

CHRISTOPHER YARD

67 WILSON STREET EC2

6,300 sq ft high-end boutique headquarters opportunity

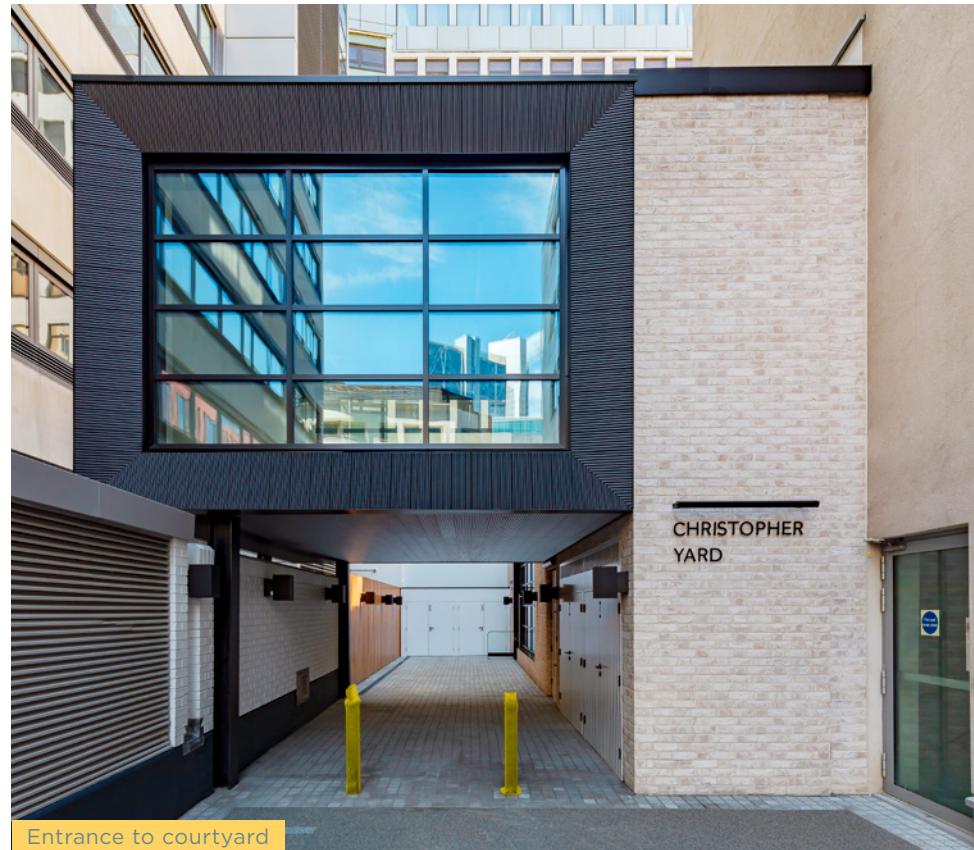


YOUR OWN BUILDING

A rare single-let HQ opportunity.



Courtyard and building entrance



Christopher Yard offers a 6,300 sq ft high-end boutique headquarters opportunity. The building has its own entrance, accessed off Wilson Street and a courtyard providing outdoor space at Ground floor level. Internally the building offers exceptionally high quality finishes, with a welcoming arrival / reception area with feature pendant lighting. The space has been finished to a CAT A condition with exposed concrete and timber extensions. This design led workspace could be the perfect HQ to shape your business.



