



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**



4TH FLOOR RECEPTION – CGI FOR REFERENCE

MAKE  
THE EAST  
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



SPTALFIELDS MARKET



PRINCESS OF SHOREDITCH



THE AVIARY



SHOREDITCH ARTS CLUB



HUJINGO



DUCK & WAFFLE



FLIGHT CLUB

SPEEDY  
COMMUTES,  
EASY  
GETAWAYS

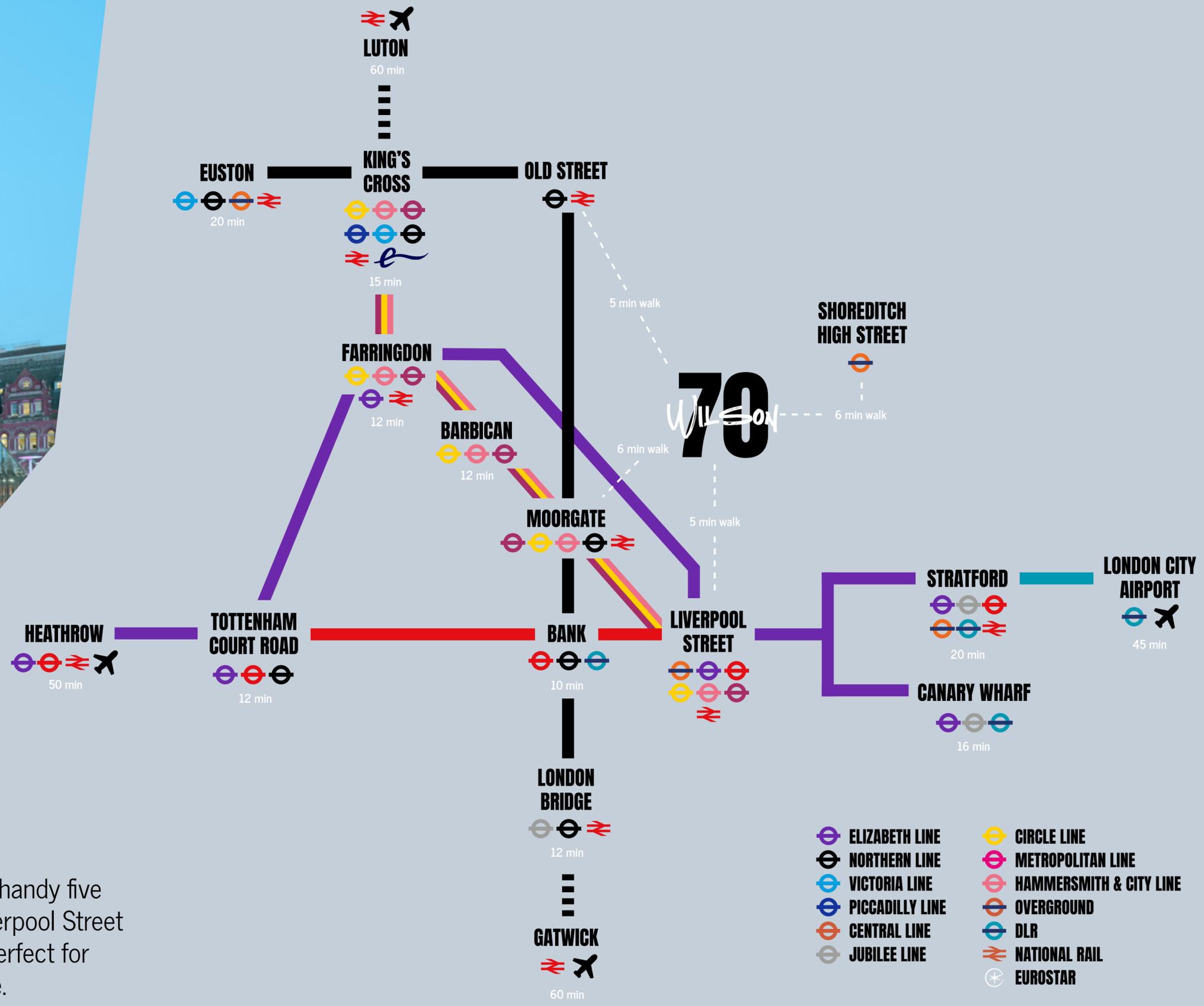


03 - TRANSPORT



## **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



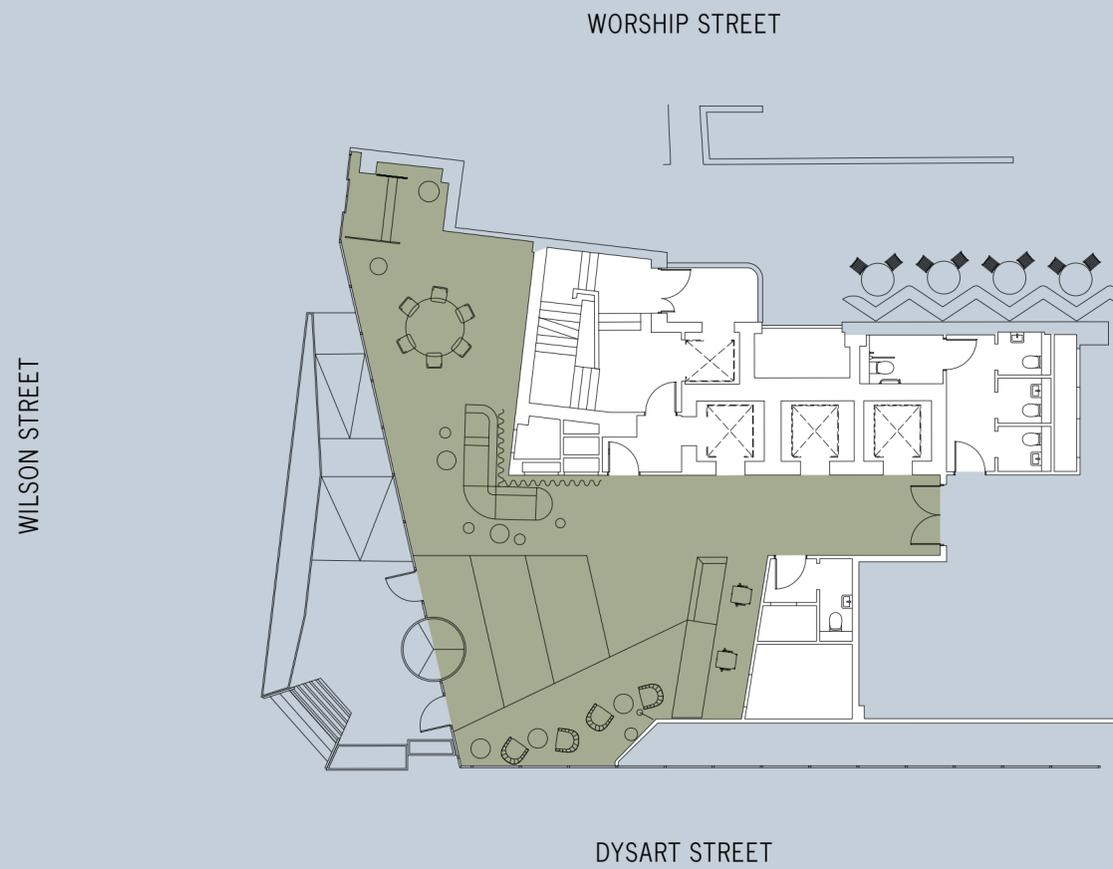
## FLOOR AREAS (NIA)

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	/
<b>TOTAL</b>	<b>60,473</b>	<b>4,535</b>

