



100
WOOD
STREET
LONDON EC2

A large, mature tree with dense green foliage is the central focus, growing inside a large, circular glass dome. The dome's structure is visible as a grid of dark metal or steel beams supporting the glass panels. The lighting is bright, suggesting a sunny day, with some light filtering through the leaves and the glass. The overall scene conveys a sense of natural light and greenery within a modern architectural space.

**8,056 TO
37,892 SQ FT
OF OFFICE SPACE
AVAILABLE**

SIR NORMAN FOSTER'S ICONIC DESIGN

A seamless, curved glass façade overlooks a beautifully landscaped heritage site.



St Alban's Court

THE CITY OF LONDON

HAS EVOLVED

RESTAURANTS, BARS, CAFÉS, CULTURE + GLOBAL OCCUPIERS

A DYNAMIC
WAVE OF OLD + NEW

Reception Lounge Area



Reception



Lift Lobby



Reception Entrance

YOUR LOCAL AREA

FOOD & DRINK

1. Manicomio
2. Haz St Paul's
3. The Anthologist
4. Goodman City
5. Enoteca Rabezzana
6. Hawksmoor Guildhall
7. Coq d'Argent
8. Bad Egg
9. Fox Fine Wines and Spirits
10. Barbie Green
11. Paternoster Chop House
12. Bow Wine Vaults
13. Cabotte
14. Club Gascon
15. Burger & Lobster Bread Street
16. St John
17. Polpo
18. Enoteca da Luca
19. Black Sheep Coffee
20. Lino

LEISURE & ARTS

1. Guildhall Art Gallery
2. The Barbican
3. Barry's Bootcamp
4. Bloomberg Arcade
5. Puregym
6. London Mithraeum
7. Museum of London
8. The Ned
9. Virgin Active

BANKS

1. Metro Bank
2. Barclays
3. HSBC
4. ING
5. Lloyds
6. Halifax

GREEN SPACES

1. Saint Mary Aldermanbury Garden
2. Festival Gardens
3. Carter Lane Gardens
4. Monk Well Square
5. Whittington Gardens
6. Christchurch Greyfriars Church Garden
7. Charterhouse Square
8. Barbican Water Gardens
9. Postman's Park
10. Churchyard of St John Zachary

RETAIL

1. One New Change: Oliver Bonas, Hugo Boss, Nespresso, Ellis Brigham, Hackett, and much more
2. Louis Vuitton
3. Royal Exchange: Fortnum & Masons, Hermes, Jo Malone, Montblanc, Smythson, Tiffany & Co, Penhaligans & much more
4. Ted Baker
5. Bespoke Cycling
6. Paul Smith
7. Giant Bicycles
8. Sweatshop



