

**An icon
with a
new beat**





OVERVIEW

WORK SPACE

Specification
Schedule of areas
Floor plans
Indicative visuals
Space plans
Gallery

LOCATION

Connections
Hot-Spots
Amenities
Green Space
In Good Company
Gallery



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.
- Light and efficient floor plates.
- Newly remodelled and refurbished reception and end of trip facilities.



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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

A 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.



SPECIFICATION

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EPC
Rating B



BREEAM in use
Excellent



WiredScore
Platinum



Multi-purpose
wellness studio



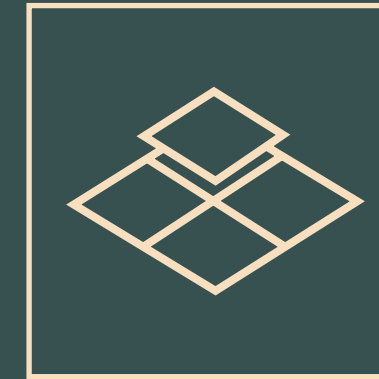
Communal
business lounge
and cafe



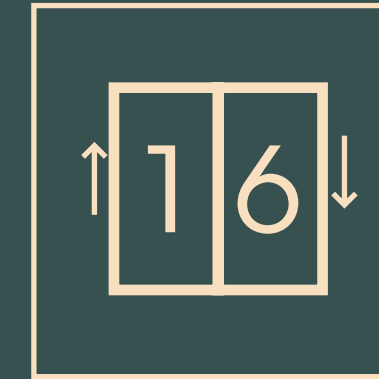
Fresh air delivered
at 16 l/s/person



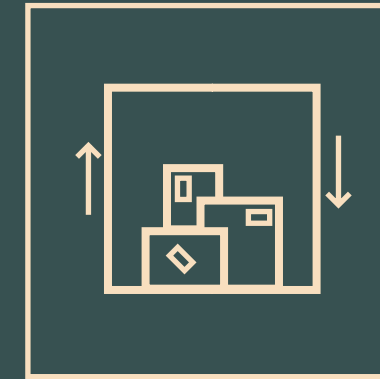
New 4-pipe fan coil
air conditioning



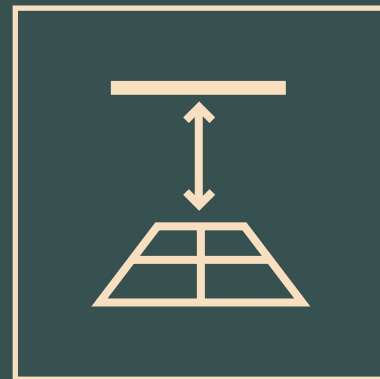
Raised access flooring
with 150mm void



8 x 16 person glass wall-
climber passenger lifts



1 x 2,000kg
goods lift



Floor to raft 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



83 sq m living
wall in reception



MULTI-PURPOSE STUDIO

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The studio offers on-demand immersive workouts & wellbeing classes with a high-definition 3.8m wide screen with Samsung's 'The Wall'. Using music-reactive lighting, best-in-class sound system & 24/7 access, the opportunities for individual or team workouts are free for tenants to use as they please.



LES MILLS+

Offering hundreds of spinning, HIIT, mixed martial arts & barre workouts

EARTH + SKY

A range of yoga, pilates & meditation sessions

myzone

MyZone effort-tracking system with scoring screen. Compete against others, or simply track your own progress

SAMSUNG

Screen sharing capability. Tune in to live events, screen significant meetings, or pitch on an unrivaled screen

FIIT ZWIFT

Apple Fitness+

*Can be shown on screen with personal subscription



SCHEDULE OF AREAS

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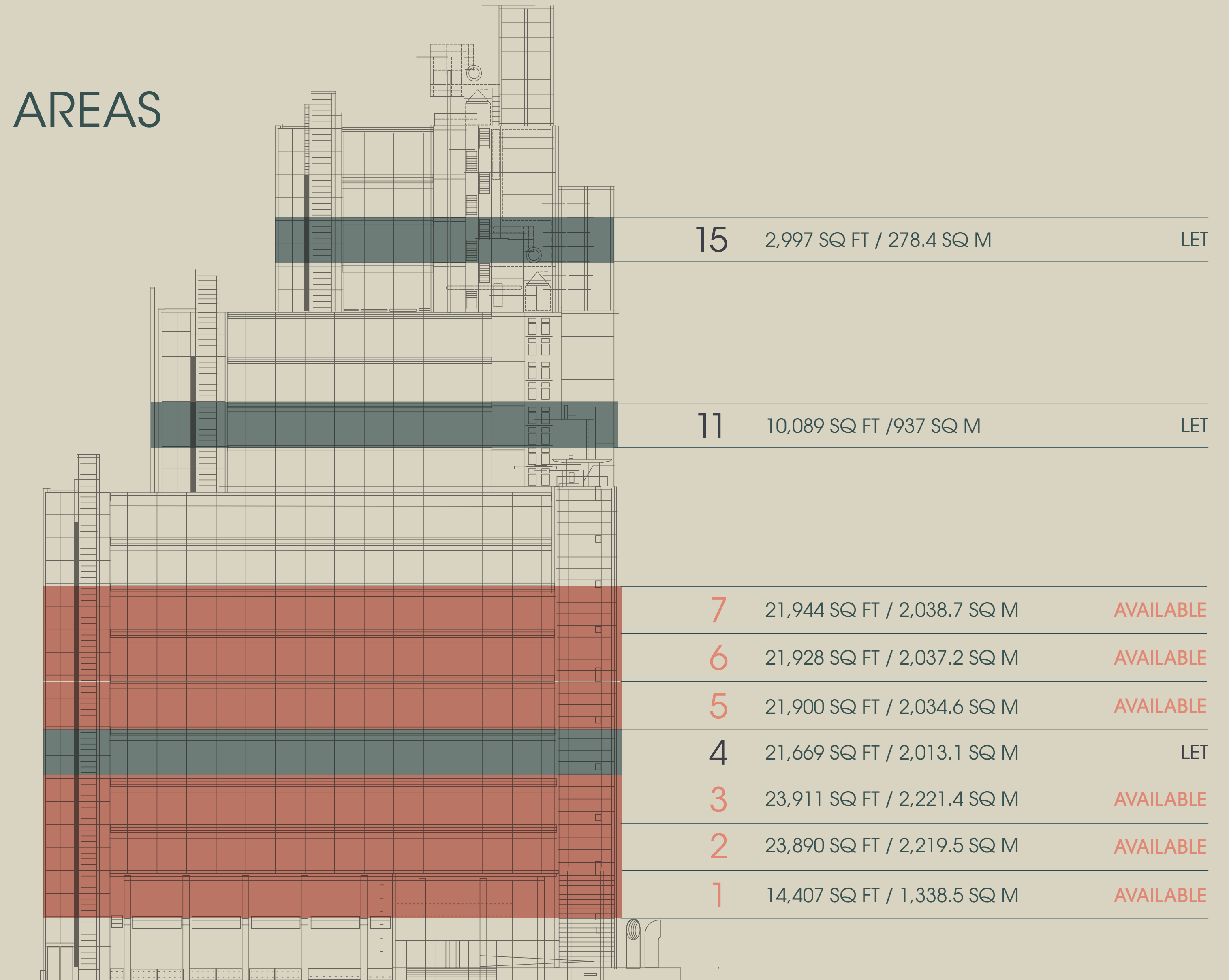
Hot-Spots

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TOTAL AVAILABLE AREA 104,090 SQ FT / 9,670 SQ M



