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The building

The building





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## The building

**69 Wilson Street is a brand new 60,000 sq ft office building arranged over seven floors with a typical floor of 10,000 sq ft. It is located to the north of Liverpool Street and to the south of Old Street roundabout.**

The building consists of a striking stone and glass façade and offers top grade specification which makes for an unparalleled working environment in the area.

*Right: Entrance on Wilson Street*

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### Key features

A new development providing 59,193 sq ft (5,499.2 sq m) of highly specified offices

Striking glass and stone construction

2.7m internal floor to finished ceiling height

Raised floors

Suspended metal ceilings

VRV air conditioning

2.7m full height glass on all sides

Terraces on the 5th, 6th and 7th floors

Unparalleled working environment

Car parking







*Above: Reception area*

*Right: Typical floor and workstations*





*Above: Pedestrianised Wilson Street*

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Location

Location



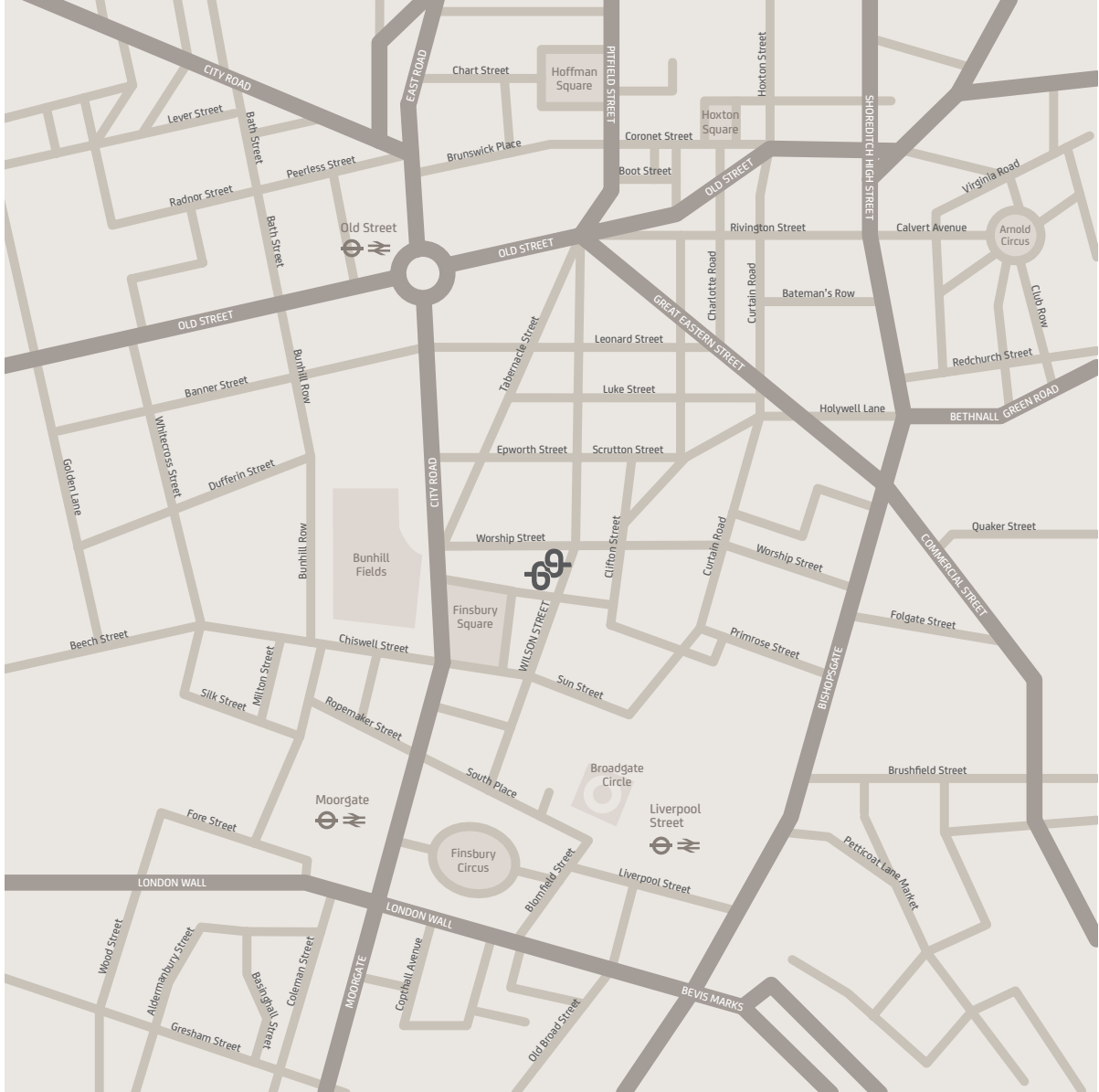
# Location

# Transport

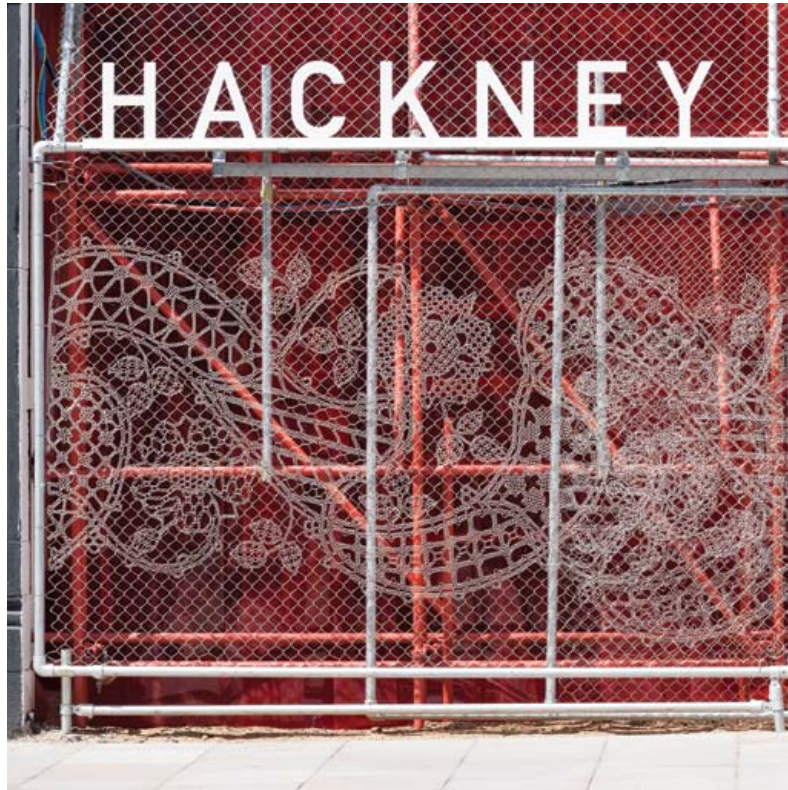
The building is located half way between Liverpool Street and Old Street stations giving occupiers excellent links to Bank, the West End and Canary Wharf.