CHRISTOPHER YARD

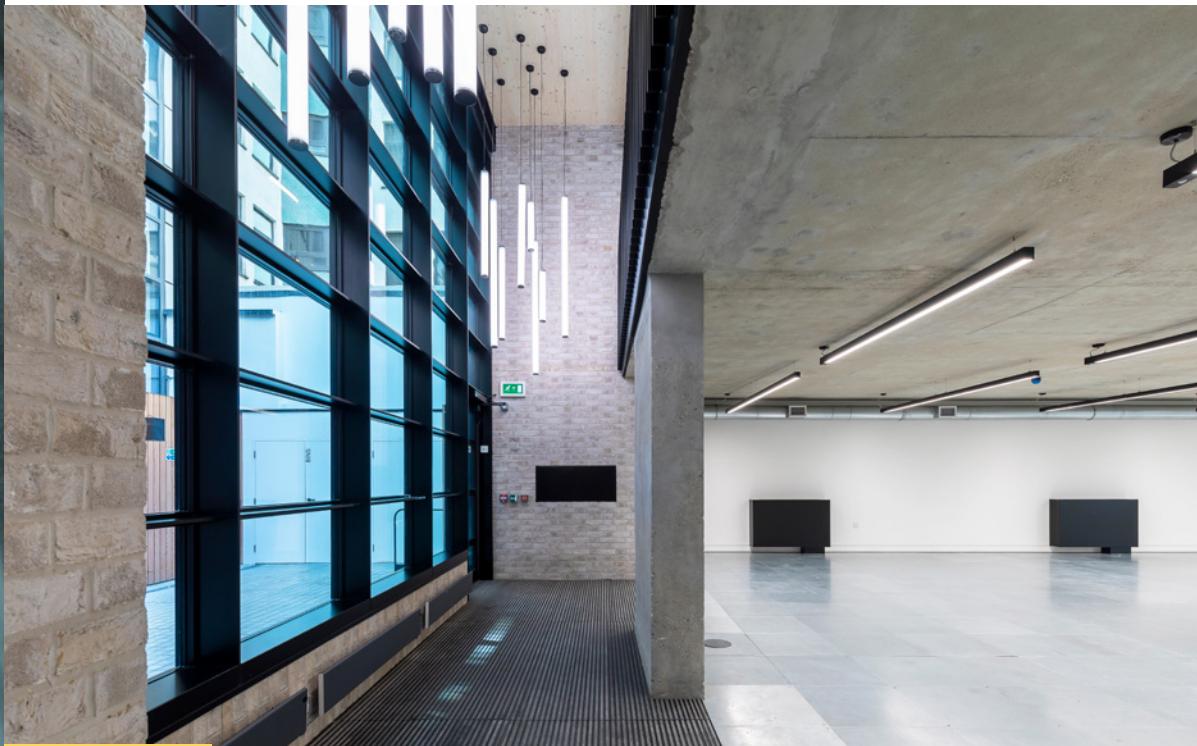
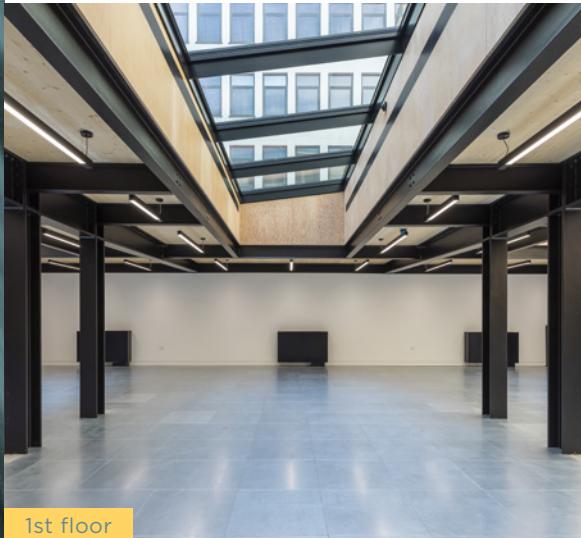


STRIKING FEATURES

The 1st Floor provides 2,235 sq ft of CAT A workspace, centered around a striking skylight and the atrium with standout lighting, plus a feature podium overlooking the external courtyard.



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Boutique headquarters building



