

**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

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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 floorplates.
- Newly remodeled and refurbished reception and end of trip facilities.





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# WORK SPACE

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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



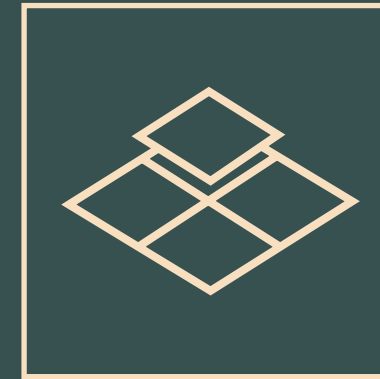
Communal  
business lounge  
and cafe



Fresh air delivered  
at 16 l/s/person



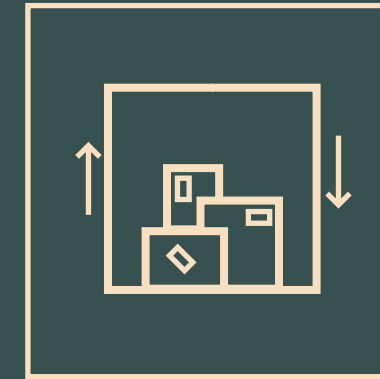
New 4-pipe fan coil  
air conditioning



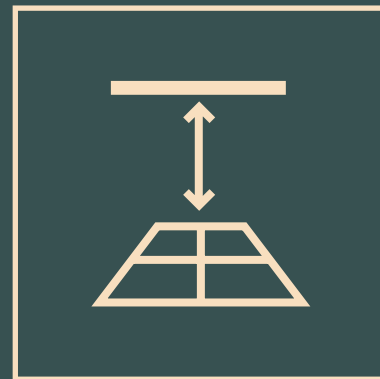
Raised access flooring  
with 150mm void



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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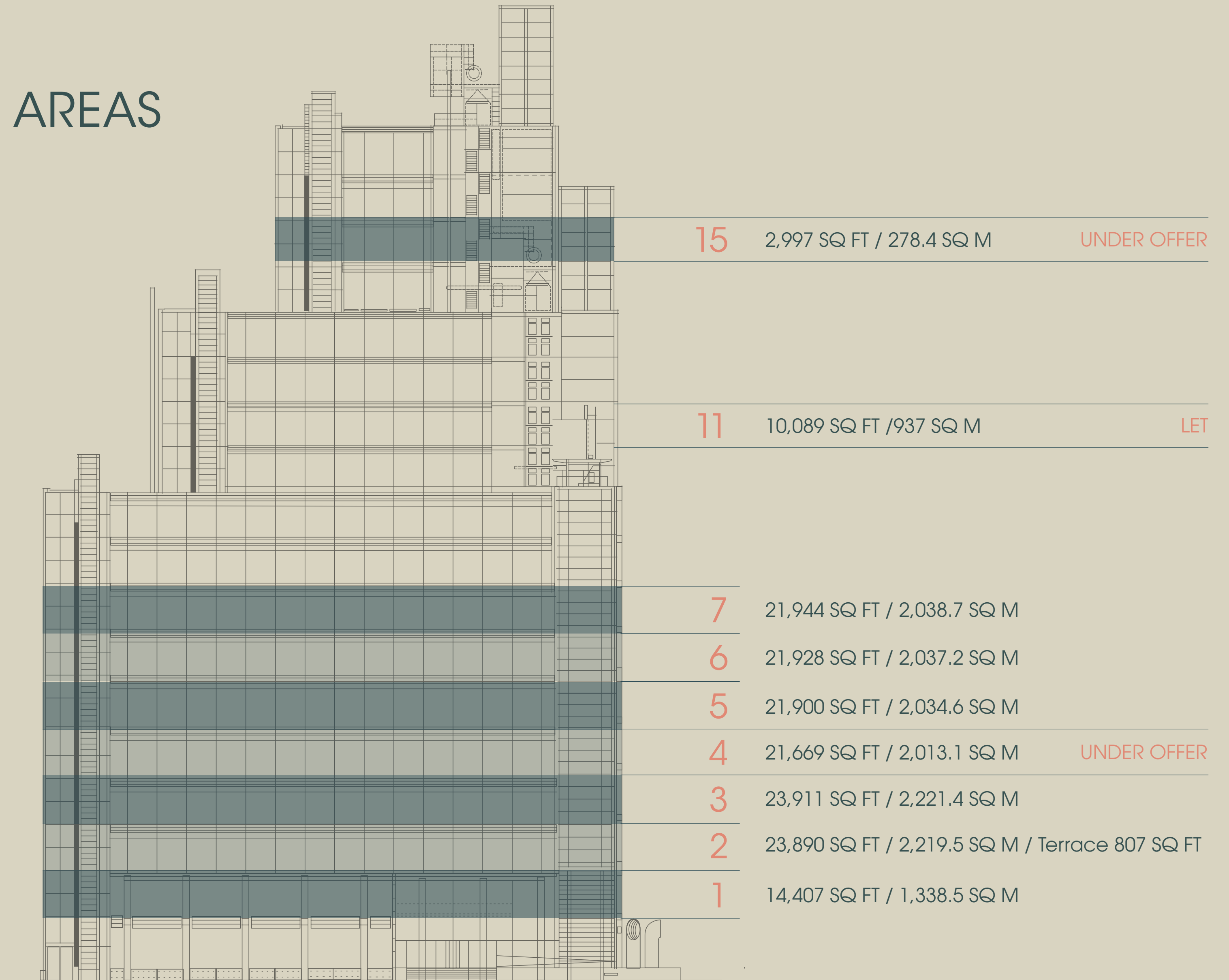
Hot-Spots

Amenities

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Gallery



**TOTAL AVAILABLE AREA** 127,980 SQ FT / 11,889.7 SQ M





## OVERVIEW

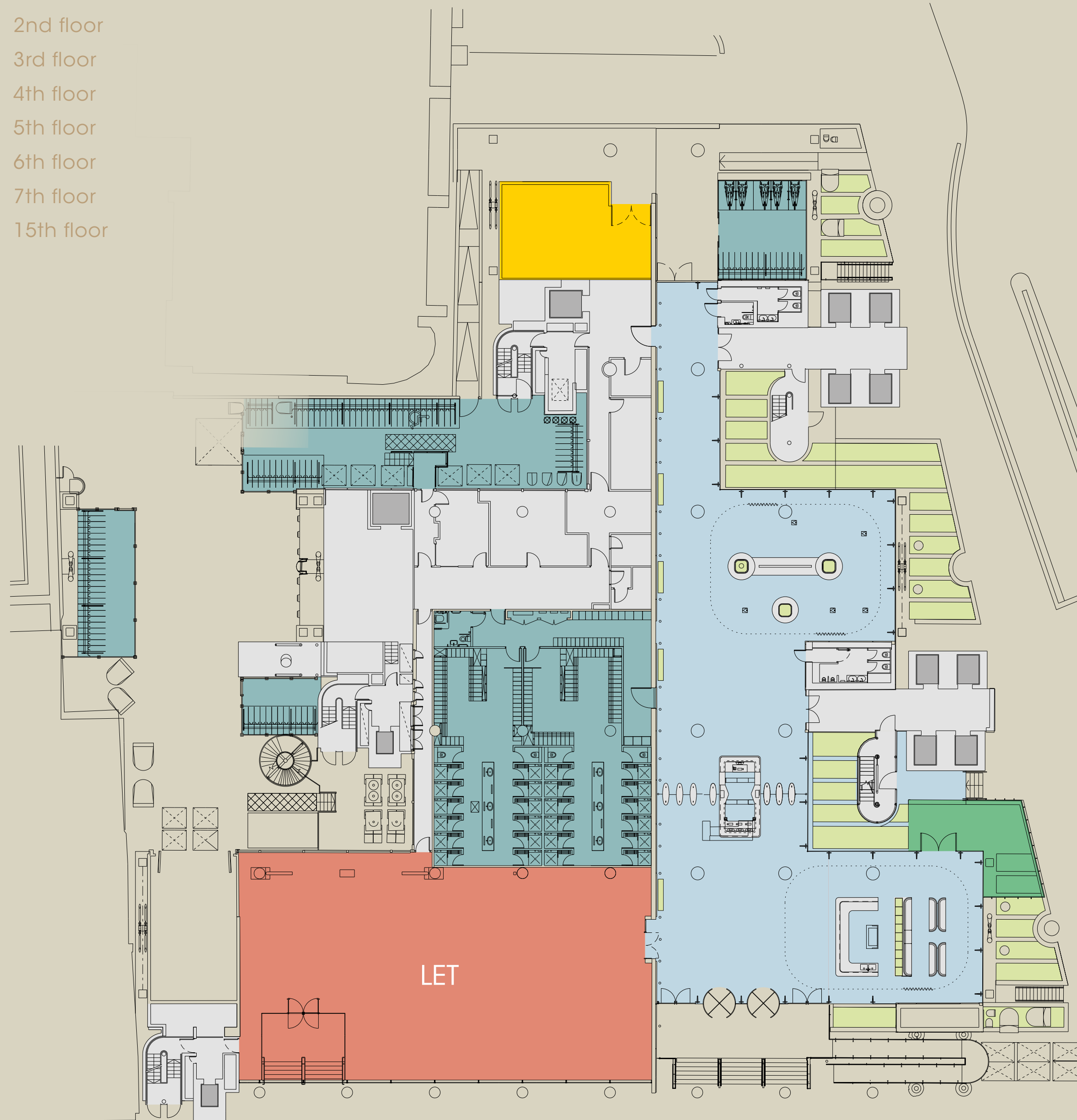
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- Ground
- 1st floor
- 2nd floor
- 3rd floor
- 4th floor
- 5th floor
- 6th floor
- 7th floor
- 15th floor



