

Where ambition meets inspiration.

# SEVENTY



WILSON STREET

Up to 70,000 sq ft of comprehensively refurbished  
workspace, available now.

# SAY HELLO!

Low-carbon and smartly-run, 70 Wilson Street is built for both comfort and sustainability. It's fully electric, with excellent ventilation, efficient cooling systems, and full-height glazing that maximises natural warmth and light.

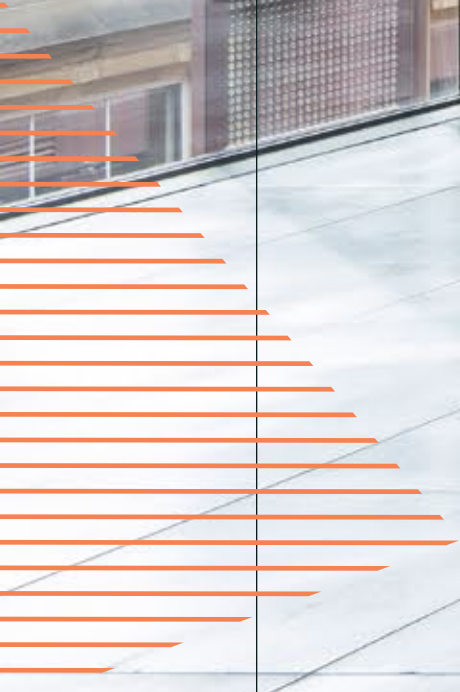


01.

# THE BUILDING

# BOLD YET REFINED.

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**



**FLOOR 4 - ARRIVAL CONCEPT**

CGI FOR REFERENCE

# THE DETAILS

# SPACE TO GROW.

FLOOR	SQ FT (NIA)*	TERRACE
6	4,267	2,063
5	7,645	2,105
4	11,631	369
3	12,370	71
2	12,564	-
1	12,133	-
G	4,797	-
LG	4,619	-
TOTAL	70,026	4,608

To be let together.

Potential future availability.