Reception area with feature pendant lighting



Courtyard providing outdoor space



High-quality finishes



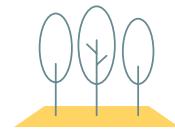
Design-led workspace



New end of trip facilities featuring 36 cycle racks, showers & lockers



Excellent transport links including the Elizabeth Line



Close proximity to Finsbury Square garden



On site parking



EPC rating B

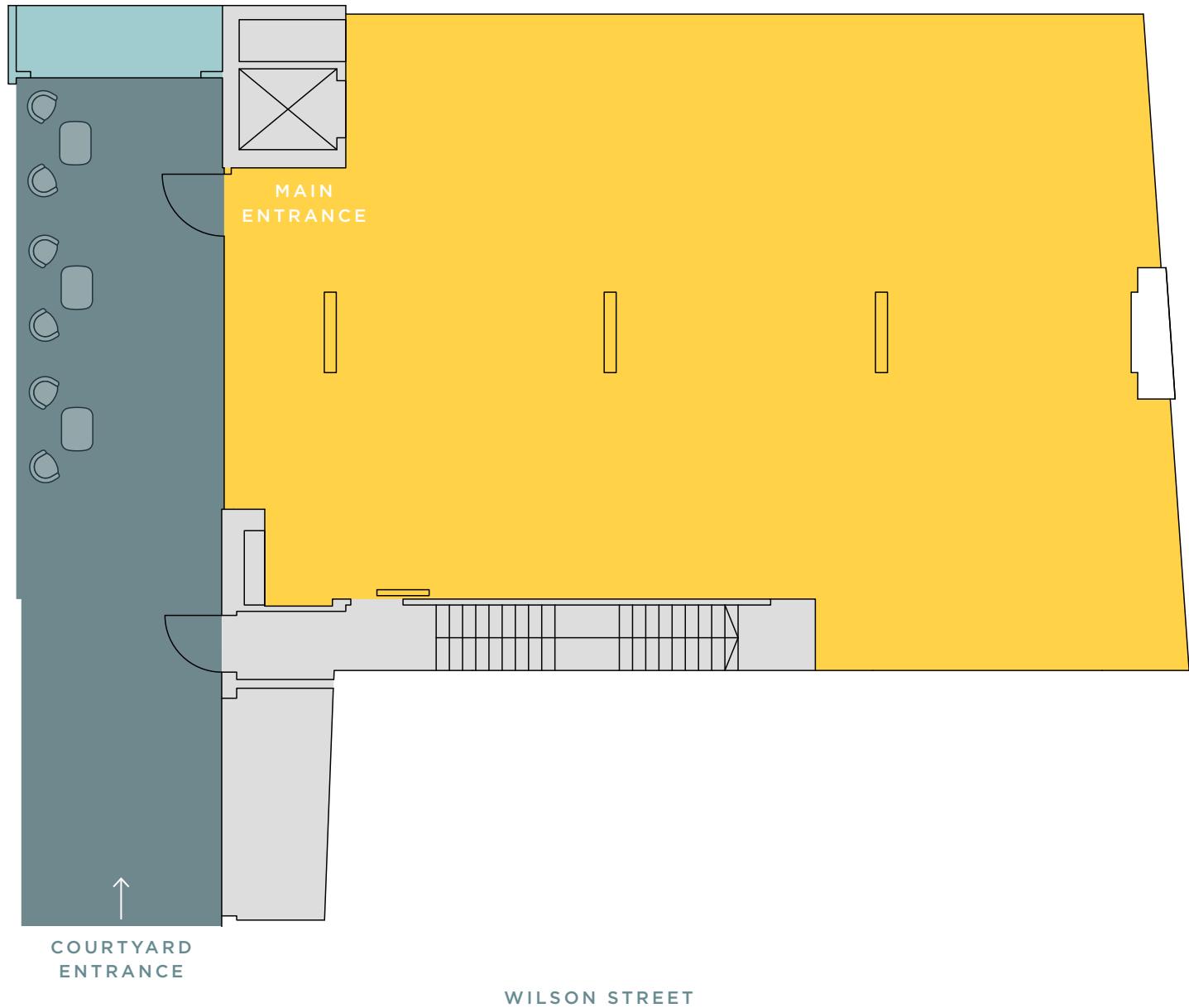


GROUND FLOOR

2,081 sq ft / 193.3 sq m (NIA)

