



Wilson Street EC2

69 WILSON STREET

Where Shoreditch and the City meet...

Key features include:

- Brand newly refurbished floors to CAT A+ specification
- Fourth floor 5,700 sq ft with outside sun terrace
- 3rd floor 4,000 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





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.



Broadgate Circle



Eataly



Spitalfields Market

Travel times



WALKING

- OLD STREET – 6 MINS
- LIVERPOOL STREET – 7 MINS
- MOORGATE – 8 MINS



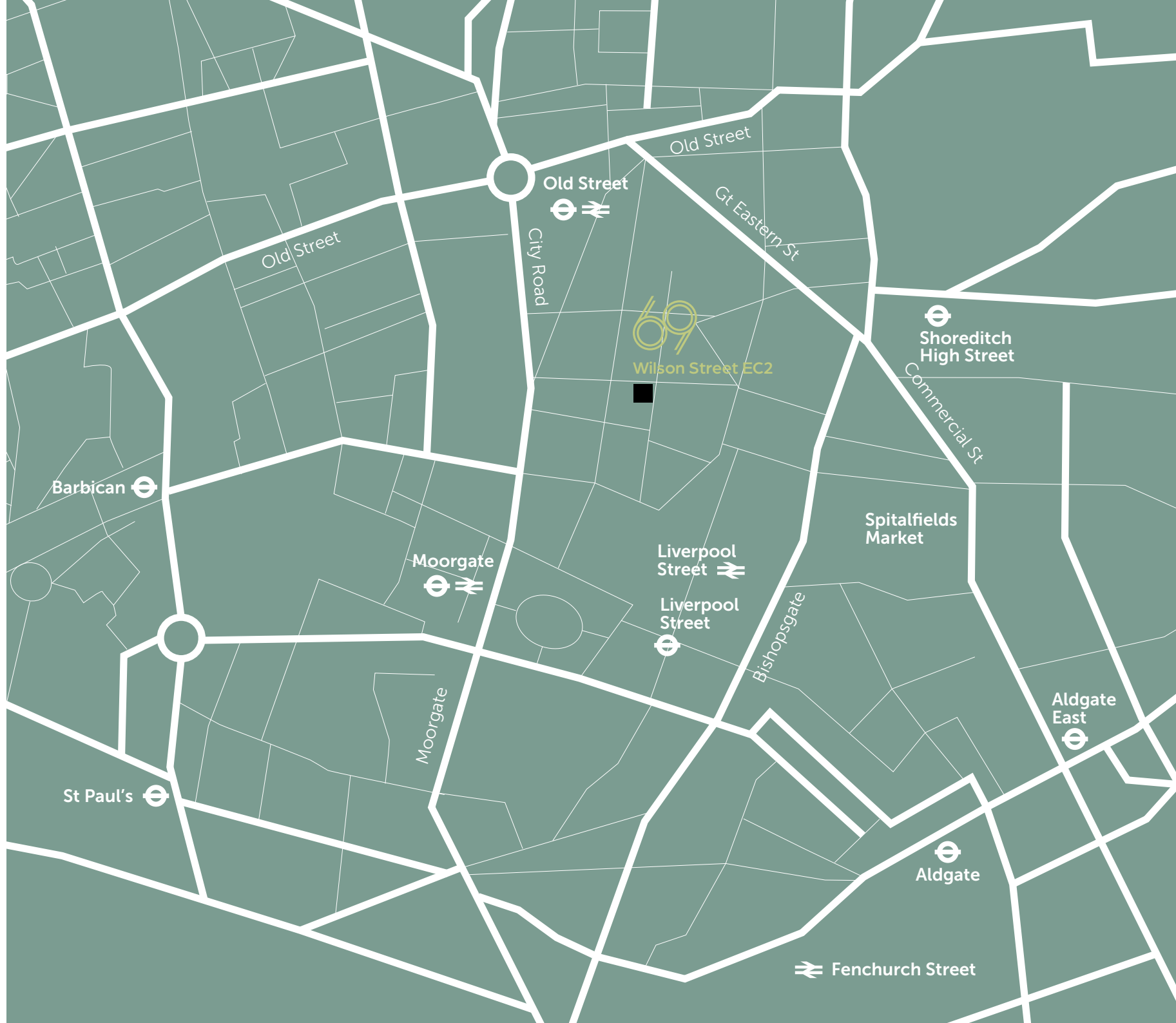
TUBE

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



CROSSRAIL

