

CHRISTOPHER
YARD

67 WILSON STREET EC2

6,300 SQ FT HIGH-END
BOUTIQUE HQ OPPORTUNITY

YOUR OWN BUILDING

A rare single-let HQ opportunity.

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.



Entrance to courtyard



Courtyard and building entrance



CHRISTOPHER YARD



First floor indicative fit-out CGI



First floor

STRIKING FEATURES

The first 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.



First floor



CHRISTOPHER YARD



Ground floor indicative fit-out CGI



Entrance atrium



Ground floor



Boutique headquarters building



Reception area with feature pendant lighting



Courtyard providing outdoor space



High-quality finishes



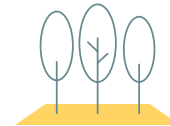
Design-led workspace



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



CHRISTOPHER YARD



Lower ground floor indicative fit-out CGI

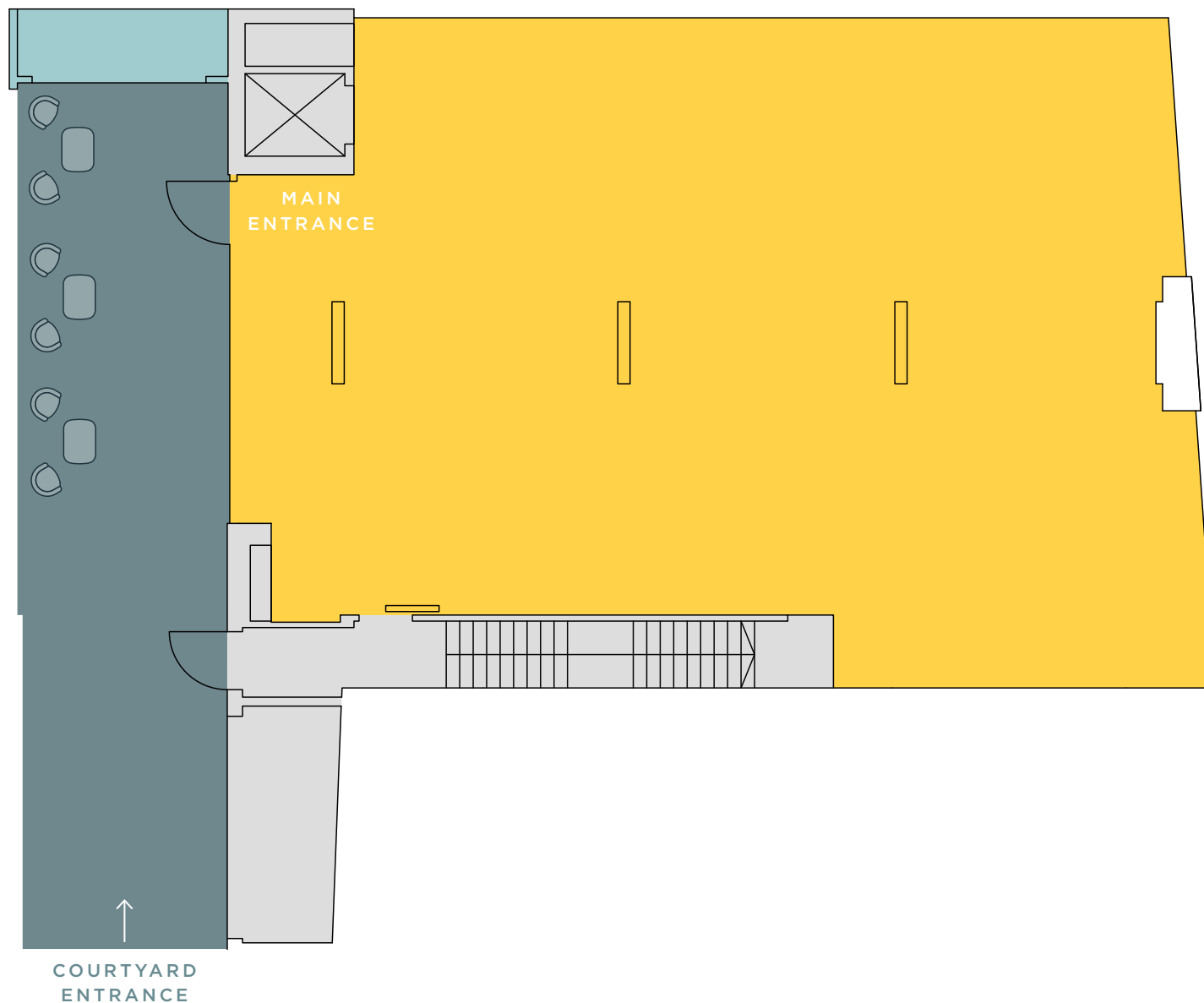


GROUND FLOOR

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

- Available workspace