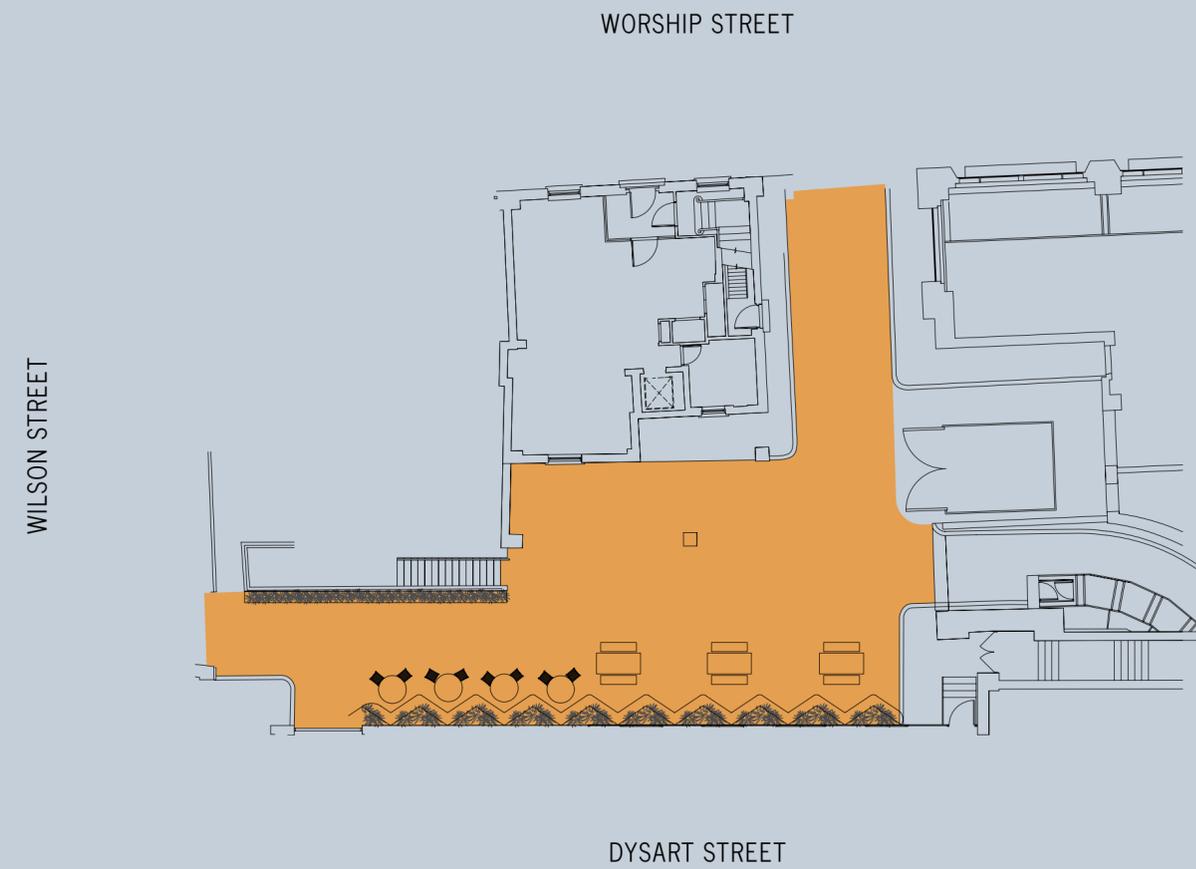
\*Floors 5 & 6 to be let together.