Travel times from Liverpool Street by tube – in minutes (from TfL website):

Bank	2
London Bridge	8
Tottenham Court Road	8
King's Cross	9
Oxford Circus	10
Waterloo	10
St Pancras International	12
Angel	13
Leicester Square	14
Westminster	16
Canary Wharf	17
Camden Town	21
South Kensington	27



# Location







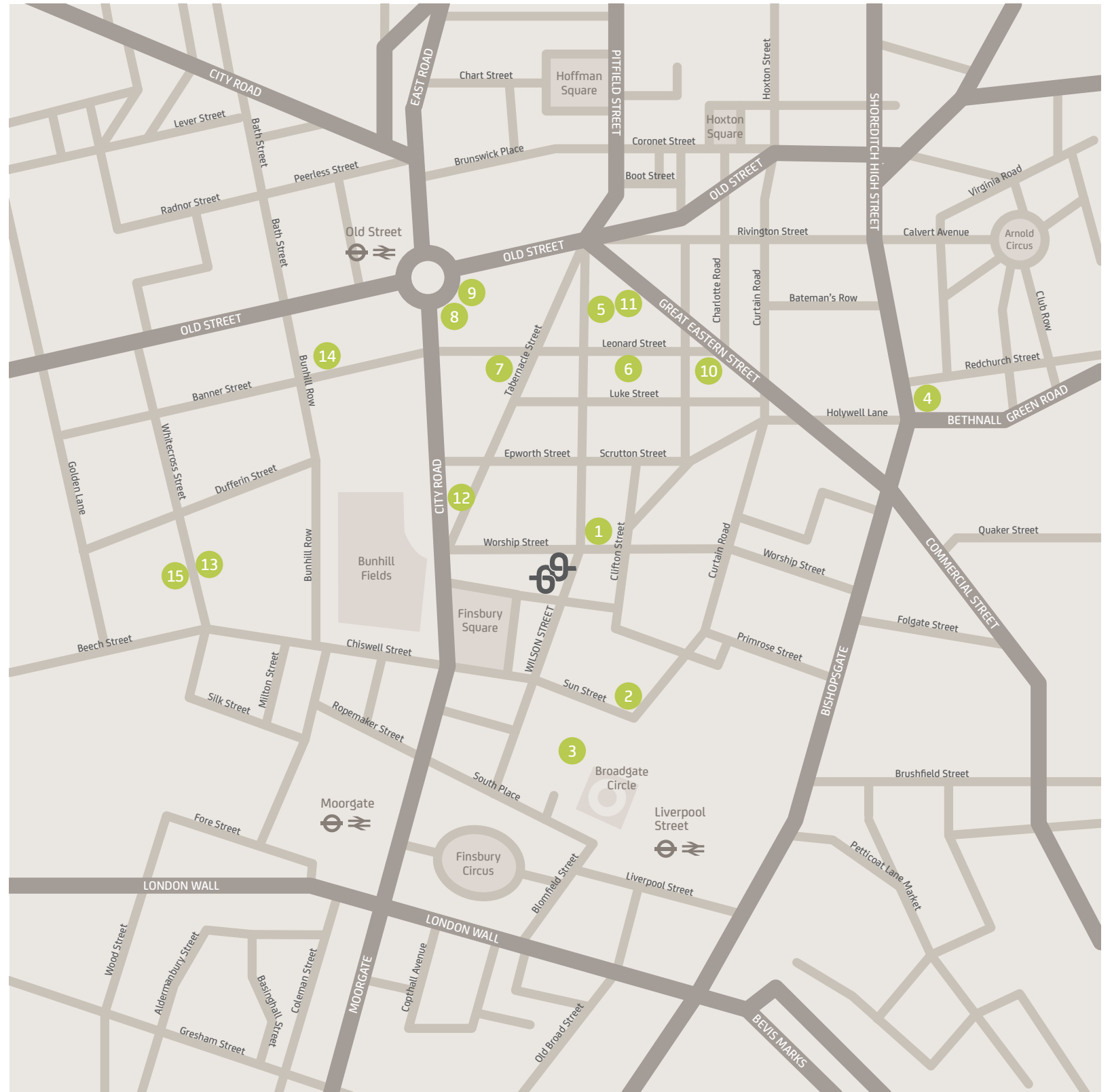
## Location

## Local amenities

69 Wilson Street is prominently situated within equal distance of the City and Shoreditch.

The local area offers a wide variety of amenities ranging from household names to trendy independent retailers.