OVERVIEW

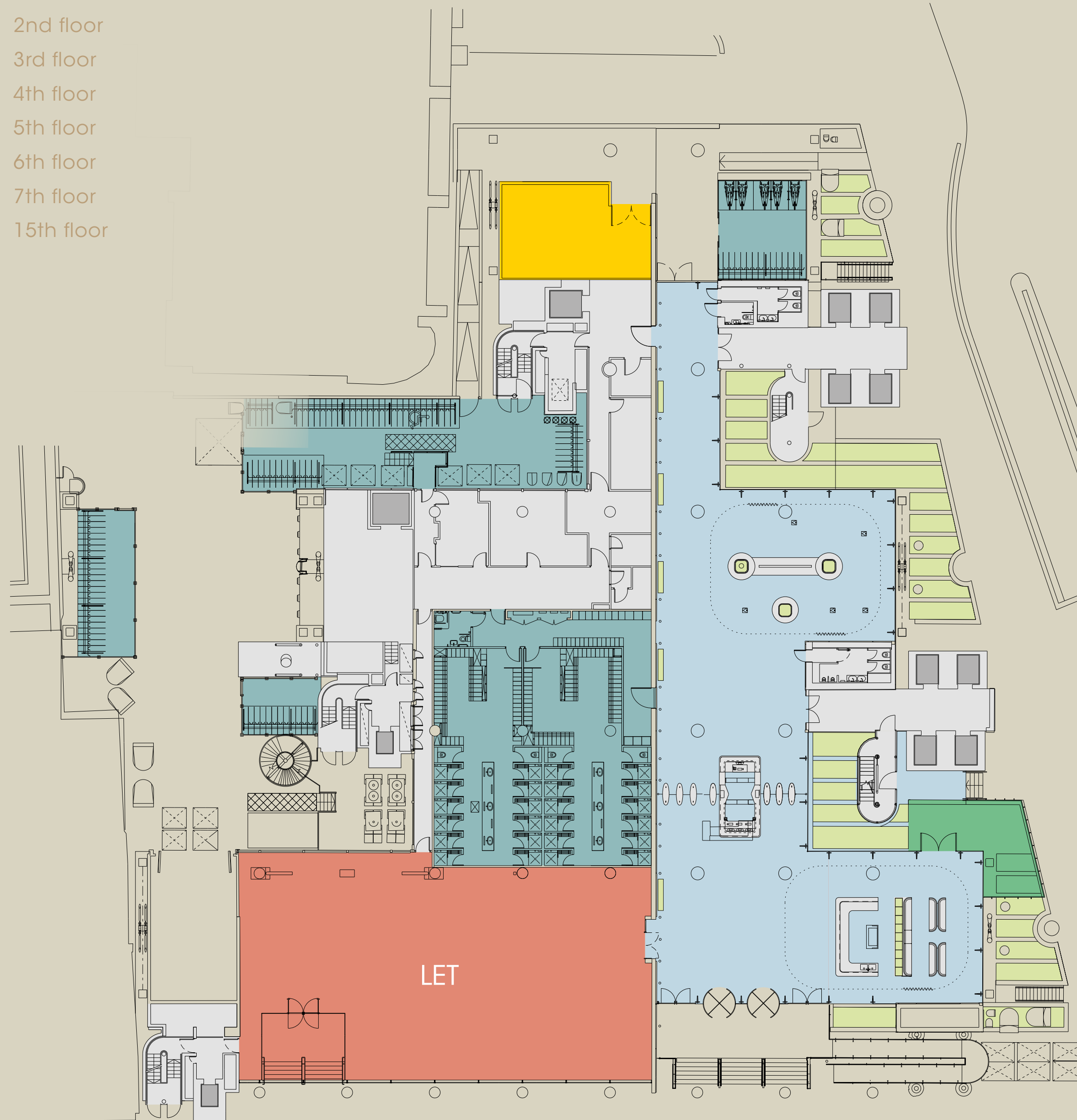
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- Ground
- 1st floor
- 2nd floor
- 3rd floor
- 4th floor
- 5th floor
- 6th floor
- 7th floor
- 15th floor



GROUND FLOOR

233 CYCLE RACKS (INCLUDES 202 DOUBLE STACKED, 5 ACCESSIBLE & 26 FOLDING SPACES)

233 LOCKERS AND 6 AIRING CUPBOARDS

24 SHOWERS PLUS ONE ACCESSIBLE

KEY

- Office
- Core
- Reception
- End of trip
- Landscaping
- Terrace
- ReFit gym



OVERVIEW

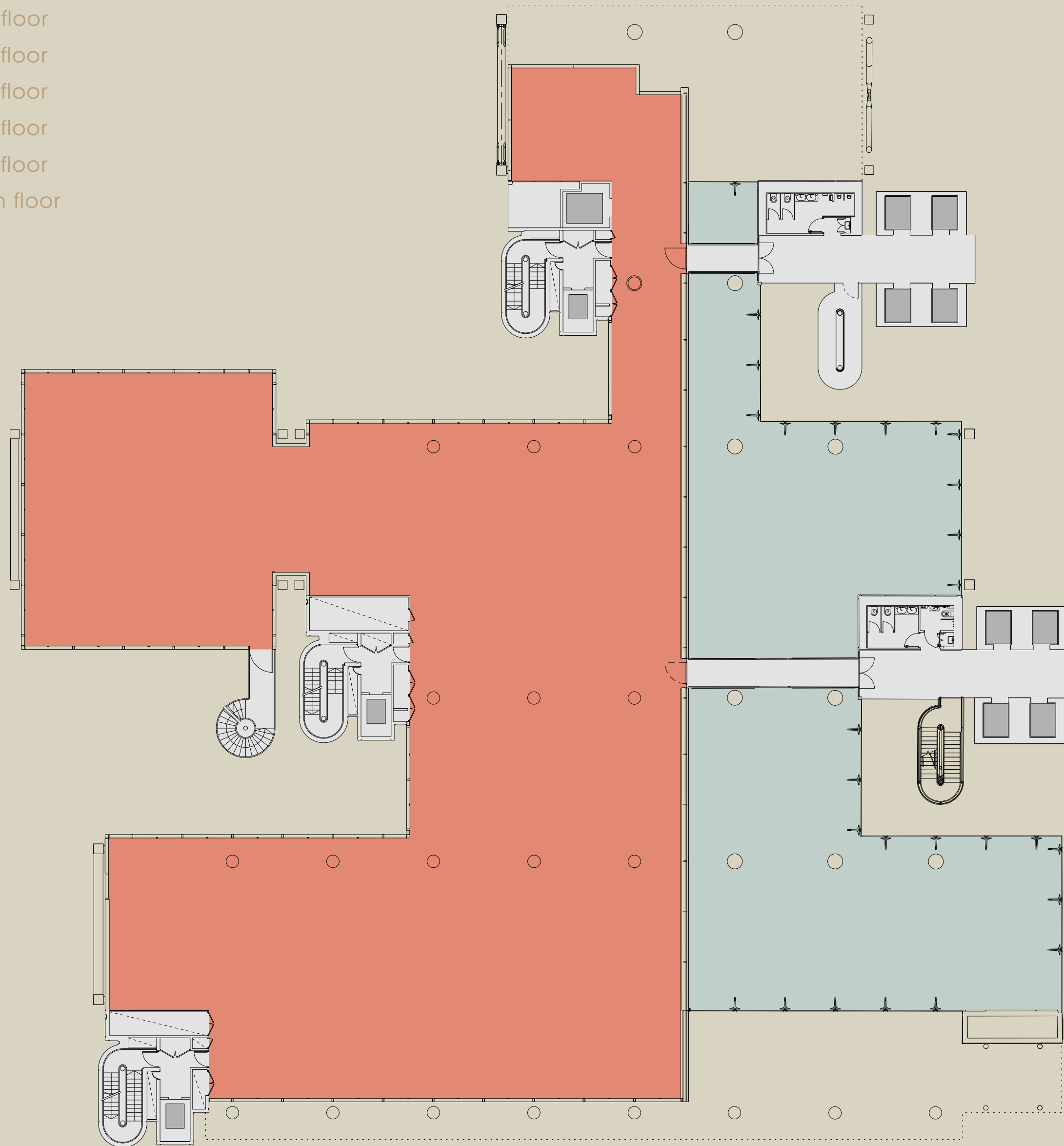
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1ST FLOOR

14,407 SQ FT
1,338.5 SQ M

- KEY
- Office
 - Core
 - Double-height Reception



OVERVIEW

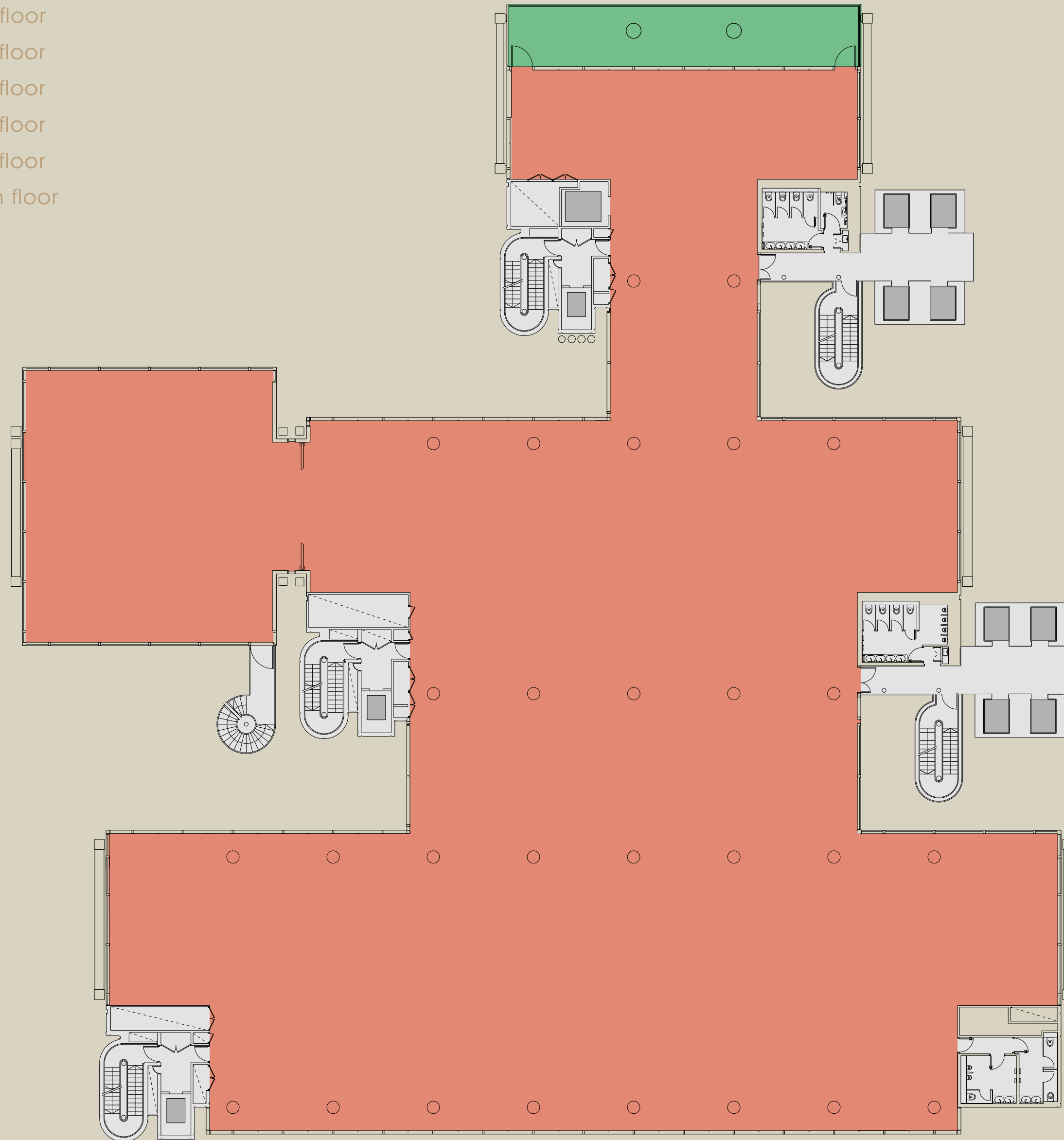
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- 5th floor
- 6th floor
- 7th floor
- 15th floor