\*Areas are subject to final verification

Empower your business  
with the perfect workspace



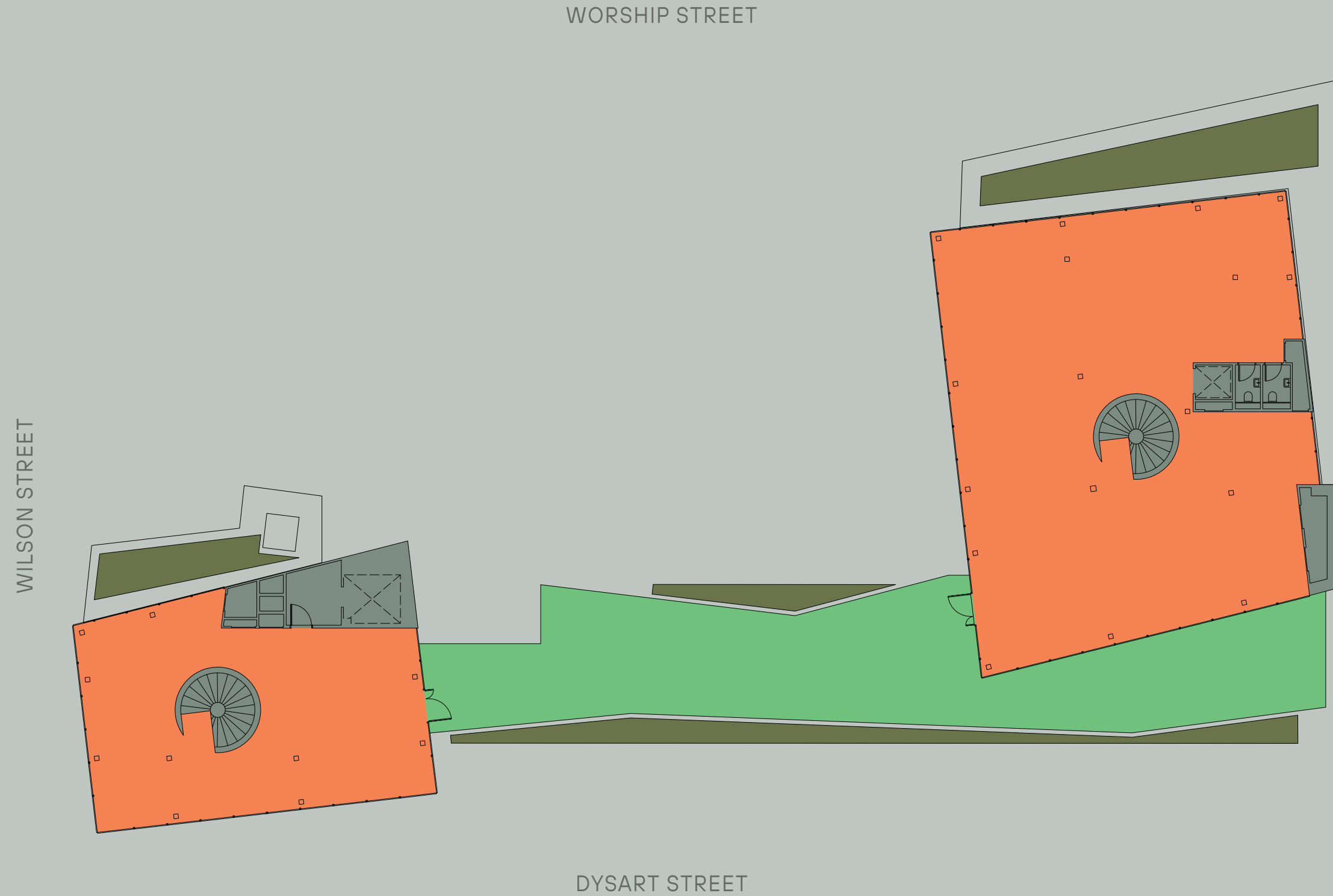






CAT A OFFICE

# PLANS



## SIXTH FLOOR

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

## FIFTH FLOOR

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

■ OFFICE  
 ■ CORE  
 ■ TERRACE/BALCONY  
 ■ GREEN ROOF

NOT TO SCALE