- Courtyard
- Bin storage
- Core

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



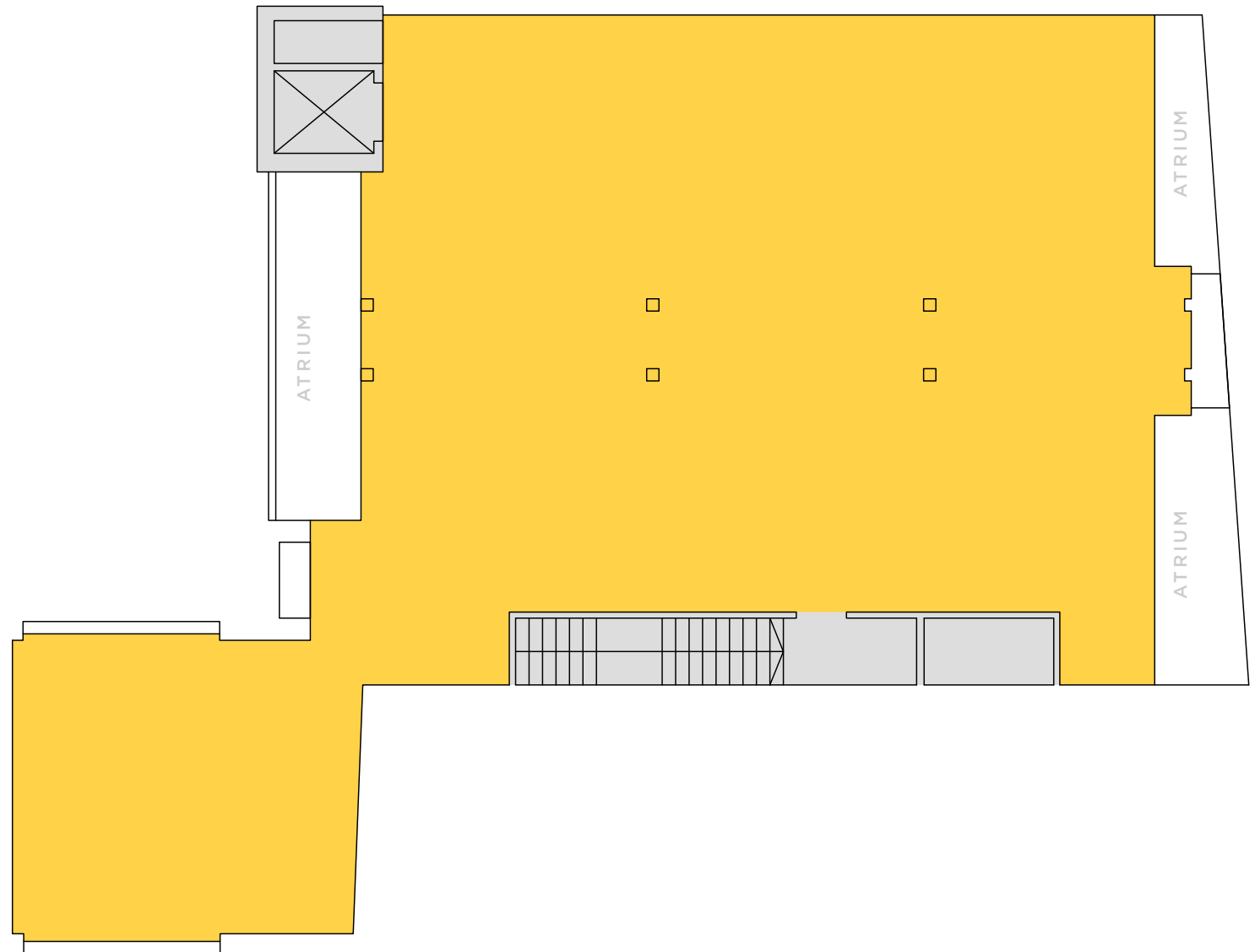
WILSON STREET



FIRST FLOOR

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

- Available workspace
- Core



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

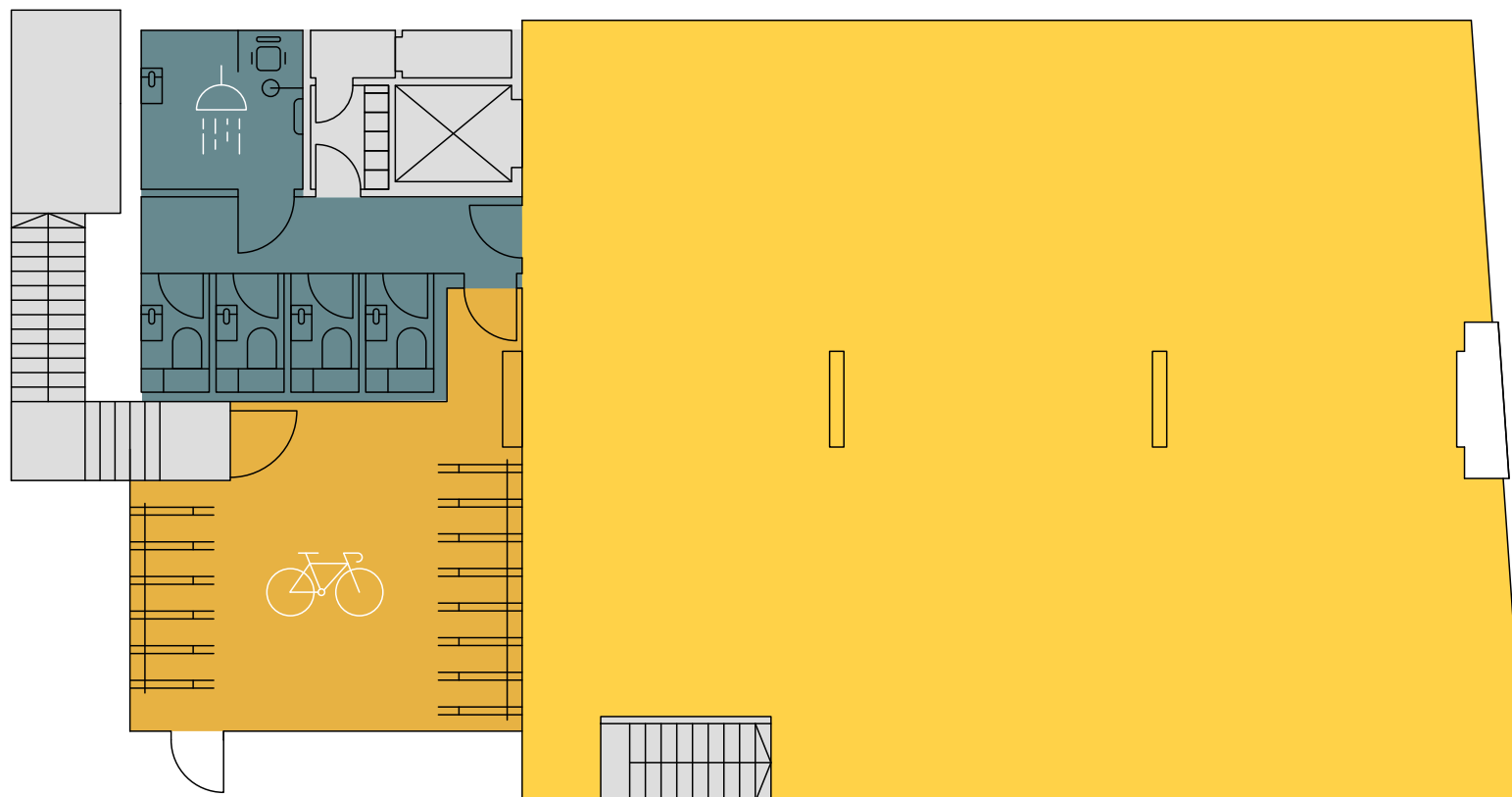
WILSON STREET



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
First	2,235	207.6
G	2,081	193.3
LG	1,985	184.4
TOTAL	6,301	585.3