2ND FLOOR

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

KEY

- Office
- Core
- Terrace



OVERVIEW

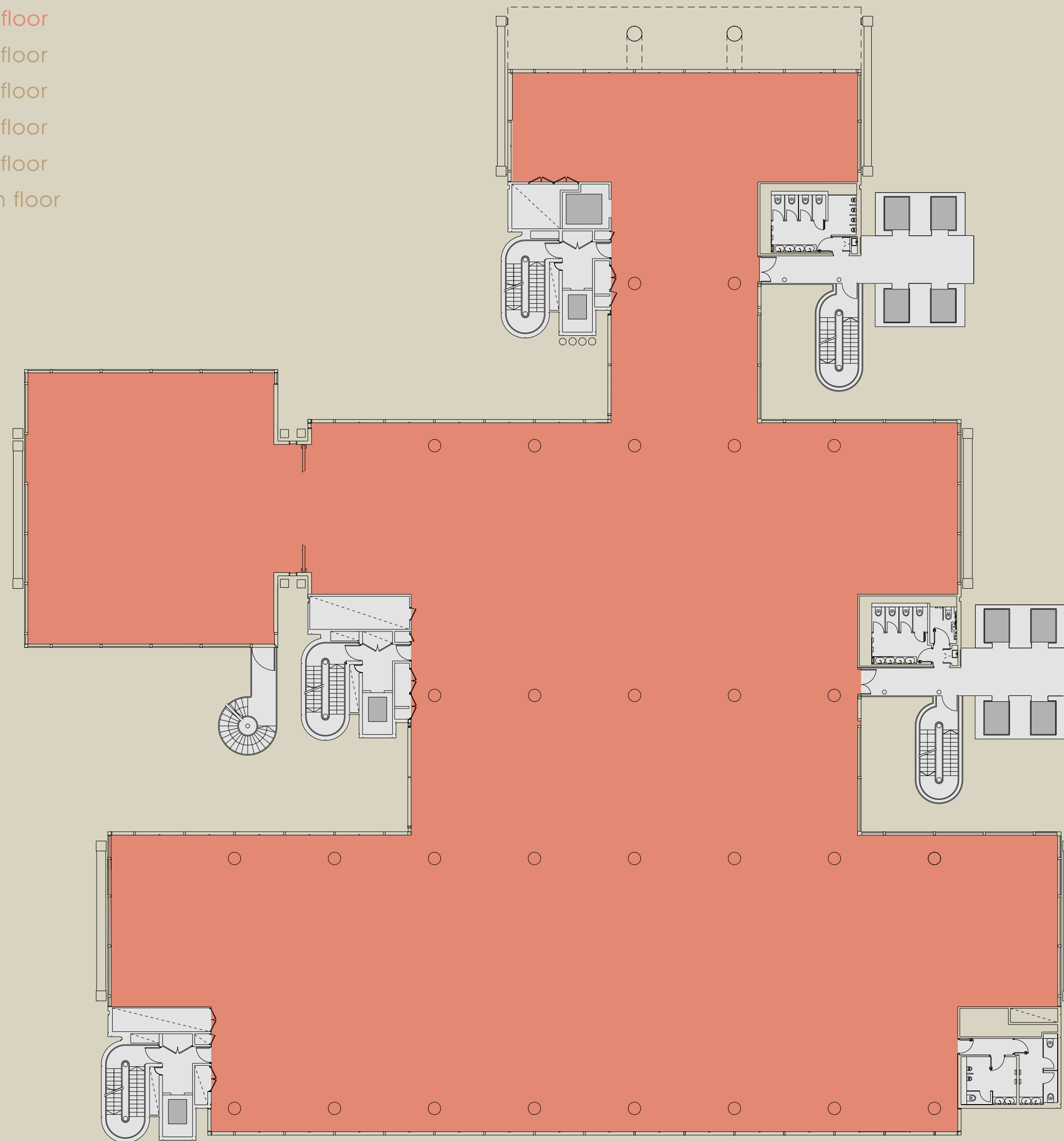
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- 15th floor



3RD FLOOR

23,911 SQ FT
2,221.4 SQ M

KEY

- Office
- Core



- Ground
- 1st floor
- 2nd floor
- 3rd floor
- 4th floor
- 5th floor
- 6th floor
- 7th floor
- 15th floor

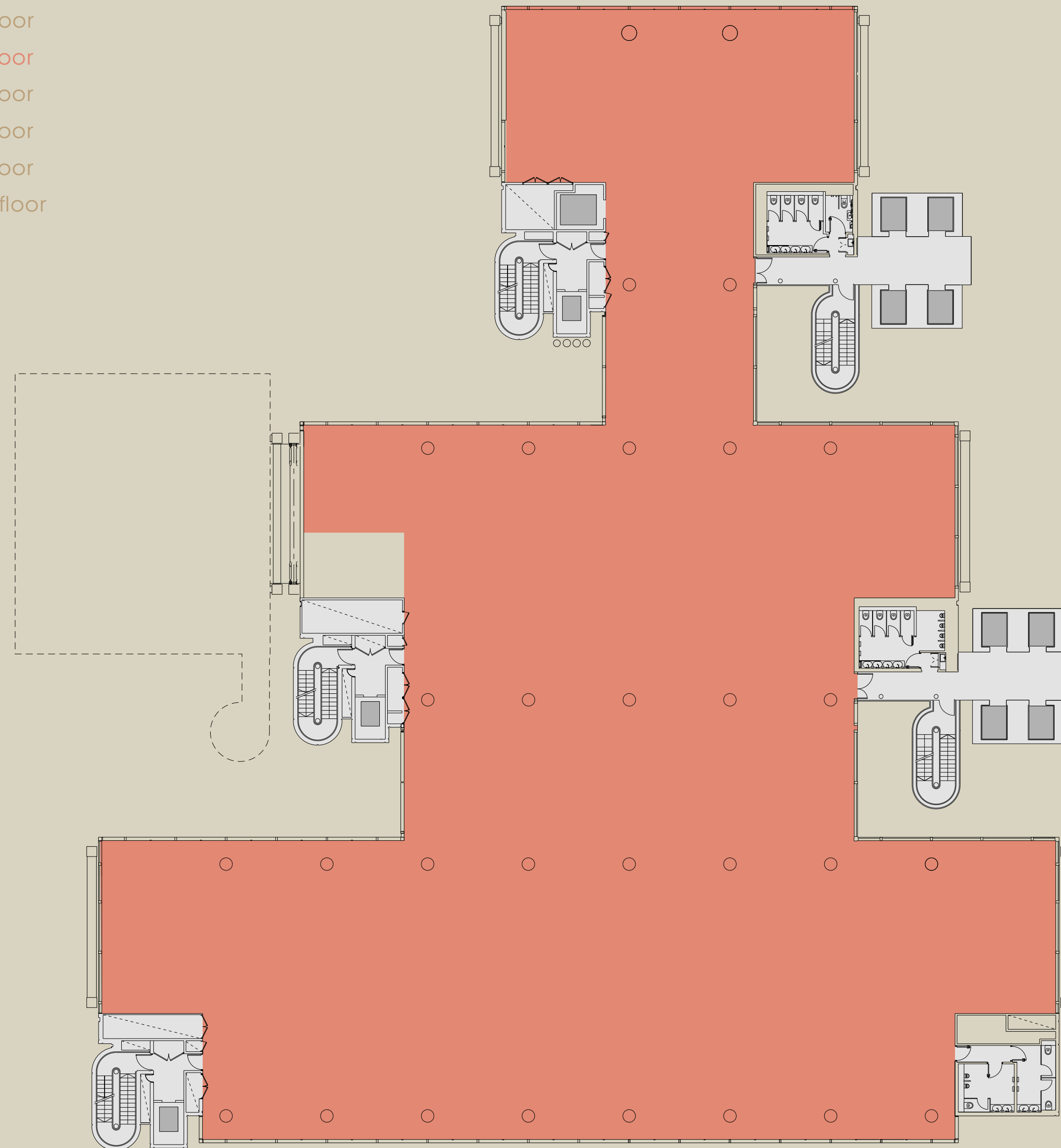
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4TH FLOOR

21,669 SQ FT
2,013.1 SQ M

KEY

- Office
- Core



- Ground
- 1st floor
- 2nd floor
- 3rd floor
- 4th floor
- 5th floor
- 6th floor
- 7th floor
- 15th floor