TRAVEL TIMES

AMAZINGLY CONNECTED

THE ELIZABETH LINE VIA MOORGATE



ALL WITHIN A TEN MINUTE WALK

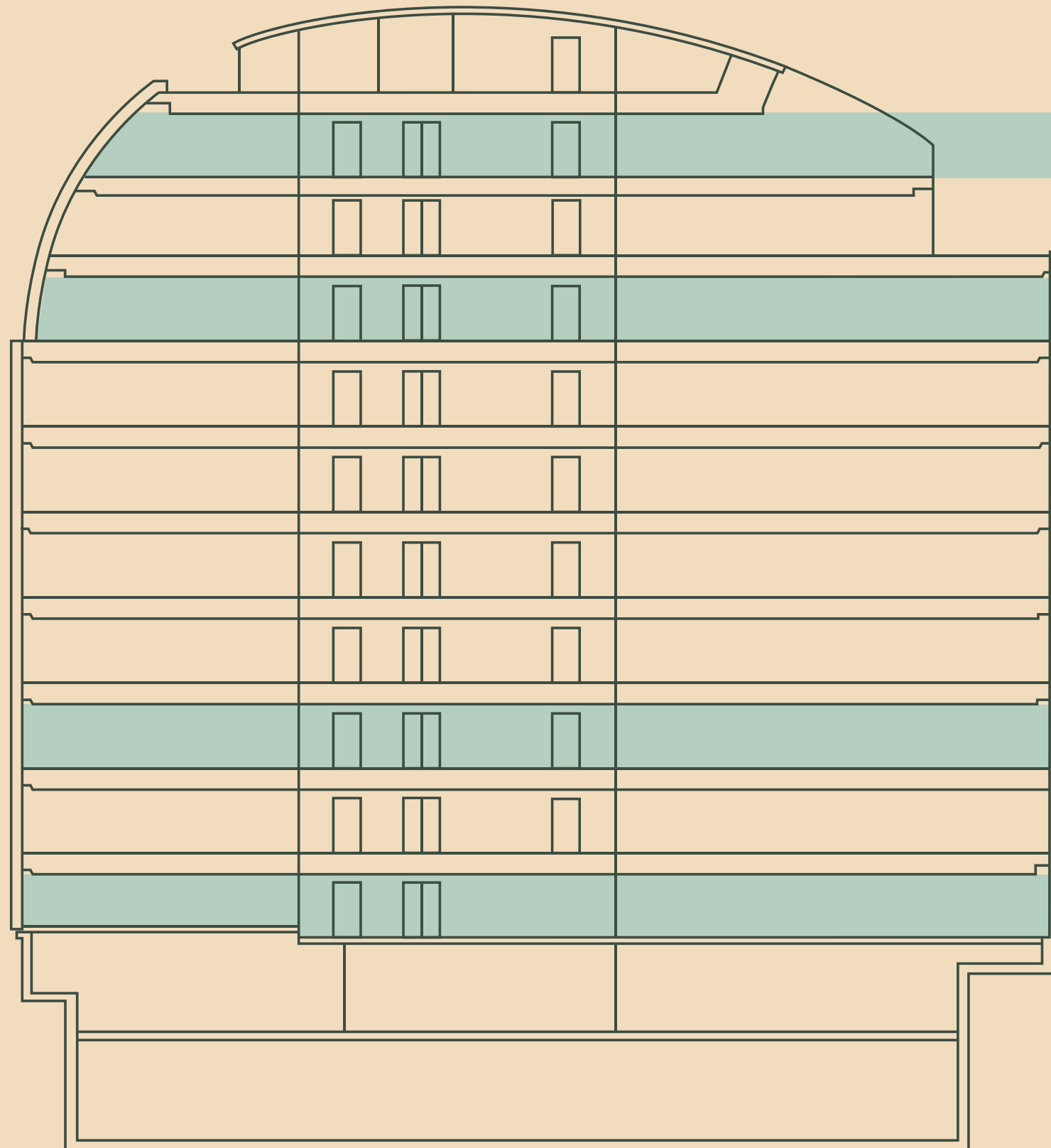
St Paul's	5 mins
Moorgate	8 mins
Farringdon (East)	10 mins
Liverpool Street*	8 mins
City Thameslink	7 mins
Bank	7 mins
Barbican	9 mins
Mansion House	6 mins

All times taken from TFL and Crossrail websites
Elizabeth Line operational from 2022.

