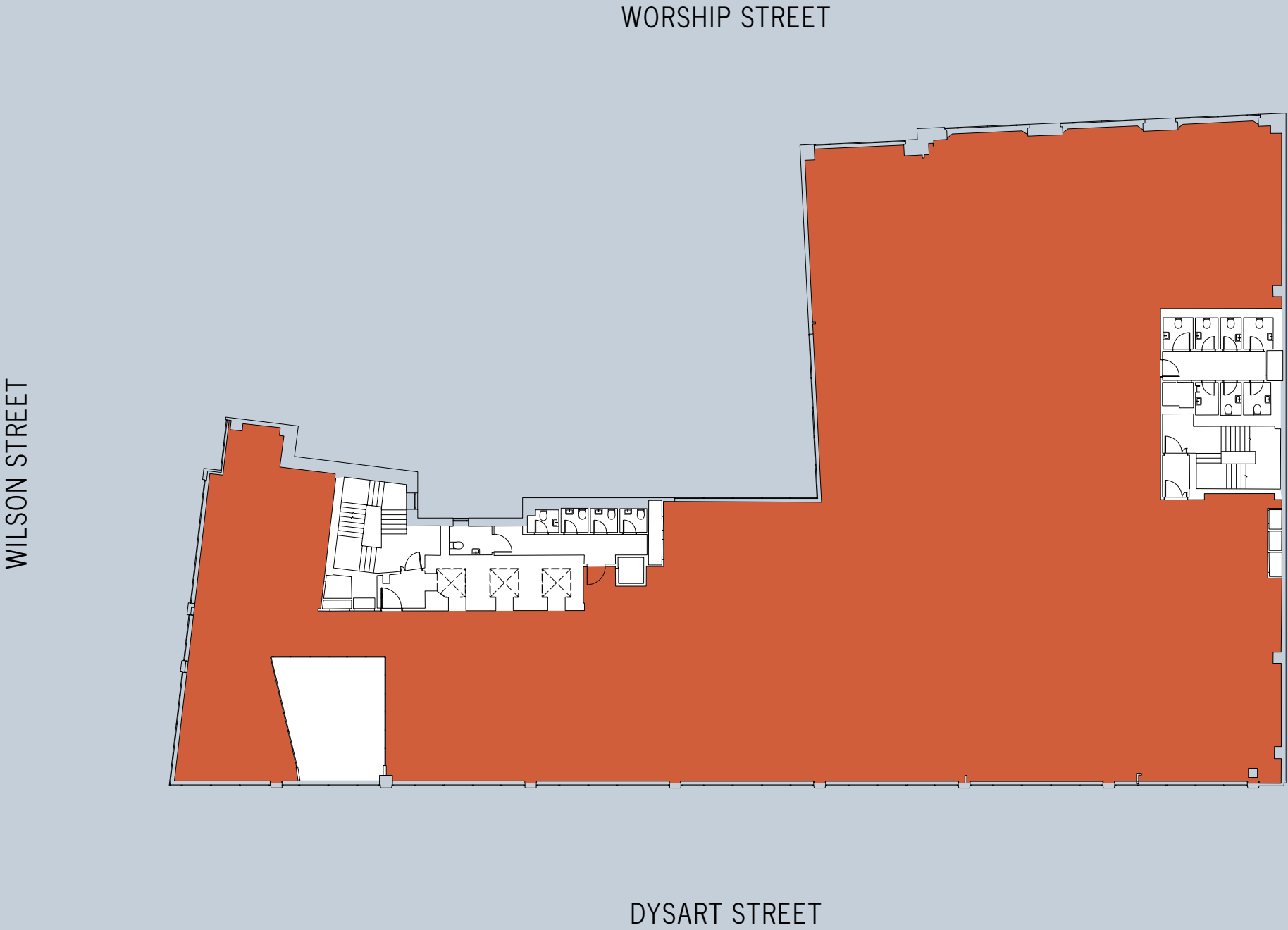
OFFICE COURTYARD CORE



FLOORPLANS

FIRST FLOOR

Office 12,095 sq ft / 1,123.7 sq m



NOT TO SCALE

SECOND FLOOR

Office 12,524 sq ft / 1,163.5 sq m



OFFICE CORE



FLOORPLANS

THIRD FLOOR

Office 12,339 sq ft / 1,146.3 sq m
Balcony 130 sq ft / 12.1 sq m



FOURTH FLOOR

Office 11,603 sq ft / 1,078.0 sq m