# FLOORPLANS

## GROUND FLOOR RECEPTION



## GROUND FLOOR COURTYARD



NOT TO SCALE

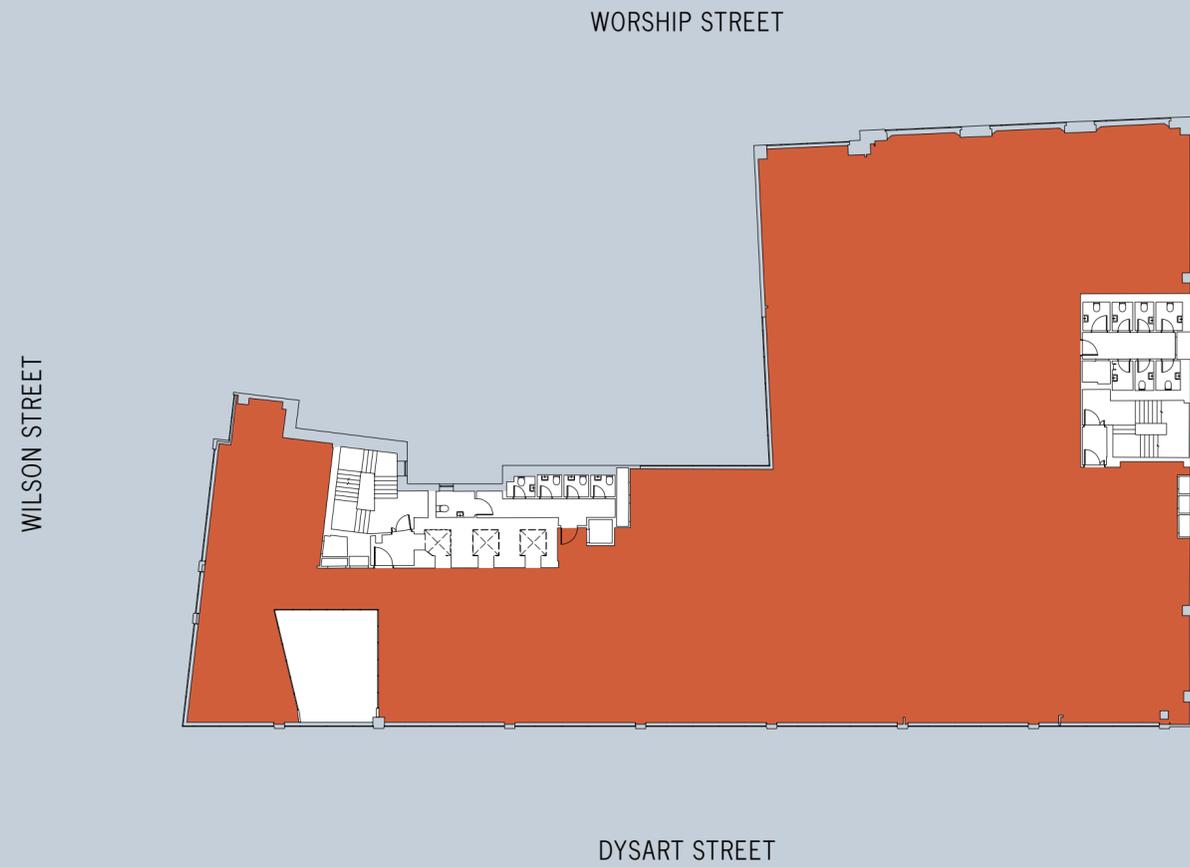
RECEPTION COURTYARD CORE



# 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

WORSHIP STREET

WILSON STREET



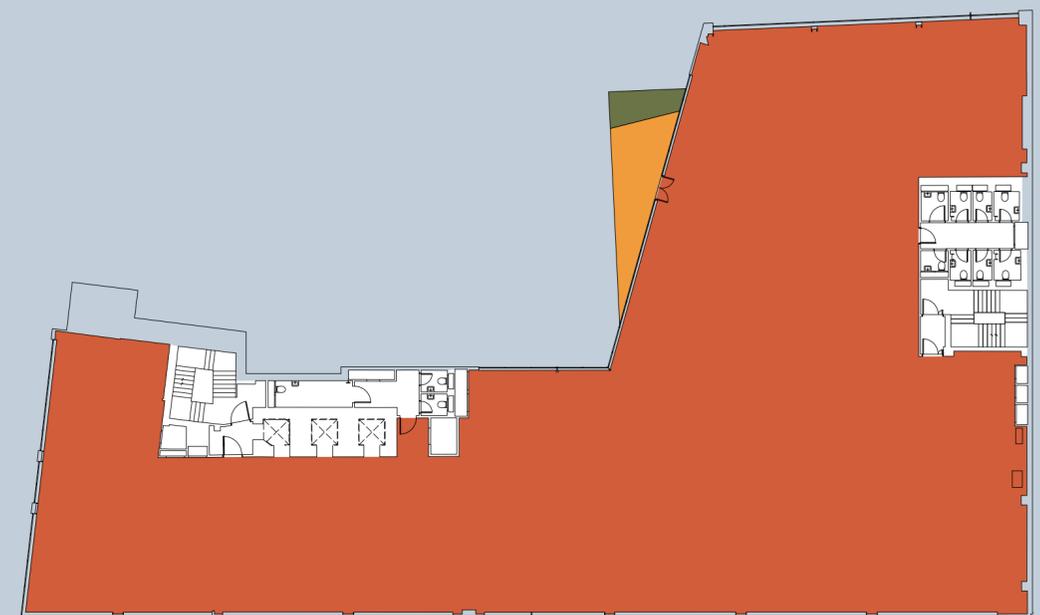
DYSART STREET

## FOURTH FLOOR

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

WORSHIP STREET

WILSON STREET



DYSART STREET

NOT TO SCALE

OFFICE TERRACE/BALCONY CORE GREEN ROOF



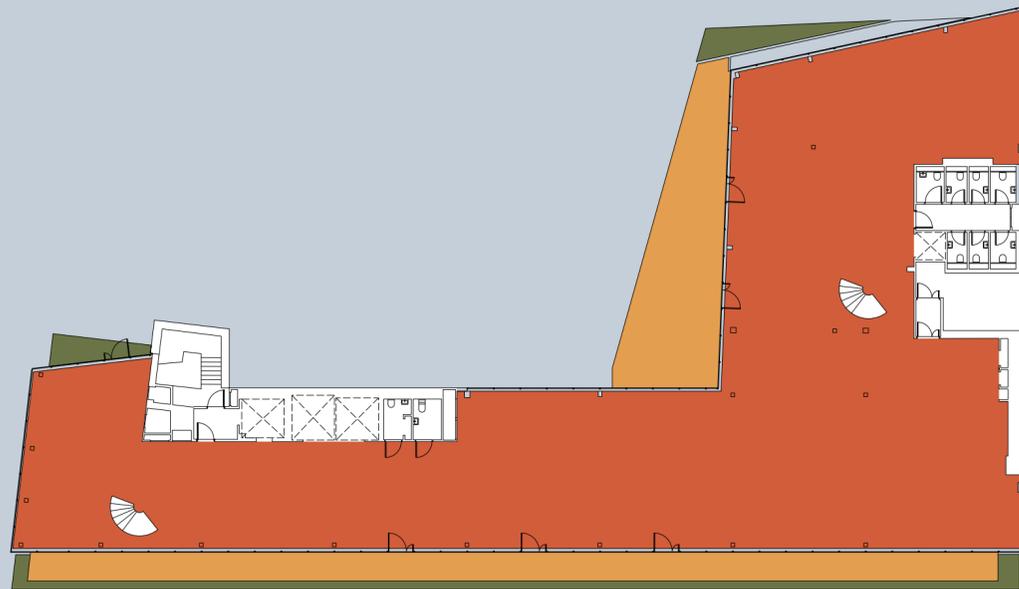
# FLOORPLANS

## FIFTH FLOOR

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

WORSHIP STREET

WILSON STREET



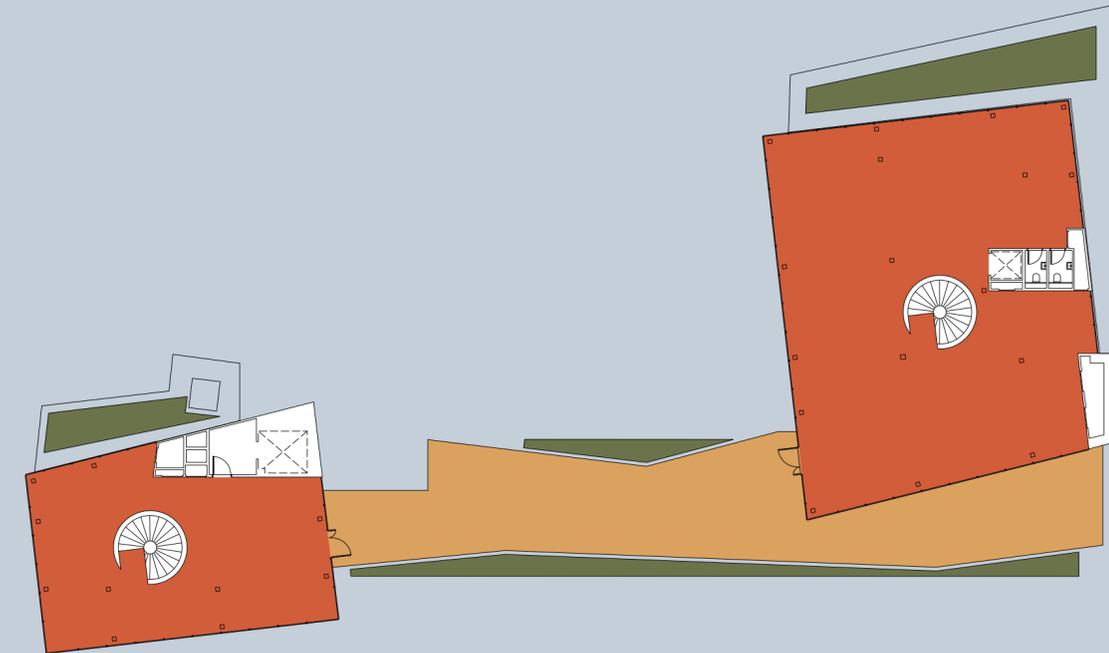
DYSART STREET