*Access to Liverpool Street via Moorgate

SCHEDULE OF AREAS

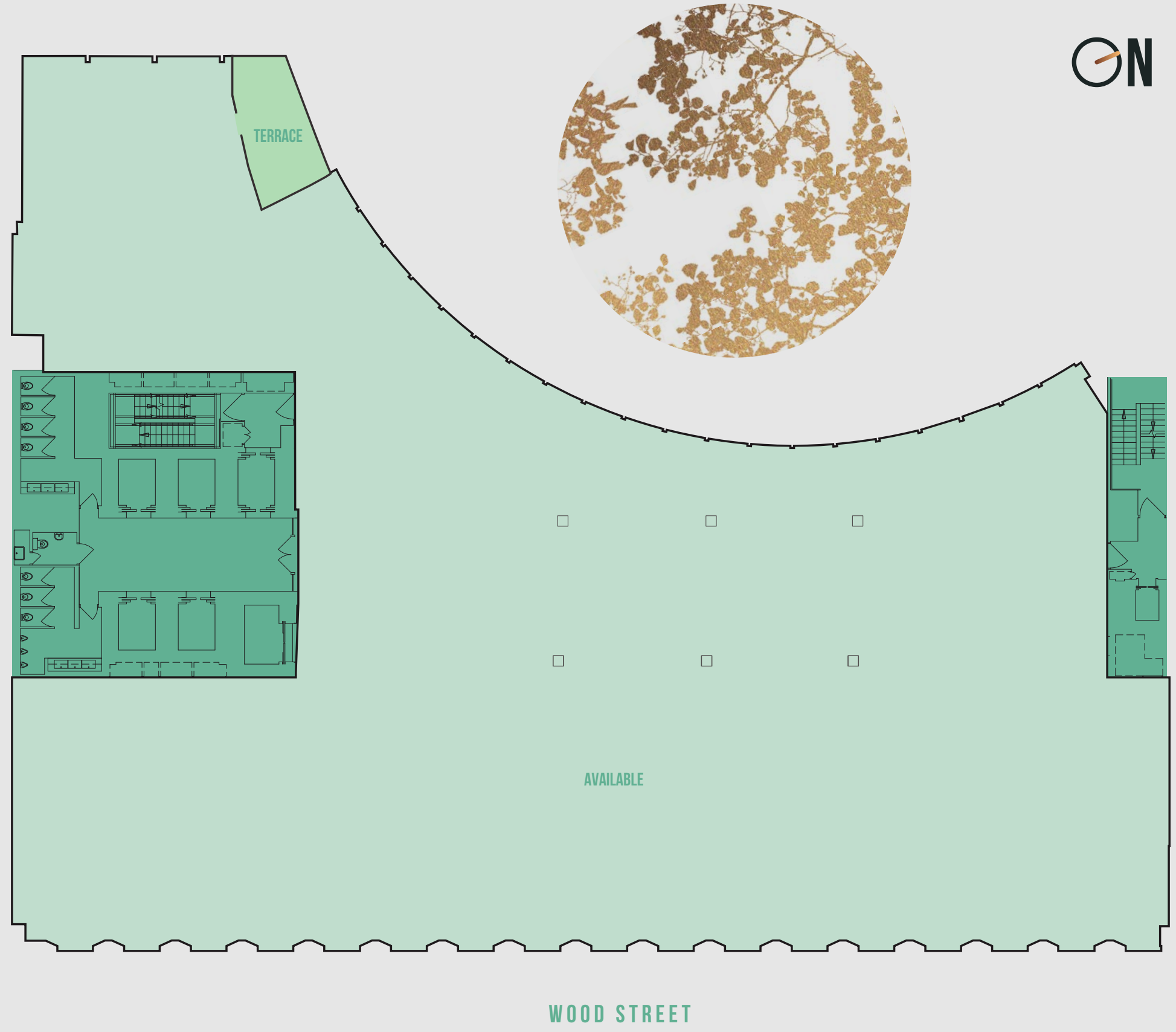
AVAILABILITY



Floor	Sq ft	Sq m
9	11,325	1,052
8	LET	LET
Pt 7	9,735	904
6	LET	LET
5	LET	LET
4	LET	LET
3	LET	LET
Pt 2	8,816	819
1	LET	LET
G	8,056	748
Total	37,892	3,520