- 01 Blueberry Bar and Kitchen
- 02 All Bar One
- 03 Gaucho
- 04 The Tea Building
- 05 The Princess of Shoreditch
- 06 Eyre Brothers
- 07 McQueen
- 08 Sainsbury's
- 09 EAT
- 10 Pret A Manger
- 11 Hoxton Hotel
- 12 Travelodge
- 13 Waitrose
- 14 Fitness First
- 15 Alba



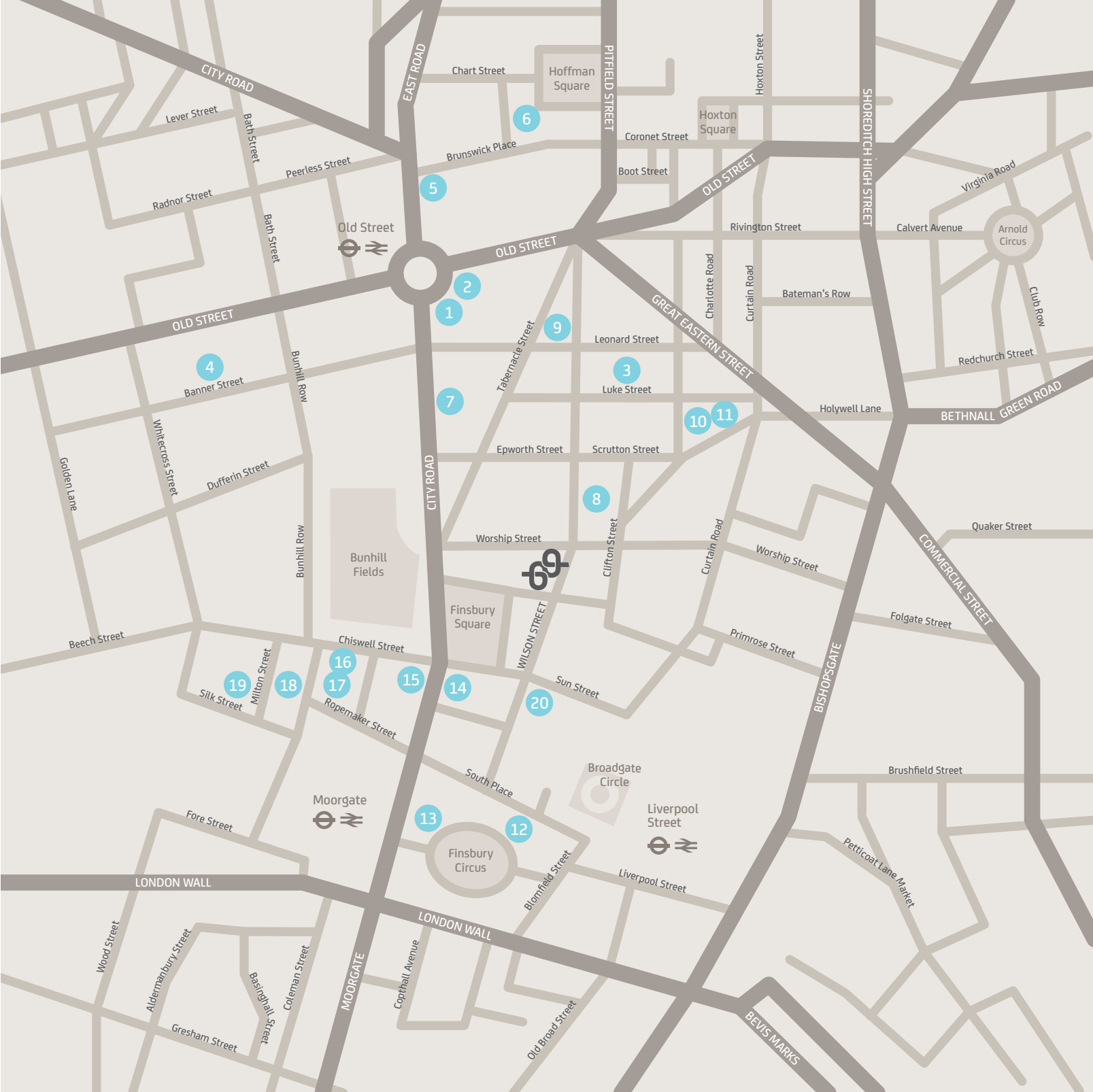
# Location

# Local occupiers

The eclectic range of options and 24 hour culture of the local area gives occupiers a range of opportunities that surpasses alternative locations.

With its increasing connectivity and the spirit of the local area, Wilson Street is fast becoming a known hub for large corporate occupiers as well as growing start-ups.

- 01 [Fried Frank](#)
- 02 [Inmarsat](#)
- 03 [Thompson Reuters](#)
- 04 [Eric Parry](#)
- 05 [Jeffrey Henry LLP, Plan UK](#)  
[Interact Worldwide](#)  
[London International College](#)
- 06 [Last FM](#)
- 07 [Pension Financia](#)  
[Skidmore, Owing & Merrill LLP](#)  
[Sage Publications](#)
- 08 [TfL](#)  
[American Express](#)
- 09 [Aurora](#)
- 10 [Moo.com](#)  
[Huddle](#)
- 11 [Charles Stanley](#)
- 12 [Cisco](#)
- 13 [Alvarez & Marsal](#)
- 14 [Bloomberg](#)
- 15 [Nasdaq OMX](#)
- 16 [Bank of Tokyo Mitsubishi UFJ](#)
- 17 [Macquarie Bank](#)
- 18 [Addleshaw Goddard](#)
- 19 [Linklaters](#)
- 20 [UBS](#)