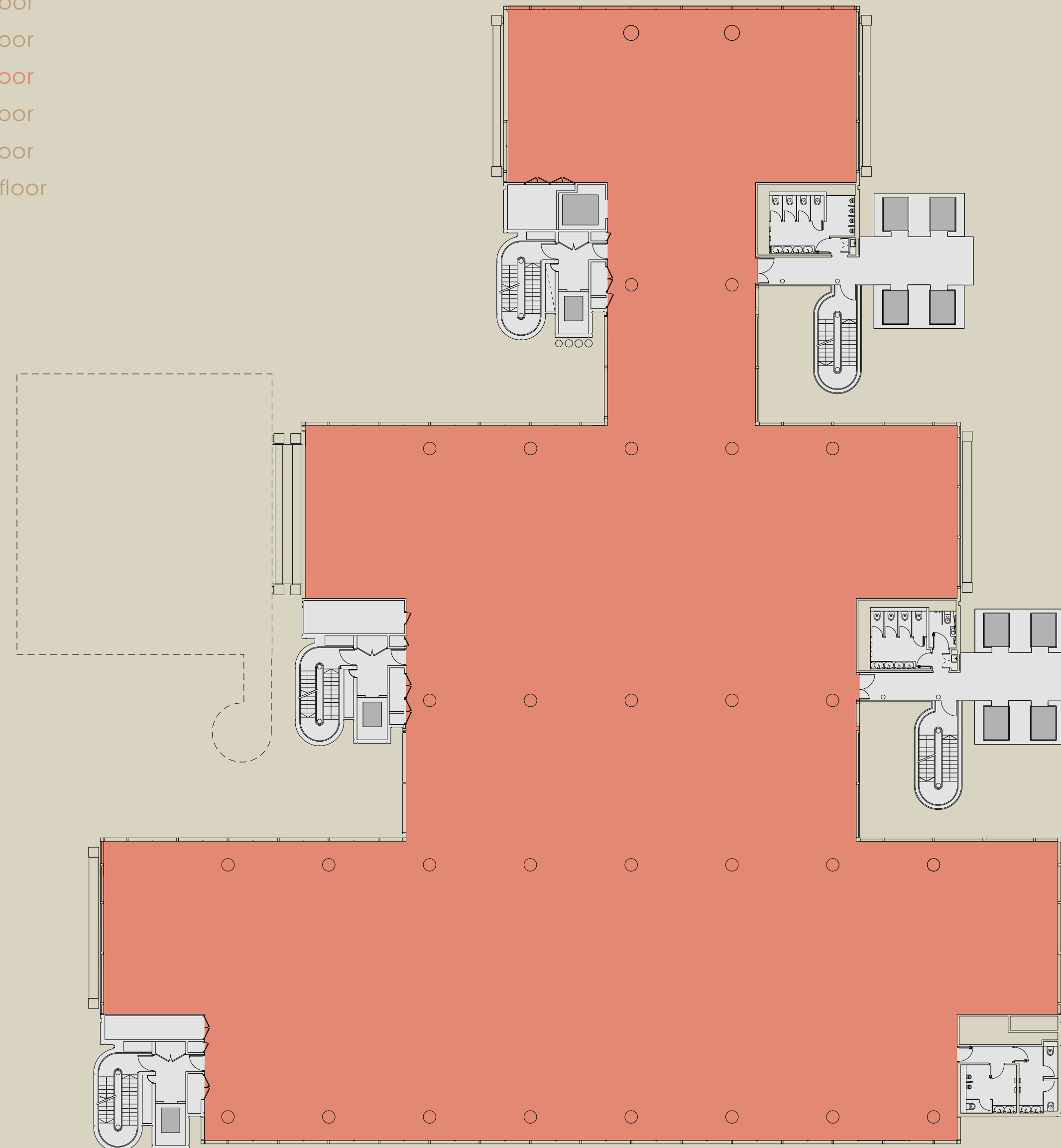
OVERVIEW

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5TH FLOOR

21,900 SQ FT
2,034.6 SQ M

KEY
Office
Core



OVERVIEW

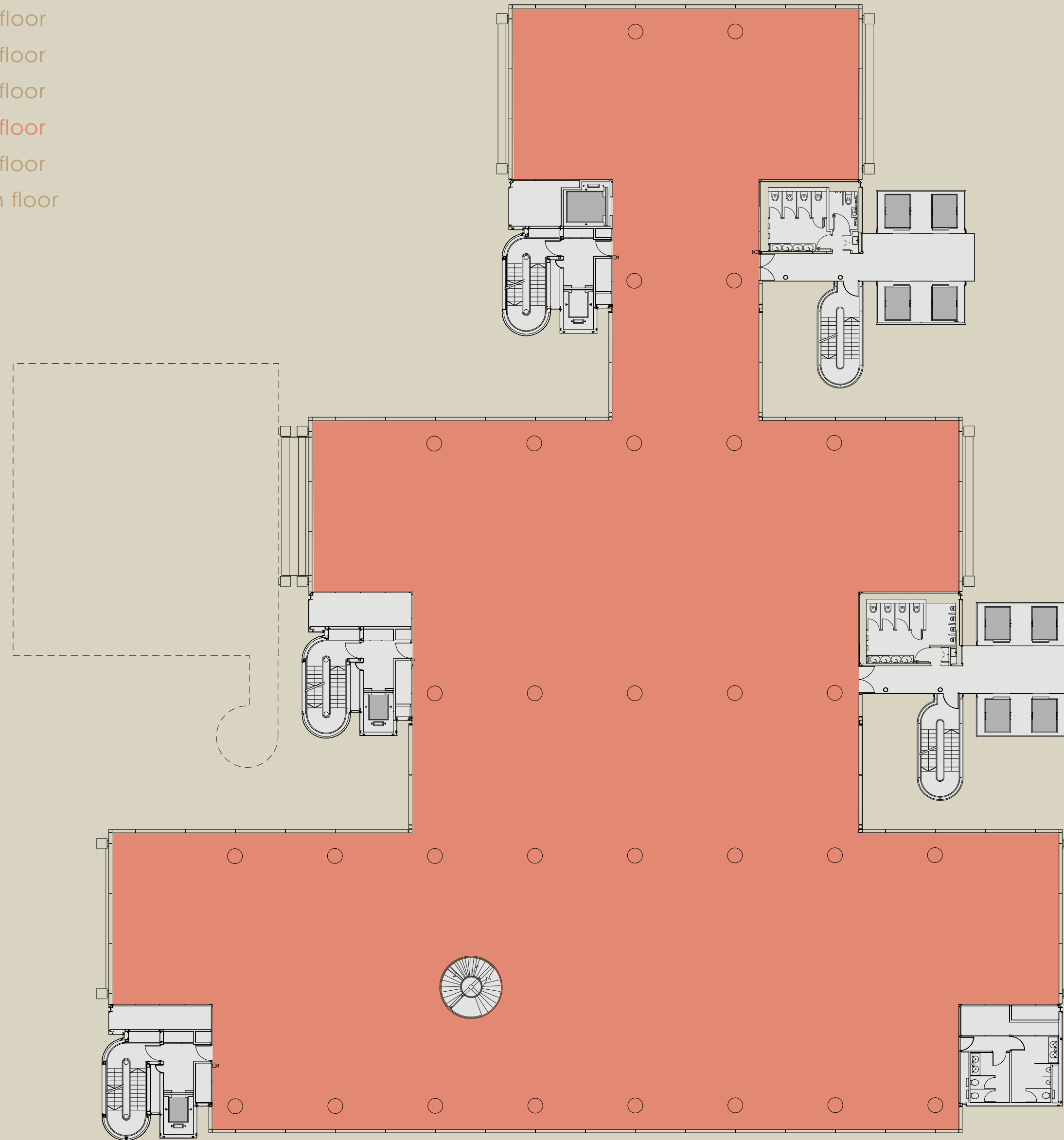
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6TH FLOOR