## 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

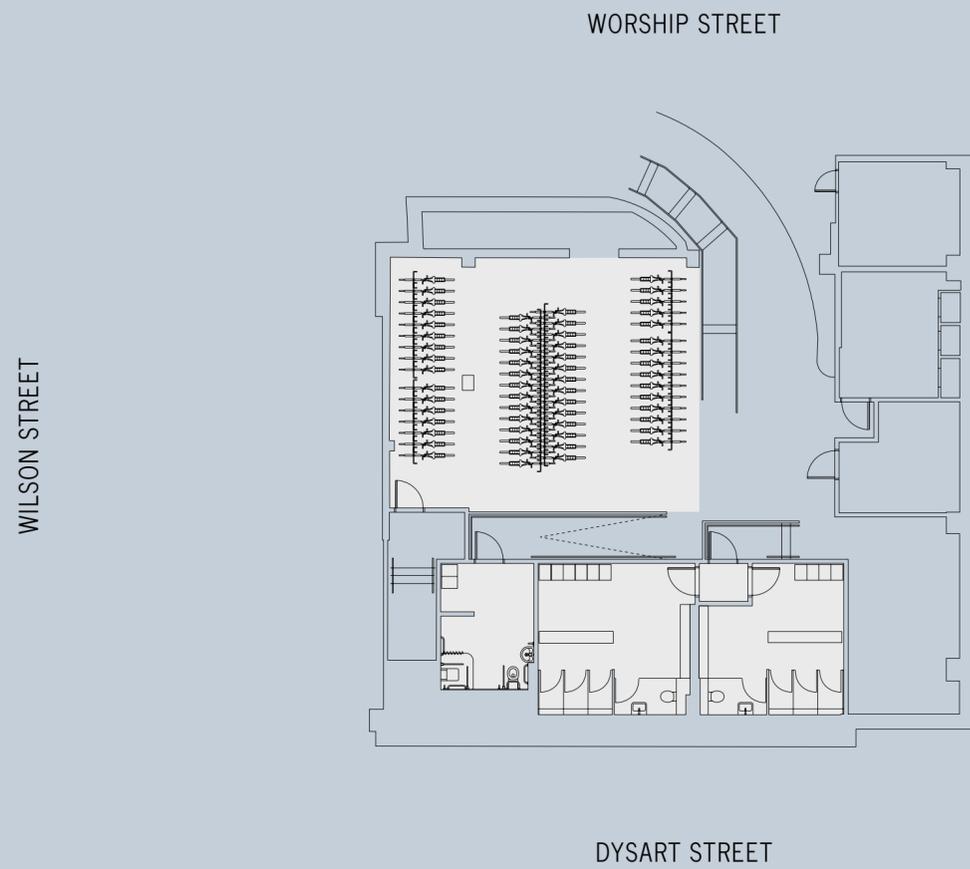
NOT TO SCALE

**OFFICE** **TERRACE/BALCONY** **CORE** **GREEN ROOF**



# FLOORPLANS

## LOWER GROUND FLOOR



WILSON STREET

WORSHIP STREET

DYSART STREET

NOT TO SCALE

■ END OF TRIP FACILITIES





4TH FLOOR TERRACE – CGI FOR REFERENCE



4TH FLOOR OPEN PLAN – CGI FOR REFERENCE

# STEP EFFICIATION

Originally comprehensively refurbished in partnership with the Carbon Trust, 70 Wilson Street is delivered as a Low Carbon Workplace, sourcing 100% of it's electricity from renewable sources, 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.

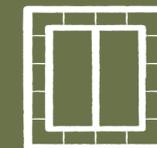
## AESTHETIC



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



Green roof(s)  
and beehives



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



Ground floor  
courtyard



EPC  
rating of B



End of trip  
facilities

**BREEAM**  
EXCELLENT

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



Fully electric  
building



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.

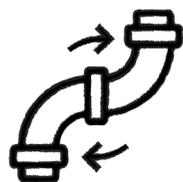


**08.30**

## 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 sun's 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.



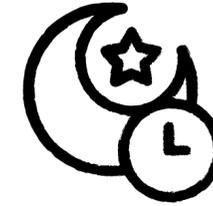
**18.00**

## 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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