# PLANS



## FOURTH FLOOR

Office 13,218 sq ft / 1,227.9 sq m  
 Terrace 369 sq ft / 34.2 sq m

## THIRD FLOOR

Office 12,370 sq ft / 1,149.2 sq m  
 Balcony 71 sq ft / 6.6 sq m

■ OFFICE  
 ■ CORE  
 ■ TERRACE/BALCONY

NOT TO SCALE

# PLANS



## SECOND FLOOR

Office 12,564 sq ft / 1,167.2 sq m

OFFICE CORE

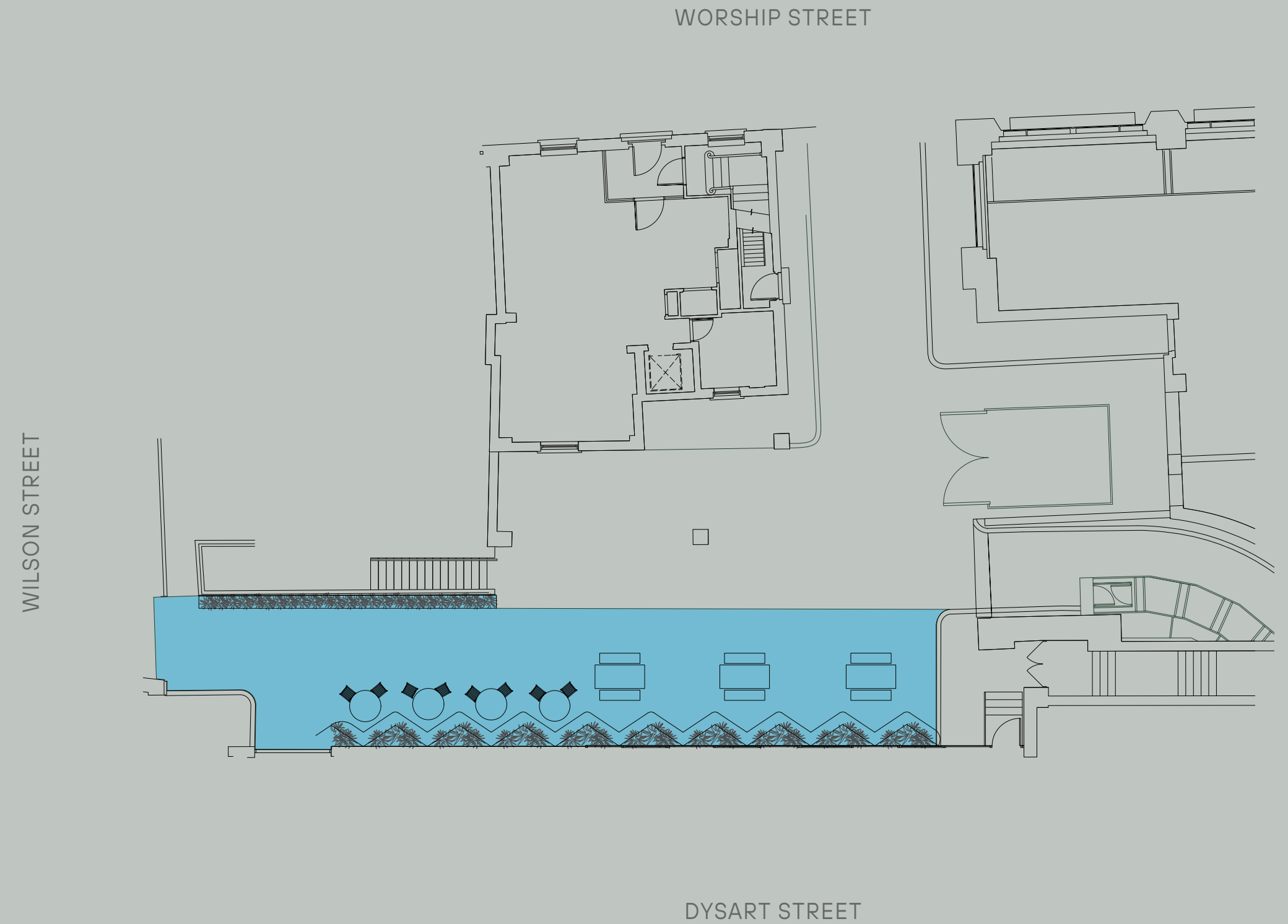
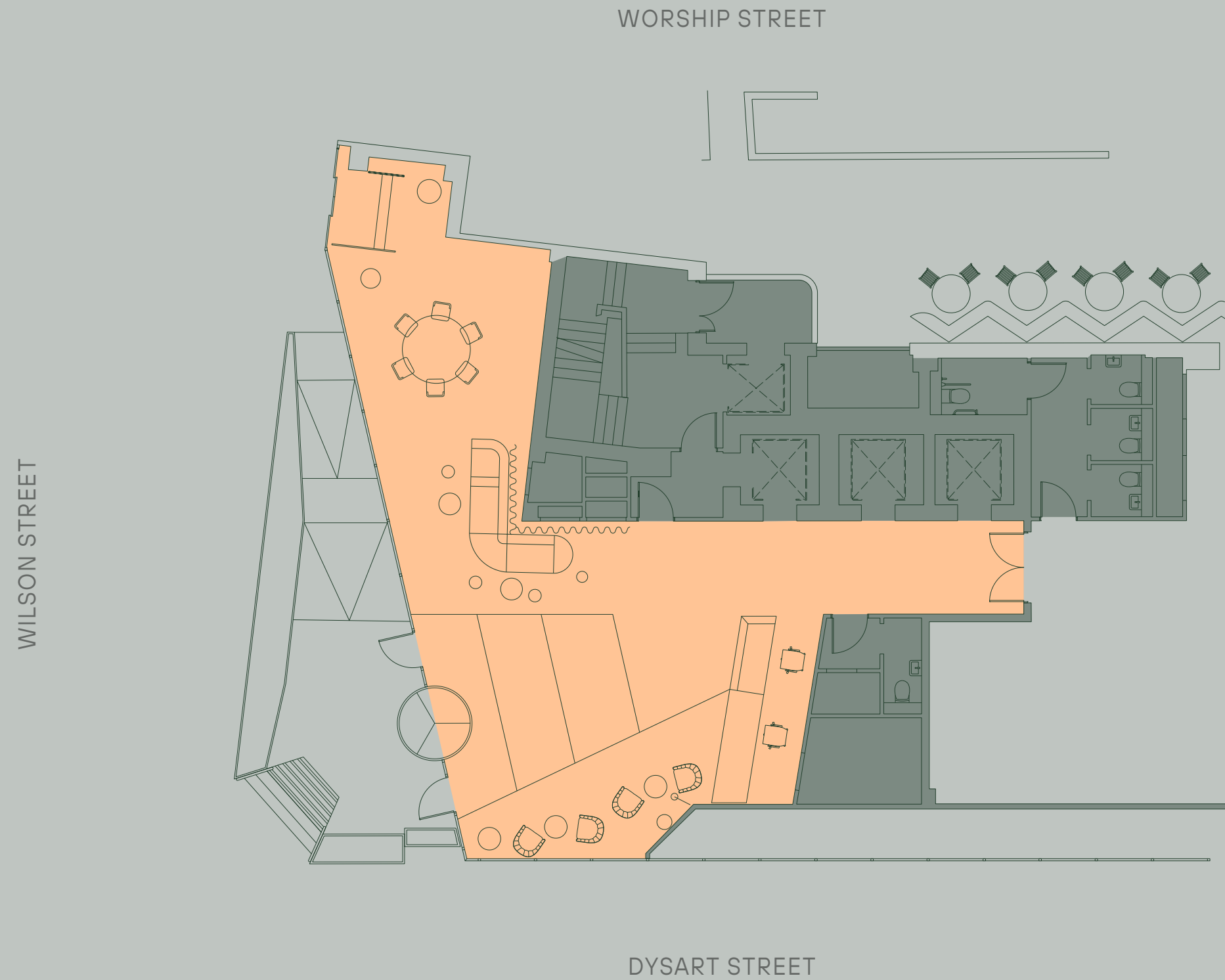