# 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

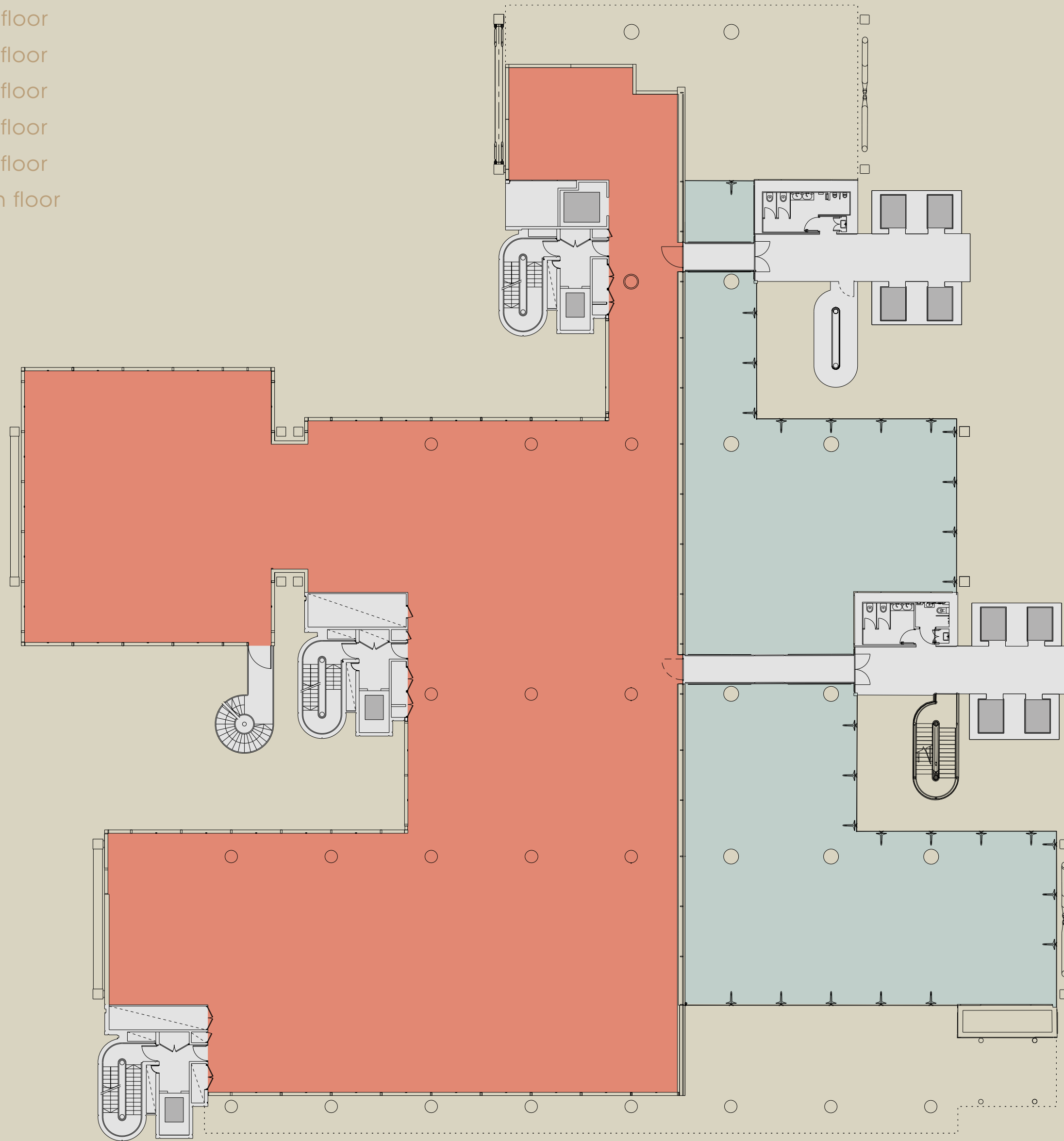
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- 6th floor
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# 1ST FLOOR

14,407 SQ FT  
1,338.5 SQ M

- KEY
- Office
  - Core
  - Double-height Reception





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- 4th floor
- 5th floor
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- 7th floor
- 15th floor



## 2ND FLOOR

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

### KEY

- Office
- Core
- Terrace





## OVERVIEW

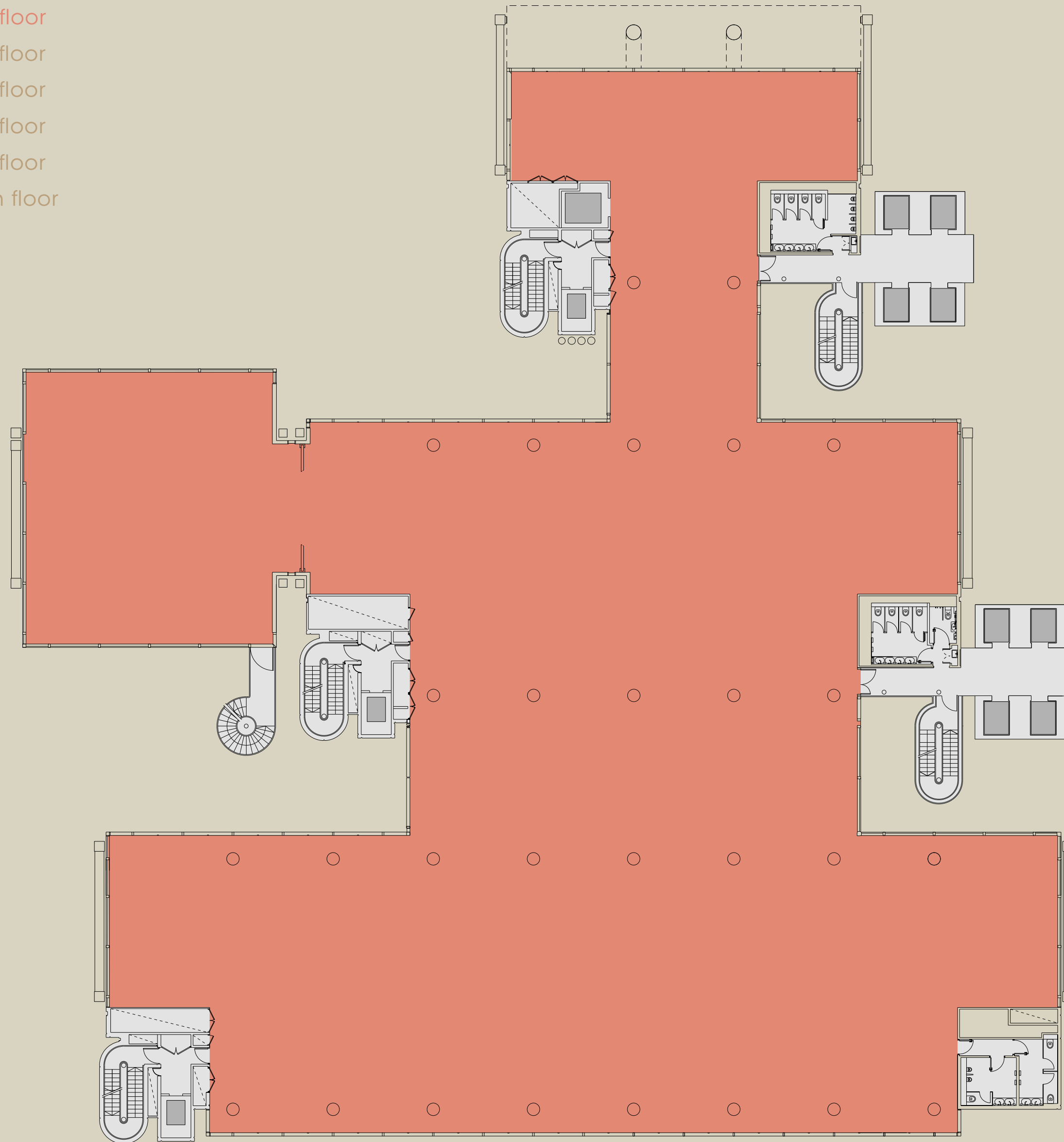
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## 3RD FLOOR