9TH FLOOR

11,325 SQ. FT | 1,052 SQ. M



ST. ALBANS COURT

WOOD STREET

9TH FLOOR LAYOUT 1

11,325 SQ. FT | 1,052 SQ. M



SCHEDULE OF ACCOMMODATION KEY

...➔ 2 Receptions / Concierge

65 Workstations

8 Hot Desk Spaces

2 Offices

77 TOTAL WORK POINTS (1:14)

ADDITIONAL FACILITIES

5 Meeting Rooms

1 Quiet Pods

4 Lounge / Seating

2 Teapoints

2 Print Areas

2 Locker / Coat Area / Store

1 Comms Room



WOOD STREET

9TH FLOOR LAYOUT 2

11,325 SQ. FT | 1,052 SQ. M



SCHEDULE OF ACCOMMODATION KEY

...➔ 2 Receptions / Concierge

76 Workstations

33 Hot Desk Spaces

111 TOTAL WORK POINTS (1:10)

ADDITIONAL FACILITIES

6 Meeting Rooms

8 Quiet Pods

10 Lounge / Seating

1 Teapoint

2 Print Areas

2 Locker / Coat Area / Store

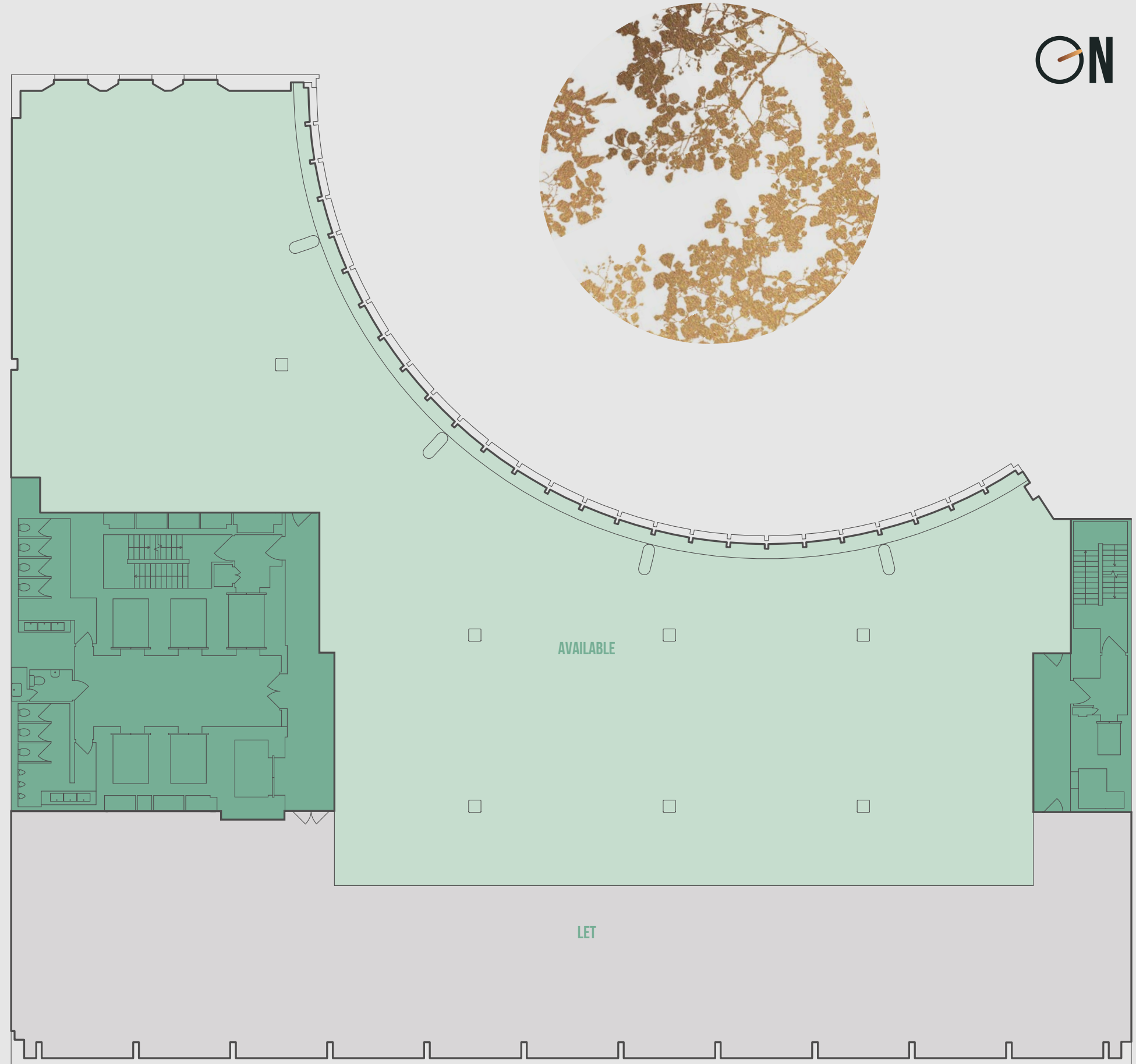
1 Comms Room



WOOD STREET

PART 7TH FLOOR

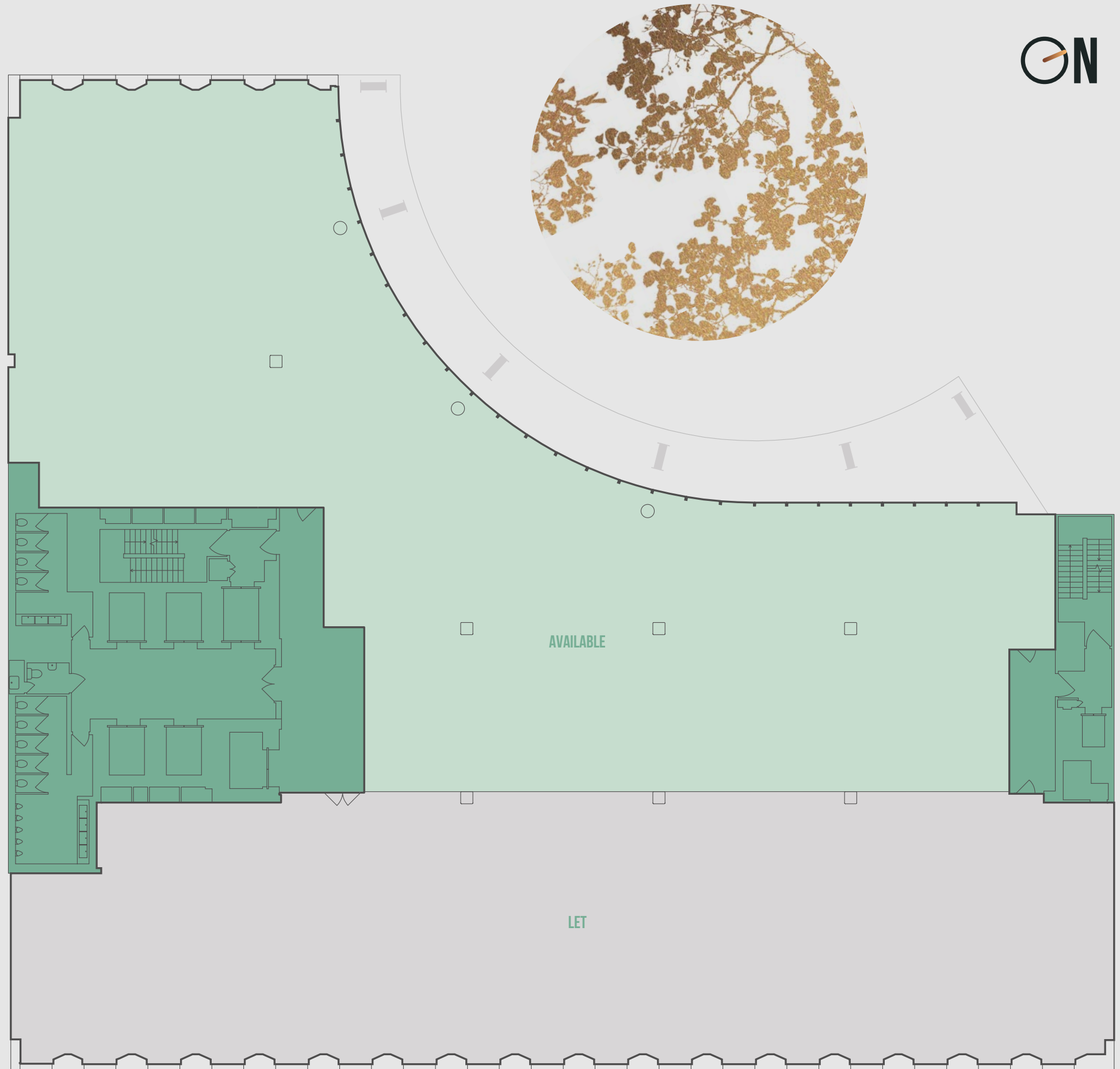
9,735 SQ. FT | 904 SQ. M



ST. ALBANS COURT

PART 2ND FLOOR

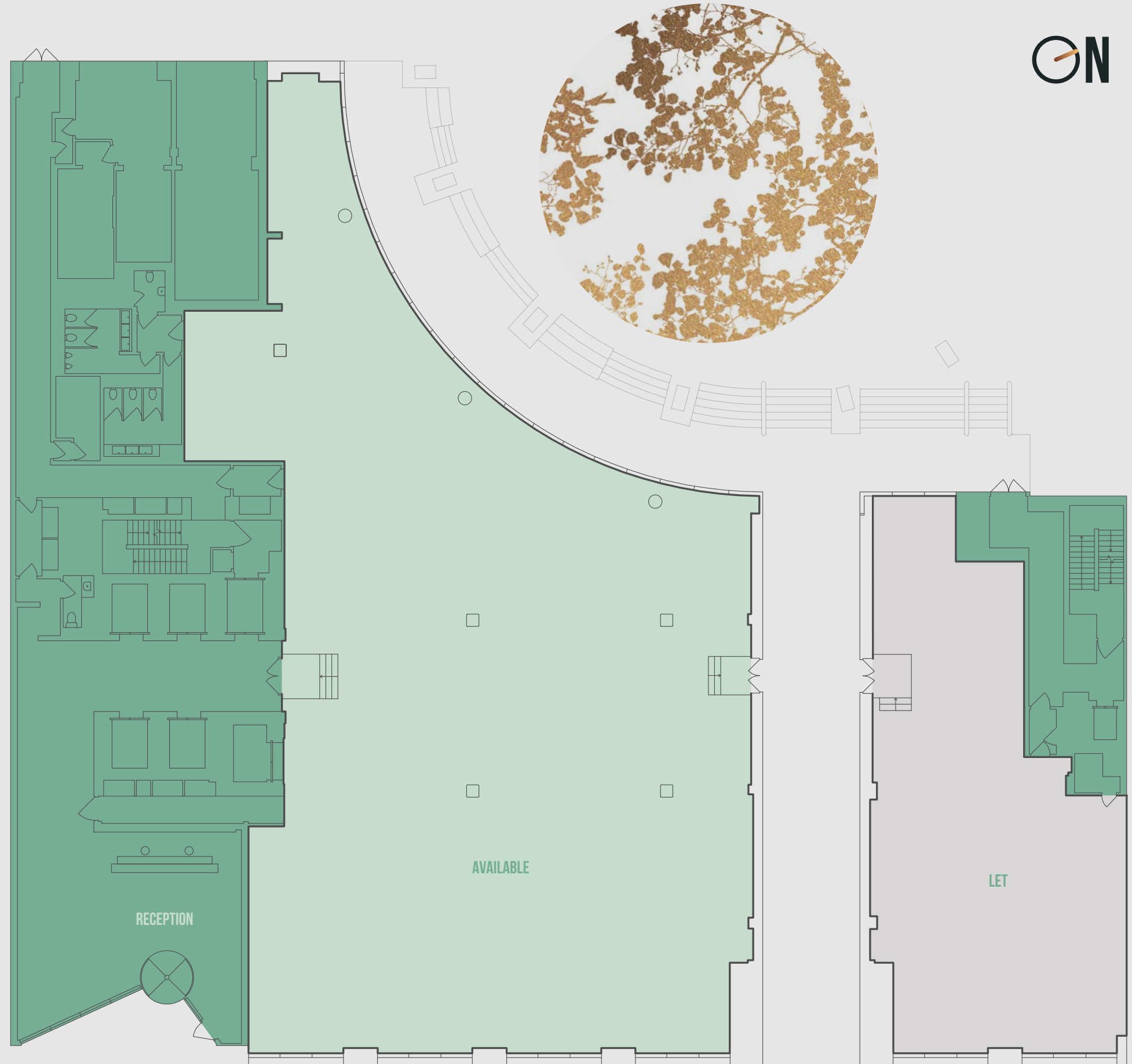
8,816 SQ. FT | 819 SQ. M



ST. ALBANS COURT

GROUND FLOOR

8,056 SQ. FT | 748 SQ. M



ST. ALBANS COURT



**FLOODED WITH
NATURAL LIGHT**

Photograph of 9th floor



Photograph of 9th floor



Photograph of 9th floor private terrace



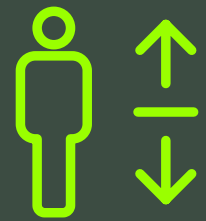
CGI of Indicative Fit-out



CGI of Indicative Fit-out

YOUR SPACE.
YOUR FIT-OUT.

SUMMARY SPECIFICATION



5X21 PERSON
PASSENGER LIFTS



1X3,000 KG
GOODS LIFT



24 HOURS
RECEPTION
& SECURITY



NEW 4 PIPE
FAN COIL AIR
CONDITIONING



LED LIGHTING



WiredScore
PLATINUM

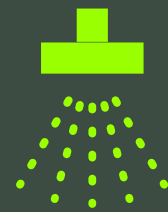
WIRED SCORE
CERTIFICATION
PLATINUM



BIKE
STORAGE



104 LOCKERS



8 SHOWERS
4 FEMALE/4 MALE



2.75M FLOOR TO
CEILING HEIGHT



150MM
FULL ACCESS
RAISED FLOOR



CAR PARKING

BUILDING BENEFITS

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