## FIRST FLOOR

Office 12,133 sq ft / 1,127.2 sq m

NOT TO SCALE

# PLANS

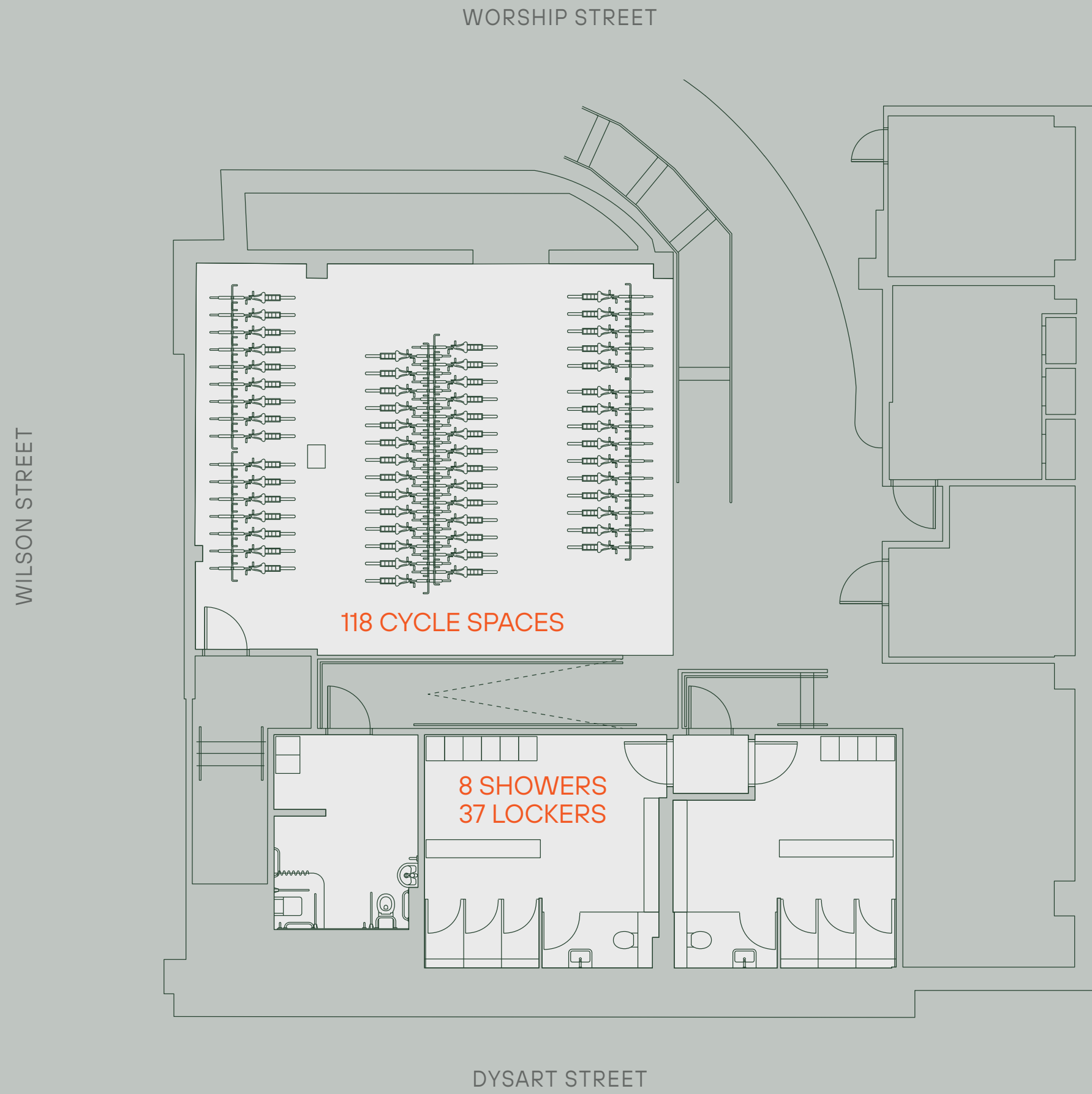


## GROUND FLOOR RECEPTION

## GROUND FLOOR COURTYARD

RECEPTION
  CORE
  COURTYARD

# END OF TRIP



## LOWER GROUND FLOOR

NOT TO SCALE





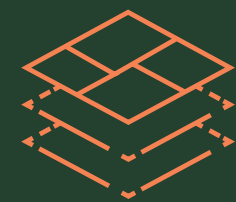
4TH FLOOR OFFICE



# SPECIFICATION

Originally refurbished in partnership with the Carbon Trust, 70 Wilson Street is delivered as a fully electric Low Carbon Workplace, sourcing 100% of its electricity from renewable sources. It incorporates intelligent building systems designed to maximise comfort, productivity and wellbeing while 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!

## AESTHETIC



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



Exposed primary steels and painted metal deck to ceilings



Striking external copper clad facades with double glazed windows

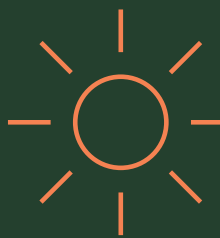
## ENVIRONMENTAL



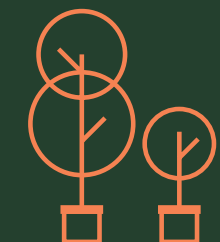
Fully electric building



Green roof(s) and beehives



Terraces on 3rd, 4th, 5th and 6th floors



Ground floor courtyard



BREEAM Excellent rating

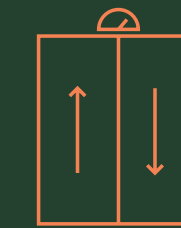


EPC rating of B



End of trip facilities

## 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



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



LED lighting



VRV ceiling mounted air conditioning with exposed ductwork



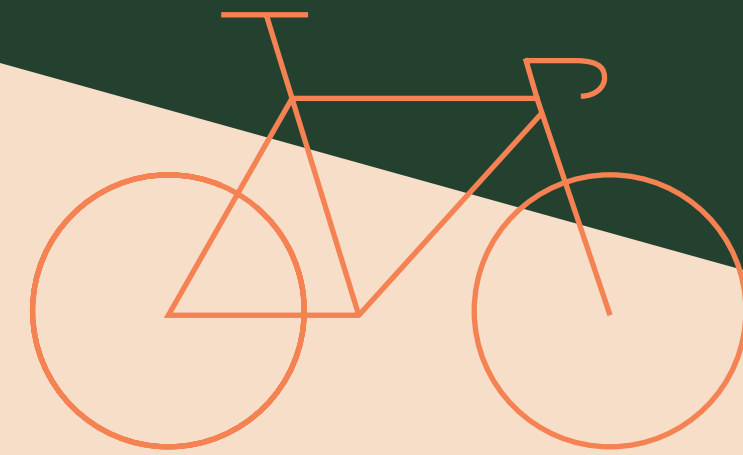
**TERRACE**  
CGI FOR REFERENCE

END OF TRIP



# A DAY IN THE LIFE AT SEVENTY WILSON STREET.

Sustainability has been integrated into every aspect of life at 70 Wilson Street – 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.