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

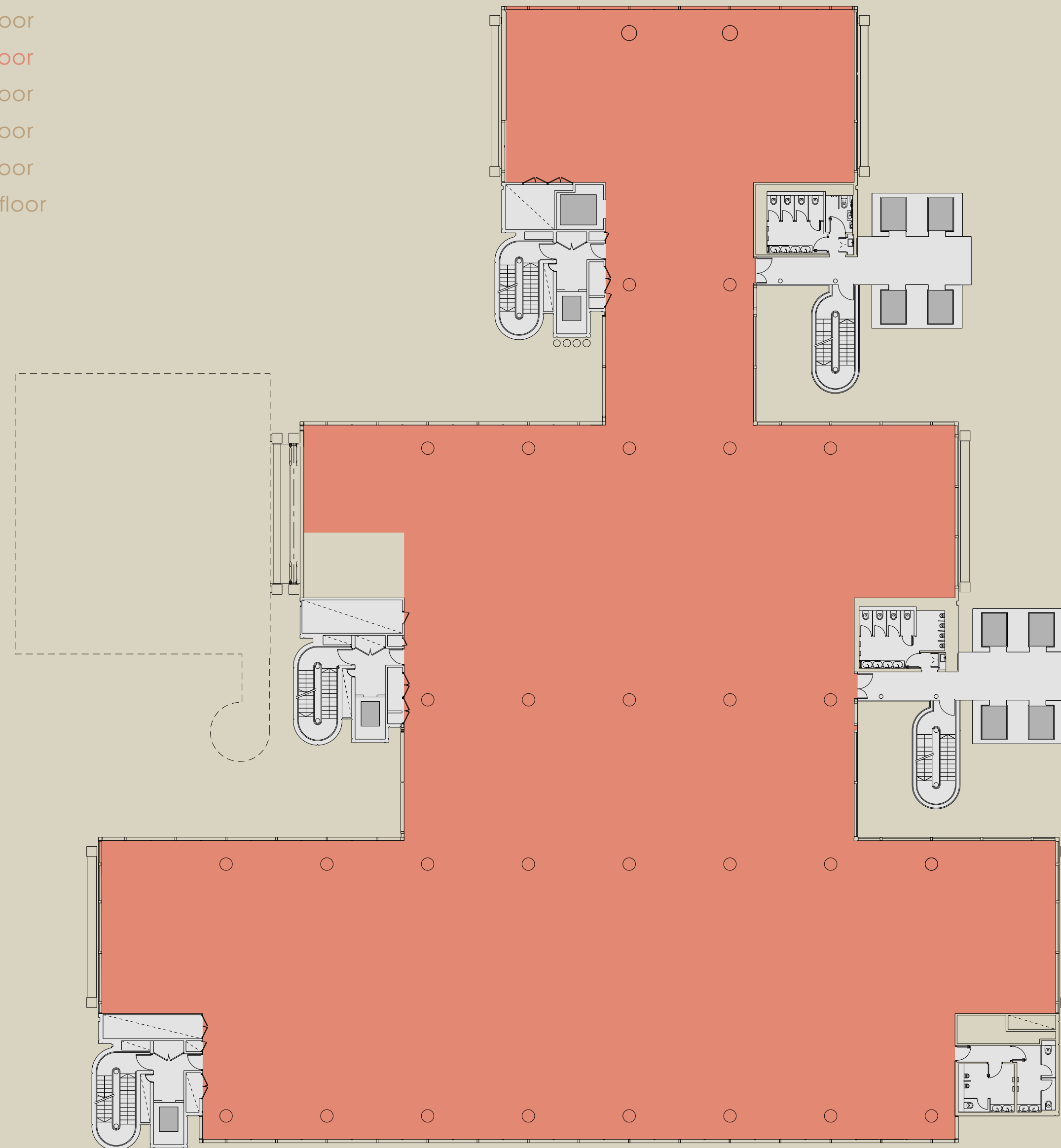
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# 4TH FLOOR

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

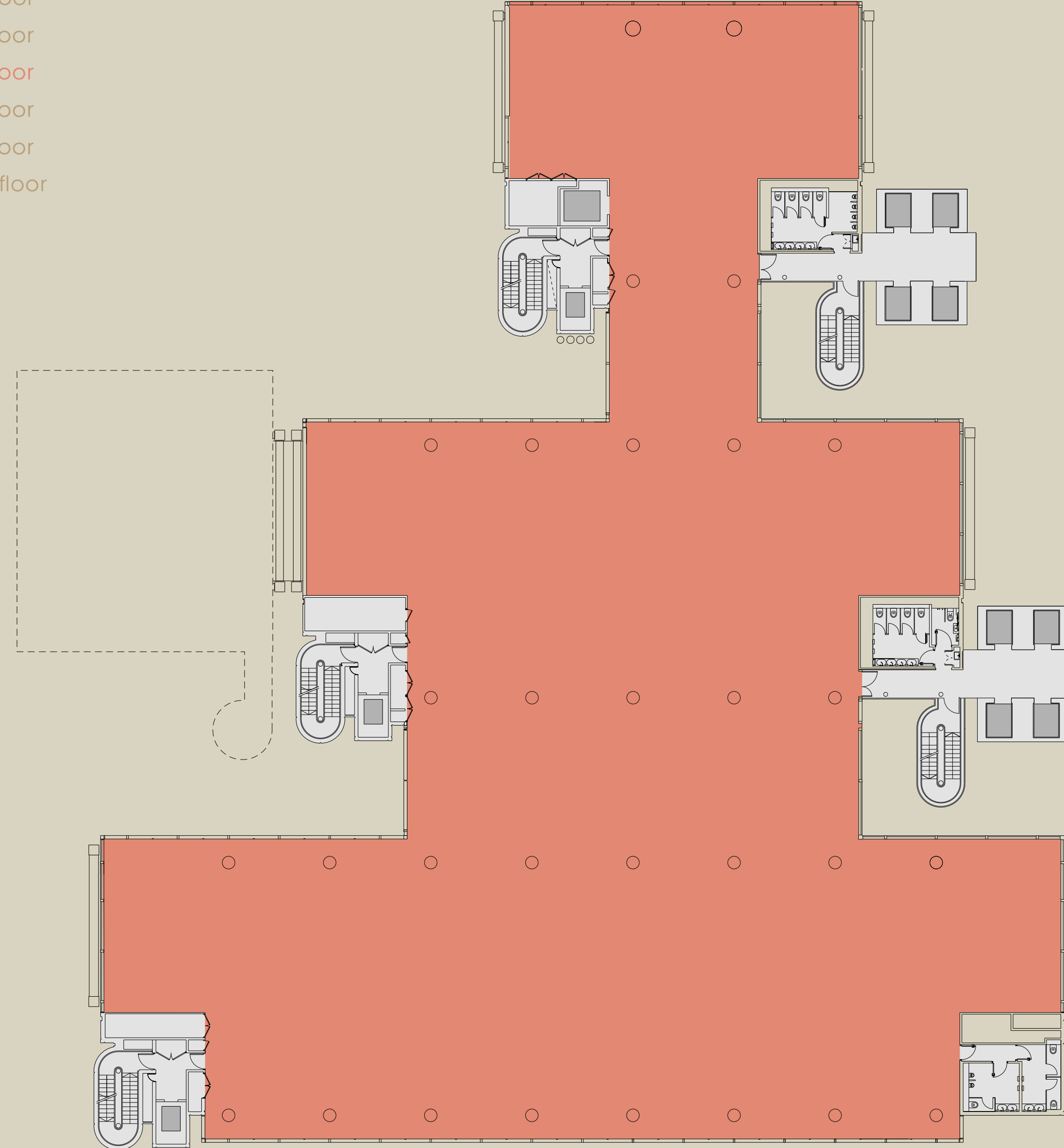
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### WORK SPACE

