

An icon
with a
new beat

88
Wood
Street.



OVERVIEW

Welcome to 88 Wood Street, designed by Richard Rogers Stirk Harbour + Partners and re-imagined by award-winning architects Morrow + Lorraine.

- Best in class, amenity rich work space.
- Brilliantly located within the City of London in close proximity to major transport hubs.
- Designed for fluid and flexible work lives.
- Newly remodeled and refurbished reception and end of trip facilities.



WORK SPACE

Sir Richard Rogers' signature style is instantly recognisable at 88 Wood Street, a modern classic refurbished for a new generation of business. Updates to the existing architecture only serve to complement and enhance the original form and function of this infinitely iconic building.

Warm reception

A welcoming light-filled reception thoughtfully refurbished for quiet contemplation and a flexible approach to work.

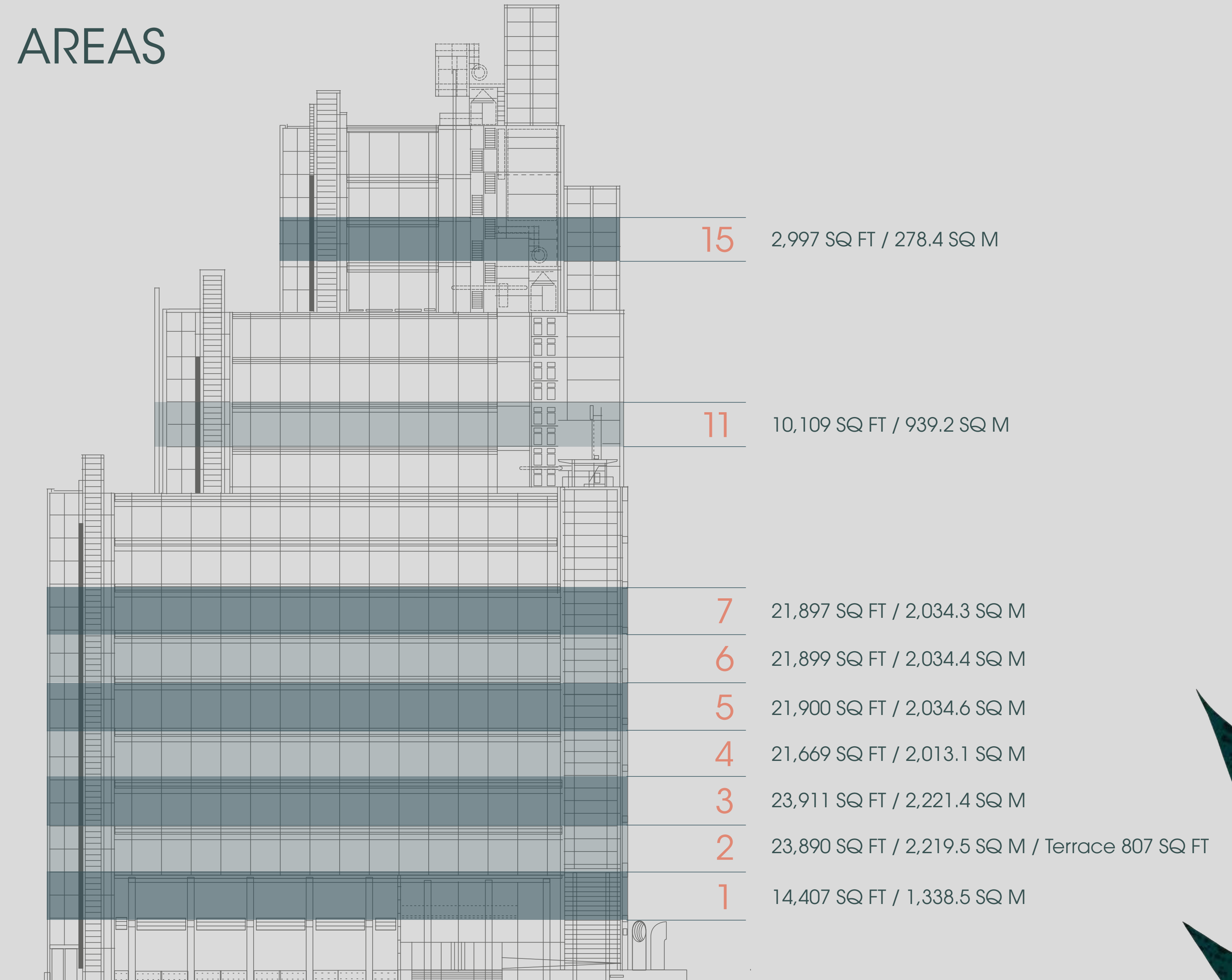
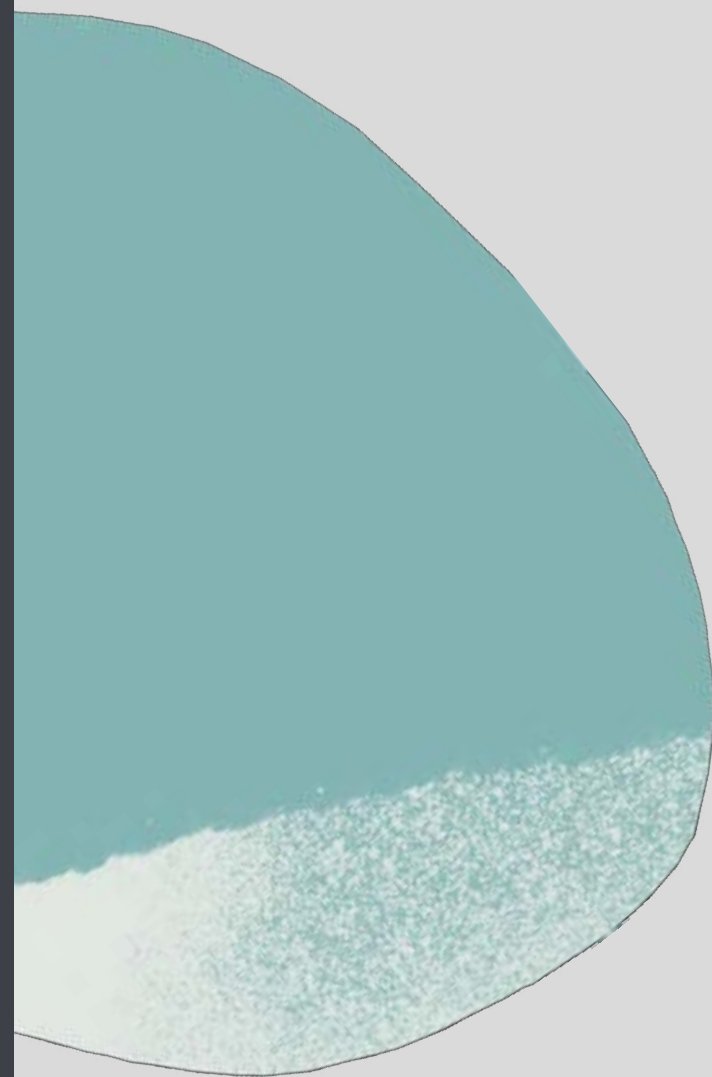
Space to breathe

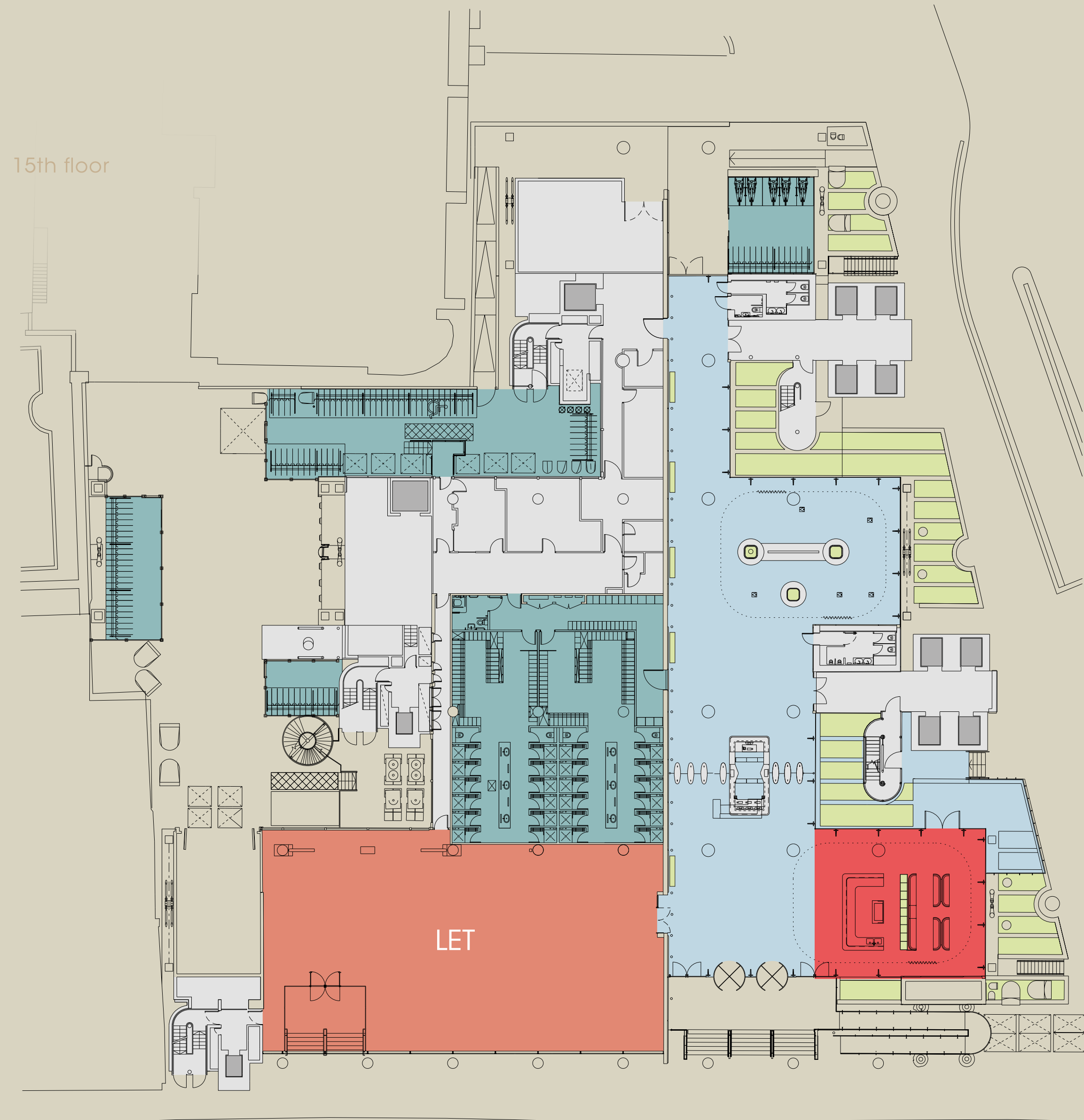
Enjoy a coffee crafted by in-house baristas in the high-ceilinged space that includes a living feature wall.

End of trip

Increased bike storage with new shower, changing and locker facilities for those who prefer the freedom of two wheels.