21,928 SQ FT
2,037.2 SQ M

KEY

- Office
- Core



OVERVIEW

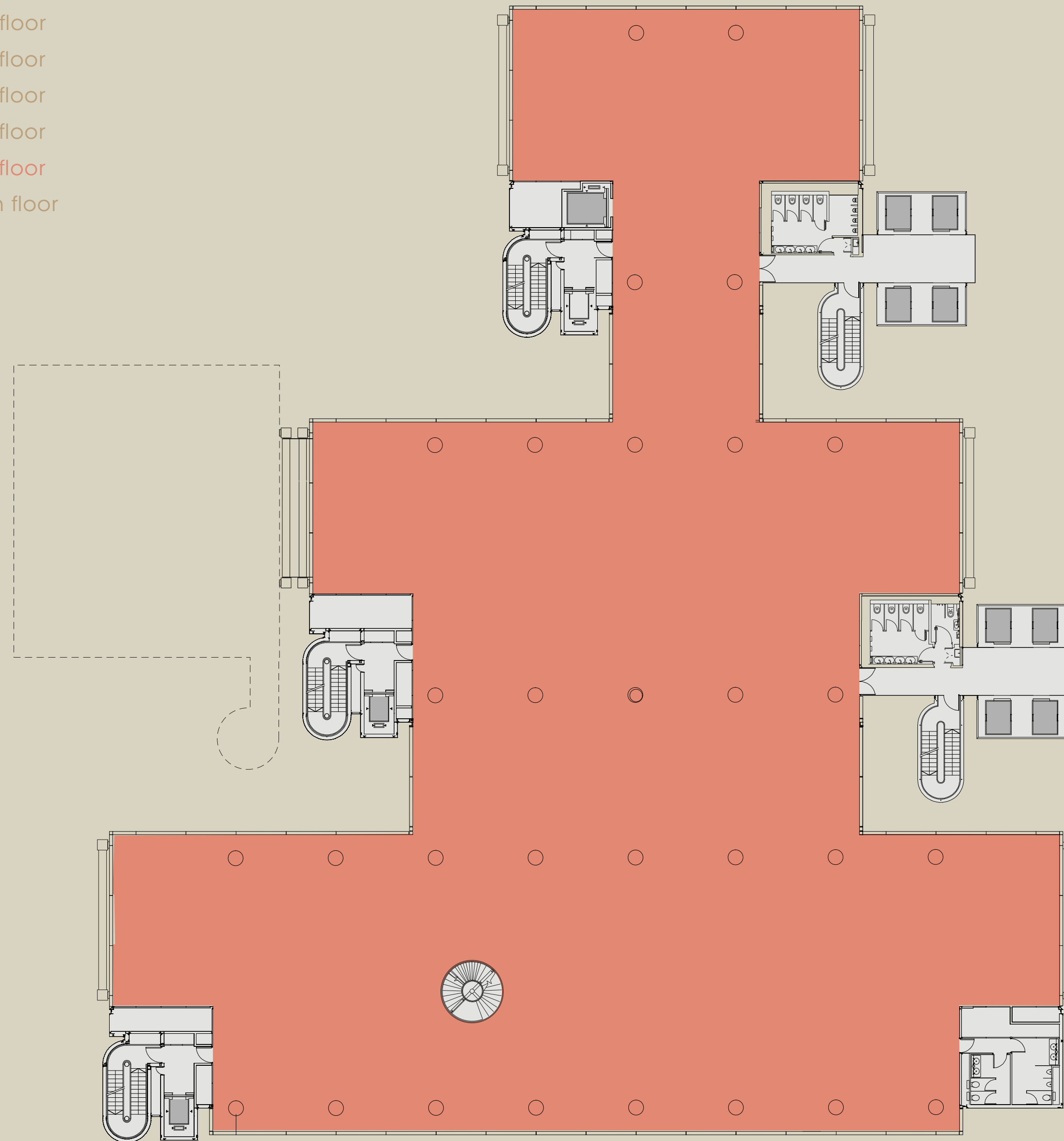
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- 7th floor
- 15th floor



7TH FLOOR

21,944 SQ FT
2,038.7 SQ M

KEY

- Office
- Core



- Ground
- 1st floor
- 2nd floor
- 3rd floor
- 4th floor
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- 7th floor
- 15th floor

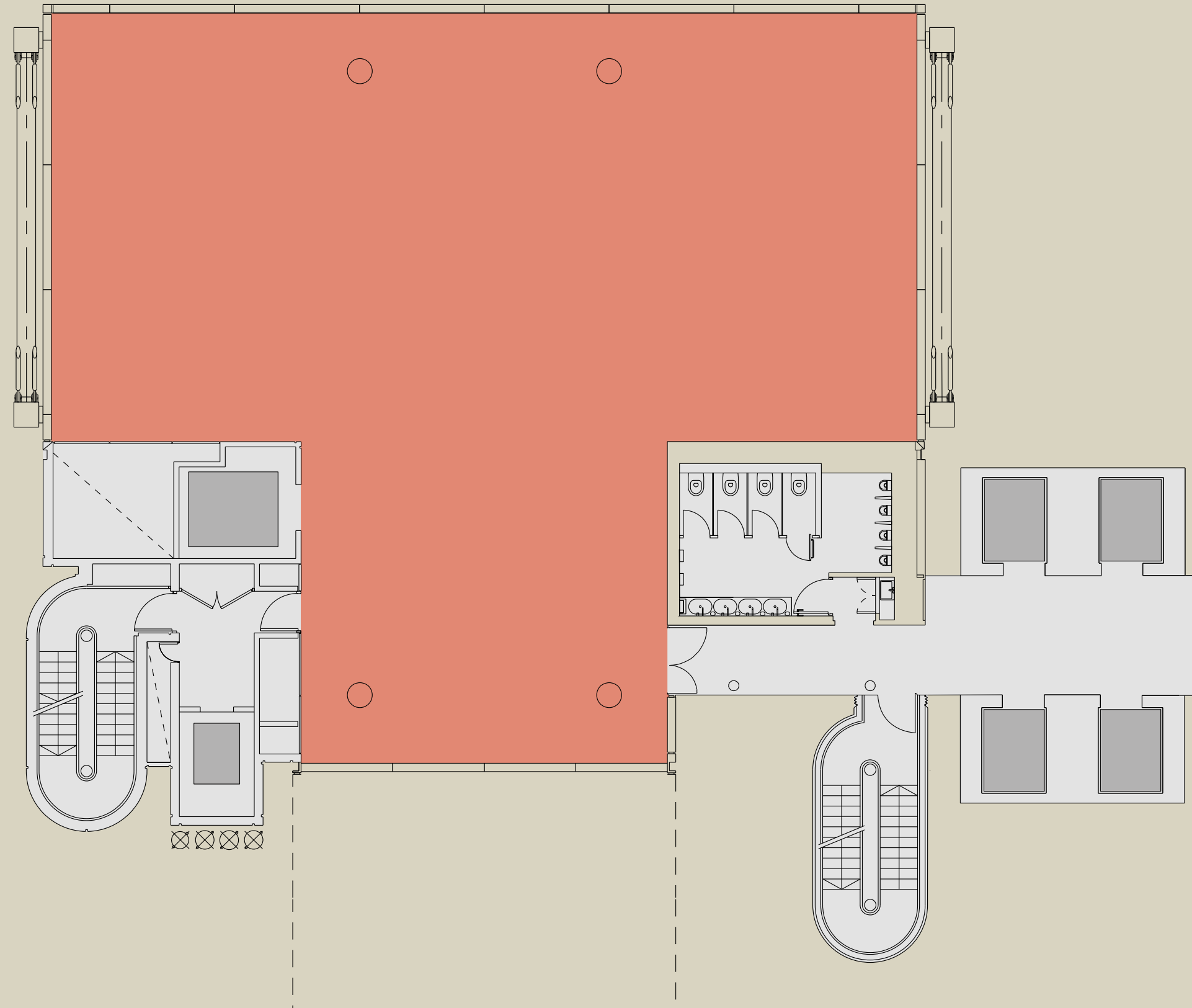
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15TH FLOOR

2,997 SQ FT
278.4 SQ M

KEY

- Office
- Core



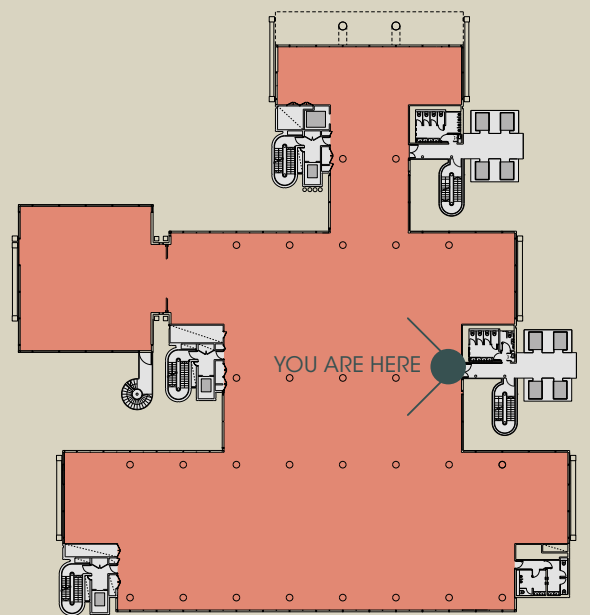
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CGI image of 3rd floor reception



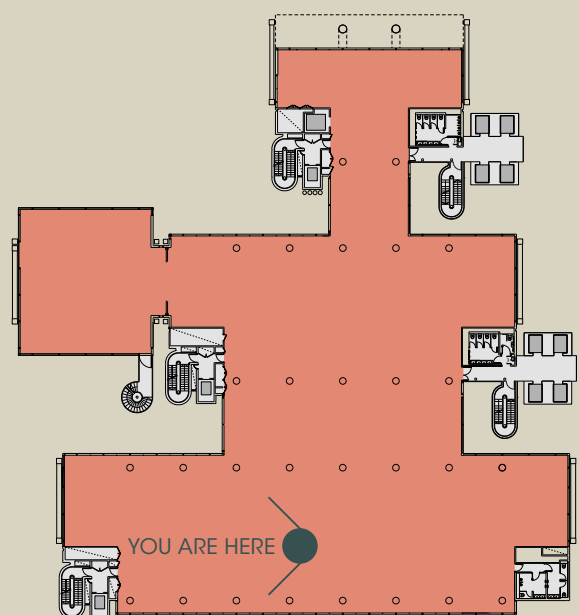
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CGI image of 3rd floor office space



3rd floor
 - FINANCIAL
 - TMT
 - UK/US LEGAL

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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: 7