Terrace 237 sq ft / 22.0 sq m



NOT TO SCALE

OFFICE TERRACE/BALCONY CORE



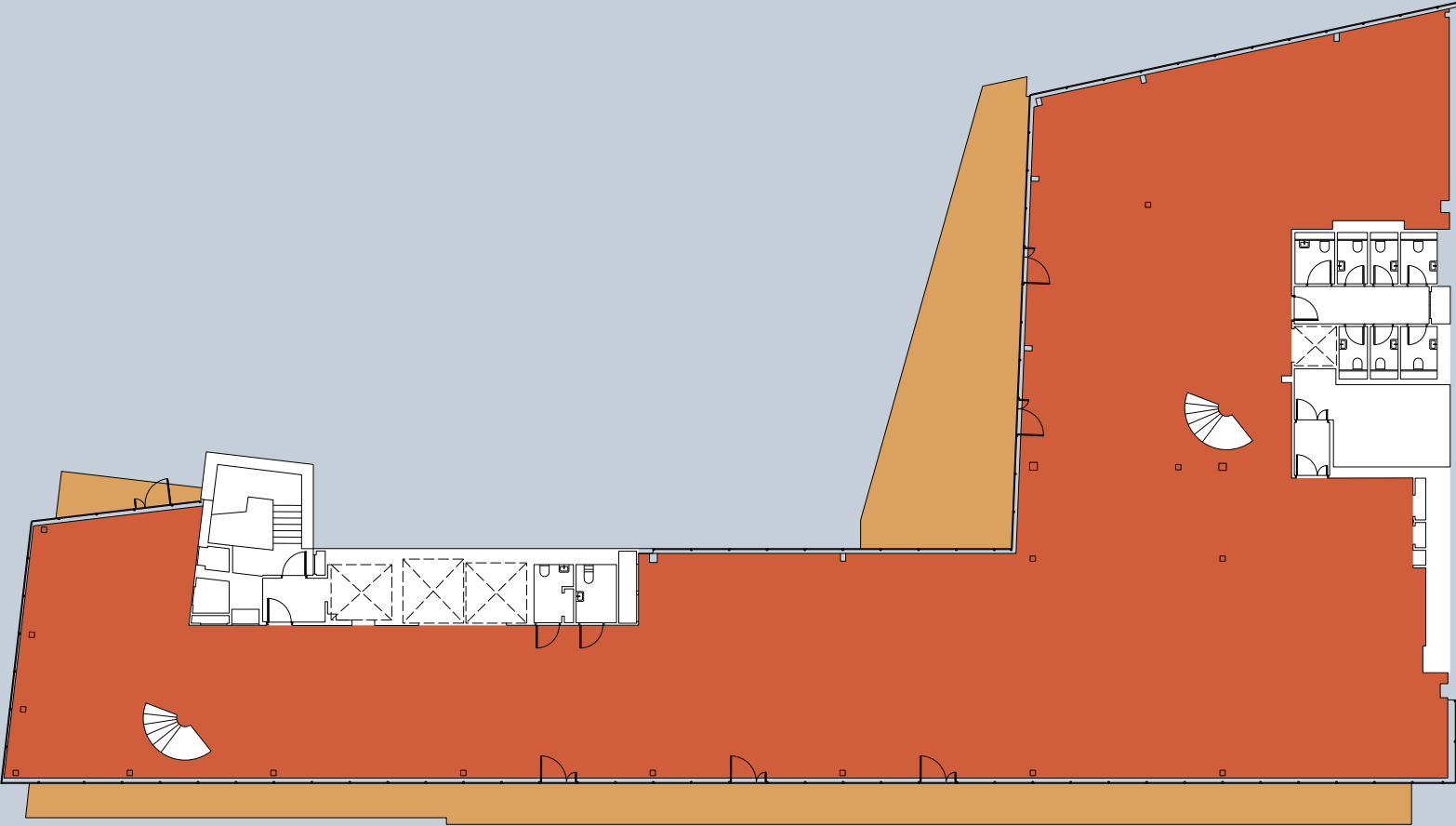
FLOORPLANS

FIFTH FLOOR

Office 7,645 sq ft / 710.2 sq m
Terrace 2,105 sq ft / 195.6 sq m

WORSHIP STREET

WILSON STREET



DYSART STREET

NOT TO SCALE

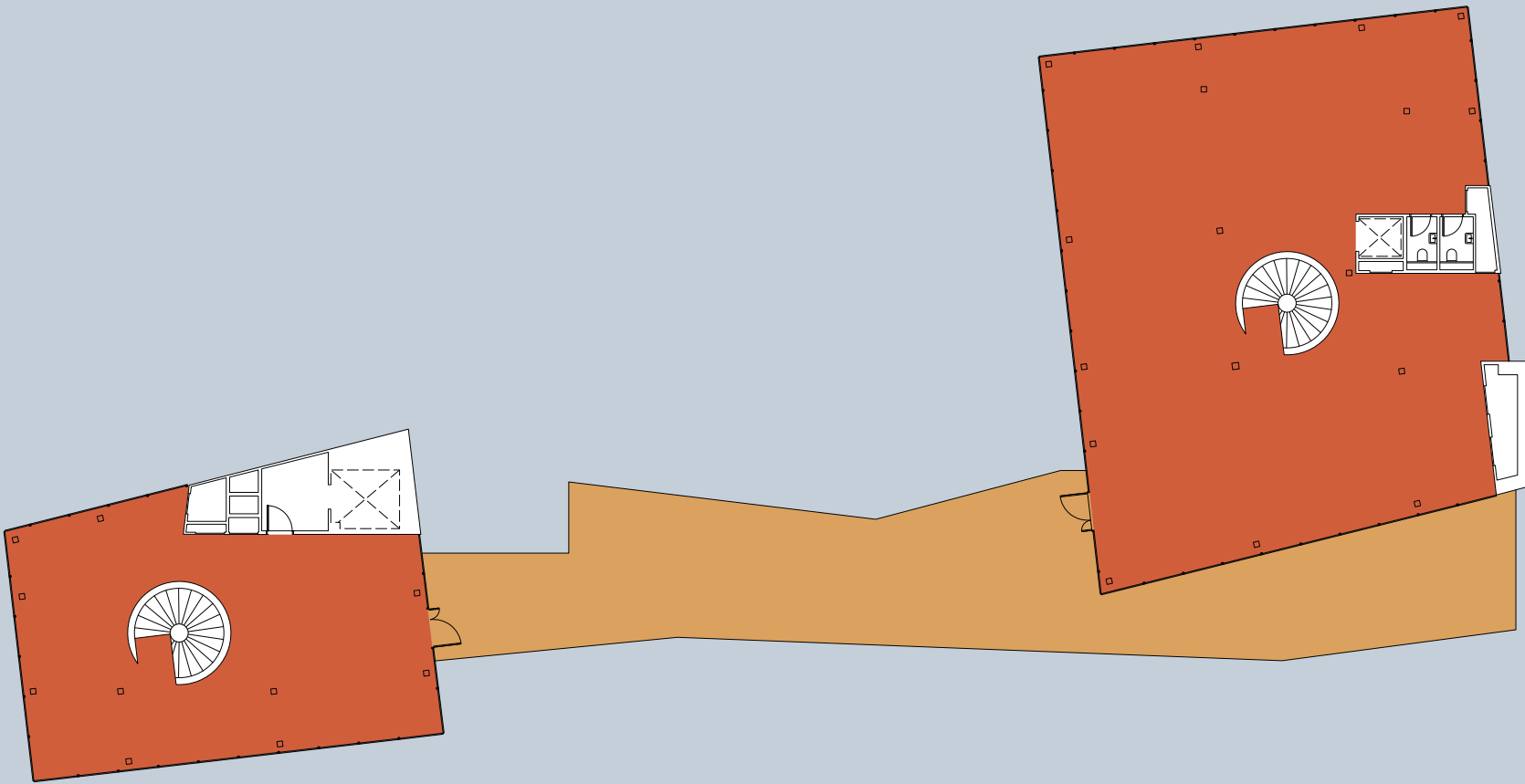
OFFICE TERRACE/BALCONY CORE

SIXTH FLOOR