SCHEDULE OF AREAS



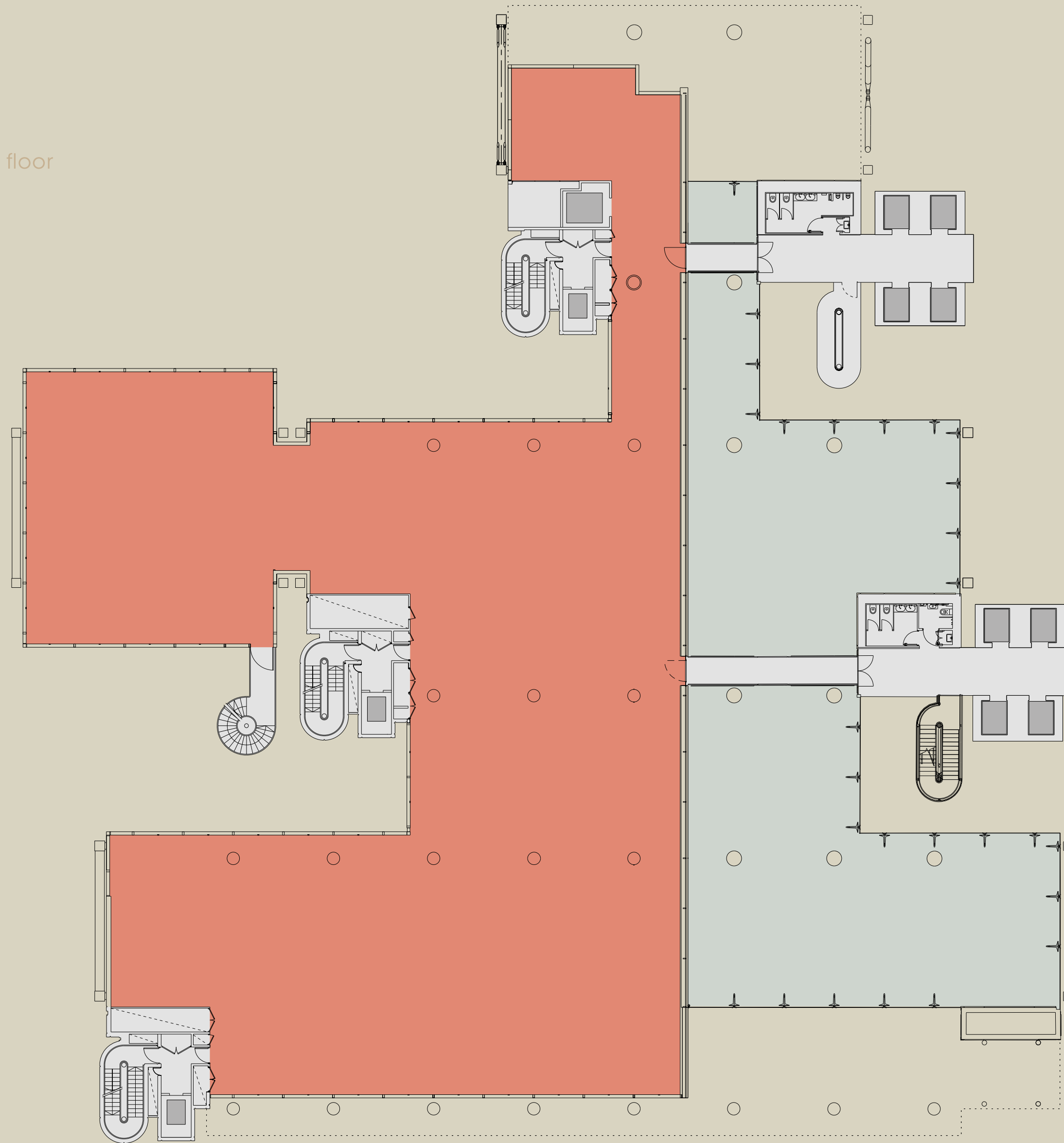


GROUND FLOOR

KEY

- Office
- Retail
- Core
- Reception
- End of trip
- Landscaping

15th floor



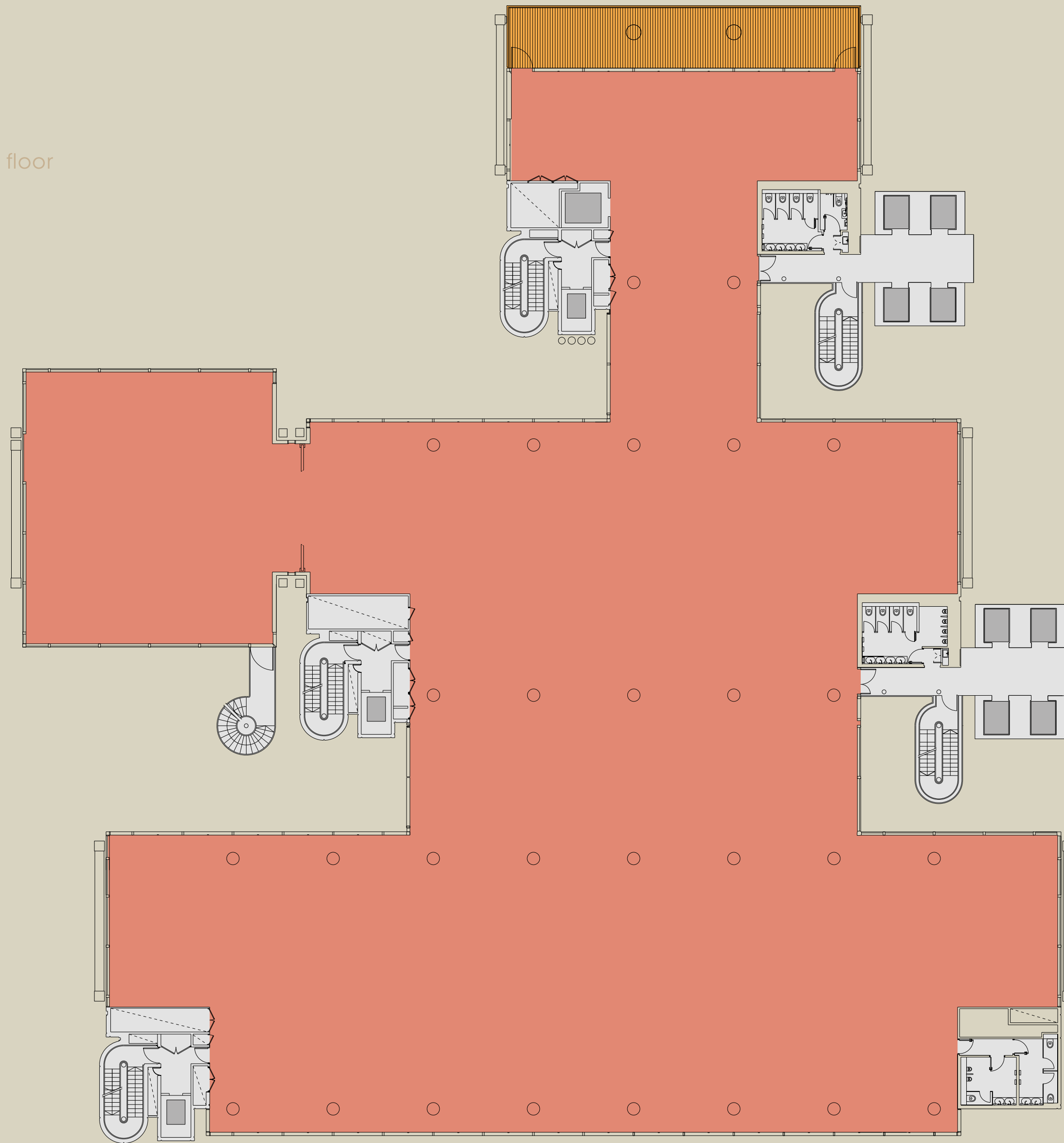
1ST FLOOR

14,407 SQ FT
1,338.5 SQ M

KEY

- Office
- Core
- Reception

15th floor



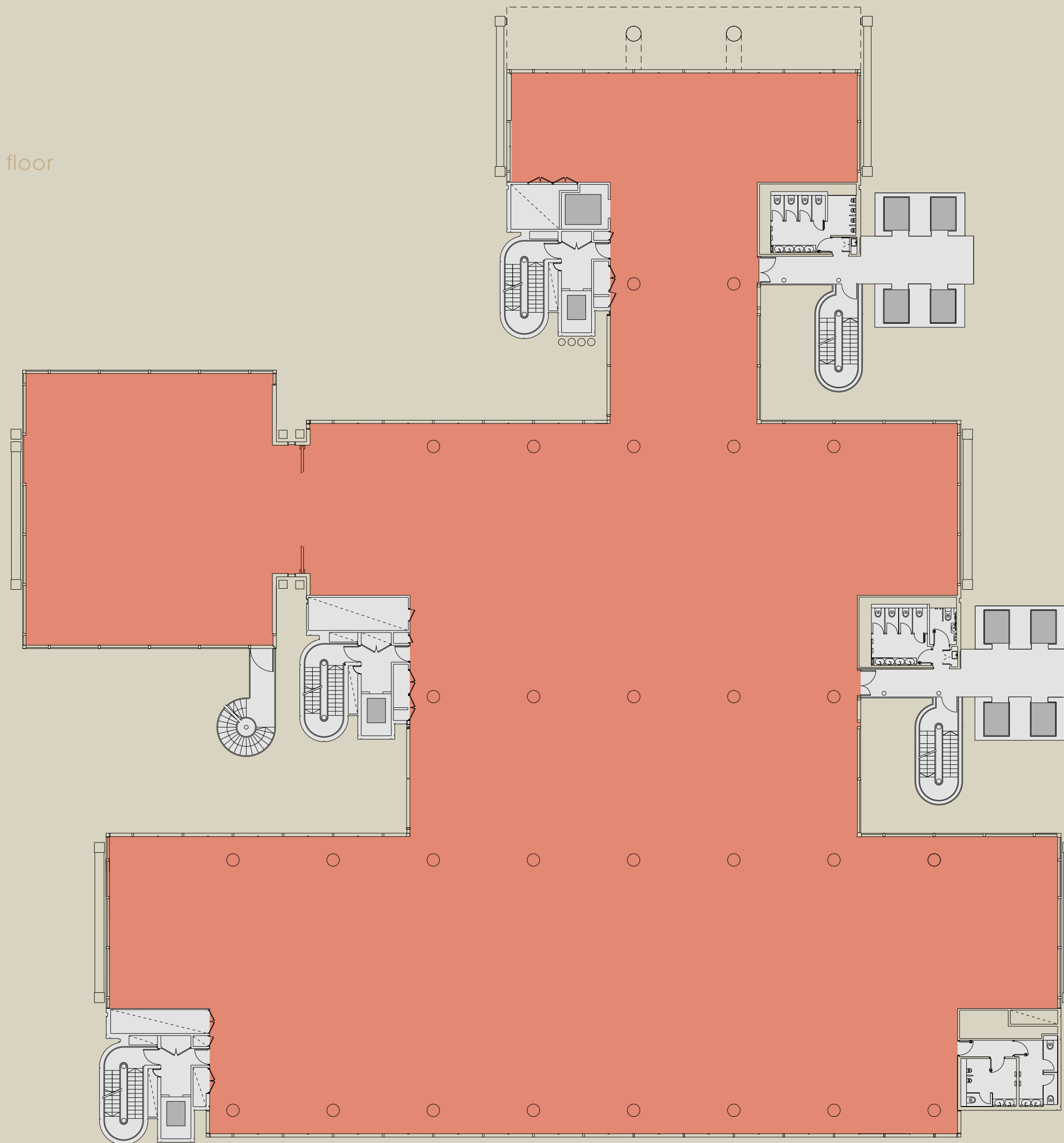
2ND FLOOR

23,890 SQ FT
2,219.5 SQ M
Terrace 807 SQ FT

KEY

- Office
- Core
- Terrace

15th floor



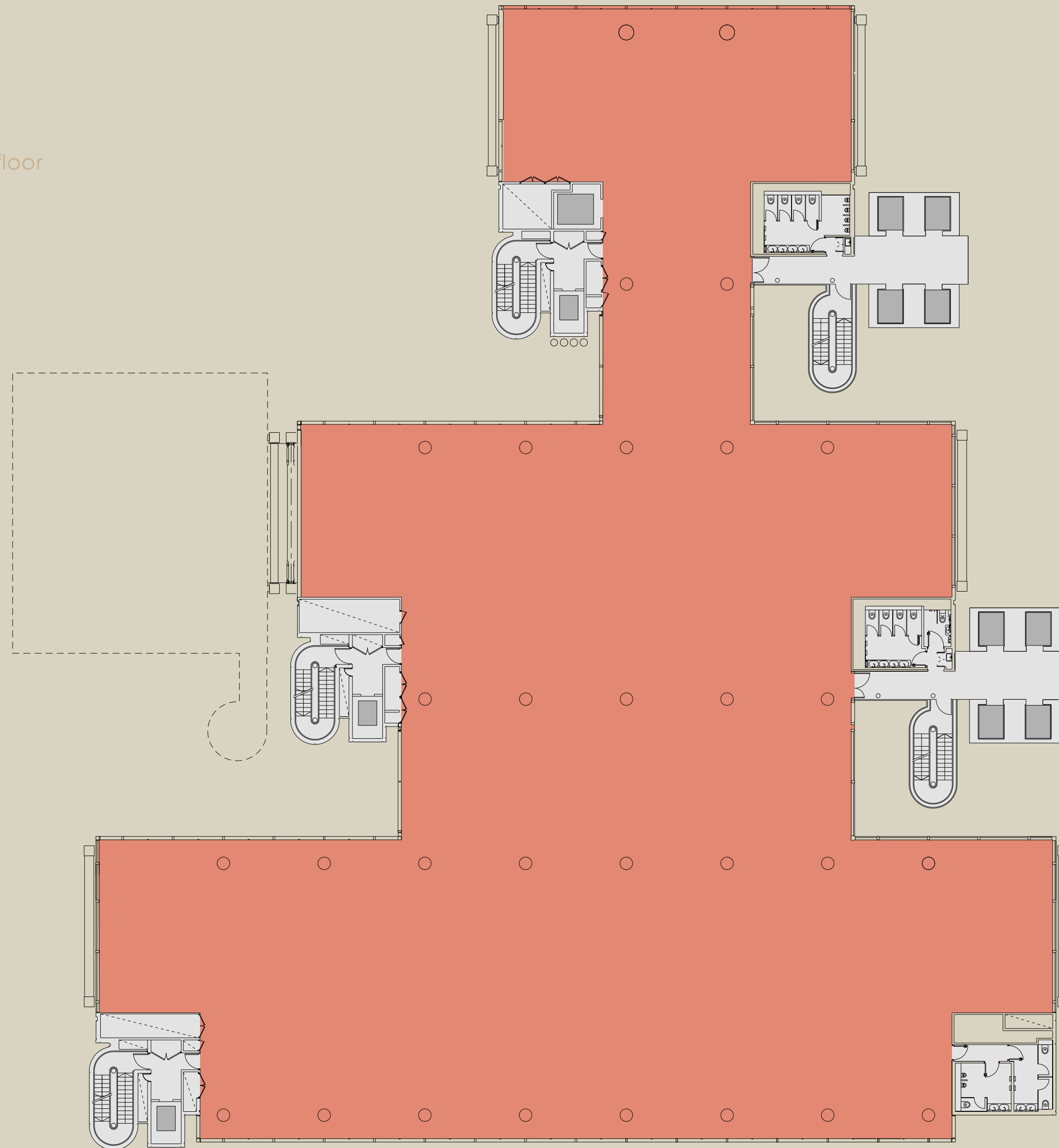
3RD FLOOR

23,911 SQ FT
2,221.4 SQ M

KEY

- Office
- Core

15th floor



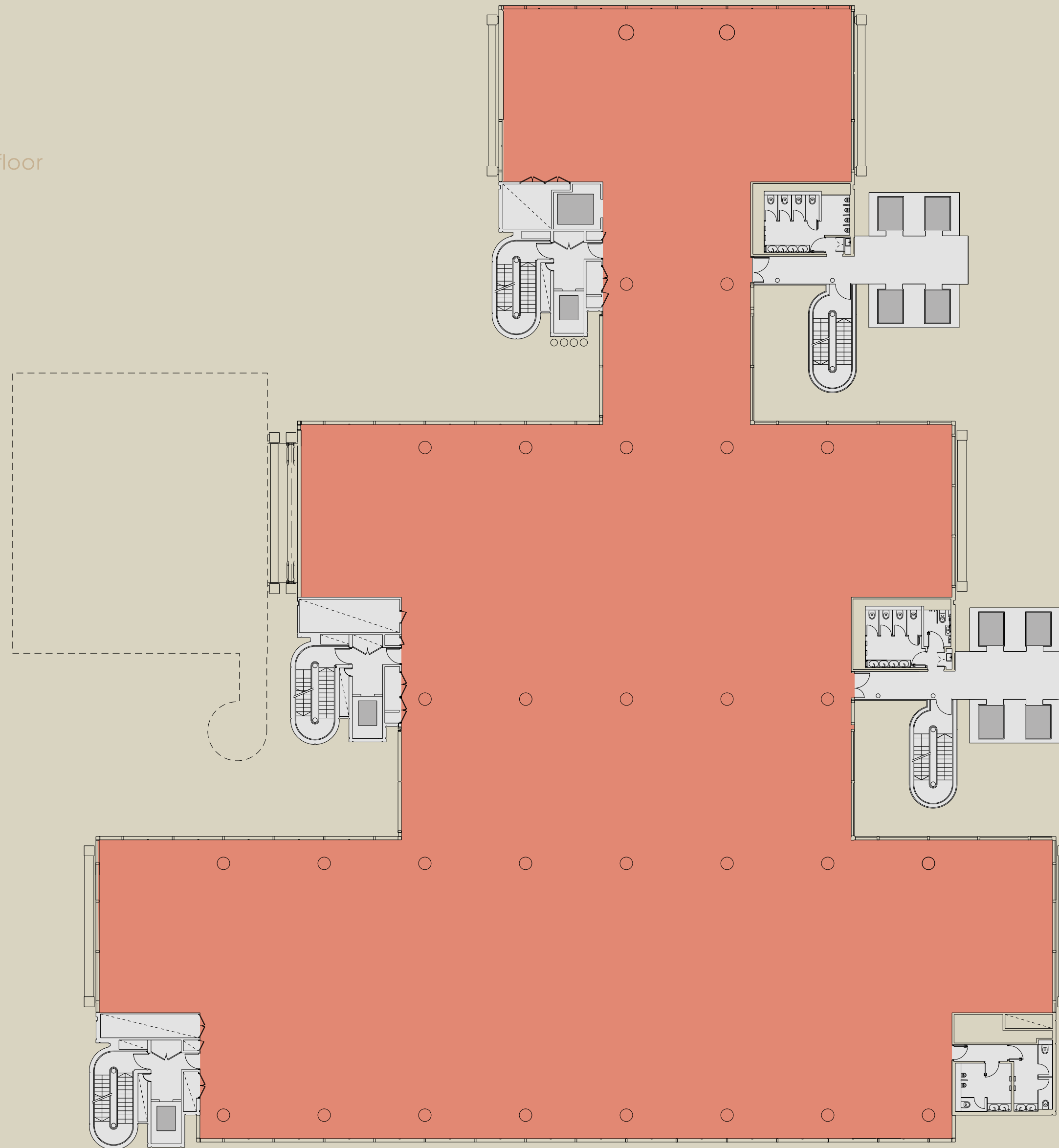
4TH FLOOR

21,669 SQ FT
2,013.1 SQ M

KEY

- Office
- Core

15th floor



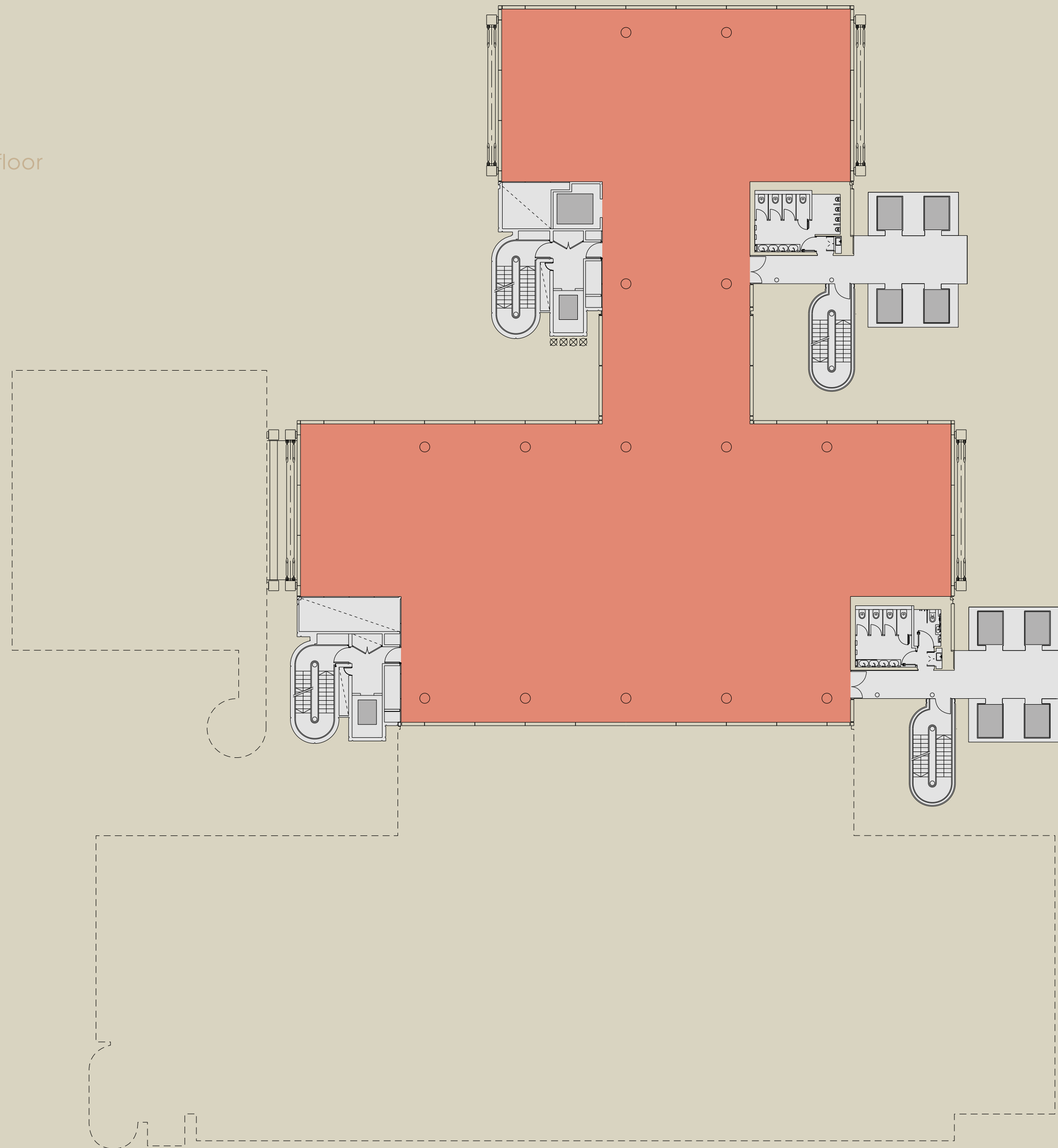
5TH FLOOR