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

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



3rd floor
 - FINANCIAL
 - TMT
 - UK/US LEGAL

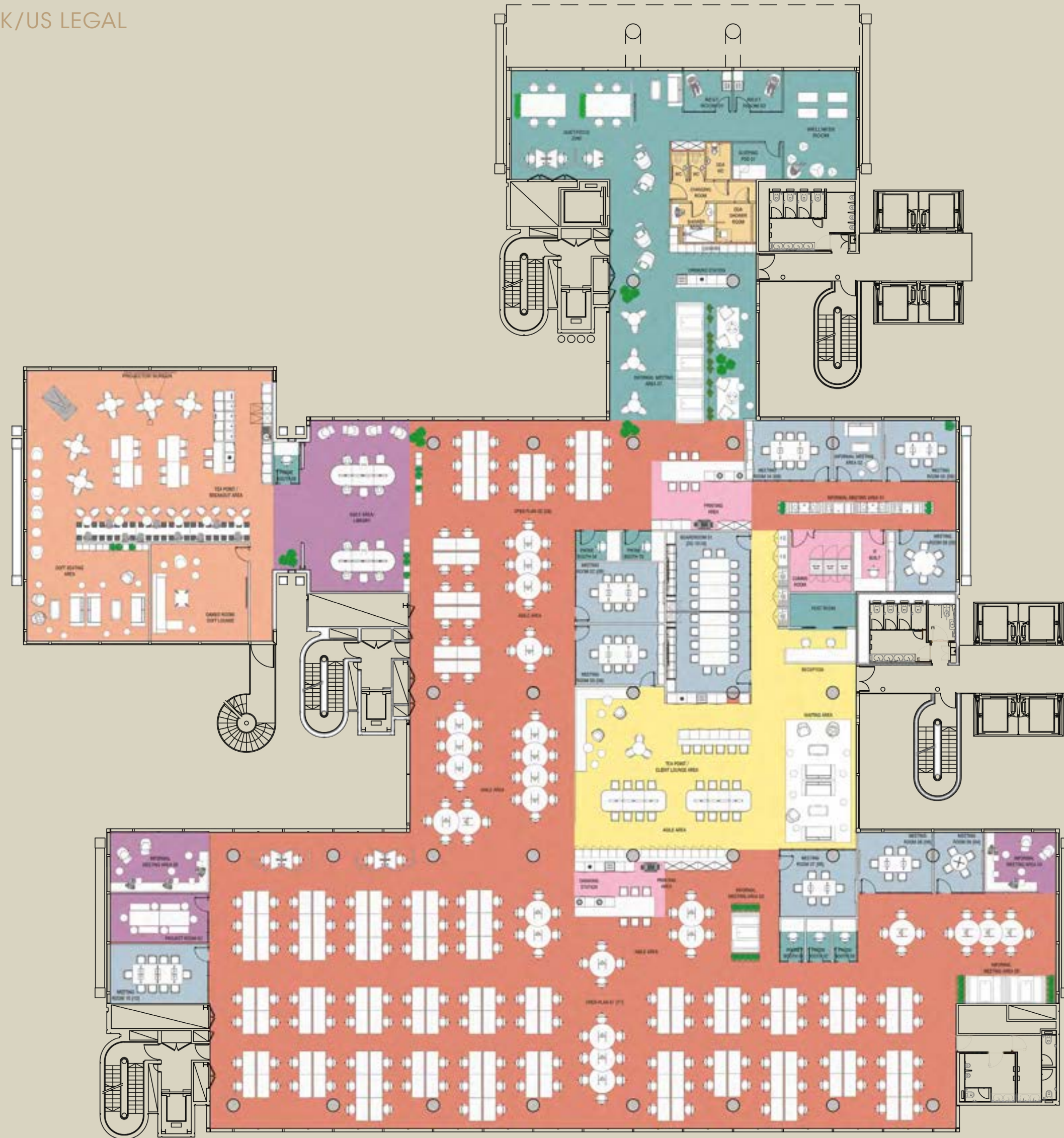
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3RD FLOOR

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

- Open Plan Area
- Informal meeting area/Touch down area
- Meeting room
- Tea point/ Breakout area/Client lounge area
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- Facilities
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3rd floor
 - FINANCIAL
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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:

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

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



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5TH FLOOR

UK HYBRID/LEGAL

21,900 SQ FT (2,034.6 SQ M)

Total workstations: 220

Occupancy density: 1:9.25

Office area:

1 prs Private office 11

Meeting rooms: 10

Meeting rooms 12 prs 1

Meeting room 8prs 1

Meeting room 6prs 5

Meeting room 4prs 10

Meeting room 3prs 4

KEY

- Open Plan Area
- Meeting room
- Tea point/ Breakout area/Client lounge area
- Private Office
- Reception
- Utility/Comms Area
- Quiet Area



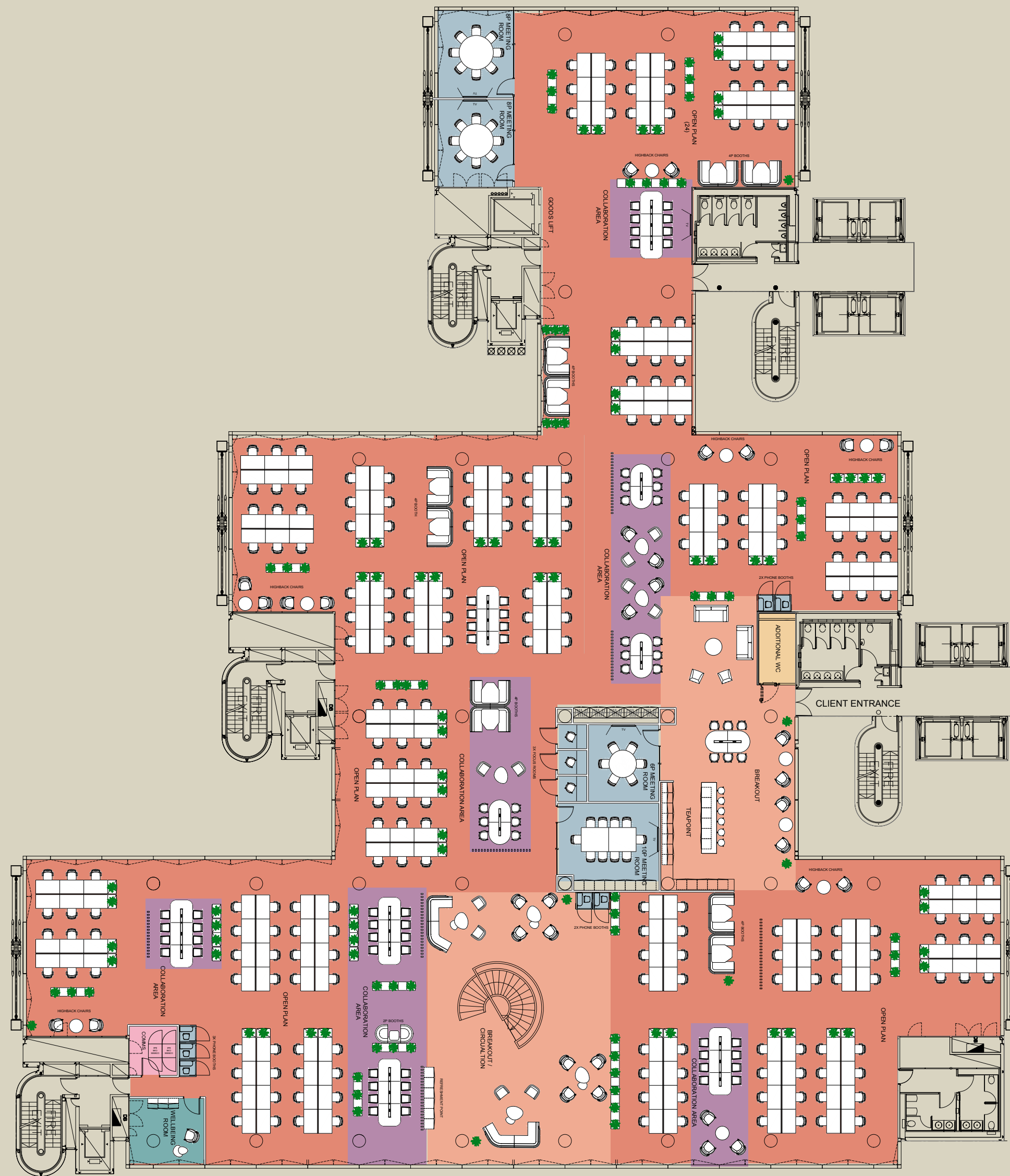
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7TH FLOOR

OPEN PLAN

21,944 SQ FT (2,038.7 SQ M)

Total workstations: 226

Occupancy density: 1:9

Meeting rooms: 10

Meeting rooms 10prs 1

Meeting room 8prs 2

Meeting room 6prs 1

Focus room 1prs 3

KEY

- Open Plan Area
- Utility/Comms Area
- Informal meeting area/Touch down area
- Quiet Area
- Meeting room
- Additional toilet / Changing room
- Tea point/ Breakout area/Client lounge area