Office 4,267 sq ft / 396.4 sq m
Terrace 2,063 sq ft / 191.7 sq m

WORSHIP STREET

WILSON STREET

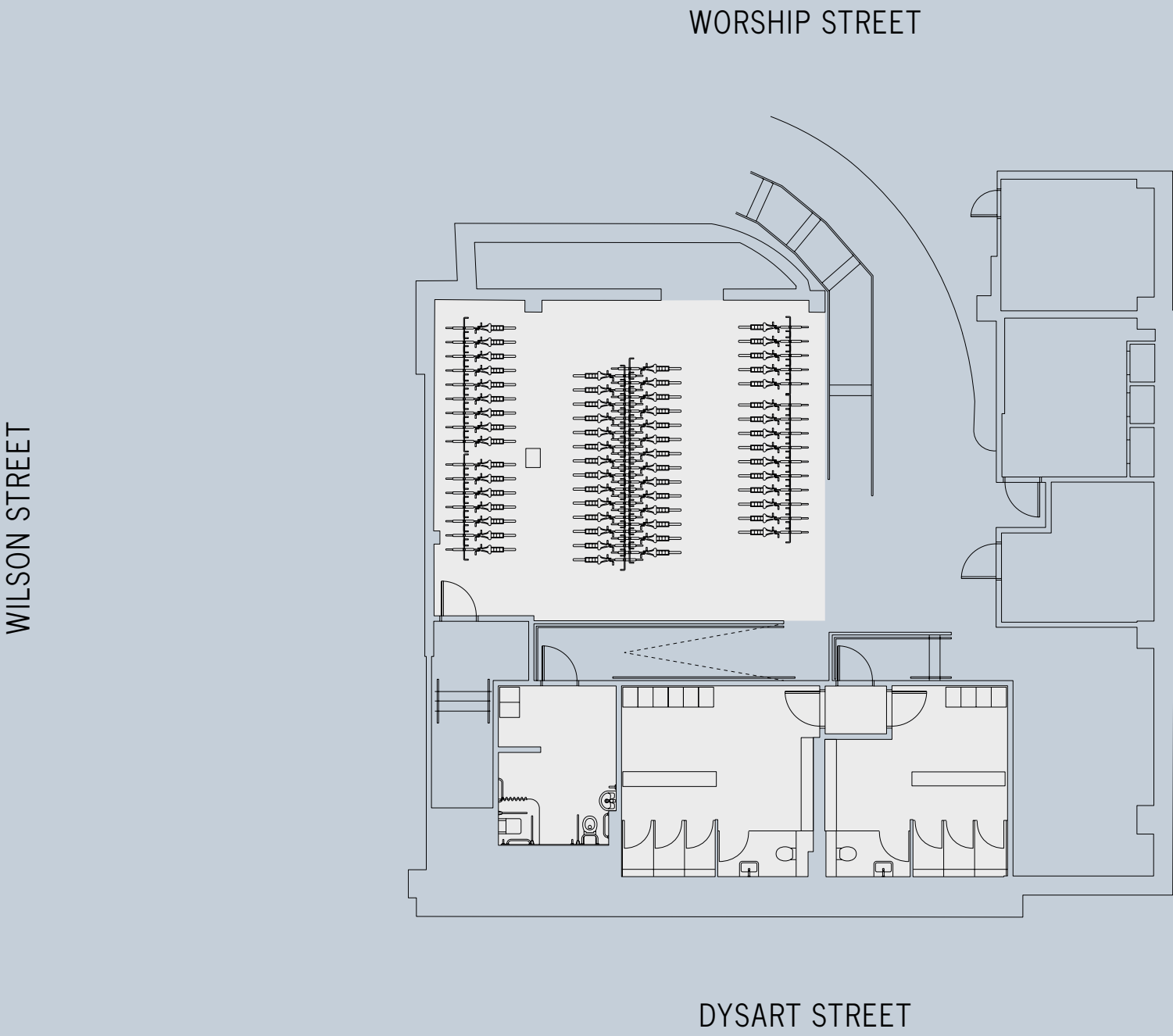


DYSART STREET



FLOORPLANS

END OF TRIP



NOT TO SCALE



INDICATIVE ONLY



CGI FOR REFERENCE ONLY

REFURBITION

Originally comprehensively refurbished in partnership with the Carbon Trust, 70 Wilson is delivered as a Low Carbon Workplace, incorporating intelligent building systems that are designed to maximise comfort, productivity and wellbeing whilst reducing energy costs. External terracing, a courtyard and living roofs add soul to this future-friendly building. We've even gone as far as making our own honey with 2 beehives taking residence on the roof! Sweet.