08.00

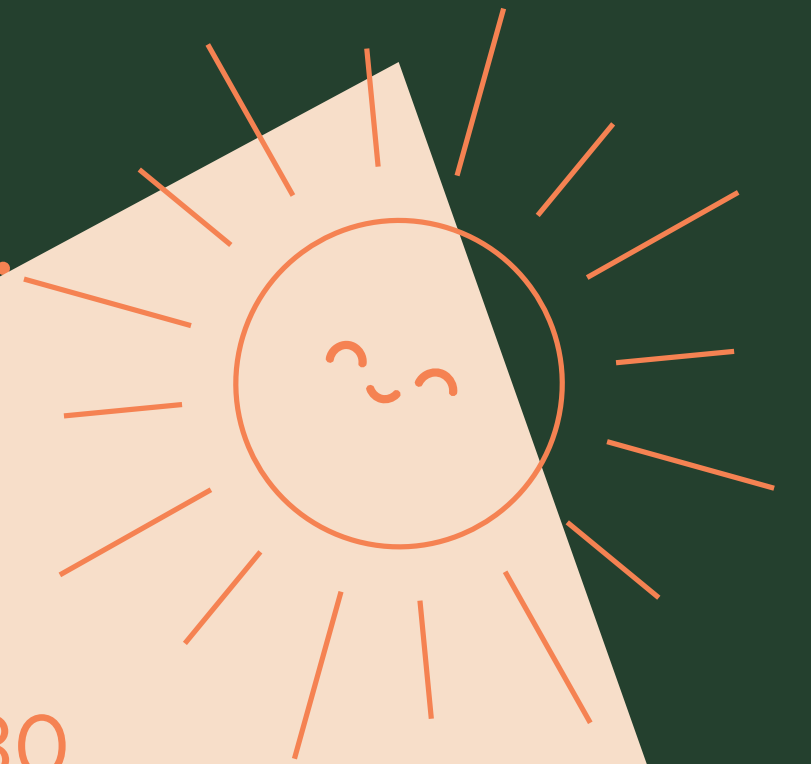
## ARRIVE WITH EASE

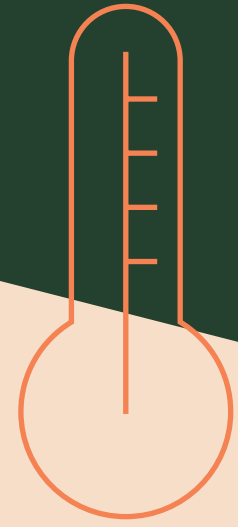
Cycling to work has never been simpler, with shower facilities beside our sheltered secure cycle storage.

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.





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

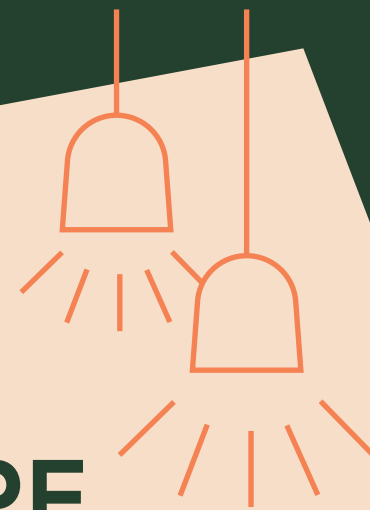
Higher up in the building, glazing is designed to prevent overheating. In shaded areas, an inner coating on the glazing acts like a thermos, keeping warm steady heat inside.



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.



11.00-12.30

## LET THERE BE LIGHT

Sensors adjust lighting according to the amount of sunlight in any space. In bright areas, solar control coating on the glazing bounces the sun's uncontrollable heat away from the building.



14.00-15.00

**BLUE SKY THINKING**

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



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 helps occupiers make the most of the building's features and keep operational carbon low.



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.



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.



03.

# THE LOCATION



# THE PERFECT BALANCE.

Ideally located between the dynamism of the City and the creative pulse of Shoreditch, 70 Wilson Street offers the best of both worlds.

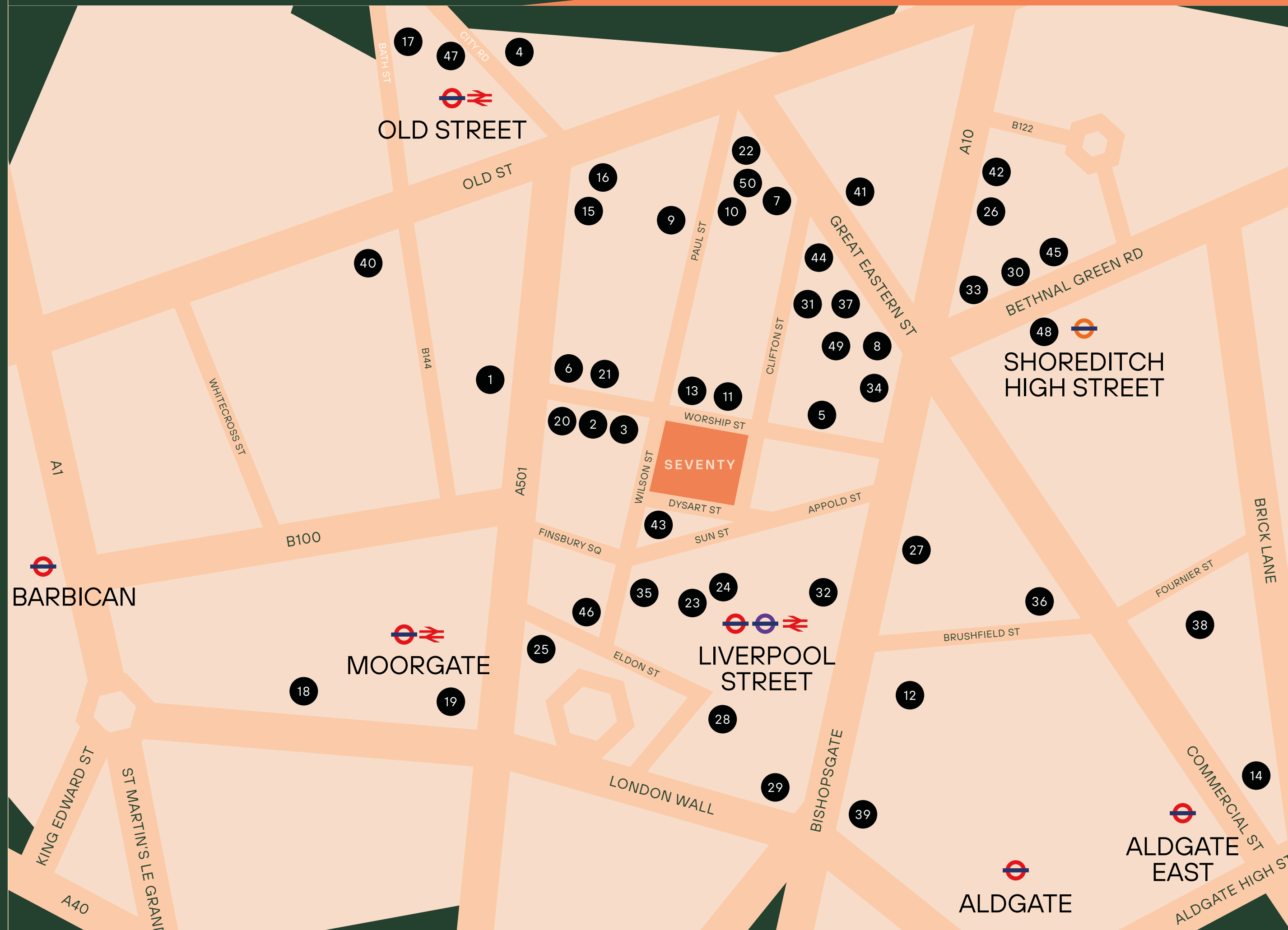
Head for the tech buzz of Old Street or for the enterprise of Bishopsgate and the cultural landmarks of the Barbican.