21,900 SQ FT
2,034.6 SQ M

KEY

- Office
- Core

15th floor



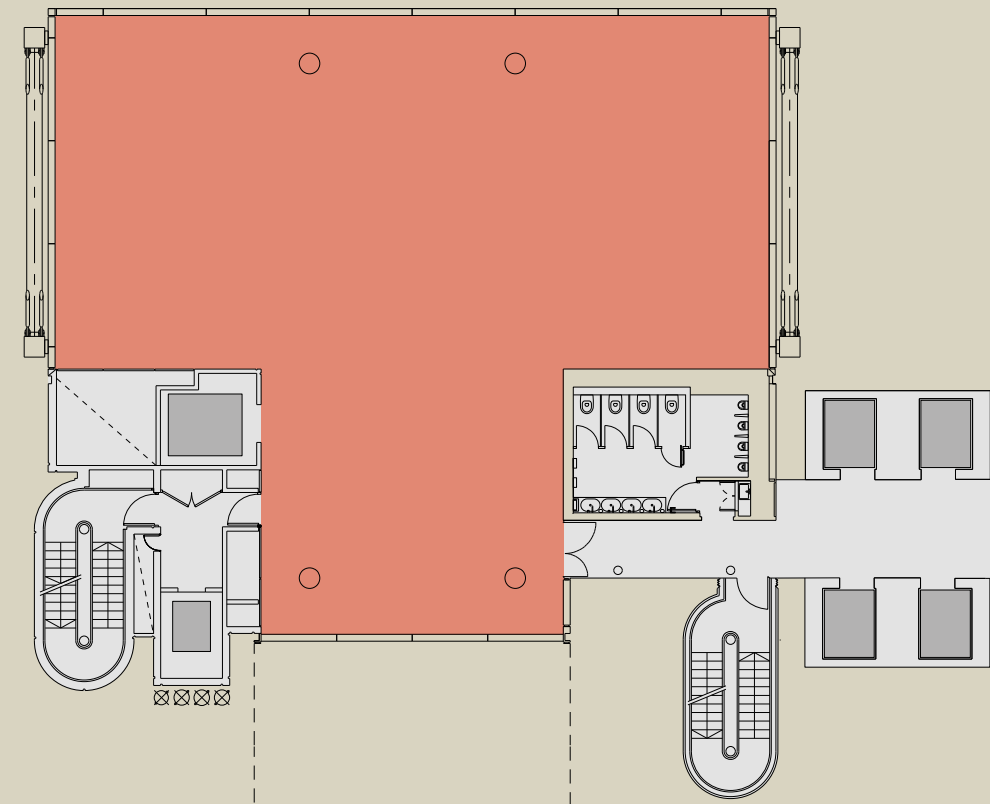
11TH FLOOR

10,109 SQ FT
939.2 SQ M

KEY

Office
Core

15th floor



15TH FLOOR

2,997 SQ FT
278.4 SQ M

KEY

- Office
- Core



3RD FLOOR

FINANCIAL

23,911 SQ FT (2,221.4 SQ M)

Total workstations:	242
Occupancy density:	1:9

Office area:

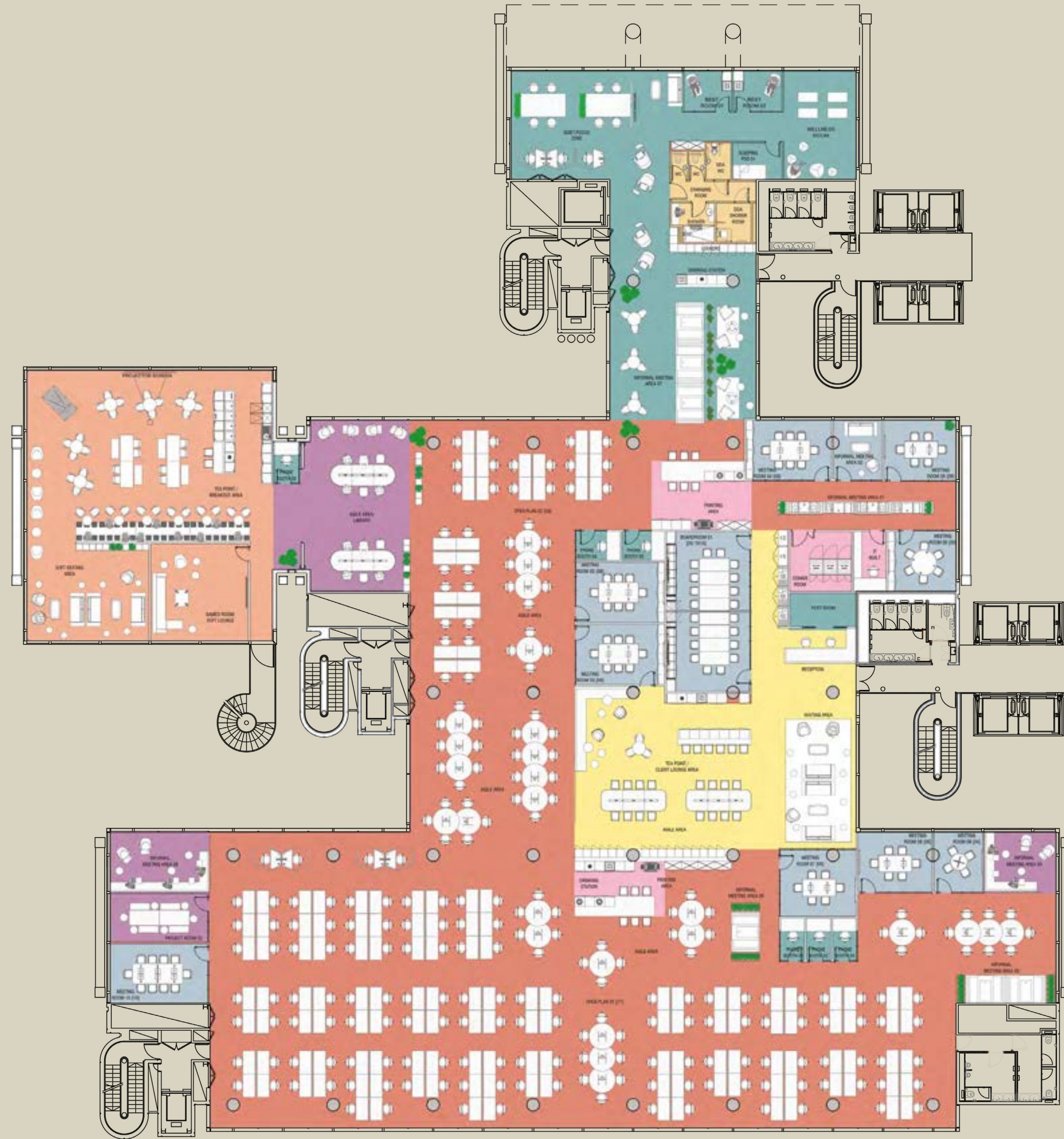
Open plan assigned desks	242
Agile work points	64

Meeting rooms:

Boardroom 20prs with moving wall	1
Meeting rooms 14prs	1
Meeting room 8prs	1
Meeting room 6prs	1
Meeting room 5prs	1
Meeting room 4prs	2

KEY

Office	Reception
Informal meeting area/Touch down area	Facilities
Meeting room	Quiet Area