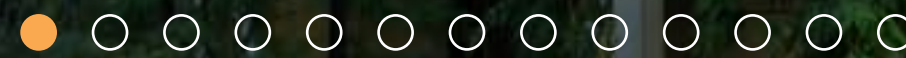
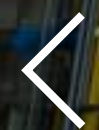
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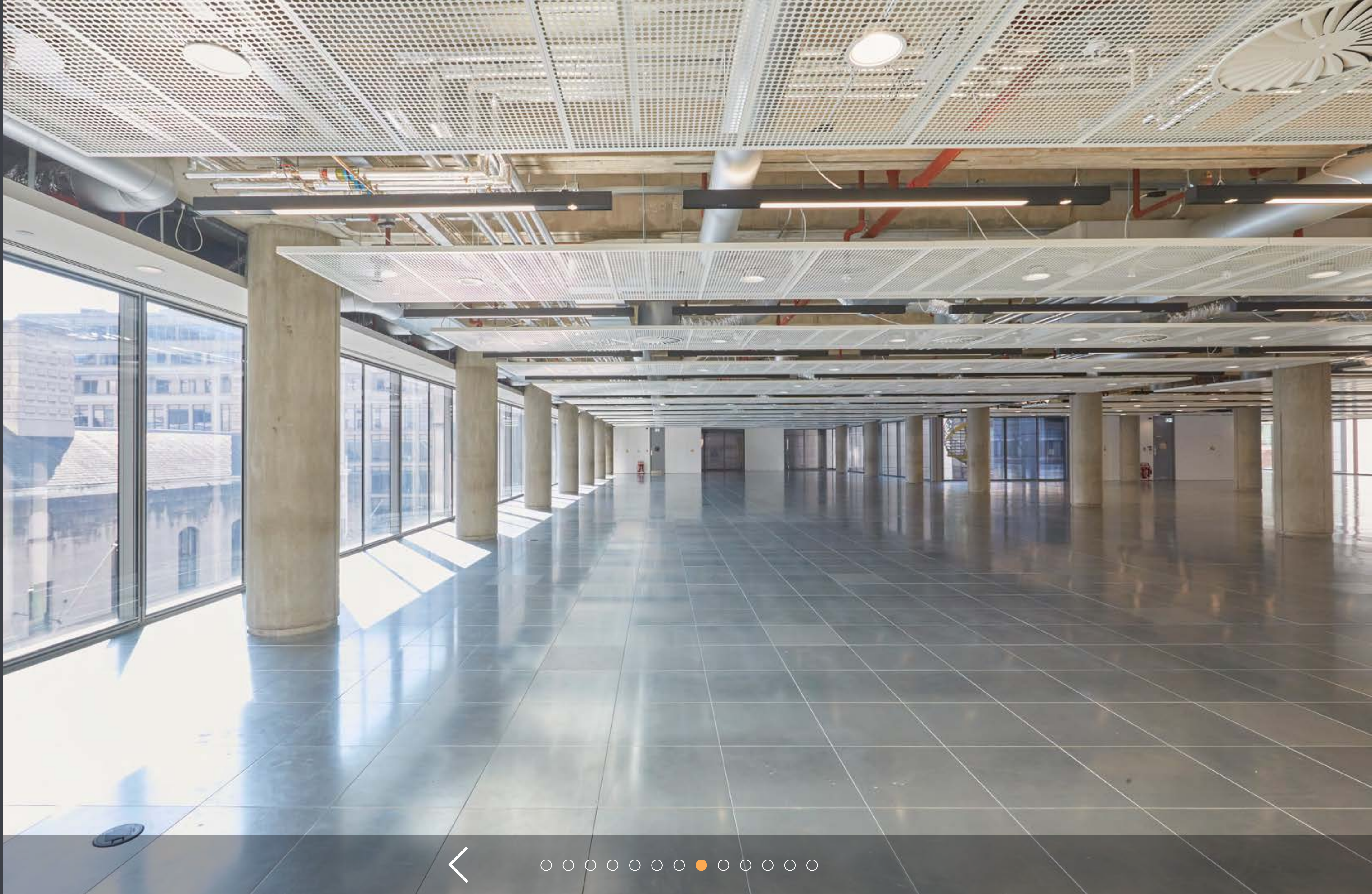
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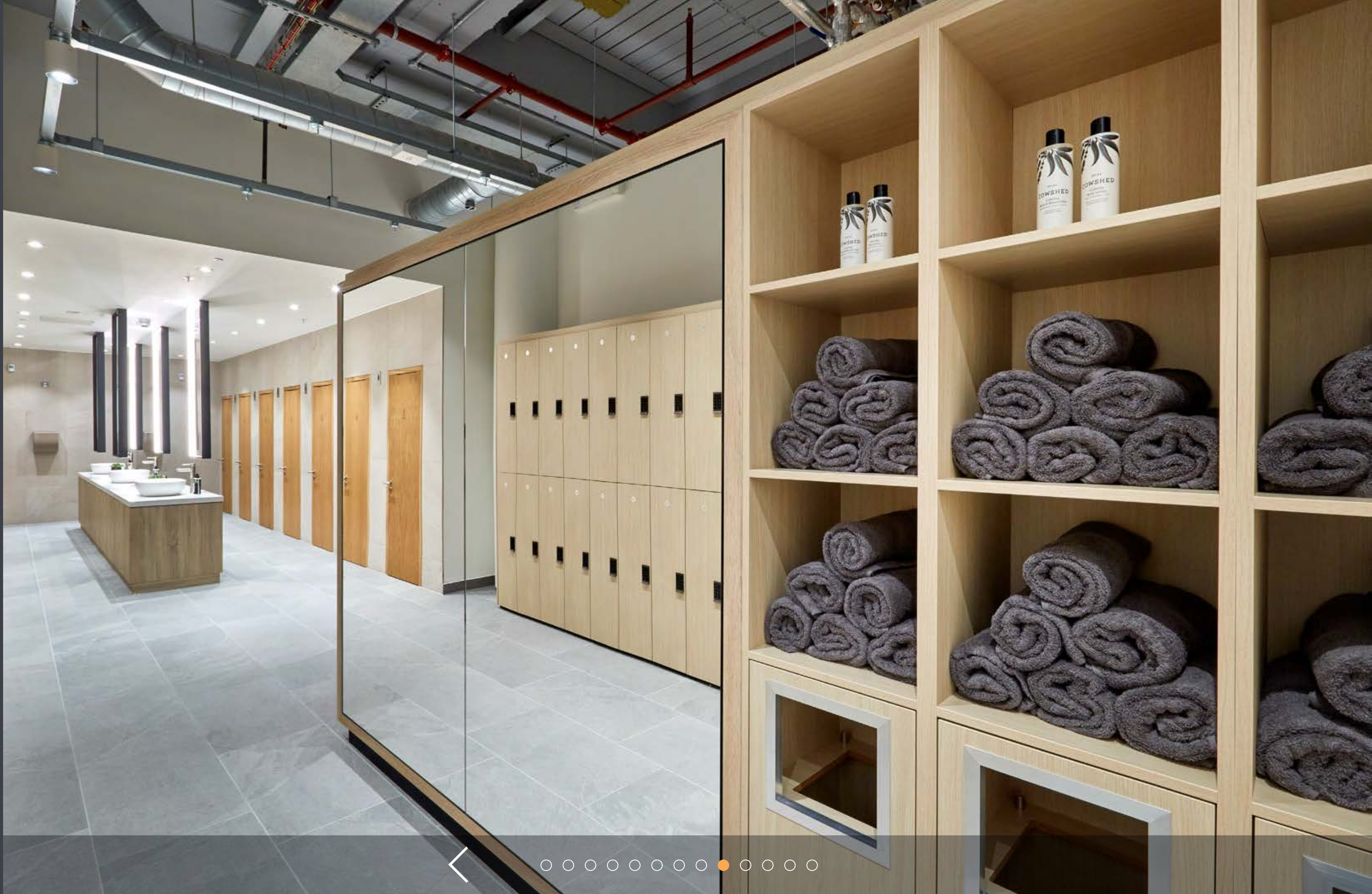
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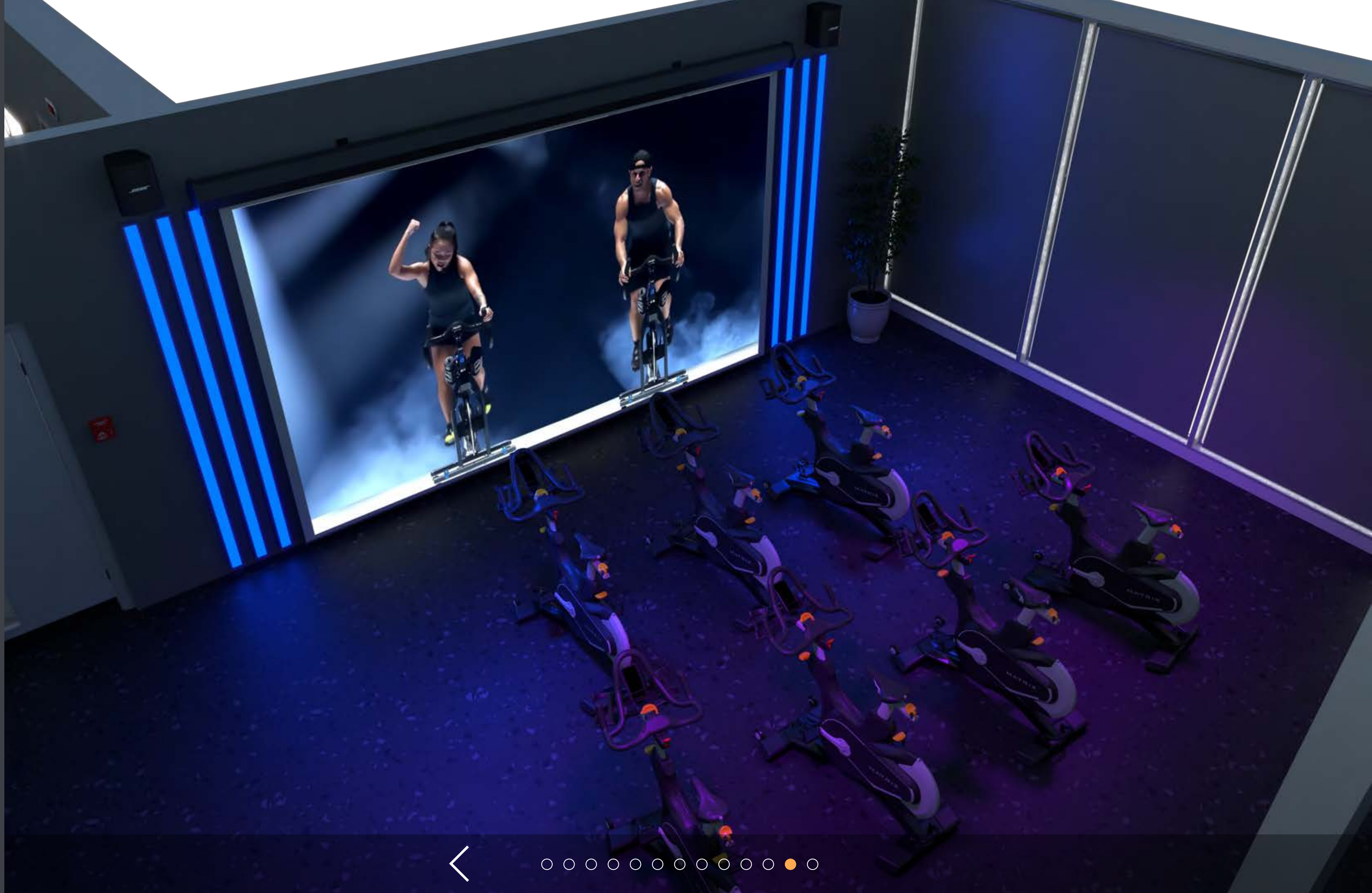
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Everything at 88 Wood Street