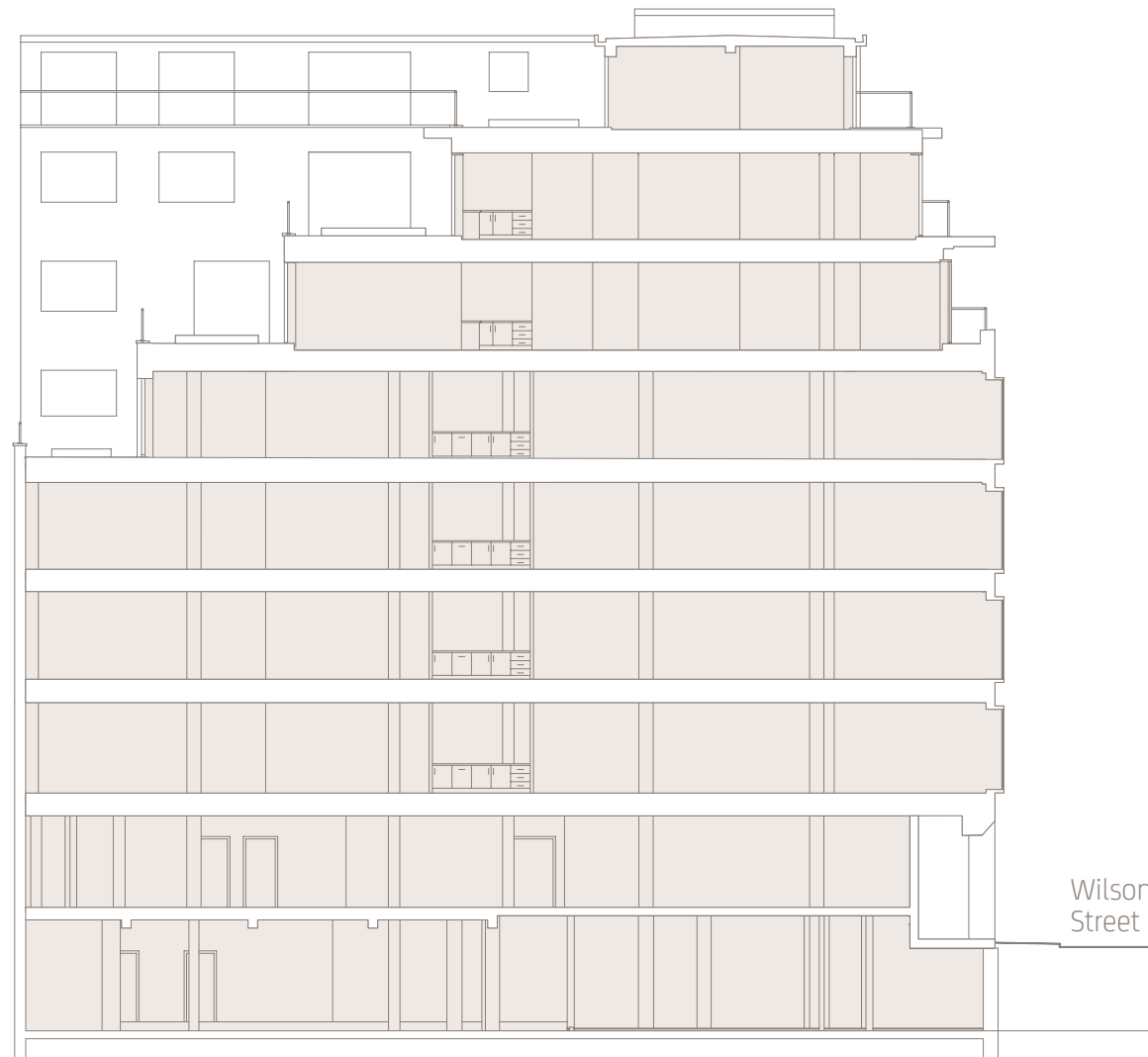
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## Schedule of areas



<b>Net internal area*</b>	<b>sq ft</b>	<b>sq m</b>
Seventh floor offices	1,410	131.0
Sixth floor offices	2,809	261.0
Fifth floor offices	4,661	433.0
Fourth floor offices	9,795	910.0
Third floor offices	10,398	966.0
Second floor offices	10,398	966.0
First floor offices	10,236	950.9
Ground floor offices	4,876	453.0
Ground floor reception	918	85.3
Basement offices	3,692	343.0
<b>Total</b>	<b>59,193</b>	<b>5,499.2</b>