70 Wilson Street occupies a prime spot with everything from quick bites to cultural highlights within a short walk, making it the perfect base for work and beyond.





# ALL IN ONE PLACE.



## 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

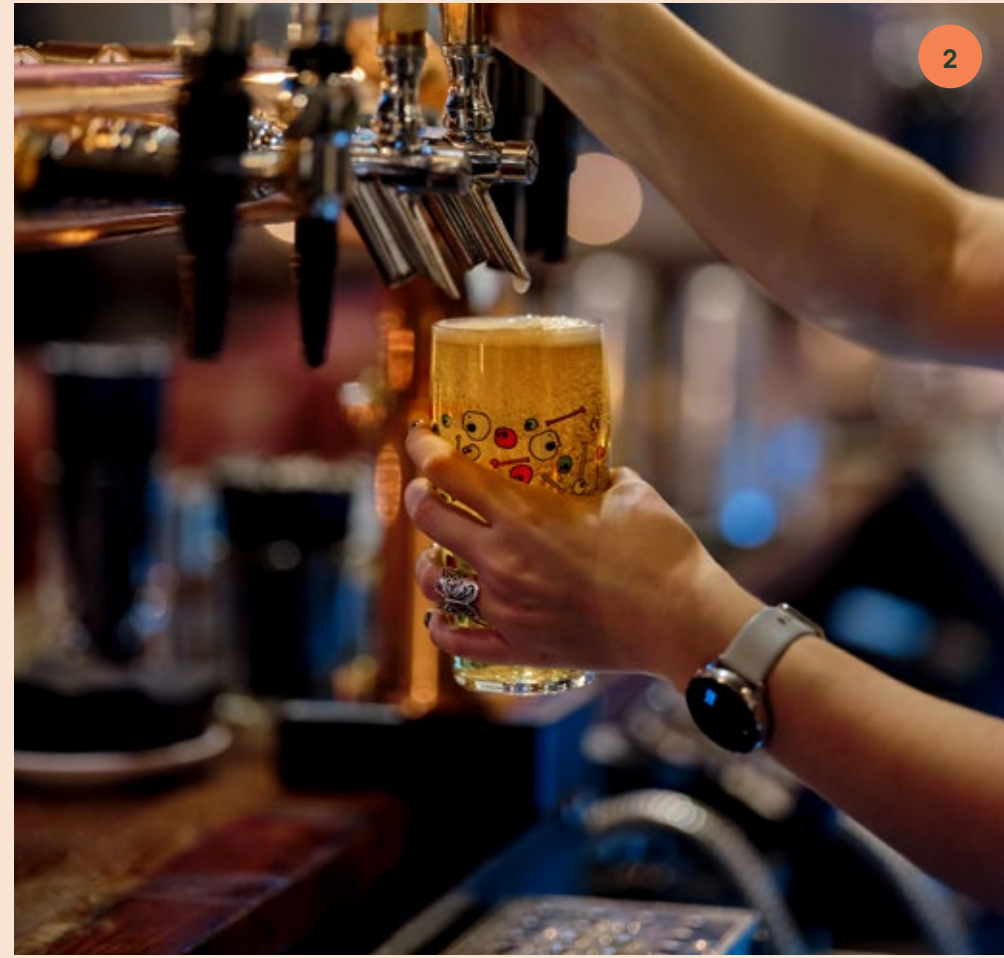
- 20 Barry's Bootcamp
- 21 Fight City Gym
- 22 Tokyobike
- 23 1Rebel Broadgate
- 24 Broadgate shopping area
- 25 Third Space Moorgate

## RESTAURANTS

- 26 Dishoom
- 27 Galvin La Chapelle
- 28 Los Mochis
- 29 K10
- 30 Lyle's
- 31 Padella
- 32 Eatly
- 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