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

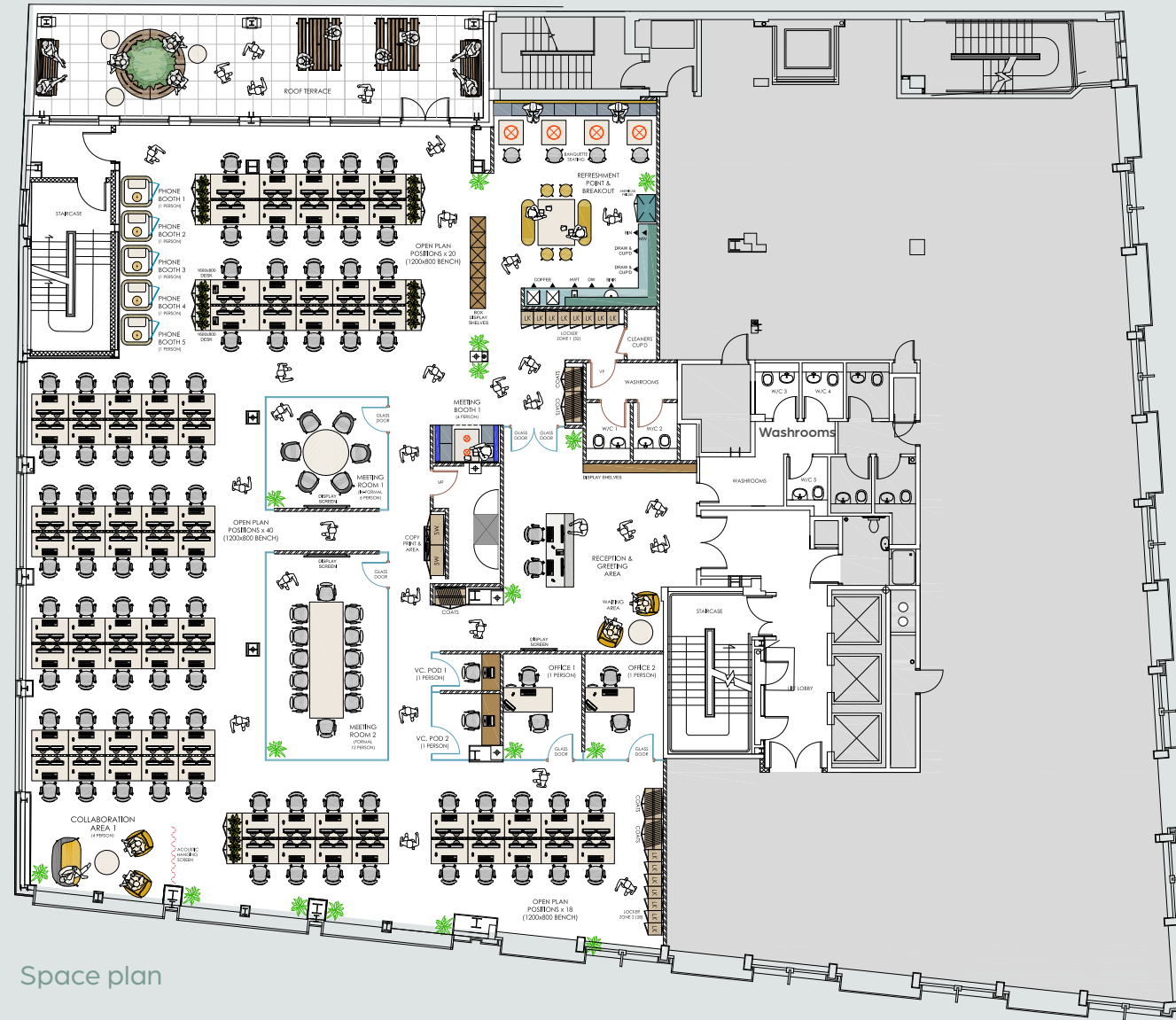


4th Floor

CAT A+ Fully fitted and furnished – Higher density option

Specification

- 78 x open plan positions (1200x800 bench)
- 2 x private offices
- 2 x meeting rooms (various sizes)
- 1 x meeting booth
- 7 x V/C Pods
- Collaboration / flexible working area
- Fully fitted kitchen and breakout area
- Roof terrace



Space plan

Size	sq. ft.	sq. m
4th Floor	5,700	529.5

How much it costs (excluding VAT)		
	Per annum	Per sq. ft.
Rent	£396,150	£69.50
Service charge	£37,050	£6.50
Business rates estimated	£121,410	£21.30