Tea point/ Breakout area/Client lounge area	Additional toilet / Changing room



3RD FLOOR

TMT

23,911 SQ FT (2,221.4 SQ M)

Total workstations: 185

Occupancy density: 1:12

Office area:

Open plan assigned desks 105

Agile work points 80

Meeting rooms: 10

Boardroom 20 prs with moving wall 1

Meeting rooms 10prs 1

Meeting room 8prs 3

Meeting room 6prs 4

Meeting room 4prs 1

KEY

- | | |
|---|-----------------------------------|
| Office | Reception |
| Informal meeting area/Touch down area | Facilities |
| Meeting room | Quiet Area |
| Tea point/ Breakout area/Client lounge area | Additional toilet / Changing room |



3RD FLOOR

US/UK LEGAL

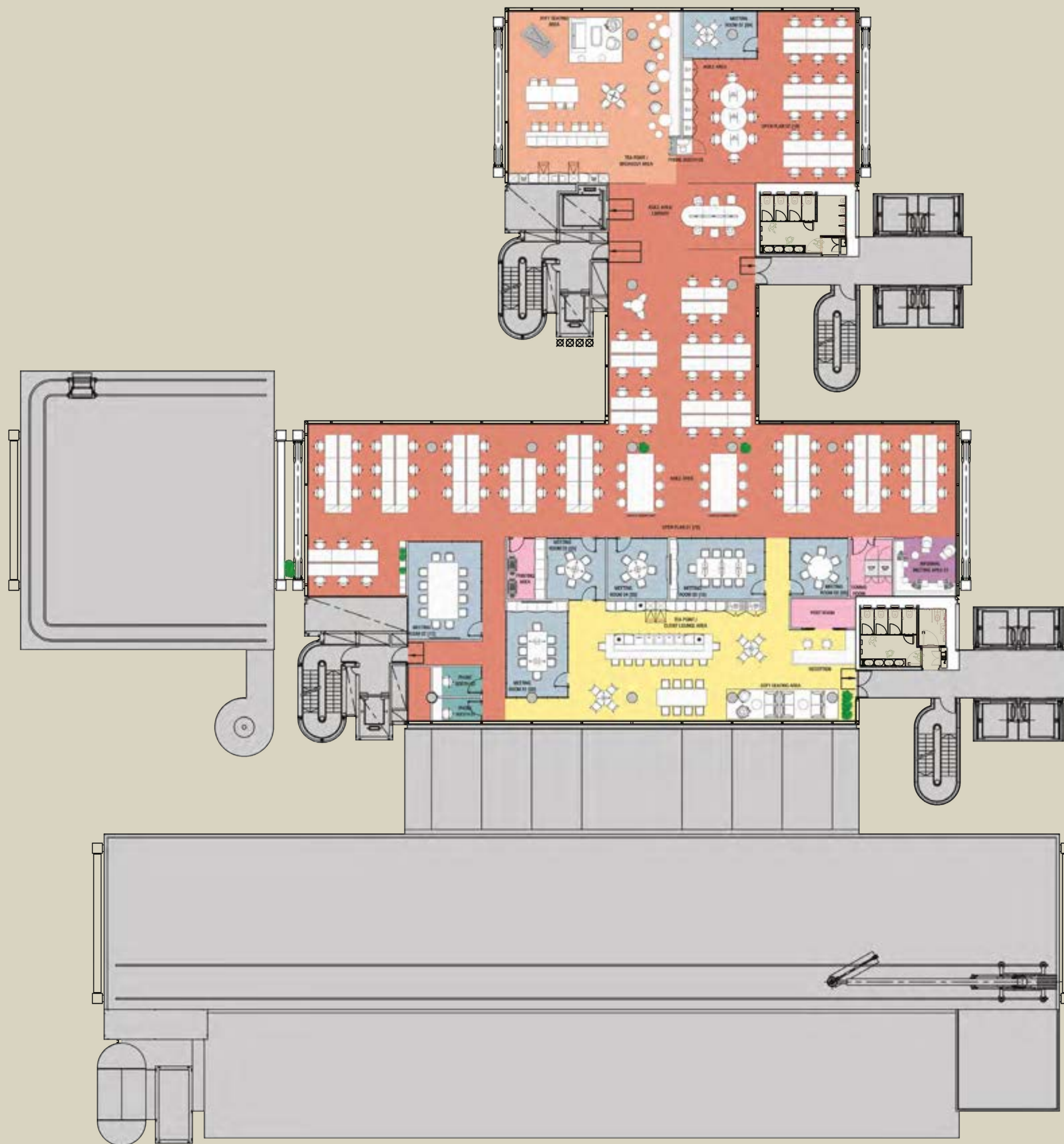
23,911 SQ FT (2,221.4 SQ M)