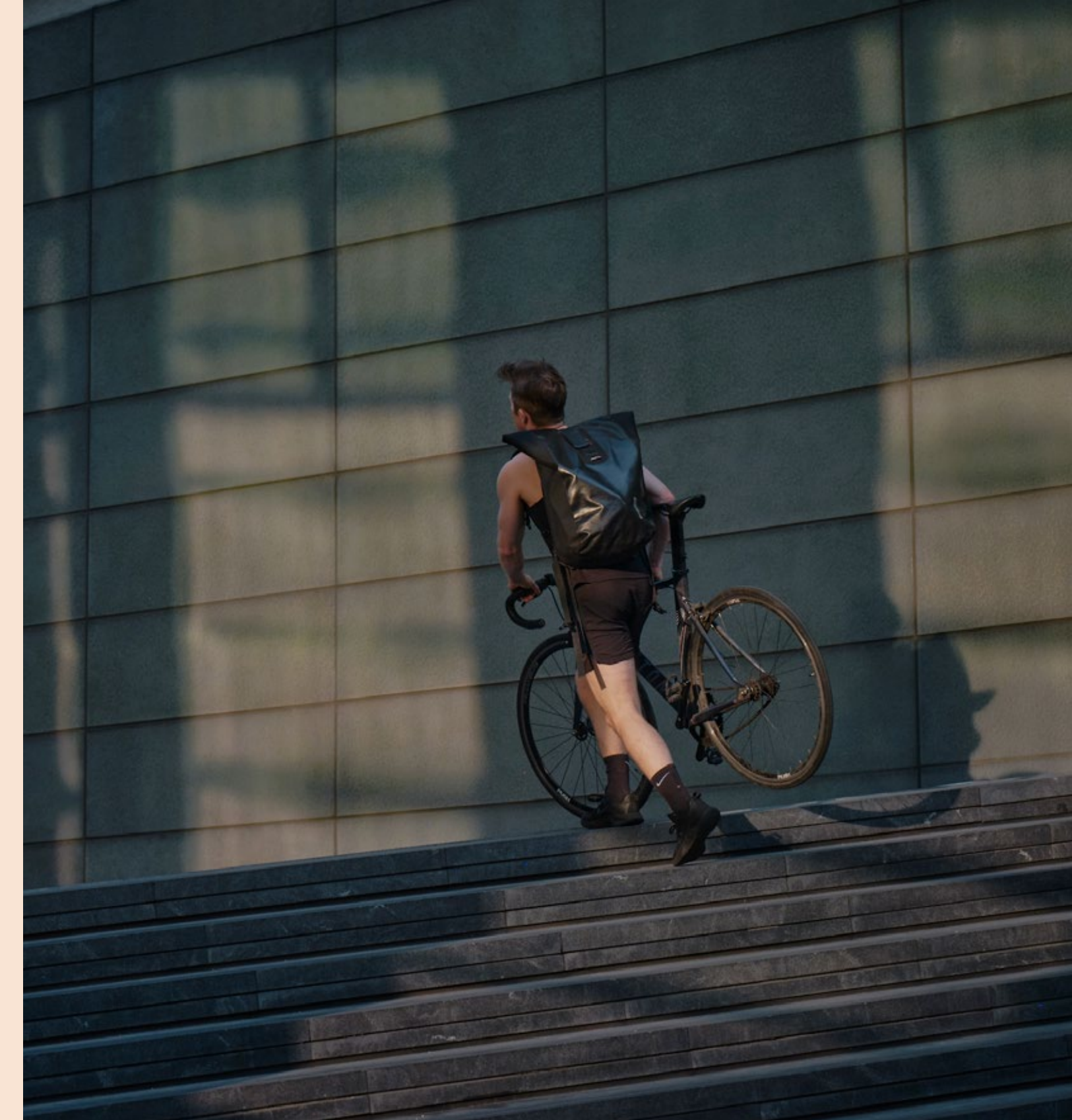
# FEEL THE BUZZ



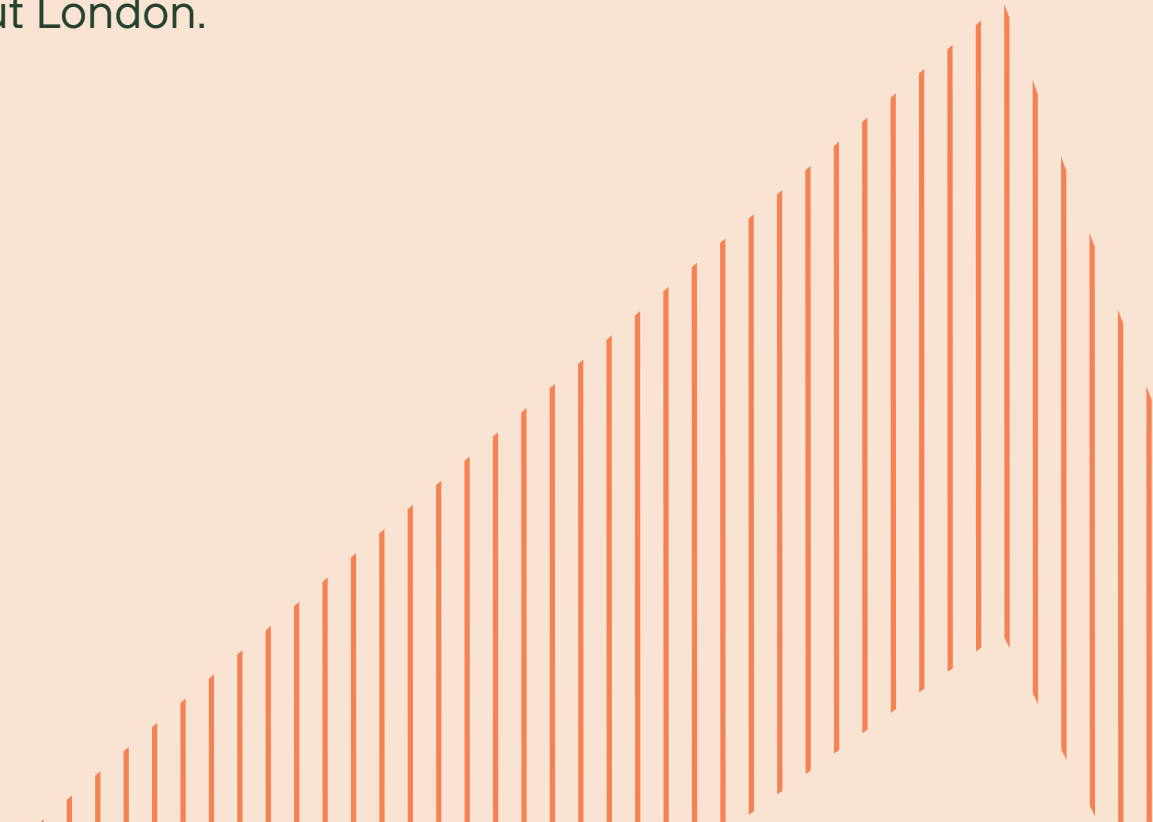
- 1. Spitalfields Market
- 2. Princess of Shoreditch
- 3. Eataly
- 4. Bar Douro
- 5. The Aviary
- 6. Los Mochis
- 7. Flight Club