\*including toilets

# Floor plans

## Ground floor

### NIA offices

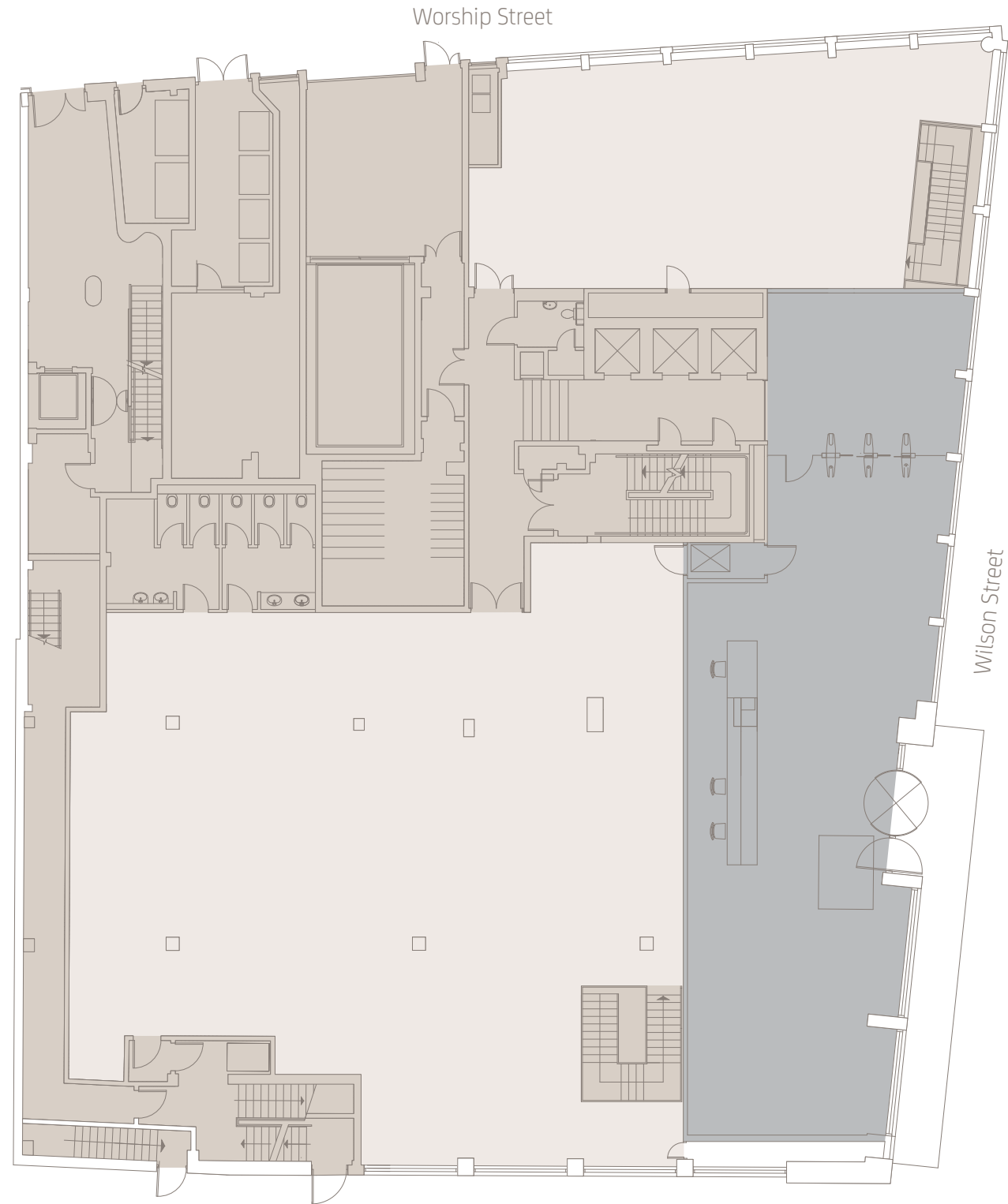
4,876 sq ft

453 sq m

### NIA reception

918 sq ft

85.3 sq m



- Office space
- Reception area
- Core

Floor plans not to scale.  
For identification purposes only.



Floor plans

Typical floor (Second floor)

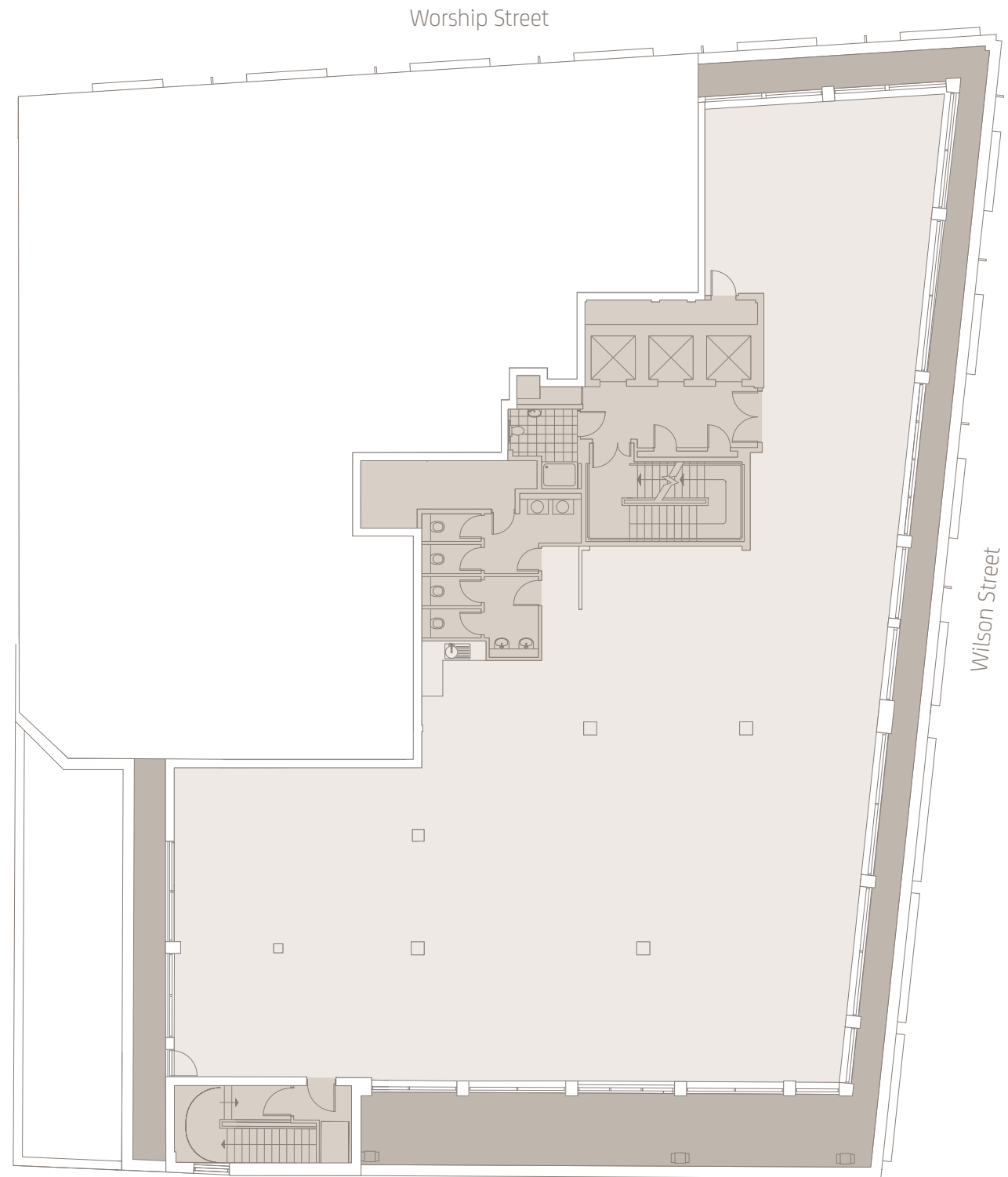
**NIA offices**  
10,398 sq ft  
966 sq m