Total occupational costs		
4th Floor	Per annum	Per cal month
	£554,610	£46,217

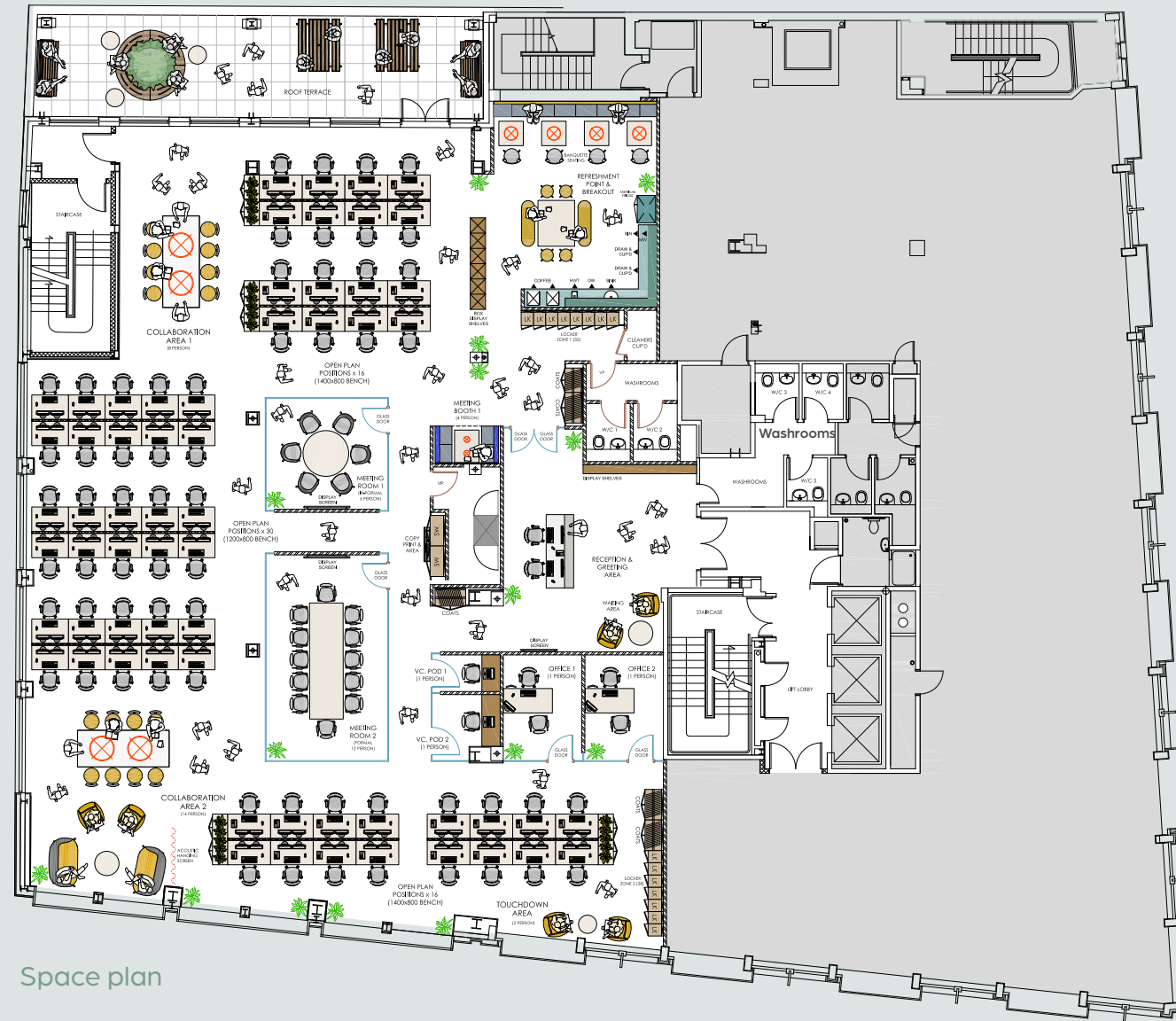
All floor areas are approximate.

4th Floor

CAT A+ Fully fitted and furnished – Lower density option

Specification

- 62 x open plan positions (1400/1200x800 bench)
- 2 x private offices
- 2 x meeting rooms (various sizes)
- 1 x meeting booth
- 2 x V/C Pods
- Collaboration / flexible working area
- 4 x informal touchdown areas
- Fully fitted kitchen and breakout area
- Roof terrace



Space plan

Size	sq. ft.	sq. m
4th Floor	5,700	529.5

How much it costs (excluding VAT)	Per annum	Per sq. ft.
	Rent	£396,150
Service charge	£37,050	£6.50
Business rates estimated	£121,410	£21.30

Total occupational costs	Per annum	Per cal month
	4th Floor	£554,610

All floor areas are approximate.

