

70 WILSON STREET LONDON EC2

MEDIA STYLE HIGH QUALITY
FITTED OFFICES

TO LET

11,912 SQ FT - 1,106.64 SQ M



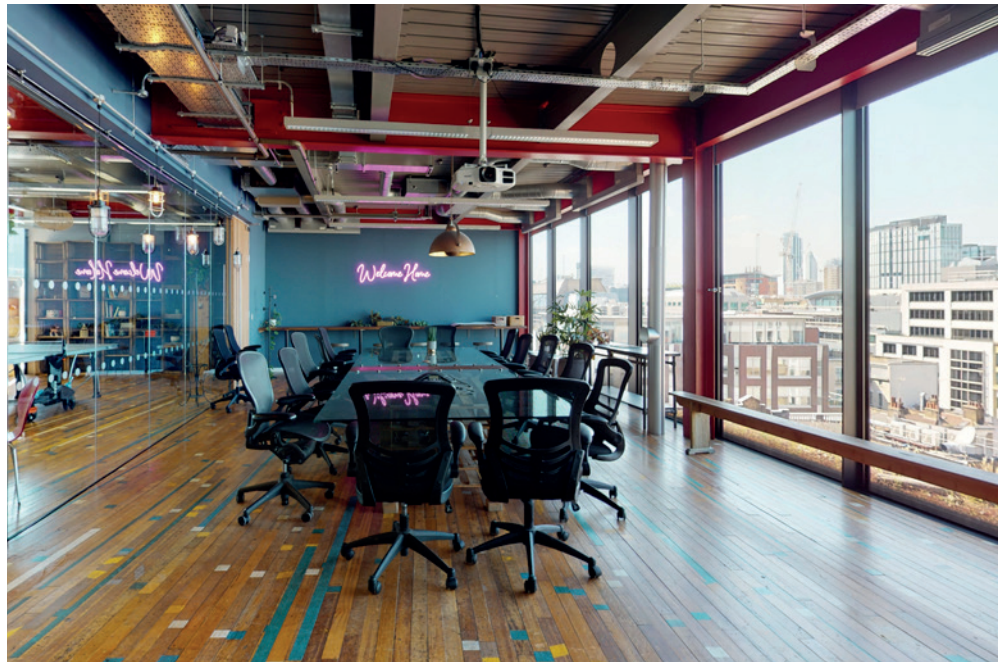
LOCATION

70 WILSON STREET

70 Wilson Street is located on the edge of 'Tech City' just South of the junction of Worship Street & Paul Street on the border of Shoreditch and a short walk from Finsbury Square.

The overground & underground services at Old Street (Northern Line, & Network Rail) are c. 8 minutes walk & Moorgate Station (Northern, Circle, Hammersmith & City & Metropolitan Lines & Network Rail) and Liverpool Street Station (Central, Circle, Hammersmith & City & Metropolitan Lines & Network Rail) are c.9 and 8 minutes walk respectively.





ACCOMMODATION

The self-contained demise comprises the entire 5th & 6th floors of the building. The 6th floor consists of two pods connected externally by a roof terrace and each pod is linked directly to the 5th floor internally by a staircase. The Northern pod affords access to the buildings 3 main lifts, one of which accesses the 6th Floor.

The 6th floor boasts a c. 2,100 sq ft terrace with far reaching views over the City & there are other smaller terraces including one of c. 800 sq ft on the 5th floor.

The floors have been fitted out to a minimalist media design style and the space is predominantly open plan with a CEO's suite, a board room, 8 various sized meeting rooms and break out areas.





The terraces on both floors are for the exclusive use of the Tenant.

Design occupancy for each floor is 1 person per 10 sqm
(means of escape 1 per 6 sqm)





SPECIFICATION

- Stunning large roof top terrace on the 6th floor & smaller terraces on the 5th floor
- VRV ceiling mounted air conditioning with exposed ductwork
- Large Kitchen/Bar area and a number informal break out areas located over both floors
- Large CEO's office suite
- A 14/16 person board room
- 8 different sized meeting rooms accommodating between 4 & 12 people
- Most meeting rooms have integrated Epson Audio Visual facilities
- Automatic solar mitigation window blinds
- Minimum finished floor to structural soffit height 3.000mm
- Raised access floors (minimum void 160mm)
- 3 x 13 person passenger lifts
- DDA lift within demise between the 5th & 6th floors
- 118 secure bicycle spaces at lower ground floor
- WCs & 'Superloos' on each floor.
- 8 showers & 37 lockers for use by the buildings occupiers
- BREEAM 'excellent' rating
- EPC rating 30(B)

LEASE AND TERMS

The 5th & 6th floors are let on a single lease inside the Security of Tenure provisions of the Landlord & Tenant Act 1954 Part II expiring on the 11th June 2027.

There is an upwards only rent review at the end of the 5th year & a Tenant’s only option to determine upon serving nine months prior written notice. If the break is not operated the Tenant will receive 12 months rent free.



Passing Rental
£856,664.00 per annum exclusive - £72.00 per sq ft

Rateable Value
£430,000.00

Rates Payable 2020/21 Charging Year
£228,760.00 per annum - £19.20 per sq ft
All interested parties should make their own enquiries of the Local Authority.

Service Charge
c.£111,236.00 per annum – c.£9.34 per sq ft

The accommodation is available by way of an assignment of the existing protected lease.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own costs in relation to this transaction.

MISREP CLAUSE

Misrepresentation Act: 1. Jarman & Co on its own behalf and on behalf of the vendor/lessor of this property whose agent Jarman & Co is, gives notice that these particulars are prepared for the guidance only of prospective purchasers and lessees and are intended to give a fair overall description of the property. Descriptions of a property are inevitably subjective and the descriptions contained herein are used as an opinion and not by way of statement of fact. In particular (a) any information contained herein (whether in the text, plans or photographs) is given in good faith but these particulars do not constitute in whole or in part an offer or contract for sale or to lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; (c) nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; (d) the photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs; (e) any areas, measurements or distances referred to



herein are approximate only; (f) where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. Furthermore, the vendor/lessor does not make or give, and neither Jarman & Co nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor/lessor and a purchaser/lessee. 2. Prospective purchasers or lessees are strongly advised to: (i) satisfy themselves as to the correctness of each statement contained in these particulars; (ii) inspect the property and the neighbouring area; (iii) ensure that any items expressed to be included are available and in working order; (iv) arrange a full structural (and where appropriate environmental) survey of the property; and (v) carry out all necessary searches and enquiries.

CONTACT

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