**NIA offices**

4,661 sq ft

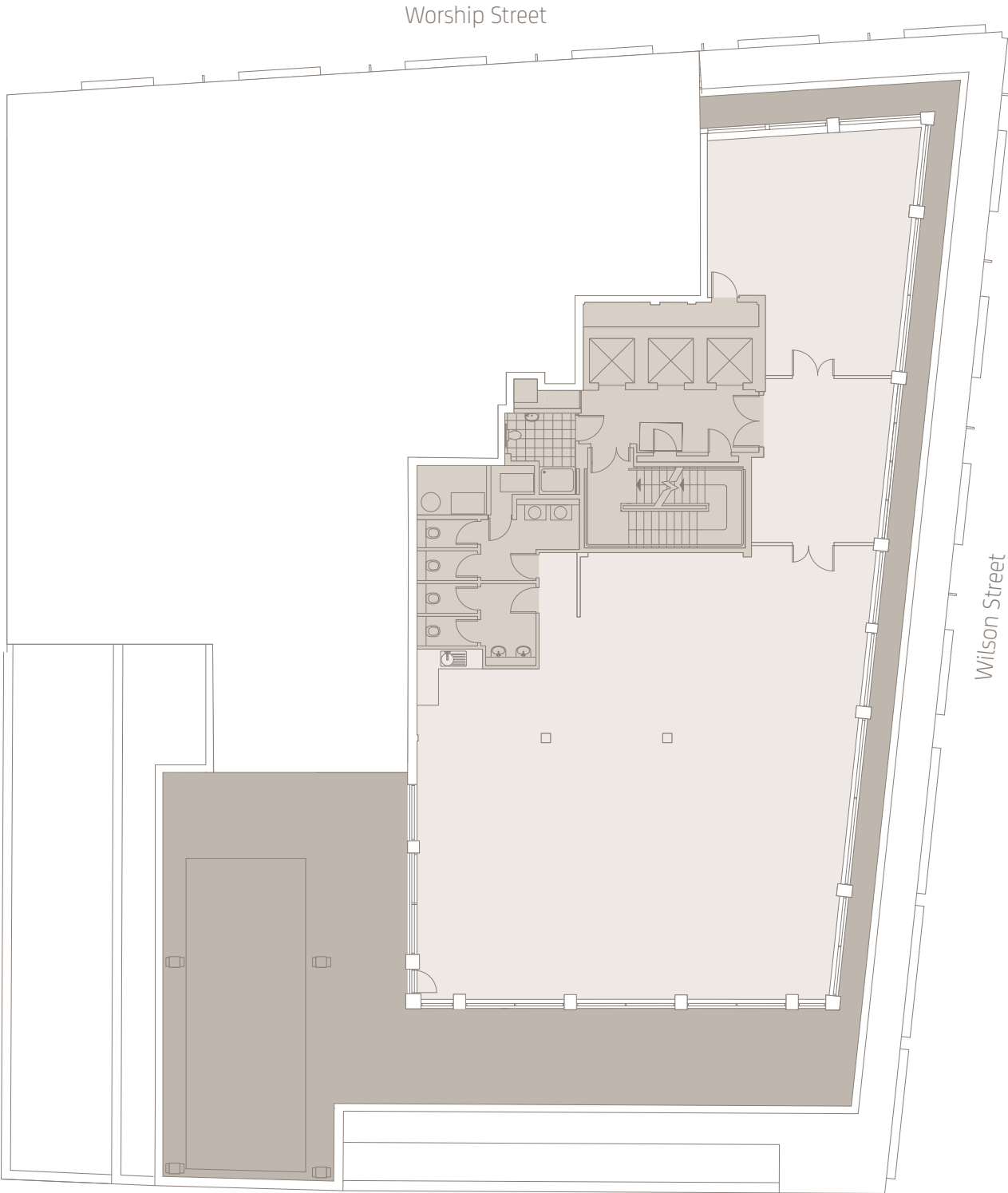
433 sq m



- Office space
- Terrace
- Core

Floor plans not to scale.  
For identification purposes only.

**NIA offices**  
2,809 sq ft  
261 sq m



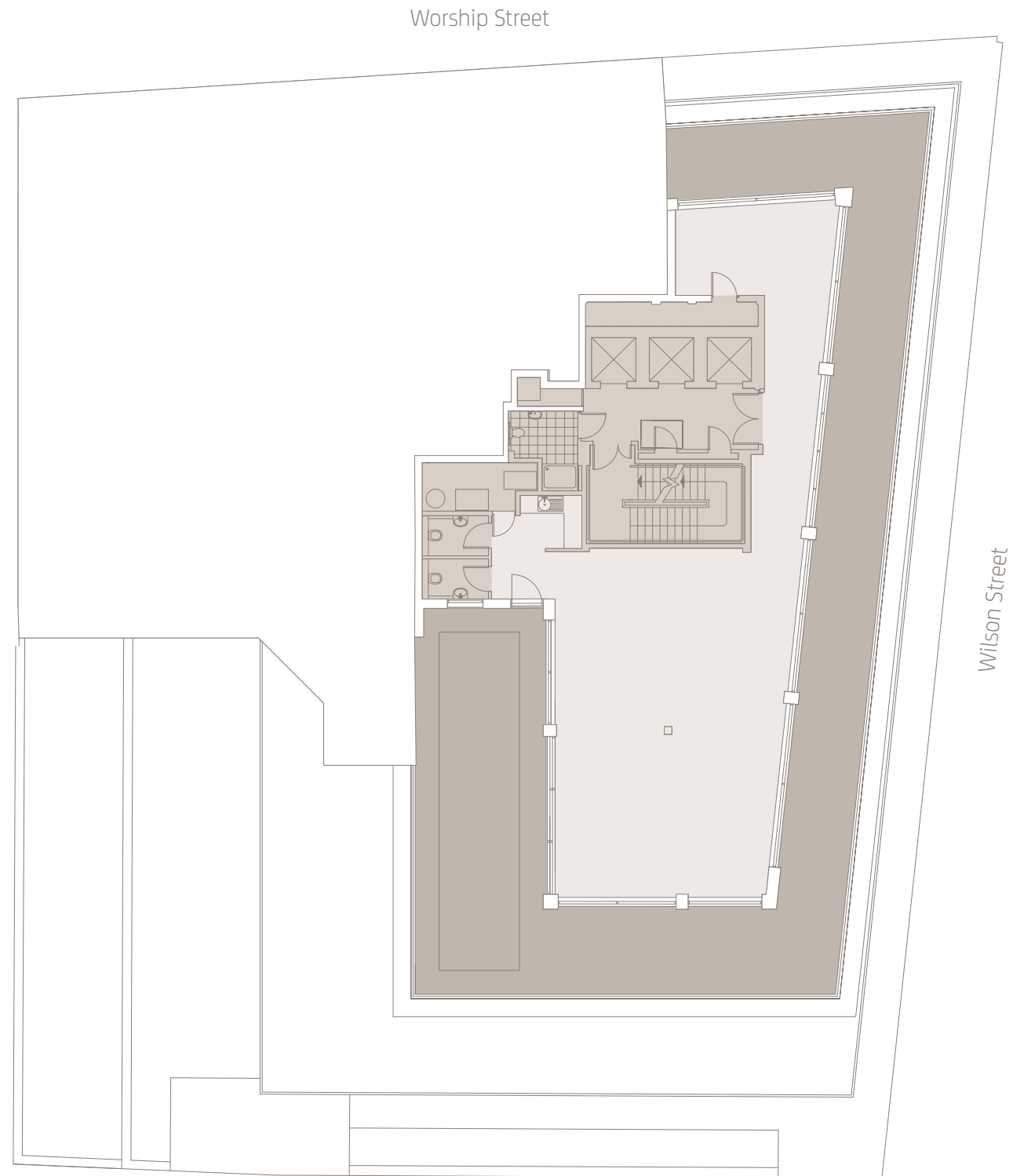
**NIA offices**

1,410 sq ft

131 sq m

- Office space
- Terrace
- Core

Floor plans not to scale.  
For identification purposes only.