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## 5TH FLOOR

21,900 SQ FT  
2,034.6 SQ M

### KEY

- Office
- Core





## OVERVIEW

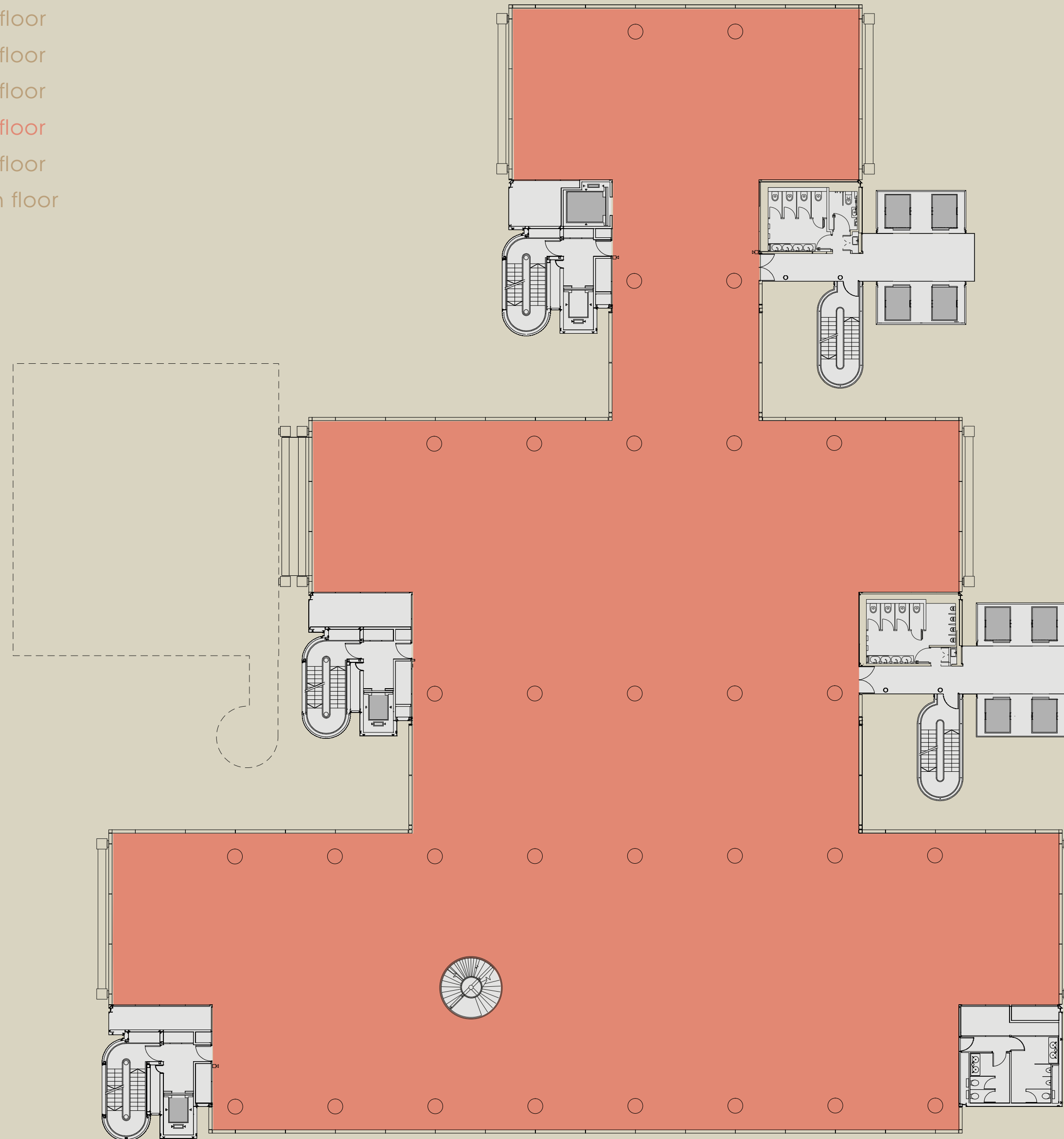
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### LOCATION

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- 15th floor



# 6TH FLOOR

21,928 SQ FT  
2,037.2 SQ M

#### KEY

- Office
- Core





## OVERVIEW

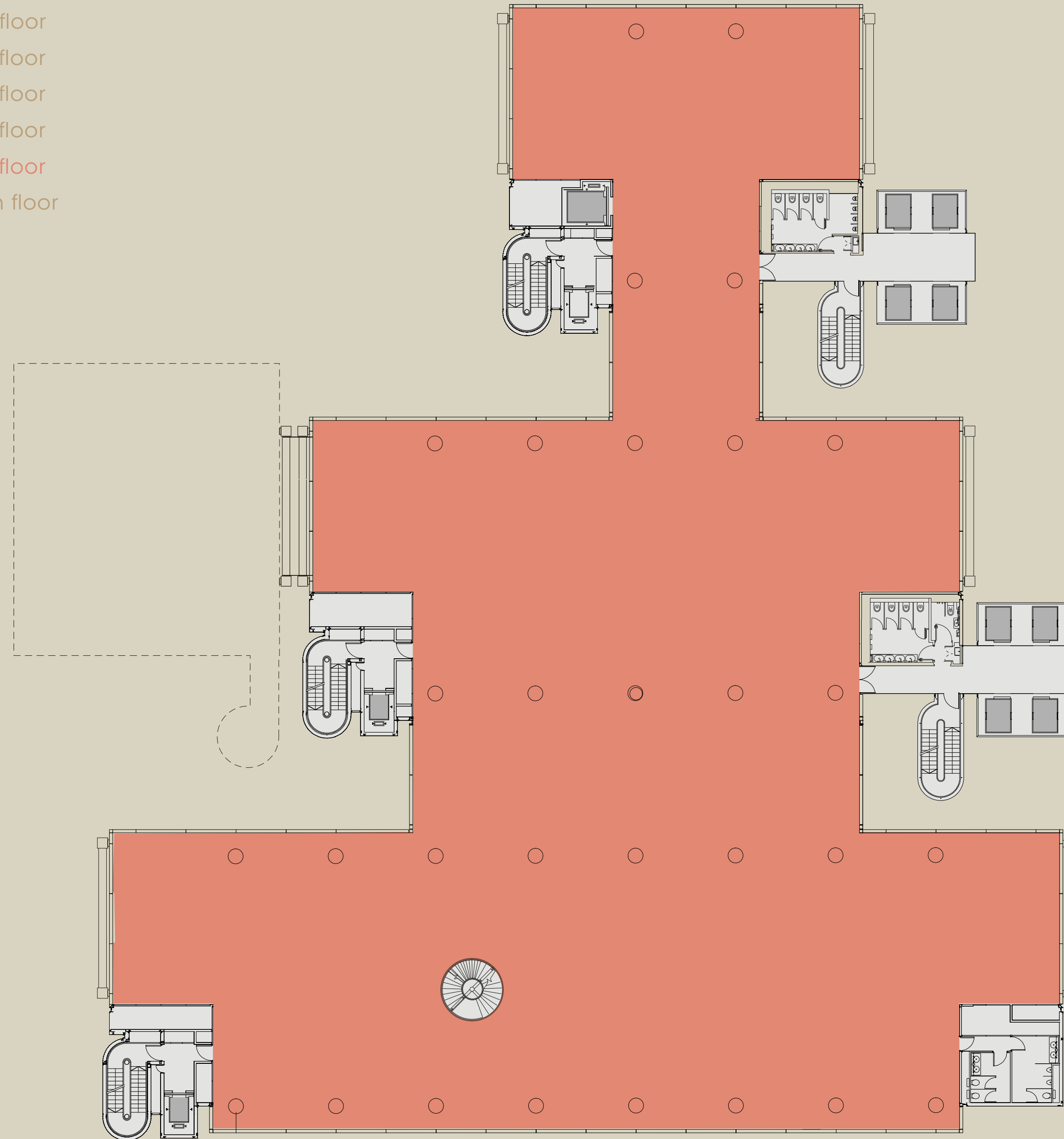
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- 6th floor
- 7th floor
- 15th floor