- Available workspace
- Courtyard
- Bin storage
- Core

FLOOR	SQ FT	SQ M
1ST	2,235	207.6
G	2,081	193.3
LG	1,985	184.4
TOTAL	6,301	585.3





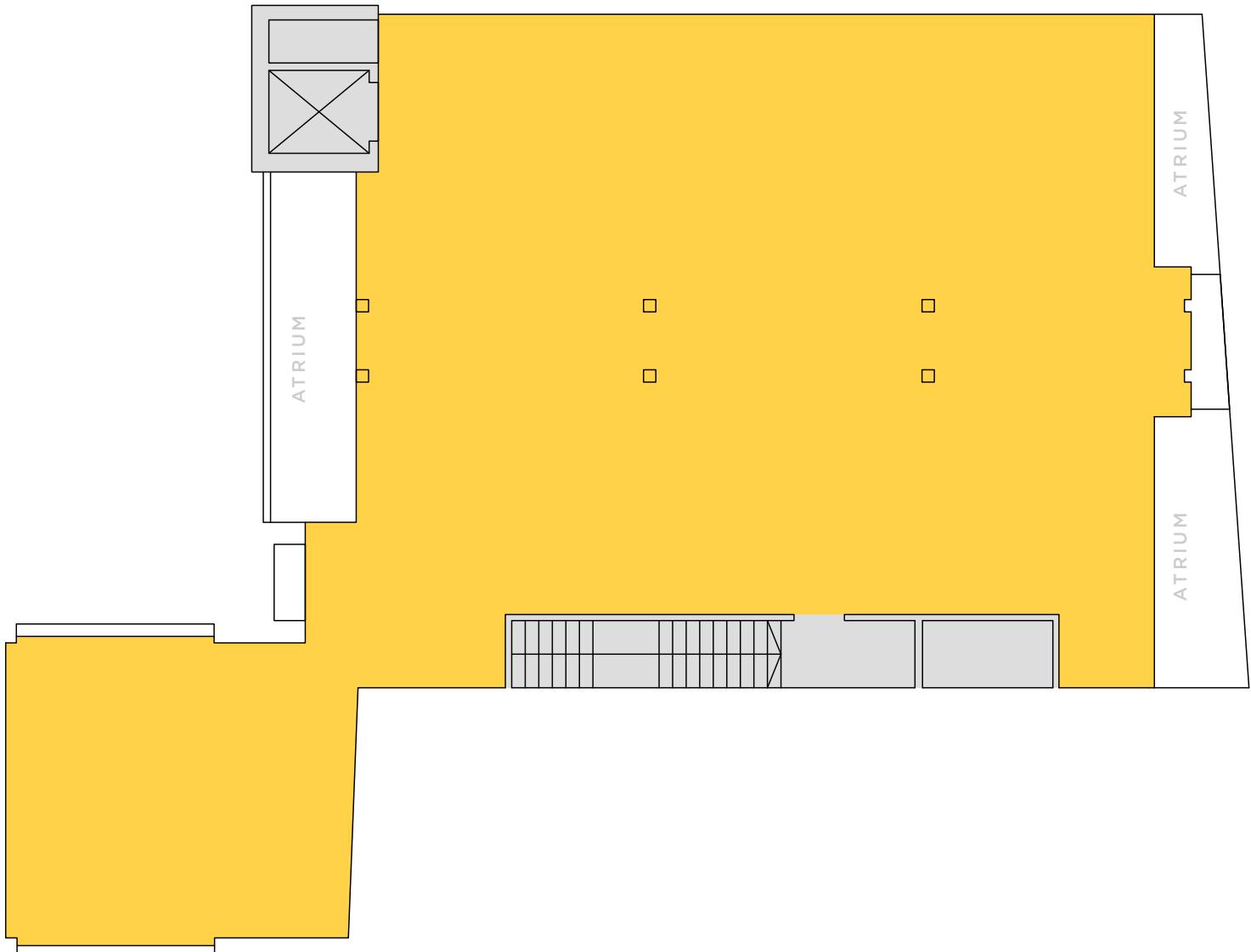
CHRISTOPHER YARD



FIRST FLOOR

2,235 sq ft / 207.6 sq m (NIA)