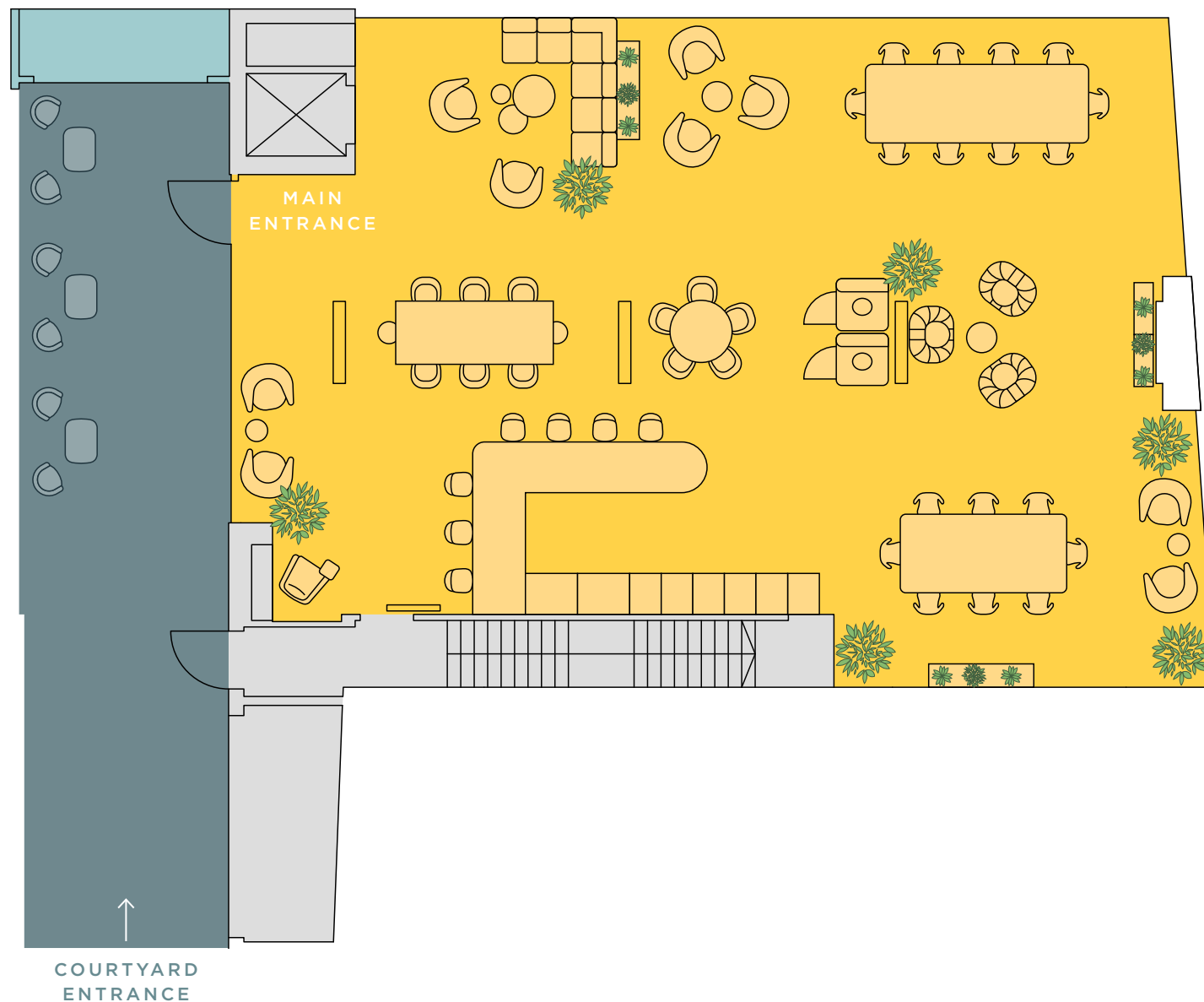
GROUND FLOOR

INDICATIVE LAYOUT

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

- 1 Breakout space
- 2 Lounge areas
- 2 Hot desk areas
- 2 Phonebooths
- 1 Teapoint