## Space plans

### Second floor

### Cellular layout (typical)

No. of people open plan	36
No. of people in offices	45
<b>Total occupancy</b>	<b>81</b>

No. of offices	24
No. of meeting rooms	1

NIA (sq m)	966
NIA (sq ft)	10,398
<b>Density (sq m pp)</b>	<b>11.9</b>



# Space plans

## Second floor

### Mixed use layout (typical)

No. of people open plan	88
No. of people in offices	17
<b>Total occupancy</b>	<b>105</b>

No. of offices	10
No. of meeting rooms	1

NIA (sq m)	966
NIA (sq ft)	10,398
<b>Density (sq m pp)</b>	<b>9.2</b>



Office space  
Core

Floor plans not to scale.  
For identification purposes only.

## Space plans

Second floor

## Open plan layout (typical)

No. of people open plan	112
No. of people in offices	3
<b>Total occupancy</b>	<b>115</b>

No. of offices	3
No. of meeting rooms	1

NIA (sq m)	966
NIA (sq ft)	10,398
<b>Density (sq m pp)</b>	<b>8.4</b>



# Space plans

Fifth floor

Mixed use layout (typical)

No. of people open plan	48
No. of people in offices	4
<b>Total occupancy</b>	<b>52</b>

No. of offices	2
No. of meeting rooms	1

NIA (sq m)	433
NIA (sq ft)	4,661
<b>Density (sq m pp)</b>	<b>8.3</b>



- Office space
- Terrace
- Core

Floor plans not to scale.  
For identification purposes only.



# Space plans

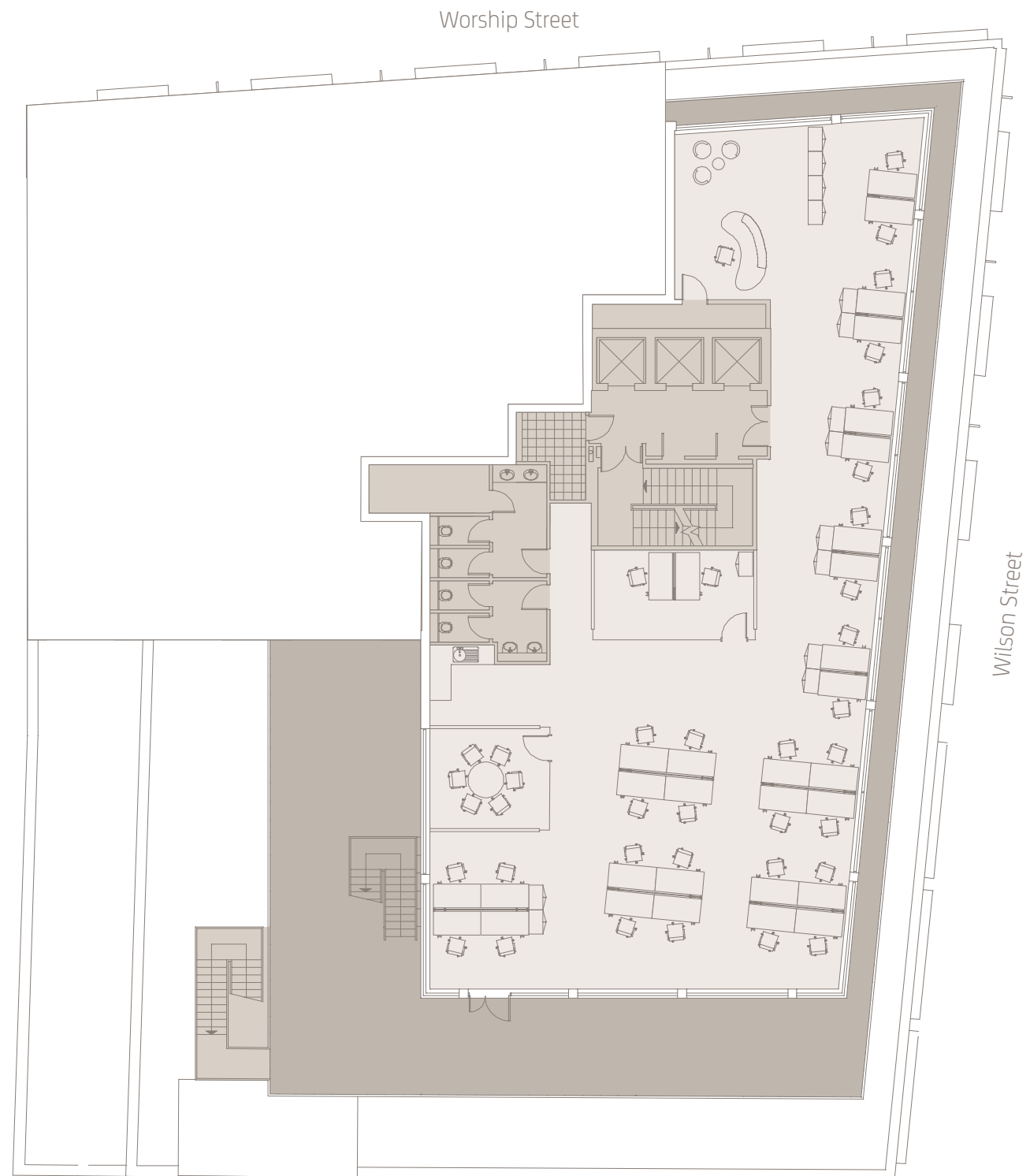
Sixth floor

Mixed use layout (typical)