- Available workspace
- Core



FLOOR	SQ FT	SQ M
1ST	2,235	207.6
G	2,081	193.3
LG	1,985	184.4
TOTAL	6,301	585.3

WILSON STREET



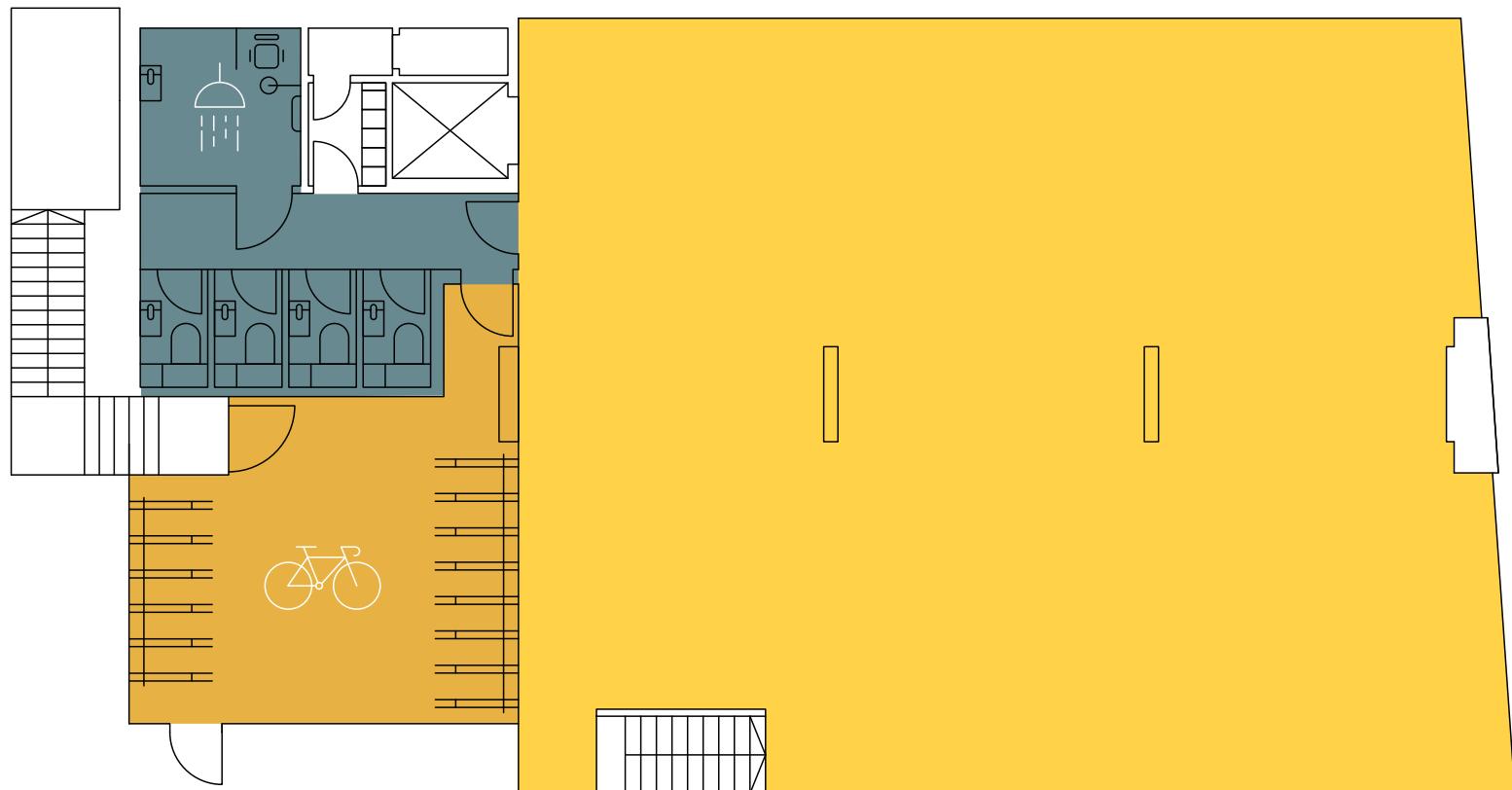
CHRISTOPHER YARD



LOWER GROUND

1,985 sq ft / 184.4 sq m (NIA)

- Available workspace
- WC's and shower facilities
- Bike storage
- Core



FLOOR	SQ FT	SQ M
1ST	2,235	207.6
G	2,081	193.3
LG	1,985	184.4
TOTAL	6,301	585.3

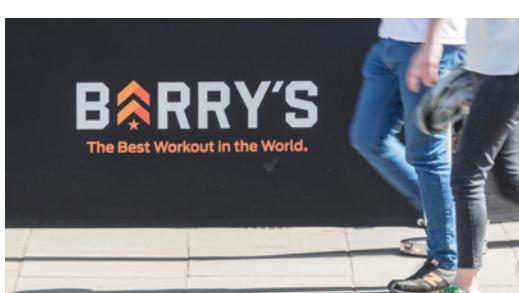
WILSON STREET

VIBRANT & ECLECTIC

The building is perfectly placed between The City and lively Shoreditch. With an eclectic mix of restaurants, street food markets and vibrant cafés, the location is buzzing. The area is home to some of London's best health clubs with Barry's Bootcamp, 1 Rebel and Thirdspace all within close proximity. Liverpool Street, Moorgate and Old Street Stations are all within a 6-minute walk, providing access to the Elizabeth Line, Underground, Overground and National rail.



Broadgate Circle



RESTAURANTS

1. Monohon Ramen
2. Pasta Nostra
3. Officiana 00
4. Noci
5. Daffodil Mulligan
6. Lantana
7. Leonard St Market
8. Bottega Prelibato
9. Blacklock
10. Gloria
11. Sagardi
12. Flat Iron
13. Manteca
14. Padella
15. The Iskele
16. Jugged Hare
17. The Brewery
18. Clifton Food Market
19. Camino
20. Piccolino
21. Yauatcha
22. Comptoir Libanais
23. The Ivy City Garden
24. Eataly

BARS

1. Tayer + Elementary
2. Serata Hall
3. The Princess of Shoreditch
4. The Artillery Arms
5. The Windmill in the City
6. Flight Club
7. Junkyard Golf
8. Queen of Hoxton

HOTELS

1. The Hoxton
2. Nobu
3. The Curtain
4. Montcalm Royal London House
5. Montcalm Brewery

GYMS

1. Gymbox
2. Virgin Active
3. Barry's
4. Third Space
5. 1 Rebel

CAFÉS

1. Grind
2. Ozone
3. FWD:Coffee



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