



CAT A, CAT B and
Managed floors in a
prominent corner
building

- CAT A, B & Managed
- VRV air conditioning
- Bicycle storage and showers
- Large open plan office floor
- BREEAM excellent rating
- 3 x 8 person passenger lifts
- Car parking available

69 Wilson Street

London, EC2A 2BB

**AVISON
YOUNG**



Summary

Available Size	4,000 to 9,748 sq ft / 371.61 to 905.62 sq m
Rent	£65 - £69.50 per sq ft (Managed offering available on request)
Business Rates	Third Floor - £23.00 psf
Service Charge	£6.50 per sq ft
EPC	B

Property Highlights

The available offices have been extensively refurbished with the third floor being delivered to CAT A and the second floor being delivered to CAT B. The first floor will also be delivered to a CAT A condition, with works set to begin imminently. The offices benefit from floor to ceiling windows with a central core area.

The building has an impressive large entrance area with a commissionaire. Secure bicycle storage is available and car parking spaces by arrangement.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
6th	2,897	Let
4th - South	5,748	Available
4th - North	6,295	Let
3rd	6,295	Let
2nd - CAT B	6,295	Let
1st - Part (available as whole)	3,816	Let
1st - Part (available as whole)	6,295	Let
3rd - North	4,000	Available
Total	41,641	



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Amenities specifications

– Fitout Concept: CAT B