# 7TH FLOOR

21,944 SQ FT  
2,038.7 SQ M

#### KEY

- Office
- Core





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

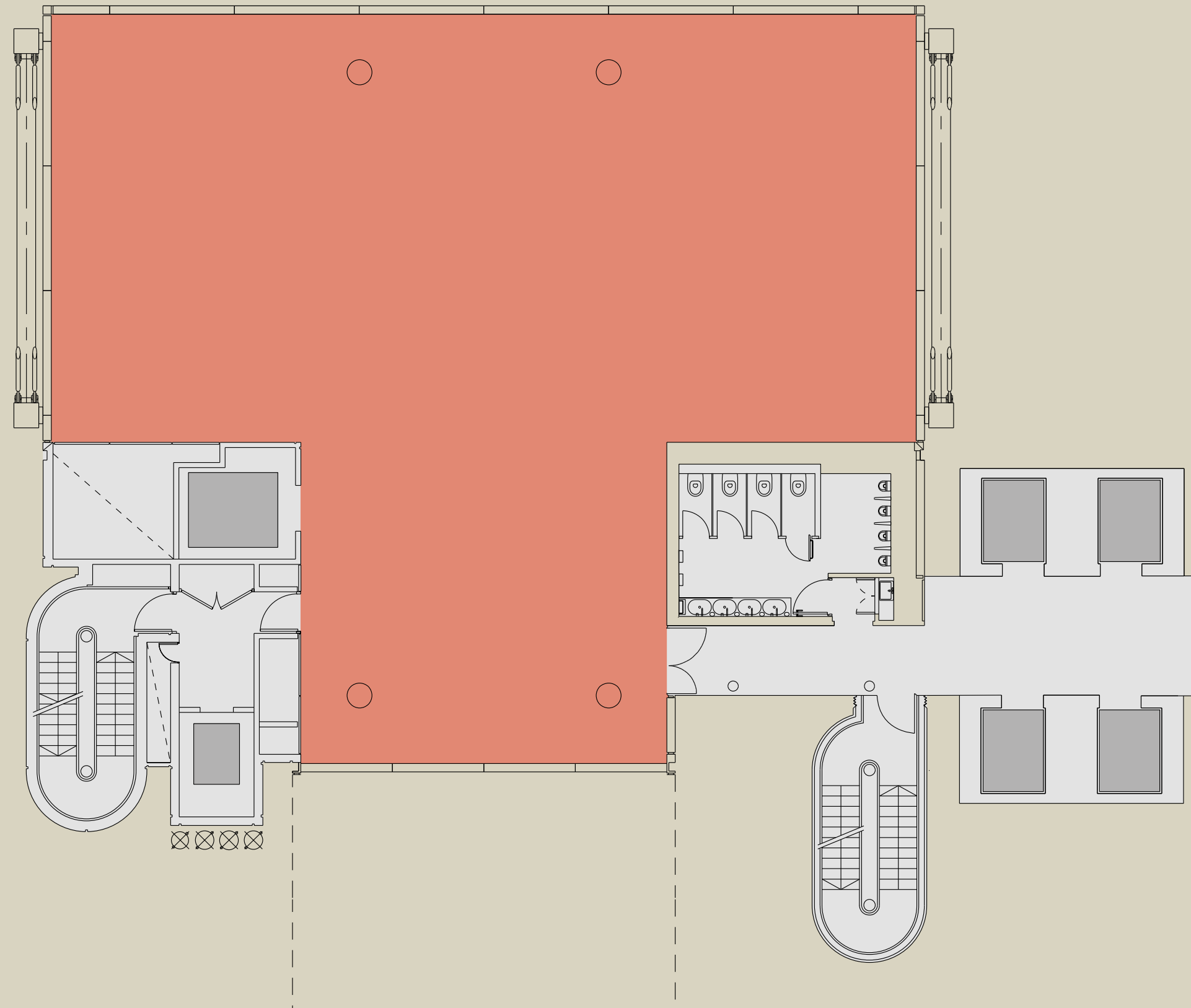
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# 15TH FLOOR

2,997 SQ FT  
278.4 SQ M

#### KEY

- Office
- Core





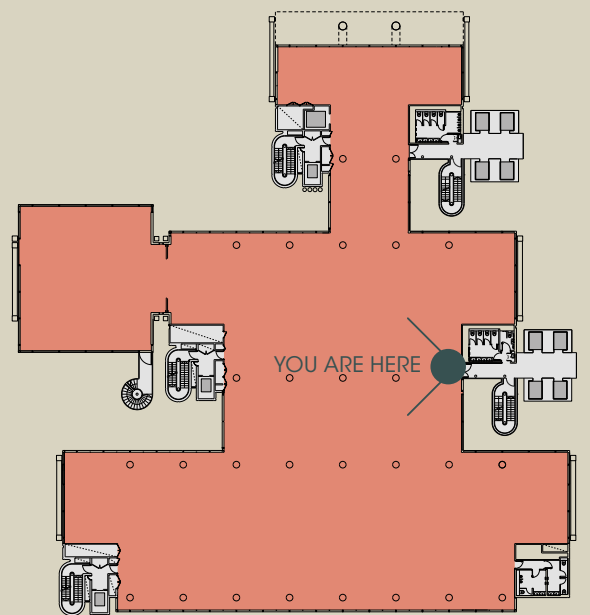
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### LOCATION

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CGI image of 3rd floor reception





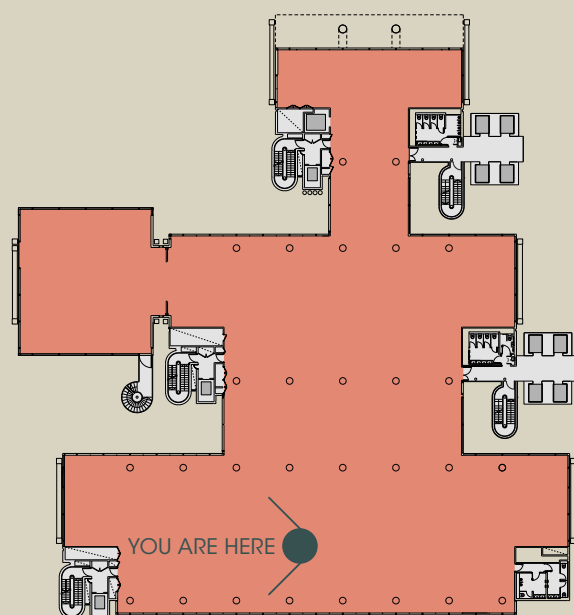
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CGI image of 3rd floor office space





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

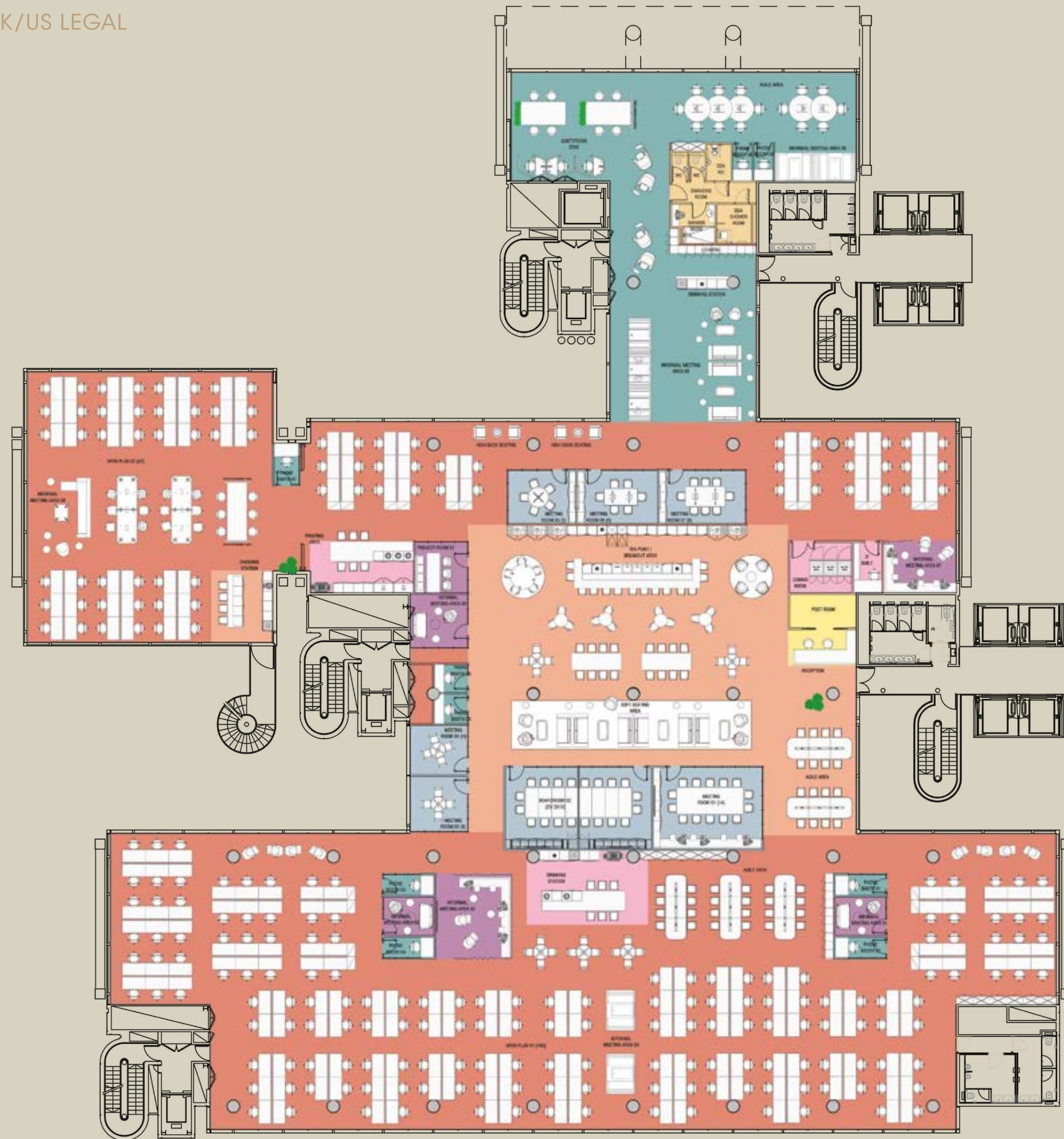
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# 3RD FLOOR FINANCIAL