Total workstations:	123
Occupancy density:	1:18

Office area:	
1 prs Executive office	22
2 prs Office	19
3 prs Offices	2
Open plan assigned desks	44
Agile work points	13

Meeting rooms:		10
Boardroom 20prs with moving wall		1
Meeting rooms 12 prs		1
Meeting rooms 10prs		2
Meeting room 8prs		1
Meeting room 6prs		2
Meeting room 4prs		5

KEY	
Office	Reception
Informal meeting area/Touch down area	Facilities
Meeting room	Quiet Area
Tea point/ Breakout area/Client lounge area	Additional toilet / Changing room
Office	



11TH FLOOR

FINANCIAL

10,109 SQ FT (939.2 SQ M)

Total workstations:	111
Occupancy density:	1:8

Office area:	
Open plan assigned desks	94
Agile work points	17

Meeting rooms:	
Meeting rooms 12 prs	1
Meeting rooms 10 prs	1
Meeting room 8prs	1
Meeting room 6prs	1
Meeting room 5prs	2
Meeting room 4prs	1

KEY

Office

Informal meeting area/Touch down area

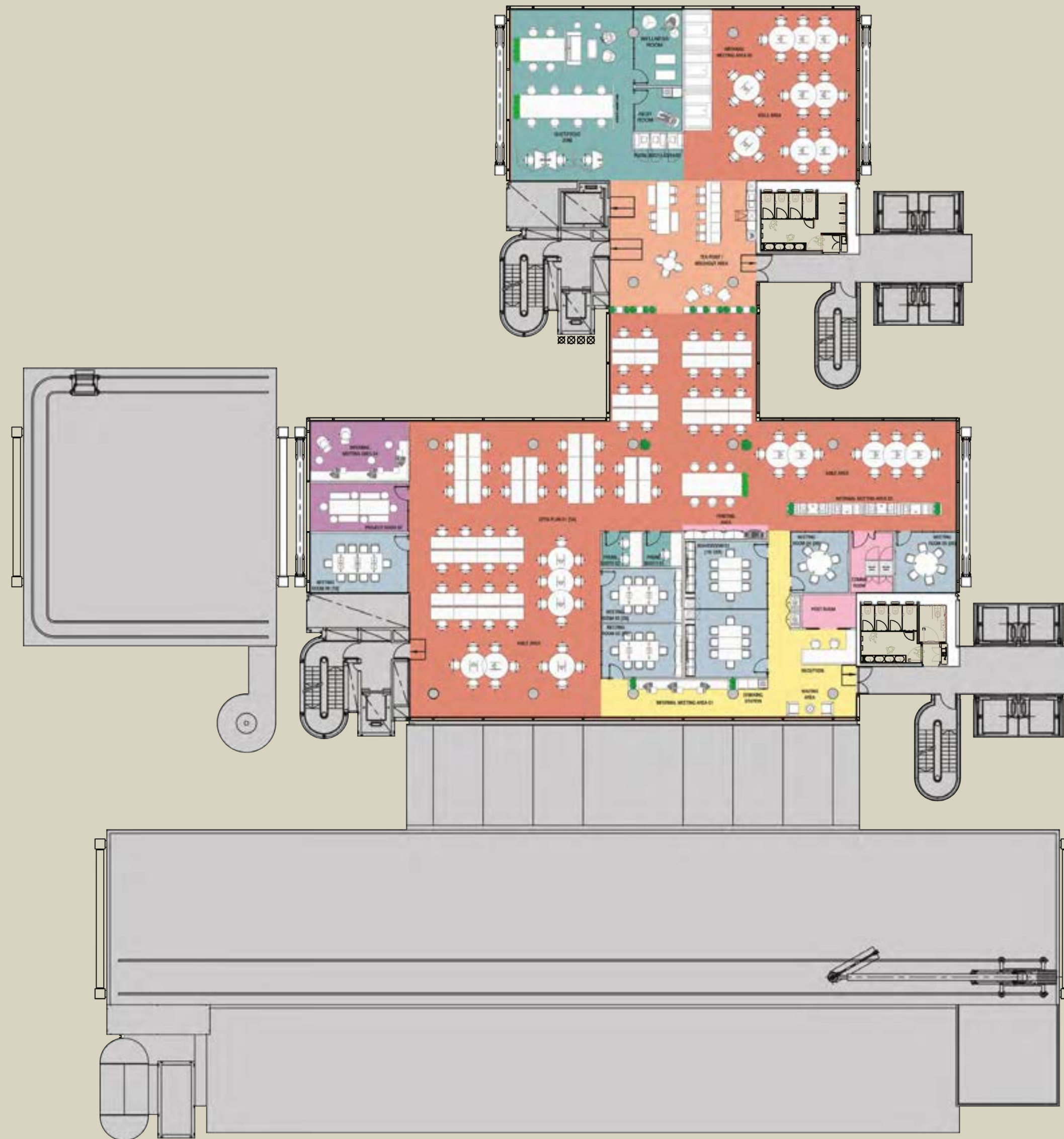
Meeting room

Tea point/ Breakout area/Client lounge area

Reception

Facilities

Quiet Area



11TH FLOOR

TMT

10,109 SQ FT (939.2 SQ M)

Total workstations: 111

Occupancy density: 1:8

Office area:

Open plan assigned desks 54

Agile work points 56

Meeting rooms: 6

Meeting rooms 16 prs with moving wall 1

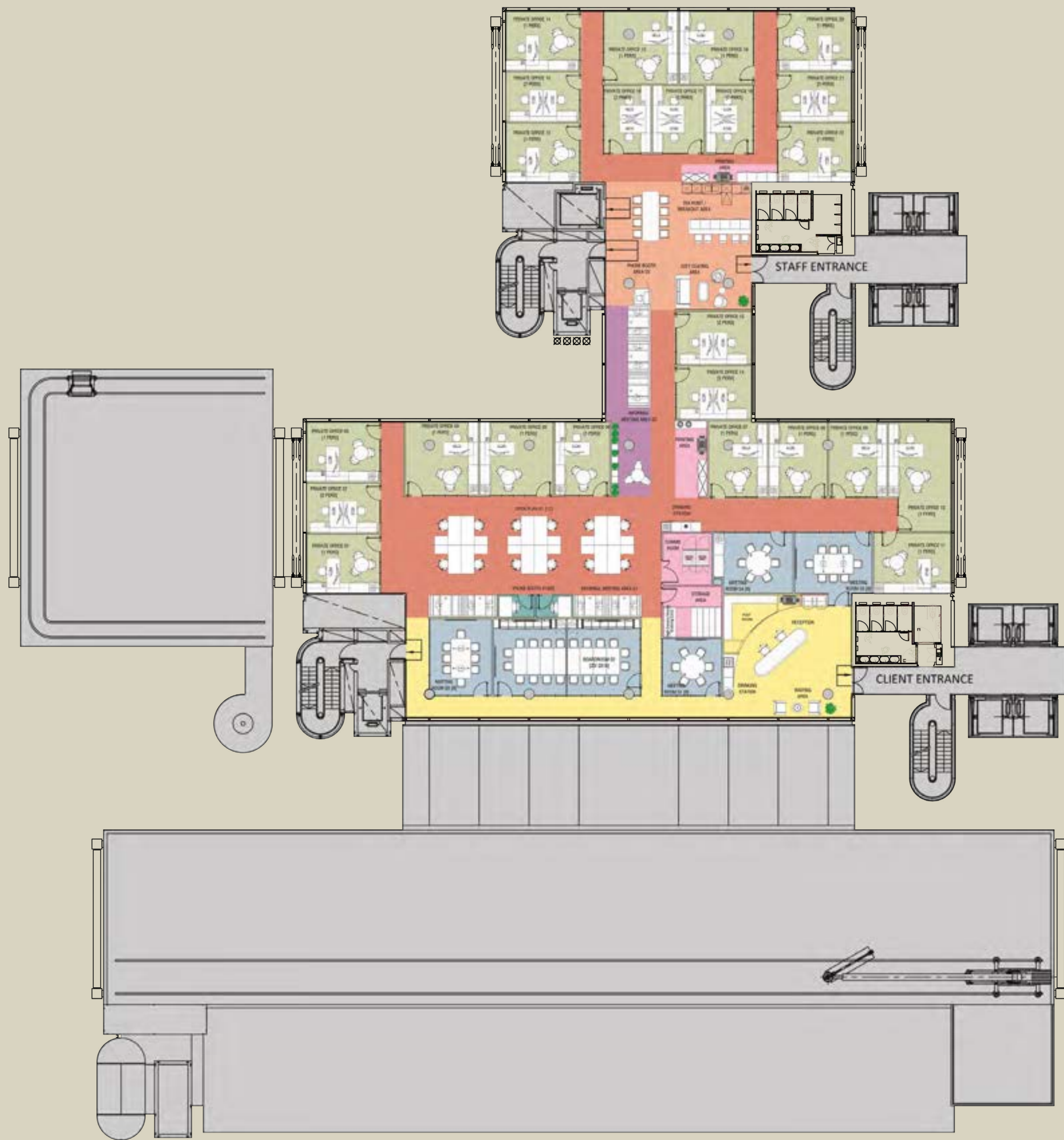
Meeting room 10 prs 1

Meeting room 8 prs 2

Meeting room 6 prs 2

KEY

- | | |
|---|------------|
| Office | Reception |
| Informal meeting area/Touch down area | Facilities |
| Meeting room | Quiet Area |
| Tea point/ Breakout area/Client lounge area | |