# THE CONNECTIONS

# FAST TRACK YOUR COMMUTE.

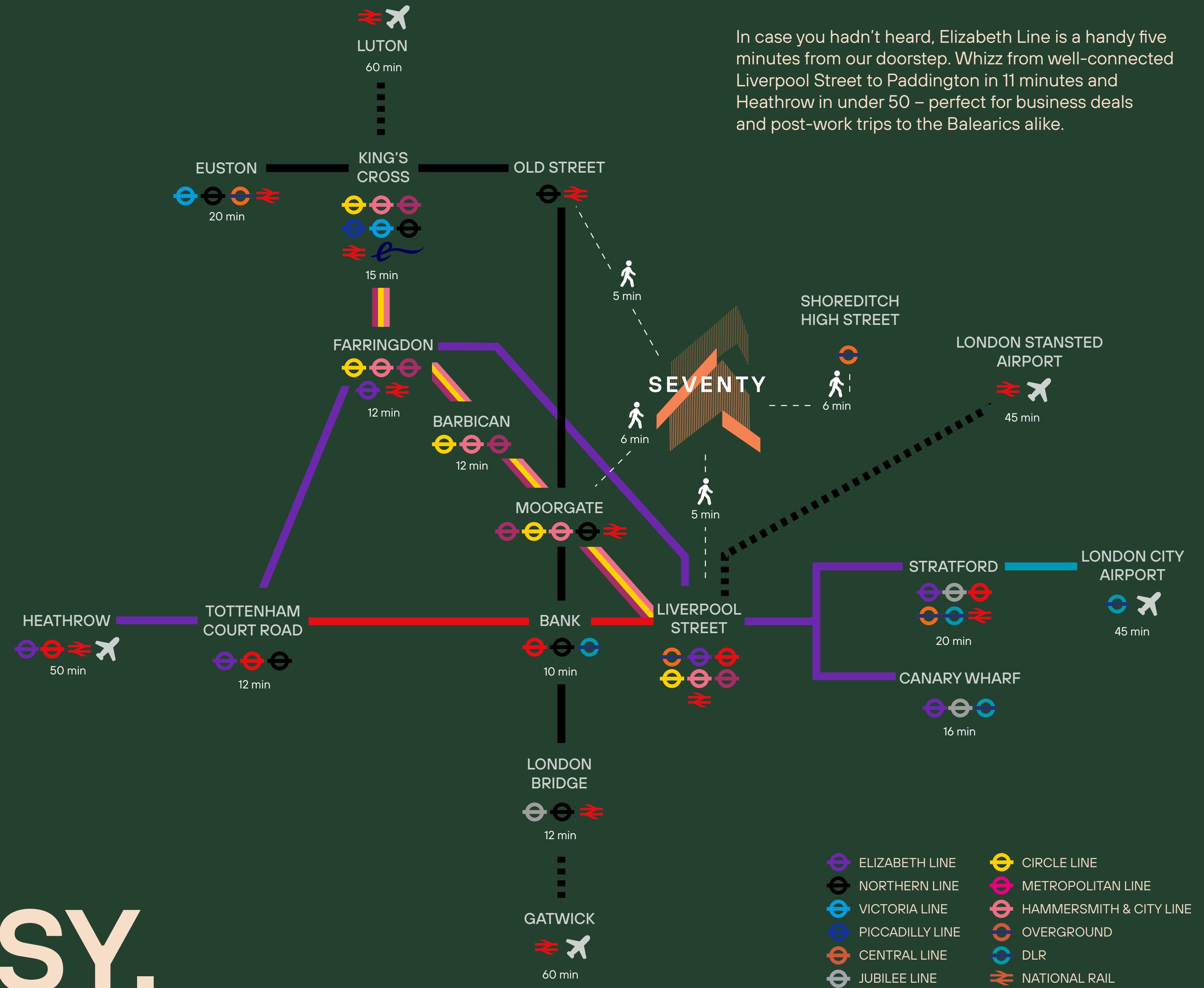


None of us want to spend more time on public transport. Luckily, 70 Wilson Street is ideally positioned for speedy trips in, out and about London.





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



# LONDON MADE EASY.

# GET IN TOUCH.



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## 70WILSON.CO.UK

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