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





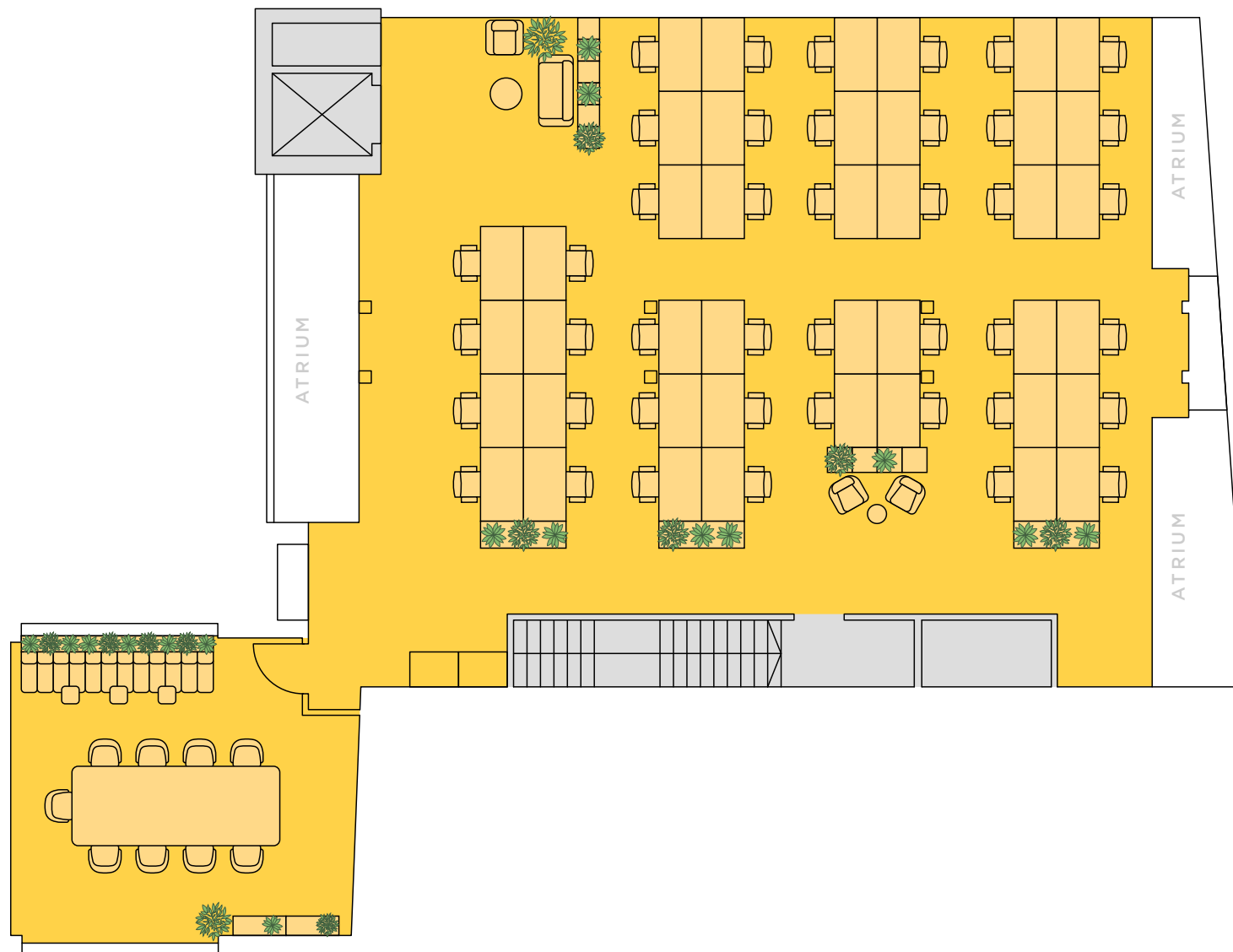
FIRST FLOOR

INDICATIVE LAYOUT

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

- 42 Workstations
- 1 Lounge area
- 1 9 person boardroom

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



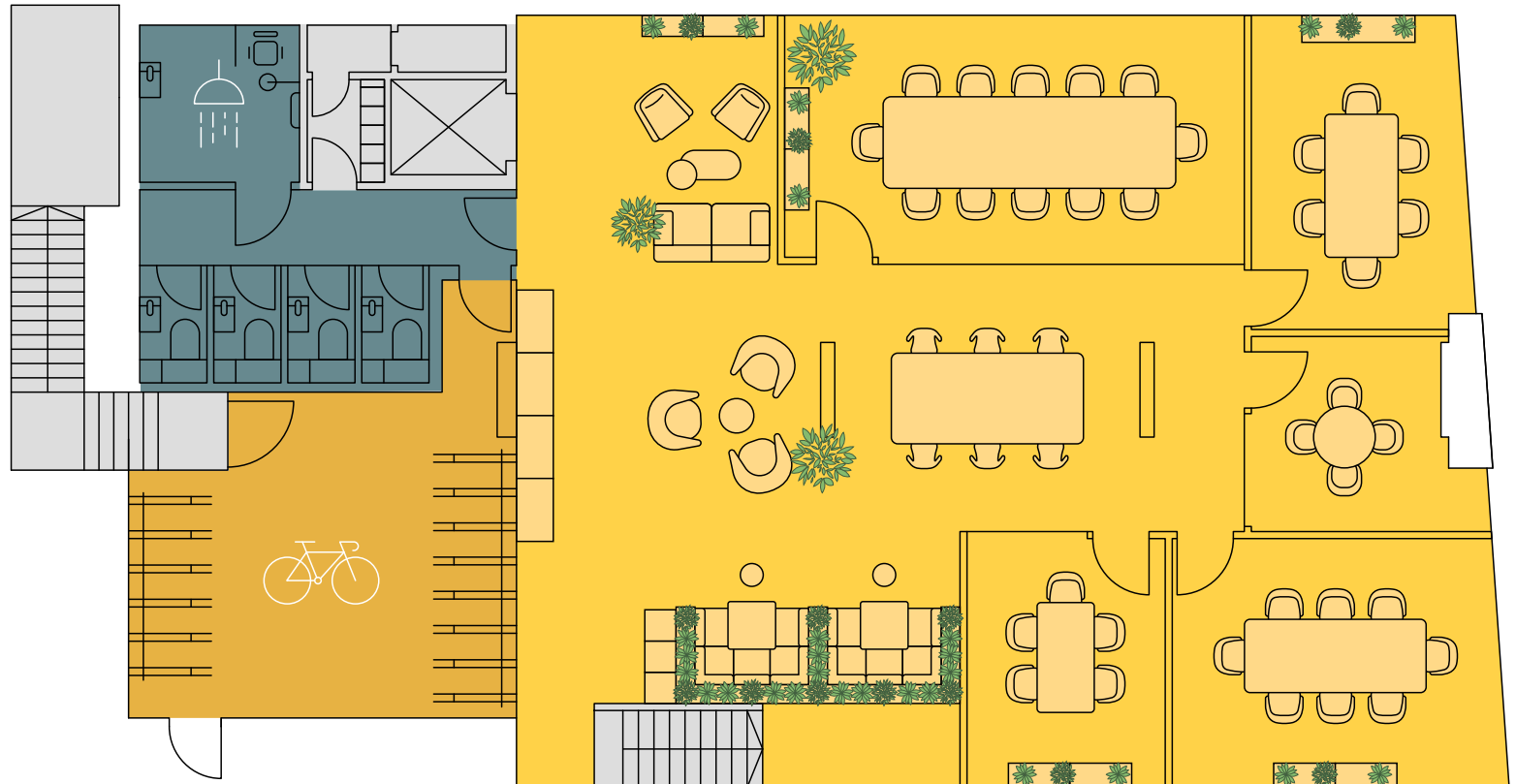
WILSON STREET

LOWER GROUND

INDICATIVE LAYOUT

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

- 1 12 person boardroom
- 1 8 person meeting room
- 1 6 person meeting room
- 1 5 person meeting room
- 1 4 person meeting room
- 2 Lounge areas
- 2 Booth seating areas



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



CHRISTOPHER YARD

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.



Whitecross Market



Finsbury Square



Broadgate Circle



RESTAURANTS

1. Monohon Ramen
2. Pasta Nostra
3. Officiana OO
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
25. Spitalfields Market

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
9. Fox Fine Wines & Spirits

HOTELS

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

GYMS

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

CAFÉS

1. Grind
2. Ozone
3. FWD:Coffee
4. Redemption Roasters



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Marketing: [Stuart Chapman Design](#)