69 WILSON STREET



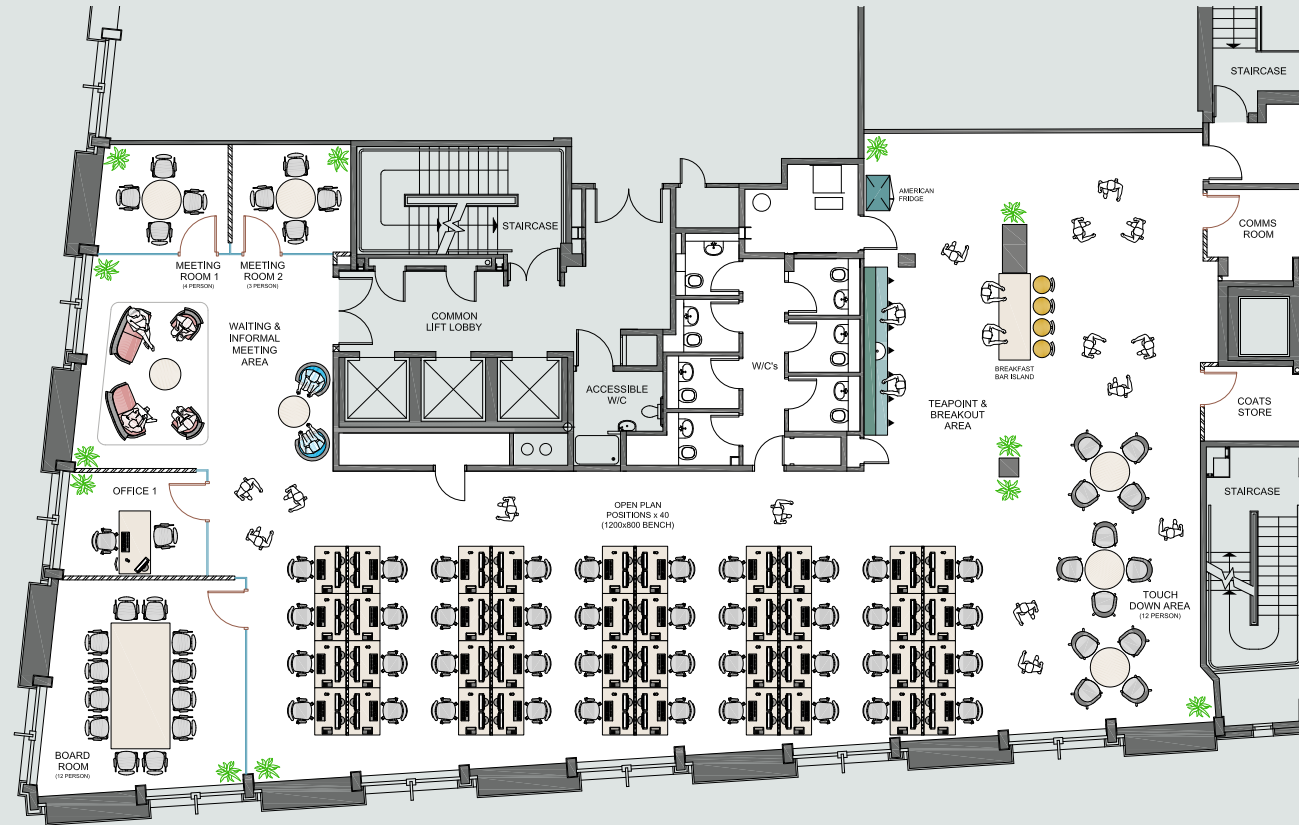
Second Floor

3rd Floor

CAT A+ Fully fitted and furnished

Specification

- 40 x open plan positions (1200x800 bench)
- 1 x private office
- 3 x meeting rooms (various sizes)
- Collaboration / flexible working areas
- Reception area
- Secure comms room
- Store cupboard



Space plan

Size	sq. ft.	sq. m
3rd Floor	4,000	371.6

How much it costs (excluding VAT)	Per annum	Per sq. ft.
Rent	£260,000	£65
Service charge	£26,000	£6.50
Business rates estimated	£85,324	£21.30

Total occupational costs	Per annum	Per cal month
3rd Floor	£371,324	£30,943

All floor areas are approximate.

Contact

LEASE

New leases are available for a term by arrangement.

PLEASE CONTACT



Stephen Page
spage@antonpage.com
07789 888 973

Finn Ledwidge
fledwidge@antonpage.com
07703 018 243

Harrison Turner
hturner@antonpage.com
07760 994 988



James Walker
james.walker@avisonyoung.com
07957 388 184

Andy Ingram
andrew.ingram@avisonyoung.com
07918 588 486

Robbie MacDonald
robbie.macdonald@avisonyoung.com
07828 507 504



Misrepresentation Act 1967. Anton Page for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. Subject to contract. April 2024..