11TH FLOOR

US/UK LEGAL

10,109 SQ FT (939.2 SQ M)

Total workstations:	53
Occupancy density:	1:18

Office area:

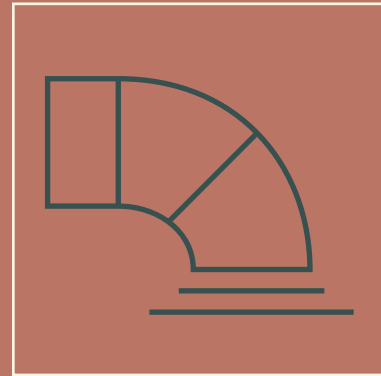
1 prs Executive office	16
2 prs Office	8
Open plan desks	12
Agile work points	9

Meeting rooms:

Boardroom 20prs with moving wall	1
Meeting room 8prs	1
Meeting room 6prs	2

KEY	
Office	Reception
Informal meeting area/Touch down area	Facilities
Meeting room	Quiet Area
Tea point/ Breakout area/Client lounge area	Additional toilet / Changing room

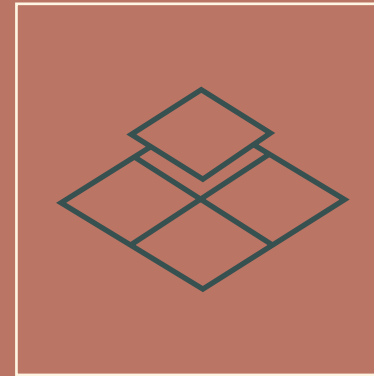
SPECIFICATION



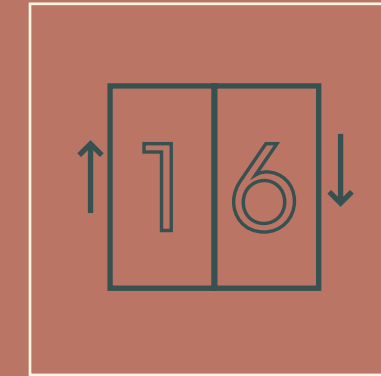
Fresh air delivered
at 16 l/s/person



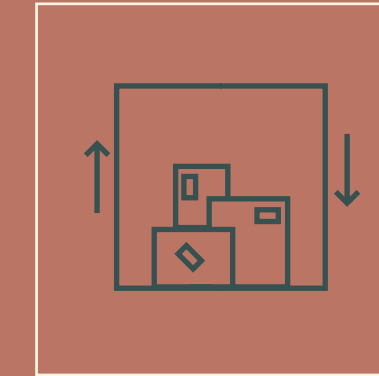
New 4-pipe fan coil
air conditioning



Raised access flooring
with 150mm void



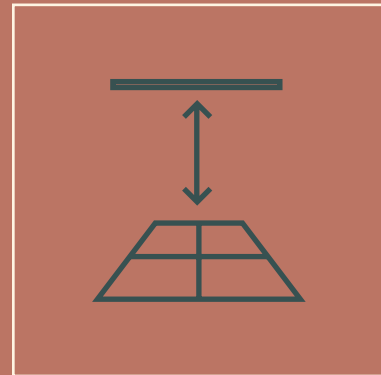
8 x 16 person
glass wall-climber
passenger lifts



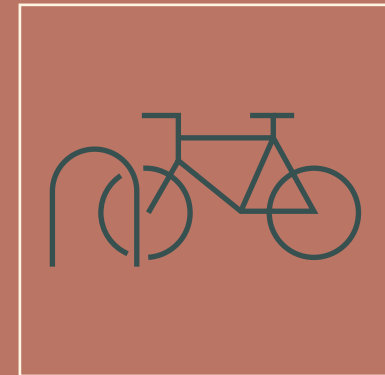
1 x 2,000kg
goods lift



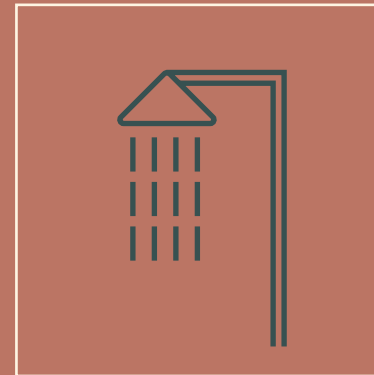
New WC's



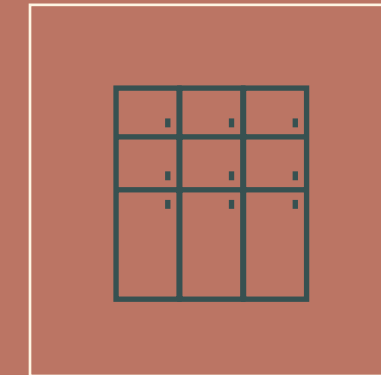
Floor to raff 2.7m
(3.0m on 1st to 3rd)
Floor to slab 3.3m
(3.6m on 1st to 3rd)



233 cycle racks
(includes 202 double
stacked, 5 accessible
& 26 folding spaces)



24 showers plus
one accessible



233 lockers and six
airing cupboards



Terrace on level 2
(807 sq ft)



Communal café and
agile work space

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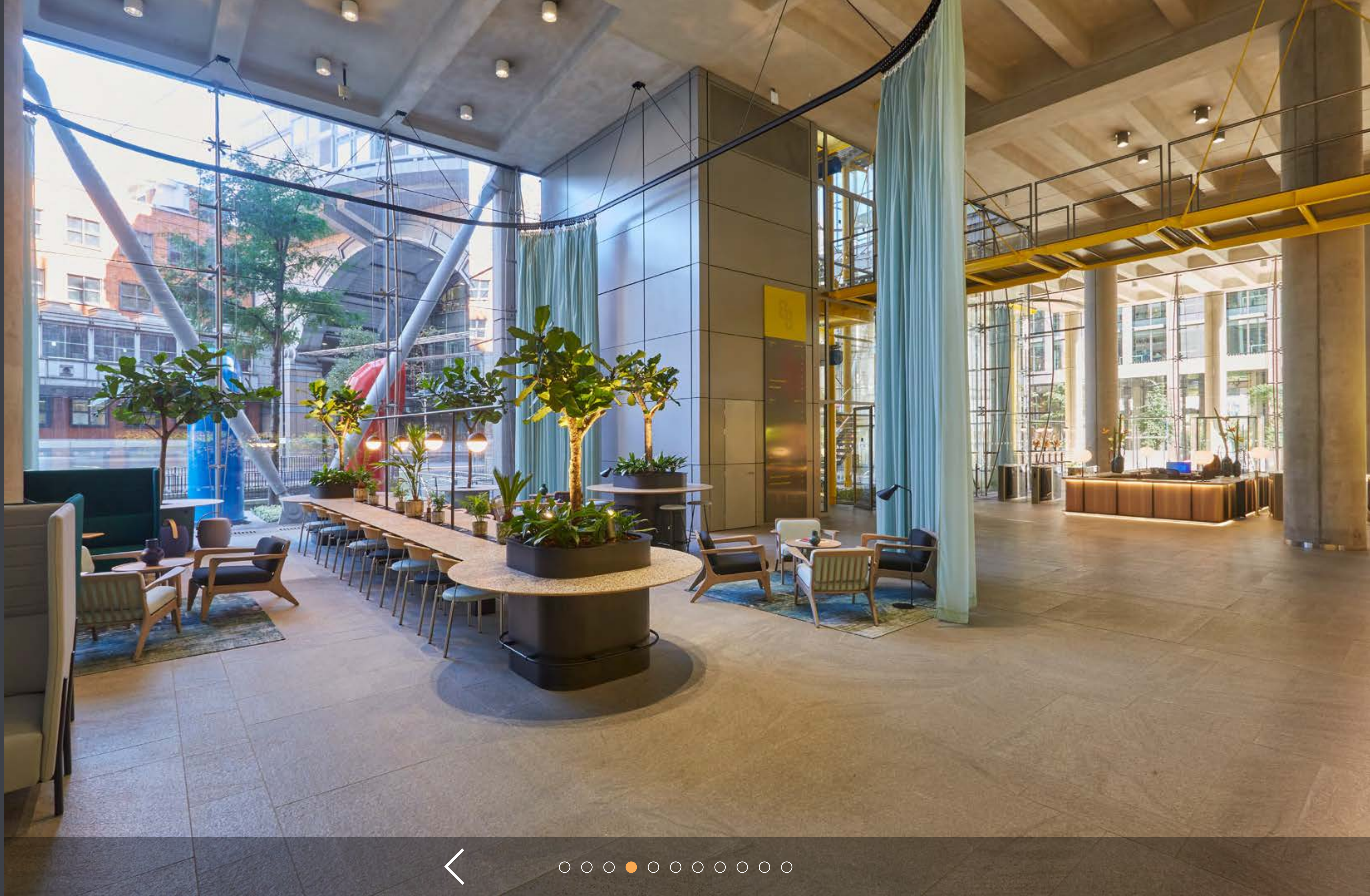
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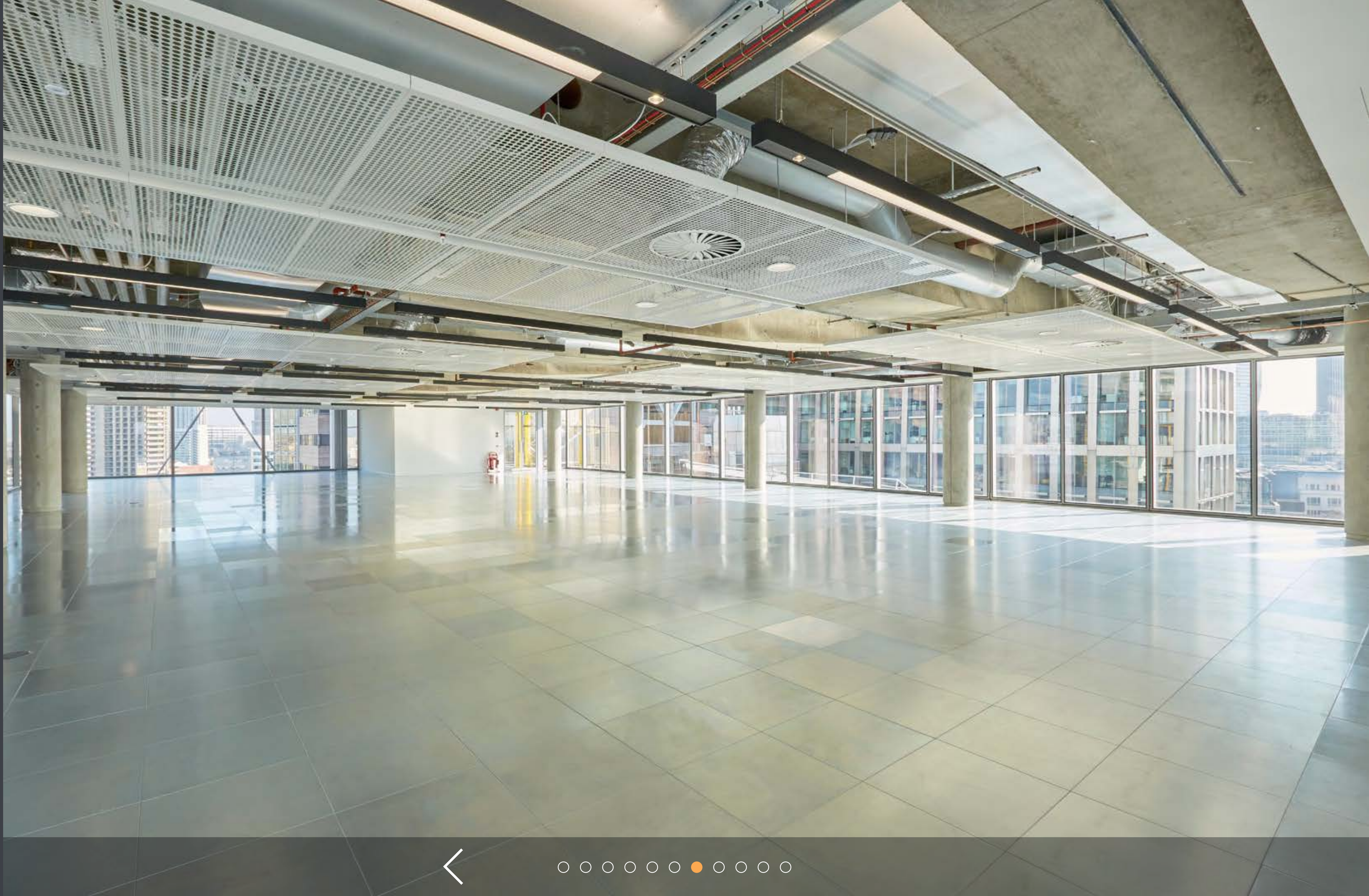