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

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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



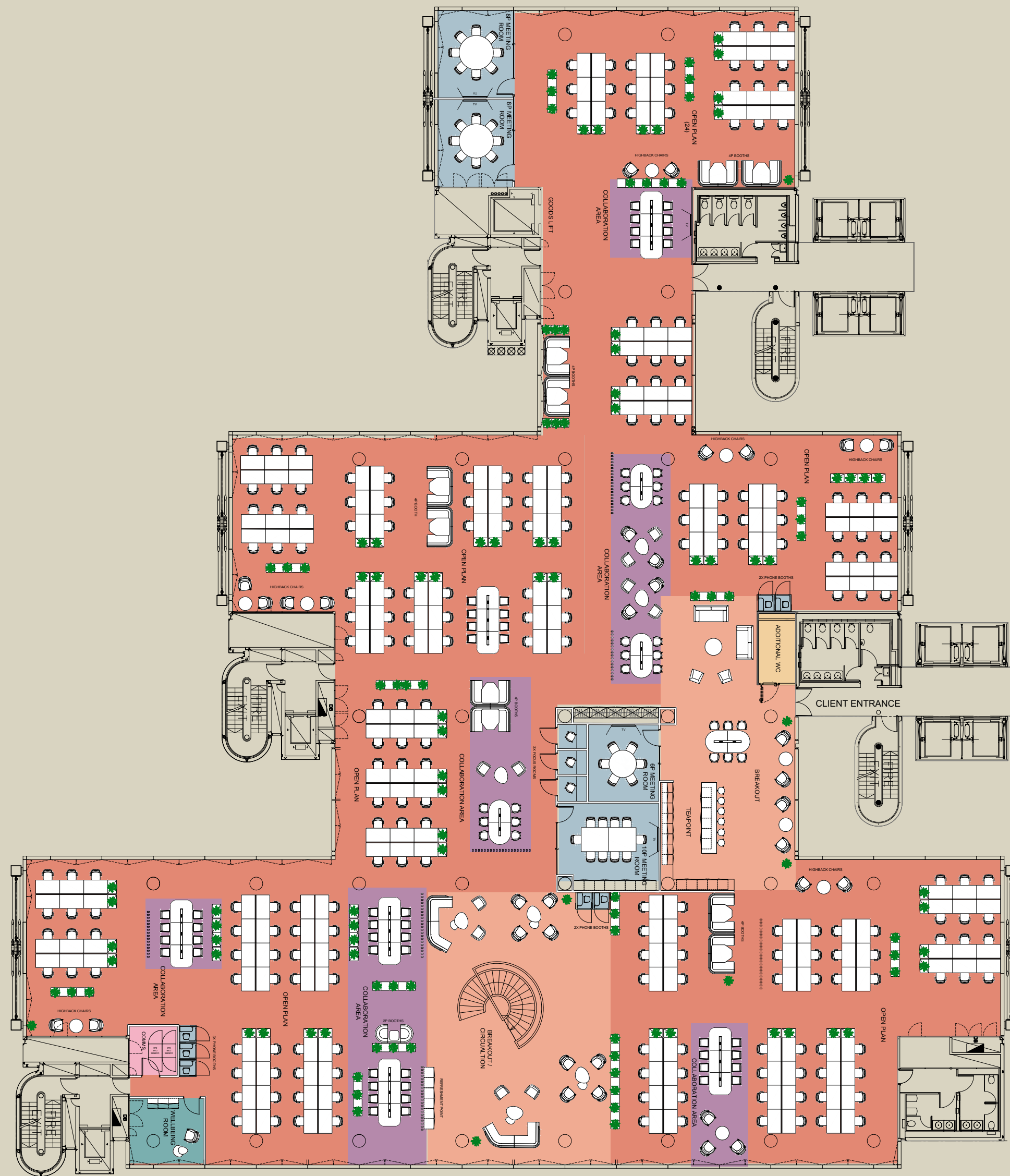
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# 7TH FLOOR

## 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





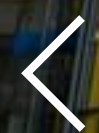
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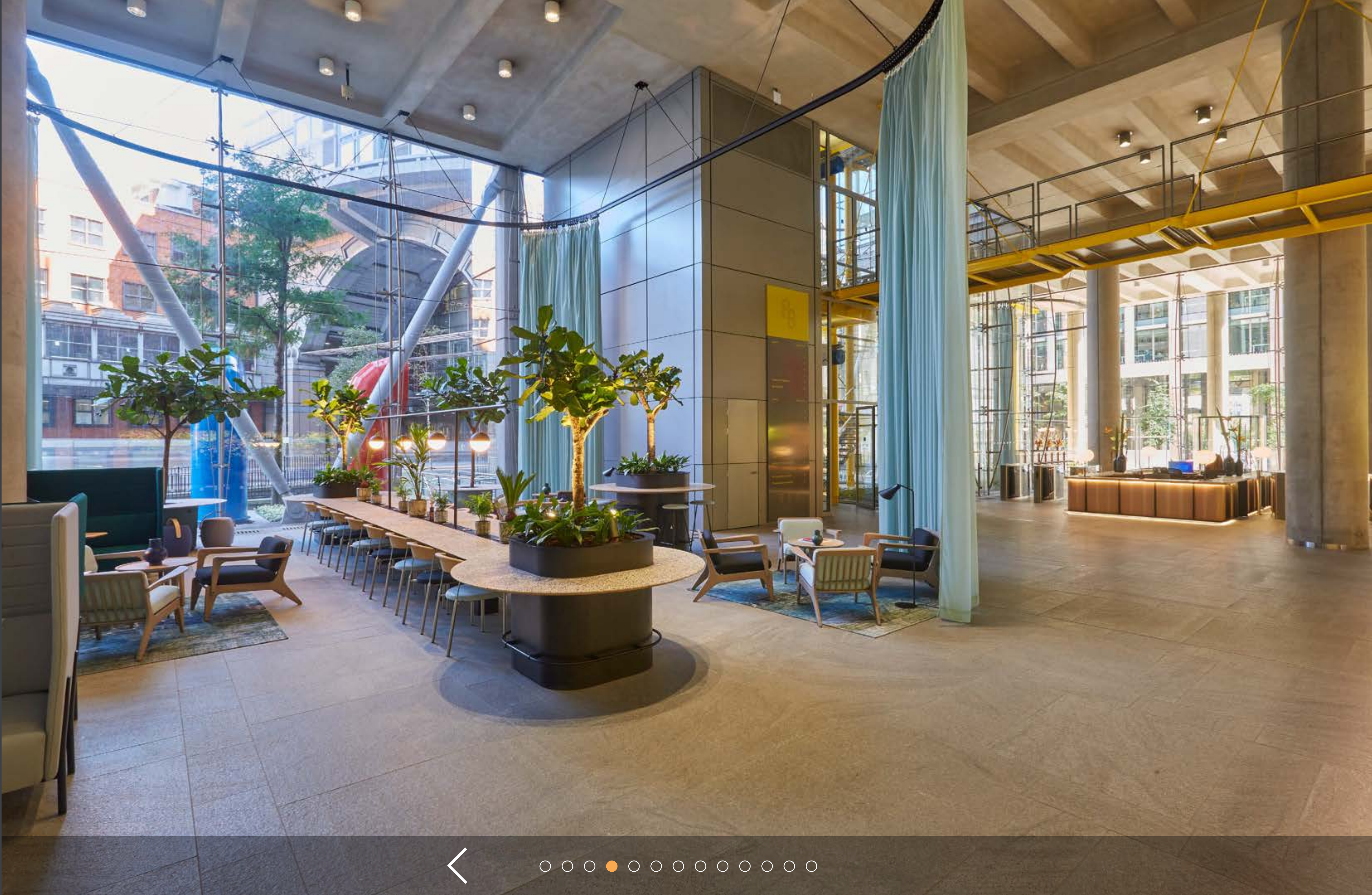
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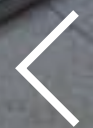
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- [Gallery](#)