No. of people open plan	30
No. of people in offices	2
<b>Total occupancy</b>	<b>32</b>

No. of offices	1
No. of meeting rooms	1

NIA (sq m)	261
NIA (sq ft)	2,809
<b>Density (sq m pp)</b>	<b>8.2</b>

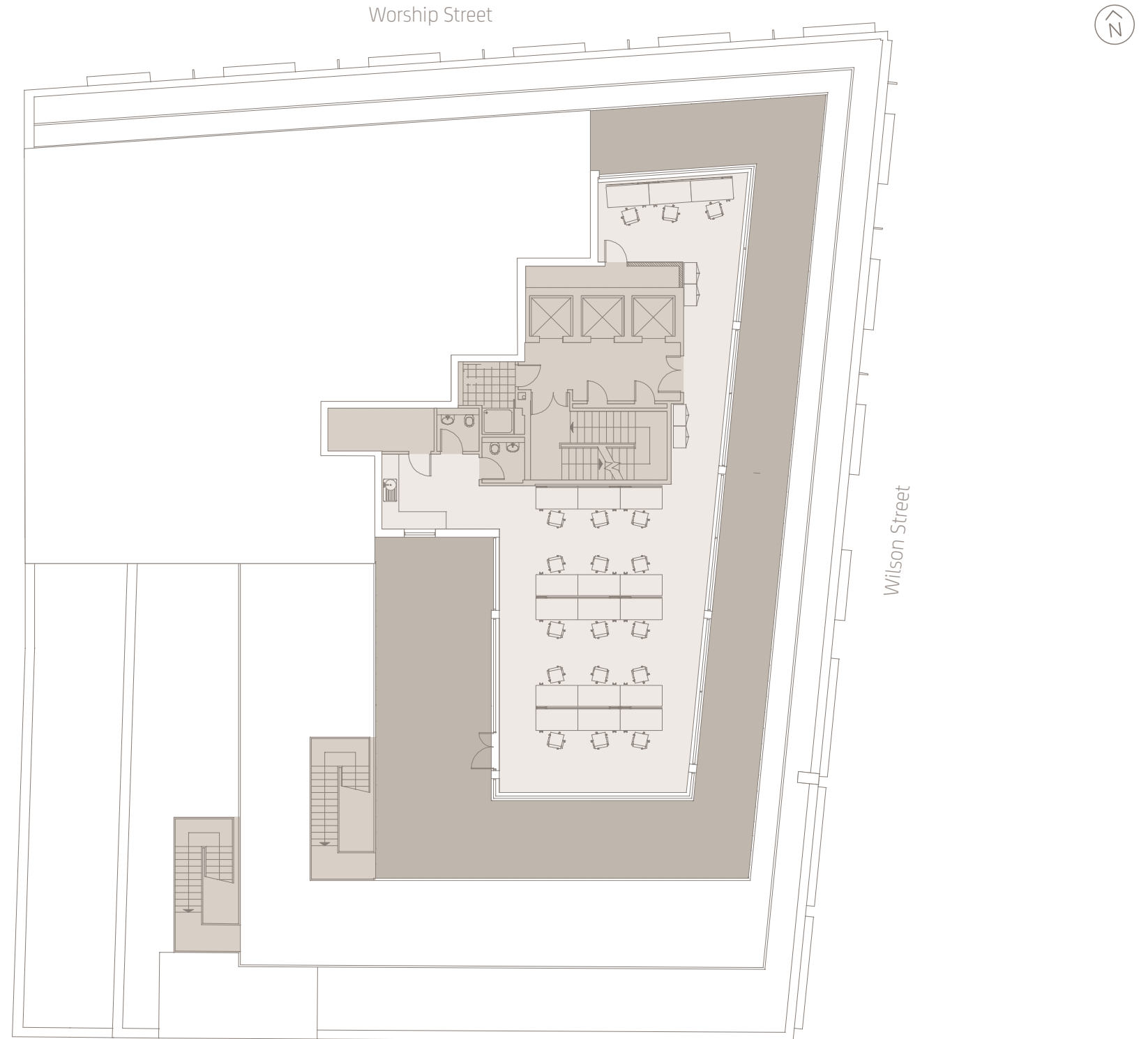


# Space plans

Seventh floor

Mixed use layout (typical)

<b>Total occupancy</b>	<b>18</b>
NIA (sq m)	131
NIA (sq ft)	1,410
<b>Density (sq m pp)</b>	<b>7.3</b>



Floor plans not to scale.  
For identification purposes only.

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Specification

Specification



# Specification

## 1.0 Structure

### 1.1 Imposed loads

**Office areas**  
4kN/sq m + 1kN/sq m  
**Plant (general)**  
7.5kN/sq m

### 1.2 Dimensional data

**Floor to ceiling height**  
min 2.6m  
**Raised floor**  
min 70mm raised floor  
**Structural grid**  
600mm x 600mm

## 2.0 Air conditioning

### 2.1 VRV system

**Fresh air volume**  
10 litres/second

### 2.2 Cooling/loads

**Lighting**  
12w/sq m  
**Small power**  
25w/sq m  
**Occupancy**  
8w/sq m

## 3.0 Electrical

### 3.1 Office lighting

**Lighting level**  
LG3 compliant  
**Luminaires**  
500 lux  
**Electrical loading**  
small power 25w/sq m

### 3.2 Passenger lifts

**Number**  
3 (including 1 fire lift)  
**Size**  
8 person/530 kg  
**Speed**  
1m per second  
**Waiting interval**  
less than 10 seconds

## 4.0 Population densities

**Air conditioning**  
1 person/7.5m  
**Means of escape**  
1 person/7.5m  
**Lifts**  
1 person/7.5m  
**Toilets**  
1 person/7.5m

## 5.0 External design conditions

**Summer**  
-4c db saturated  
**Winter**  
29c db/20c wb

## 6.0 Parking

**Car parking**  
Available by arrangement  
**Bicycle parking**  
Available  
**Showers**  
1 per floor



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## Contacts

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