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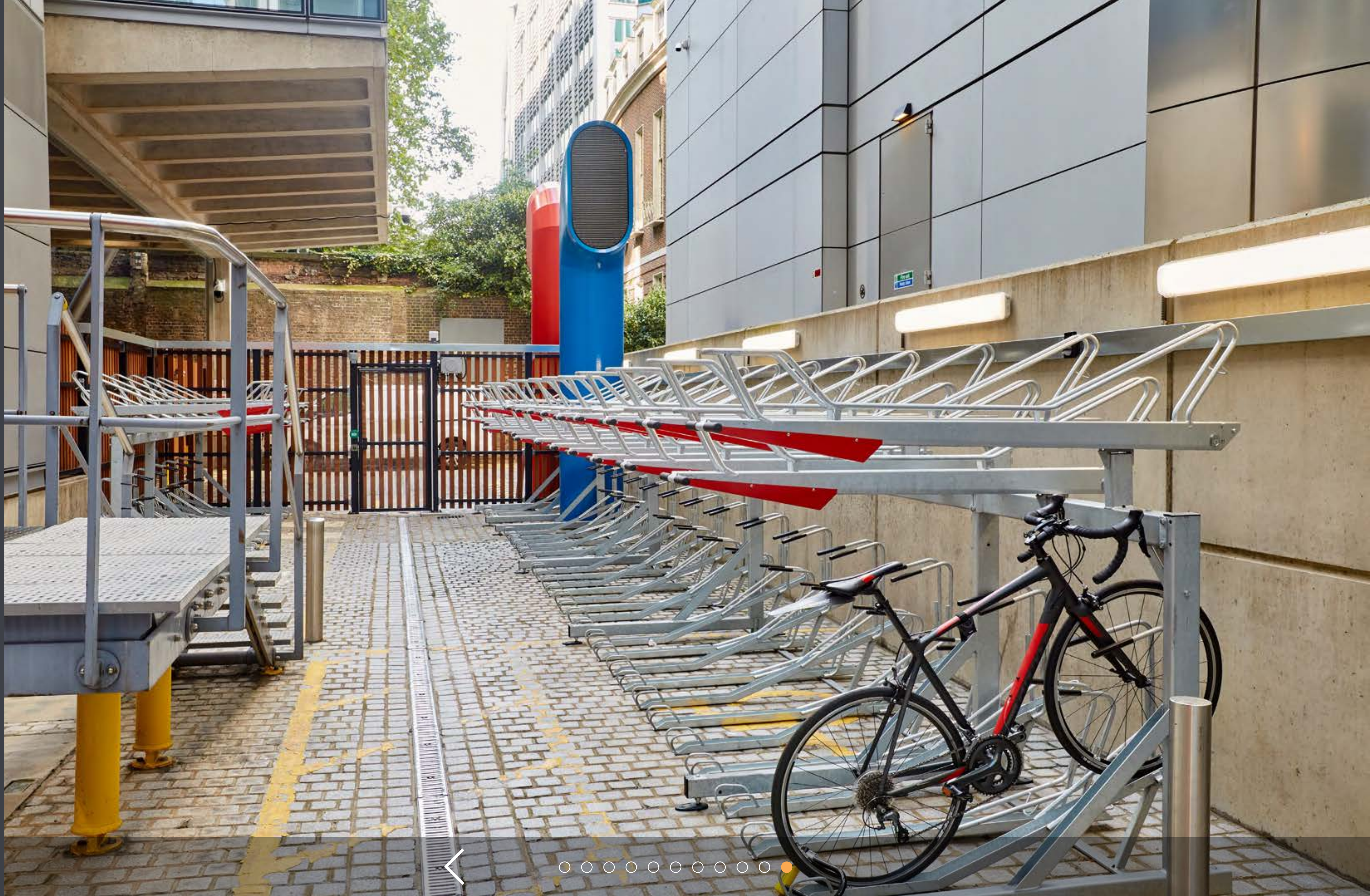


88
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Street.





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Everything at 88 Wood Street

88
Wood
Street.

88
Wood
Street.



★ PRET A MANGER ★



HAWKSMOOR



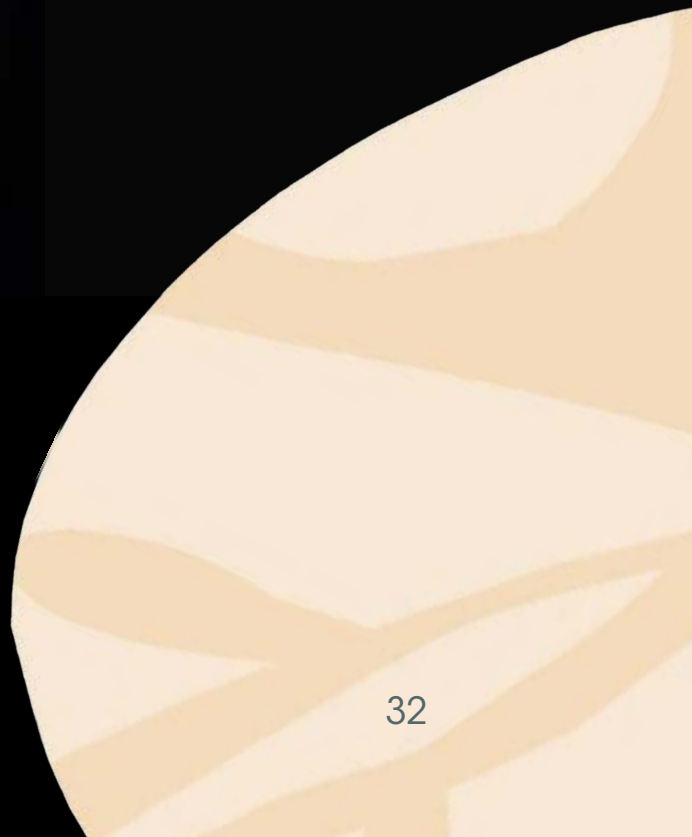
MANICOMIO



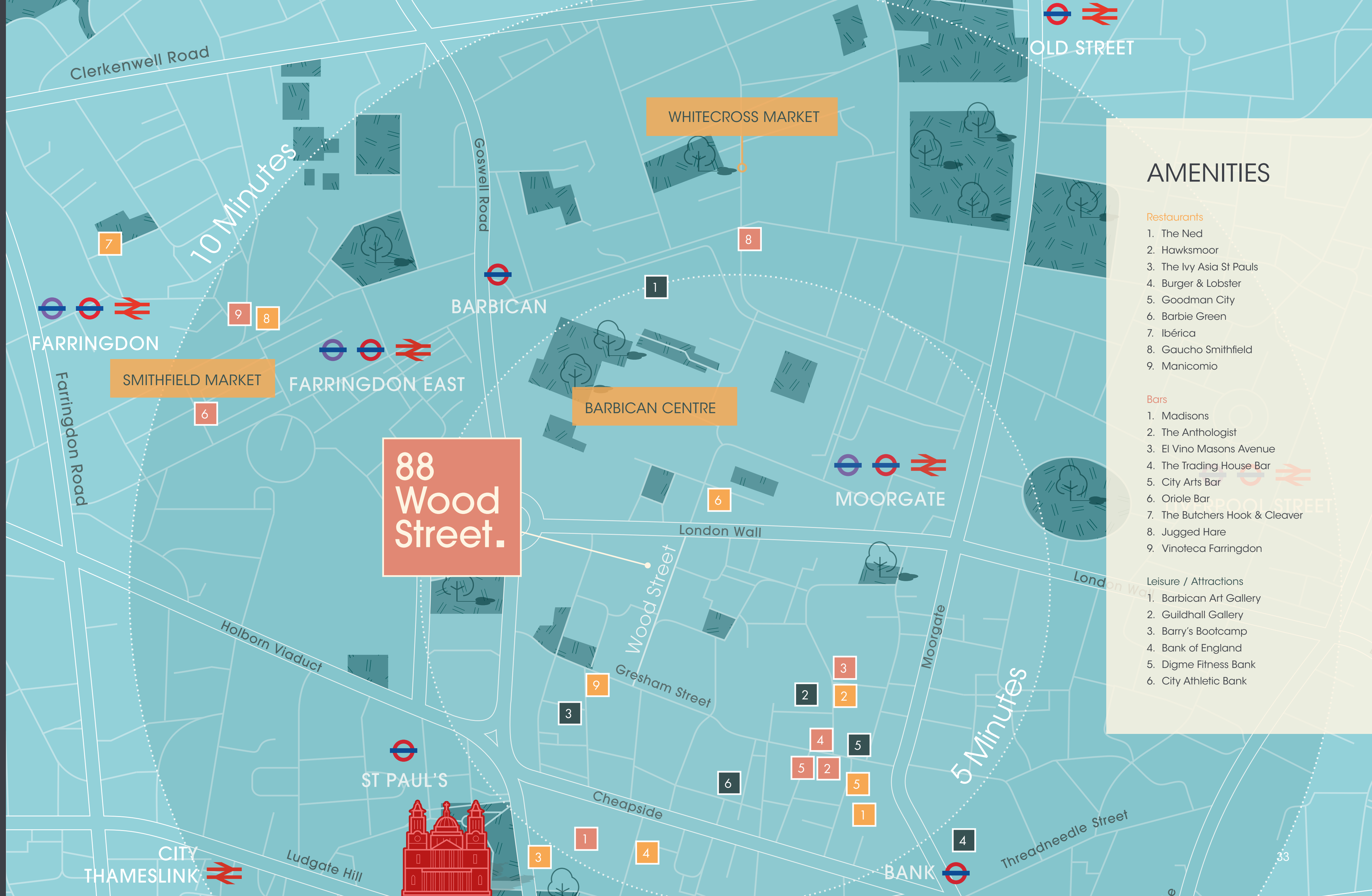
THE IVY



COQ D'ARGENT



88
Wood
Street.



AMENITIES

Restaurants

1. The Ned
2. Hawksmoor
3. The Ivy Asia St Pauls
4. Burger & Lobster
5. Goodman City
6. Barbie Green
7. Ibérica
8. Gaucho Smithfield
9. Manicomio