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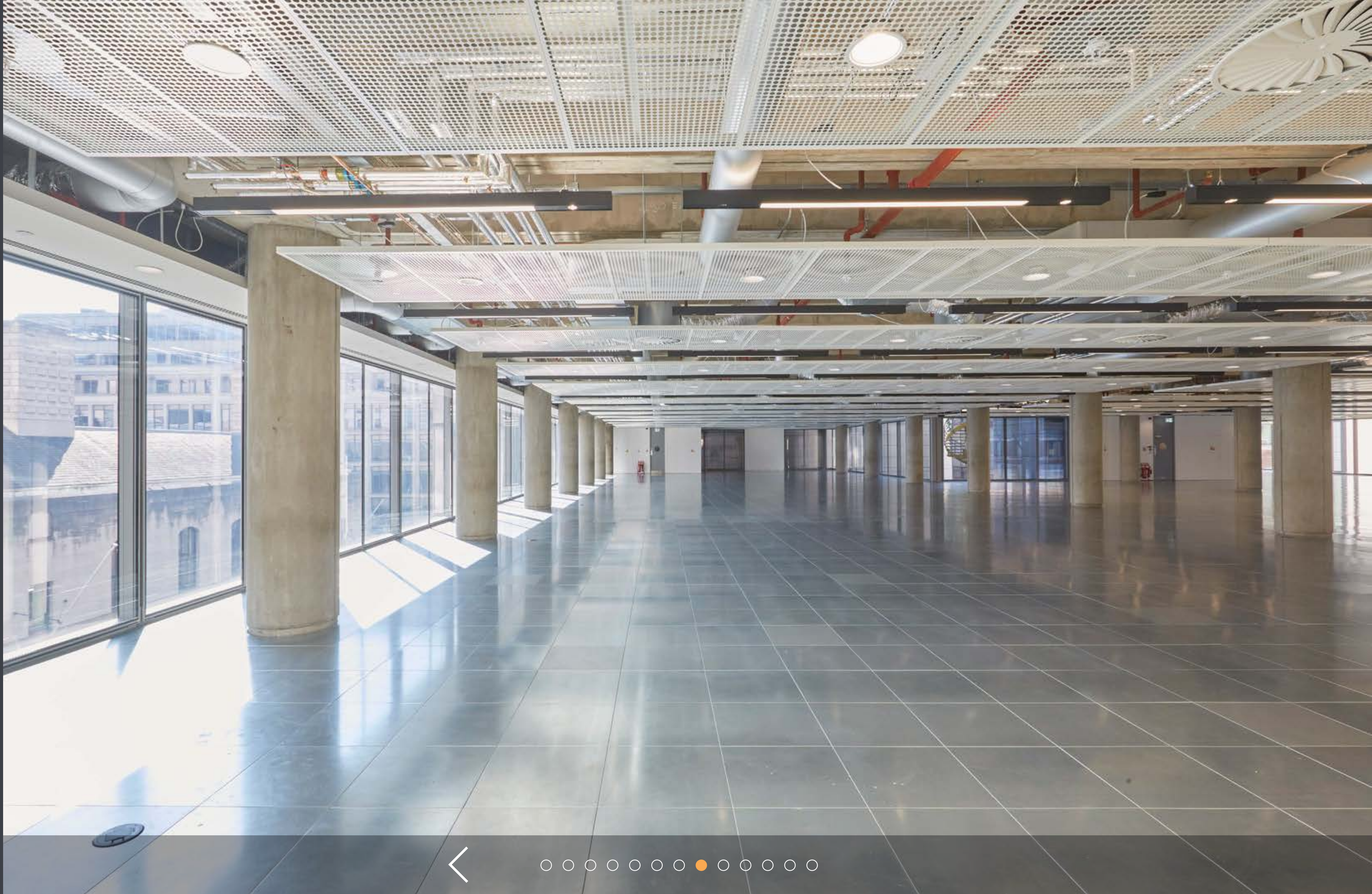
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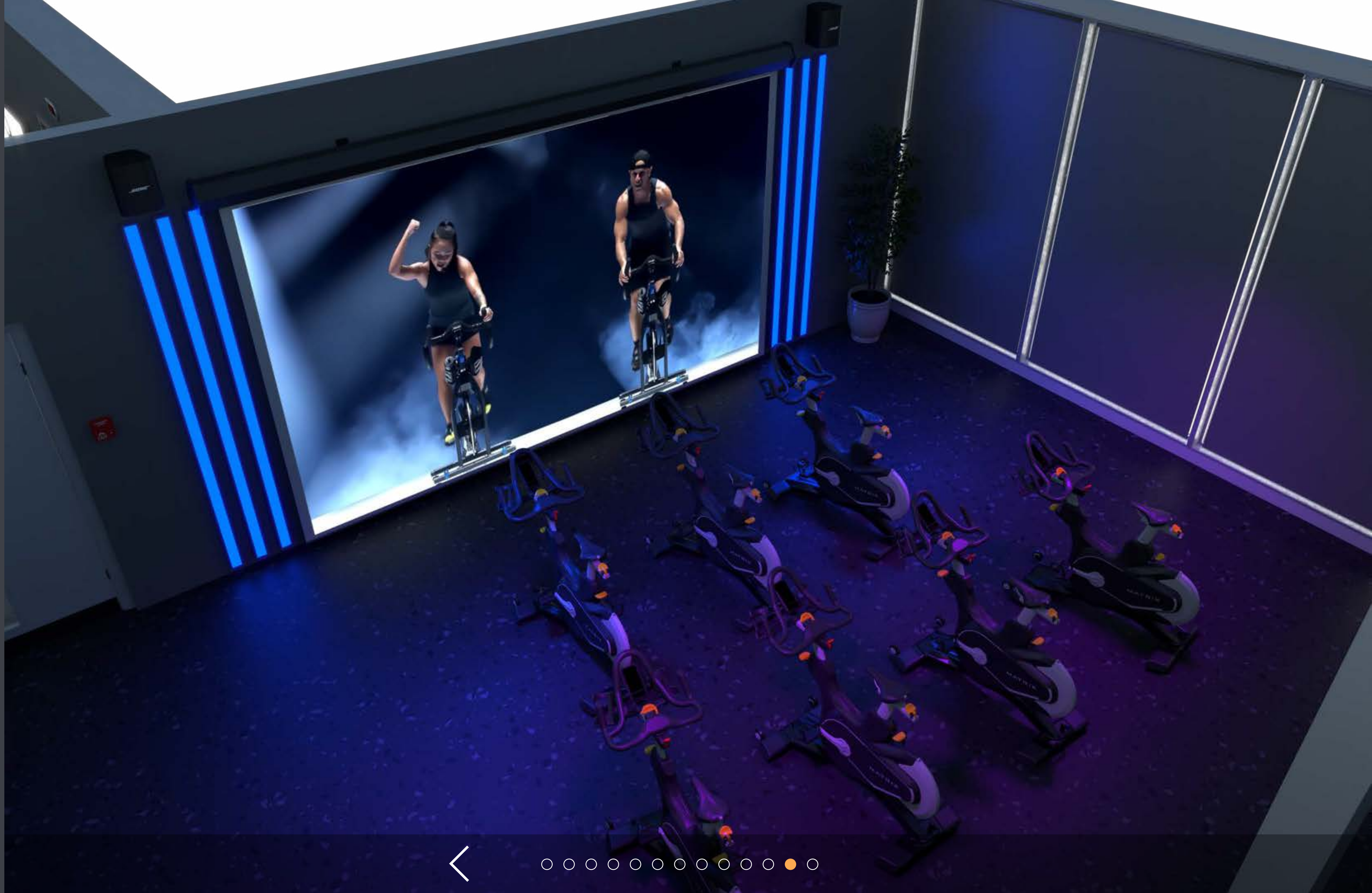
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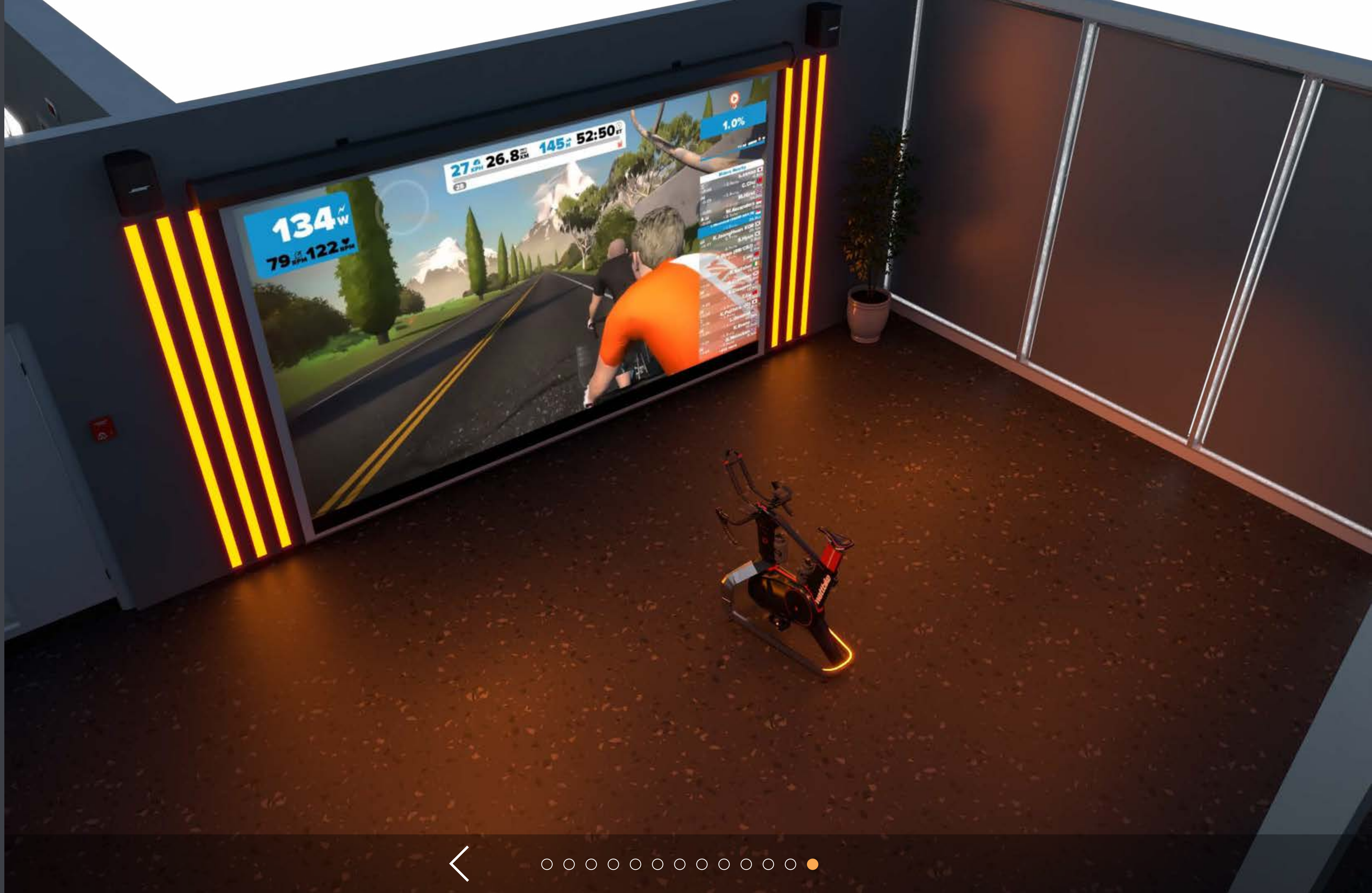
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# Everything at 88 Wood Street