CONNECTIONS



FARRINGDON



BARBICAN



OLD STREET



FARRINGDON EAST



LIVERPOOL STREET



MOORGATE

88 Wood Street

OVERVIEW

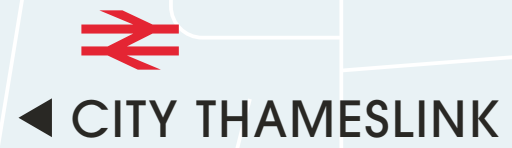
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CITY THAMESLINK



ST PAUL'S



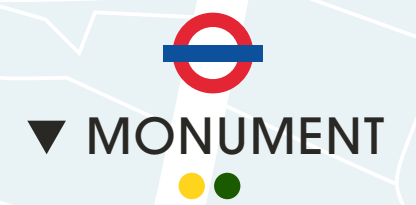
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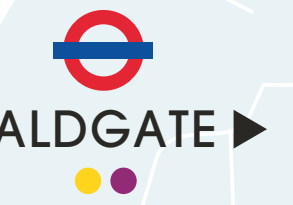
MANSION HOUSE



CANNON STREET



MONUMENT



ALDGATE



BANK



9 mins



6 mins



5 mins



6 mins



8 mins



10 mins





HOT-SPOTS

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BARTS SQUARE



PATERNOSTER SQUARE



/ONE NEW/
CHANGE/



BARBICAN



barbican



MOORFIELDS



LIVERPOOL STREET



MOORGATE

88
Wood
Street



ST PAUL'S



GUILDHALL



THE NED
CITY OF LONDON



BOW LANE



MANSION HOUSE



BANK





AMENITIES

OVERVIEW

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barbican cinema



BARBIE GREEN



MANICOMIO CITY



THE IVY ASIA



BARBICAN



ST PAUL'S



F1 ARCADE



Ted's Grooming Room



HAWKSMOOR



ROSSLYN

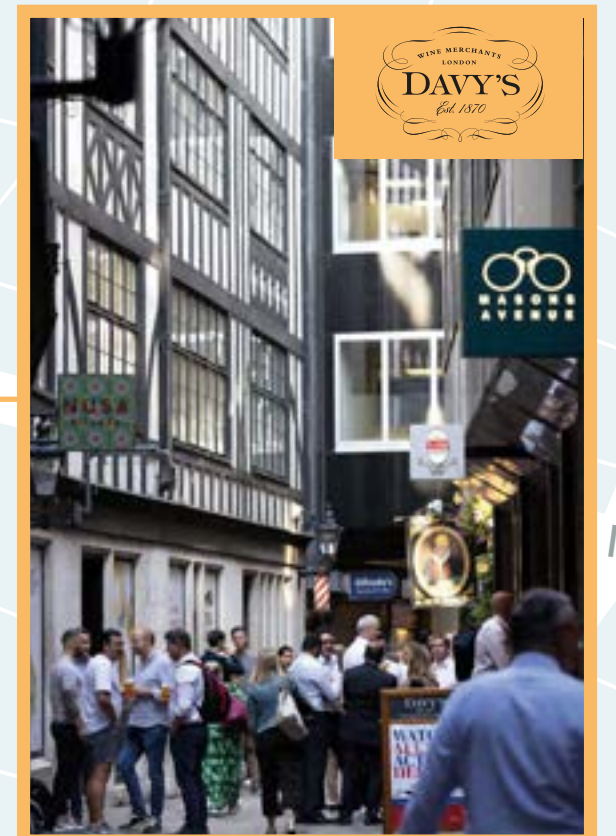


LIVERPOOL STREET



MOORGATE

88 Wood Street



DAVY'S



DIGME





GREEN SPACE

OVERVIEW

WORK SPACE

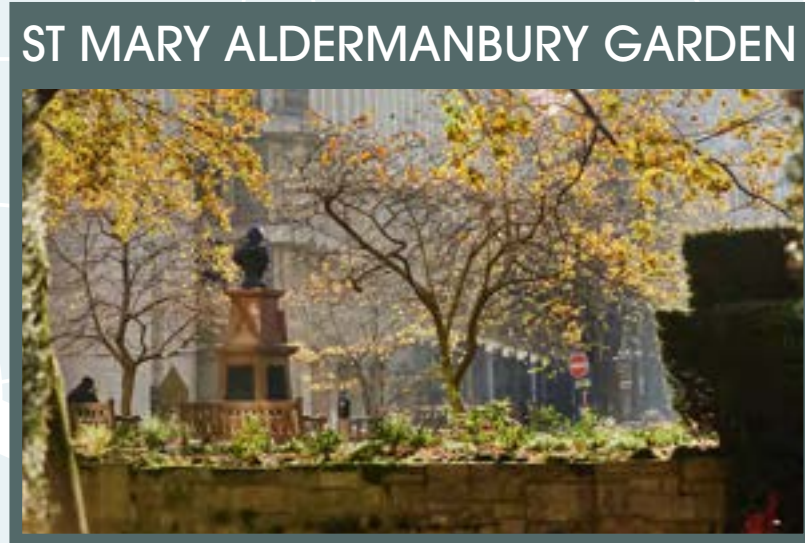
- Specification
- Schedule of areas
- Floor plans
- Indicative visuals
- Space plans
- Gallery

LOCATION

- Connections
- Hot-Spots
- Amenities
- Green Space
- In Good Company
- Gallery



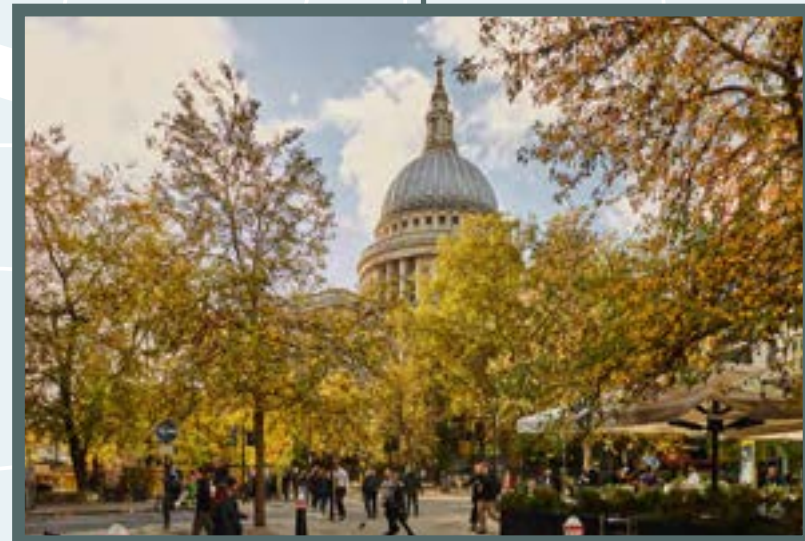
CHARTERHOUSE SQUARE



ST MARY ALDERMANBURY GARDEN



ST PAUL'S FESTIVAL GARDENS



SALTERS' GARDEN



FINSBURY CIRCUS GARDENS



COLEMAN STREET GARDENS



IN GOOD COMPANY

BARBICAN

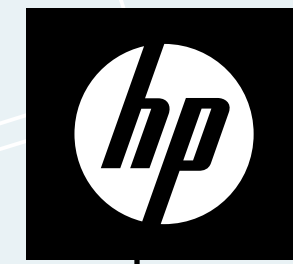
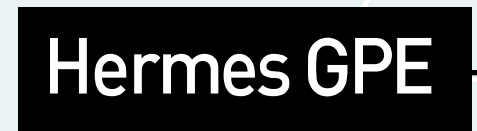
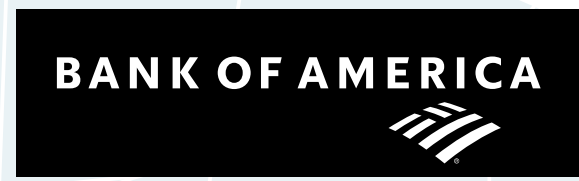
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Schroders

CLEARY GOTTLIEB

88 Wood Street

CLIFFORD CHANCE



ST PAUL'S

MANSION HOUSE



Ludgate Hill

Queen Victoria Street

Threadneedle Street

Wood Street

Gresham Street

Noble Street

Fare Street

Aldersgate Street

London Wall

Moorgate

London Wall



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CONTACT

Lease

New leases available direct from the Landlord.

Terms

Upon application.

Viewing

Strictly through sole letting agents.



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