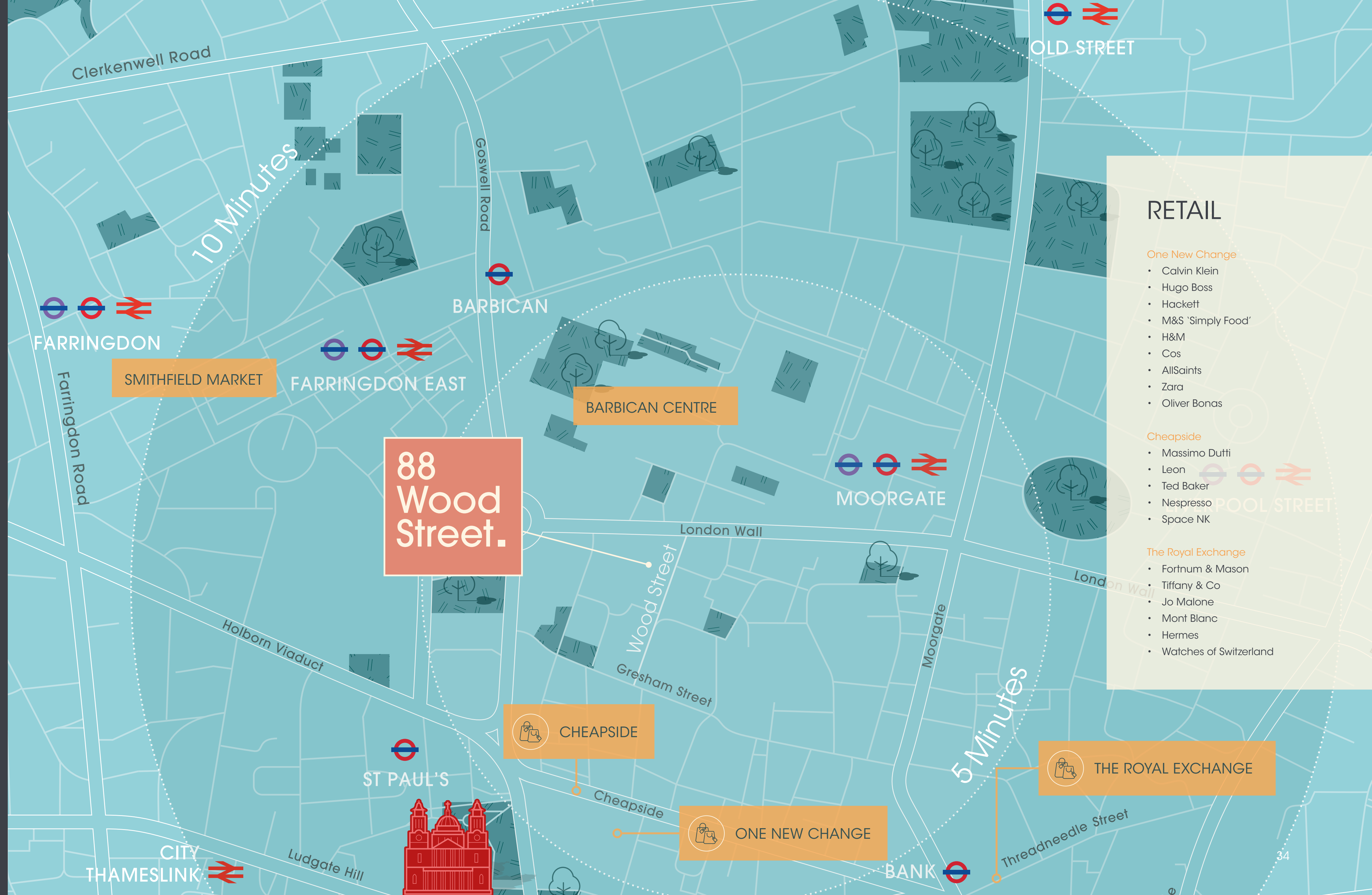
Bars

1. Madisons
2. The Anthologist
3. El Vino Masons Avenue
4. The Trading House Bar
5. City Arts Bar
6. Oriole Bar
7. The Butchers Hook & Cleaver
8. Jugged Hare
9. Vinoteca Farringdon

Leisure / Attractions

1. Barbican Art Gallery
2. Guildhall Gallery
3. Barry's Bootcamp
4. Bank of England
5. Digme Fitness Bank
6. City Athletic Bank

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RETAIL

One New Change

- Calvin Klein
- Hugo Boss
- Hackett
- M&S 'Simply Food'
- H&M
- Cos
- AllSaints
- Zara
- Oliver Bonas

Cheapside

- Massimo Dutti
- Leon
- Ted Baker
- Nespresso
- Space NK

The Royal Exchange

- Fortnum & Mason
- Tiffany & Co
- Jo Malone
- Mont Blanc
- Hermes
- Watches of Switzerland

88
Wood
Street.



CONNECTIONS



05

MIN WALK



ST PAUL'S



06

MIN WALK



MOORGATE



06

MIN WALK



BARBICAN



08

MIN WALK



BANK



08

MIN WALK



MANSION HOUSE



09

MIN WALK



FARRINGDON EAST



10

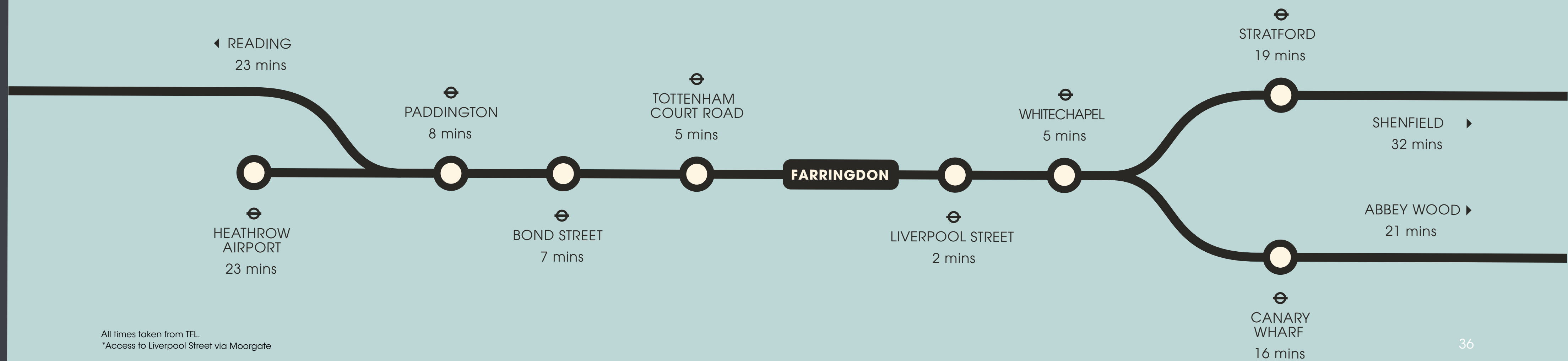
MIN WALK



LIVERPOOL STREET*



FARRINGDON STATION TIMES ON THE ELIZABETH LINE



88
Wood
Street.



28 GREEN
SPACES



182 BARS



25
GALLERIES



162 RESTAURANTS



137 CAFES



36 FITNESS
FACILITIES

88
Wood
Street.



88
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Street.





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Street.



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88
Wood
Street.

barbican





CONTACT

Lease

New leases available direct from the Landlord.

Terms

Upon application.

Viewing

Strictly through sole letting agents.



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Rory Paton

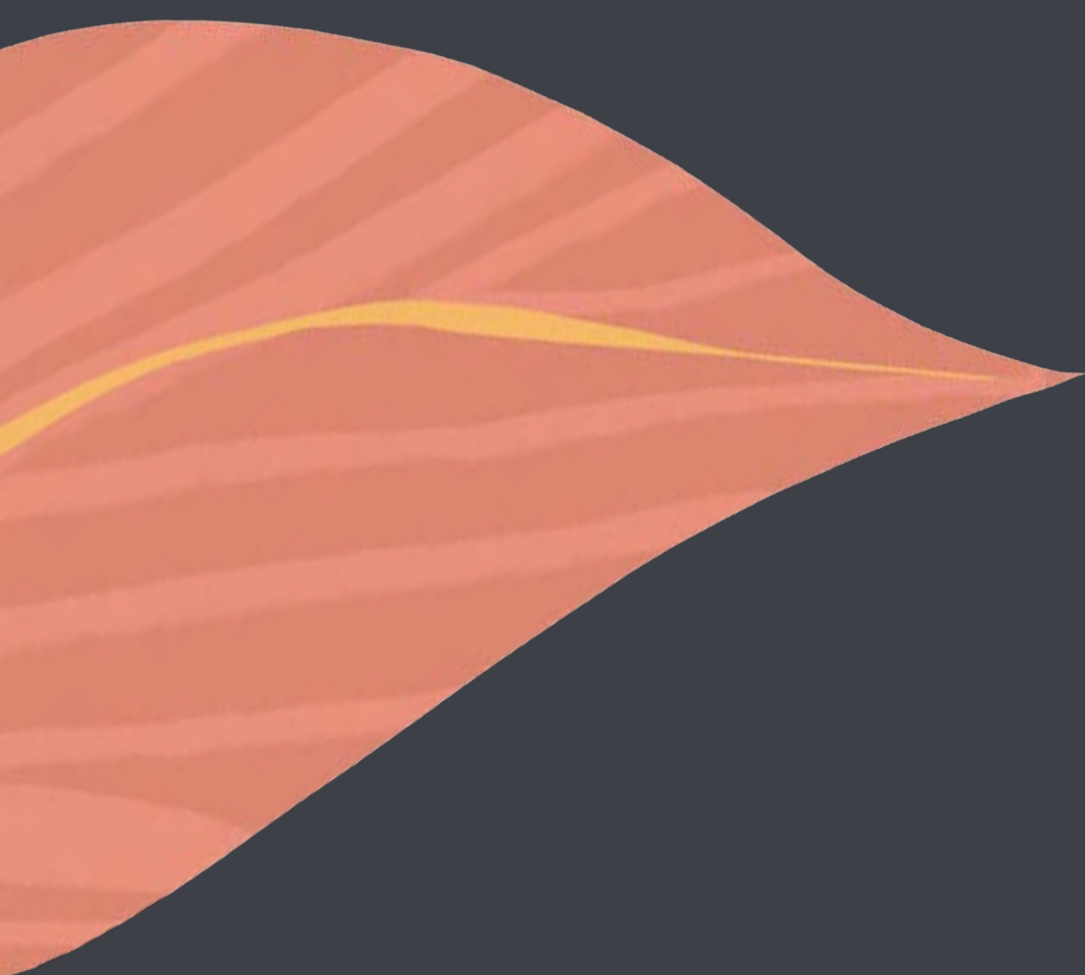
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