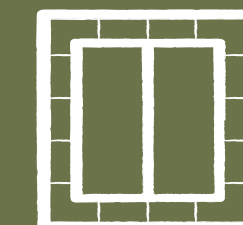
AESTHETIC



Exposed primary steels
and painted metal
deck to ceilings



Natural materials throughout reception
including Clayworks plaster, Senso resin
floor and oak floor & joinery



Striking external copper
clad facades with double
glazed windows

ENVIRONMENTAL



118 secure bicycle spaces at lower ground level



Green roof(s) and beehives



Terraces on 3rd and 4th floor



Ground floor courtyard



EPC rating of B



8 showers and 37 lockers



BREEAM excellent rating

TECHNICAL



3x13 person passenger lifts



Floor to ceiling height: 2.70 - 3.00m



Occupational density: 1 person per 10m sq



Recycled raised access floor void: 160mm



VRV ceiling mounted air conditioning with exposed ductwork



Ventilation: 14 l/s @ 1 person per 10m



LED lighting

A DAY IN THE LIFE OF 70 WILSON



08.00

ARRIVE WITH EASE

Cycling to work has never been simpler, with shower facilities beside our sheltered secure cycle storage.

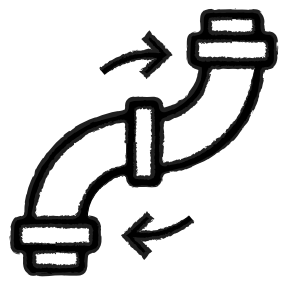


08.30

ALL SET

The temperature, light and ventilation are all adapted in areas as and when they are used, via passive infrared people sensors.

Sustainability has been integrated into every aspect of life at 70 Wilson – from your morning arrival through to home time. To demonstrate our holistic approach to eco-friendly design, here's an average day in the life of our workspace.



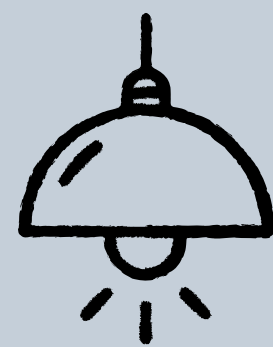
10.00 WARMTH WHERE IT'S NEEDED

The building shares heat around the building via a thermal loop moving heat away where cooling is needed and vice versa, using the heat pump VRV.



13.30 KEEP IT COOL

Higher up in the building, on glazing is used to prevent overheating. In shaded areas, an inner coating on the glazing acts like a thermos, keeping warm steady heat inside.



11.00-12.30 LET THERE BE LIGHT

Sensors adjust lighting according to amount of sunlight in any space. In bright areas, solar control coating on the glazing bounces the suns uncontrollable heat off 70 Wilson.



14.00 AT ONE WITH NATURE

Living roofs on four levels are thriving with native wildflowers, grasses, and succulents, offering a home for bees, birds and butterflies.



14.00-15.00

BLUE SKY THINKING

Outdoor spaces enhance productivity and wellbeing by providing inspiring areas to relax, meet or work.



15.00-16.00

NO JUMPERS REQUIRED

On cooler lower floors, full-height glazing allows maximum light and the inner coating keeps warmth inside. Fresh air is circulated evenly wherever you are in the office, keeping internal areas well-ventilated.



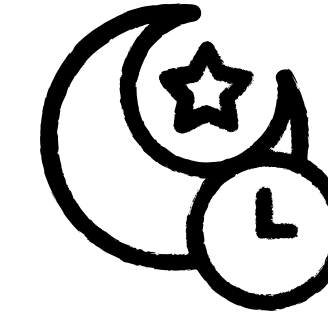
18.00

HOME TIME

Sensors recognise when a space is unoccupied and switch off or reduce lighting.

EXPERT OPINION

Analysis of data from the building's sensors and meters helps occupiers keep operational low carbon in use make the most of the building's features.



22.00-06.00

WILSON GETS SOME SHUT-EYE

On summer nights, the building cools itself by drawing in cooler night air through fresh air ducting and expelling the sun's heat from the day. This reduces the need to use cooling systems in the morning.

CONTACT US

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