# CONNECTIONS



FARRINGDON



BARBICAN



▲ OLD STREET



FARRINGDON EAST



LIVERPOOL STREET



MOORGATE

88 Wood Street

## OVERVIEW

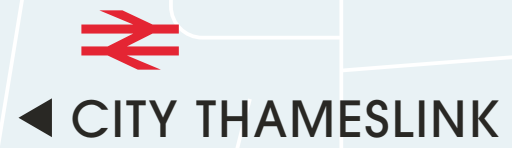
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◀ CITY THAMESLINK



ST PAUL'S



▼ BLACKFRIARS



MANSION HOUSE



▼ CANNON STREET



▼ MONUMENT



ALDGATE ▶



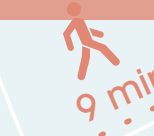
BANK



MANSION HOUSE



6 mins



9 mins



5 mins



8 mins



10 mins







# HOT-SPOTS

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BARTS SQUARE



PATERNOSTER SQUARE

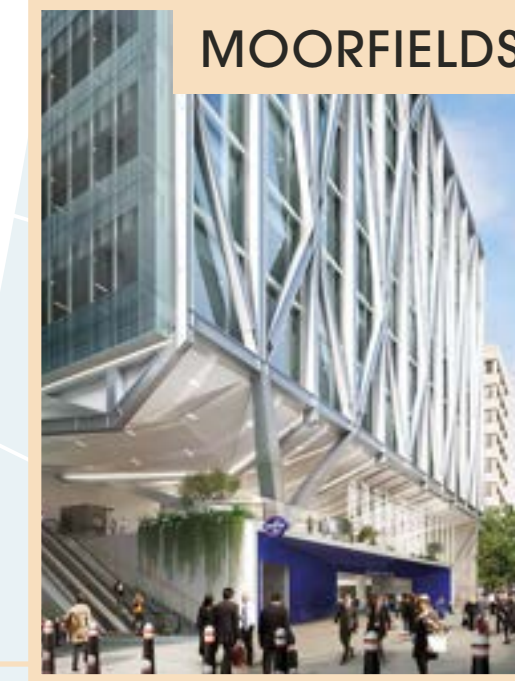


/ONE NEW/  
CHANGE/

BARBICAN



barbican



MOORFIELDS

LIVERPOOL STREET

MOORGATE

London Wall

88  
Wood  
Street



GUILDHALL

ST PAUL'S



THE NED  
CITY OF LONDON



BOW LANE

MANSION HOUSE

BANK

Ludgate Hill

Queen Victoria Street

Threadneedle

Aldersgate Street

Fore Street

Noble Street

Wood Street

Gresham Street

Moorgate

#woodstreet.com





# AMENITIES



barbican cinema



BARBIE GREEN



MANICOMIO CITY



THE IVY ASIA



F1 ARCADE



Ted's Grooming Room



HAWKSMOOR



ROSSLYN



BARBICAN



MOORGATE



LIVERPOOL STREET



ST PAUL'S

88 Wood Street

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# GREEN SPACE

## OVERVIEW

### WORK SPACE

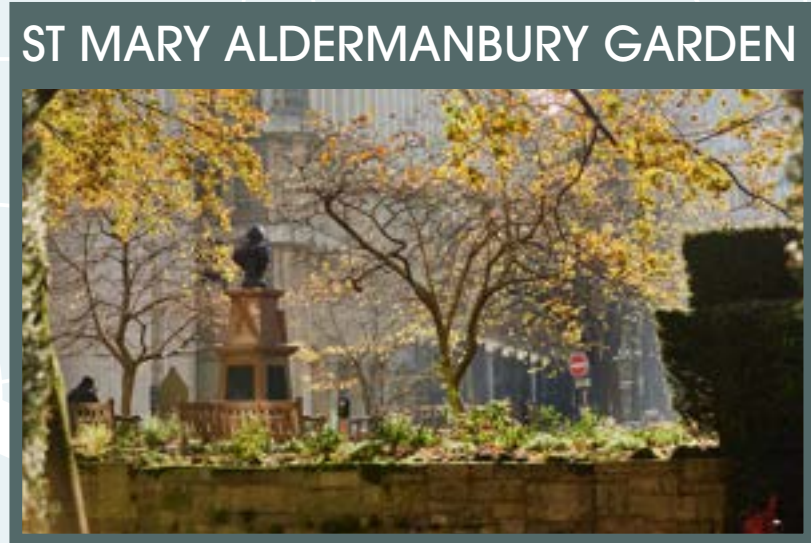
- Specification
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## LOCATION

- Connections
- Hot-Spots
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- In Good Company
- Gallery



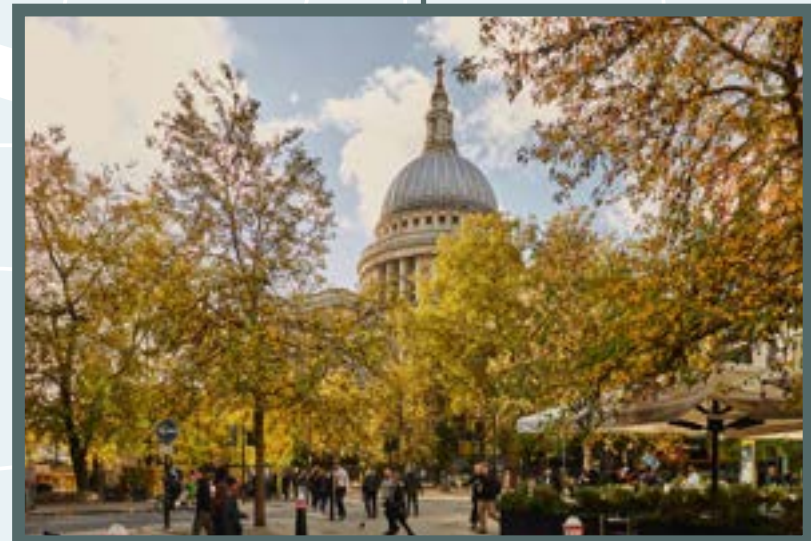
CHARTERHOUSE SQUARE



ST MARY ALDERMANBURY GARDEN



ST PAUL'S FESTIVAL GARDENS



BARBICAN

Aldersgate Street



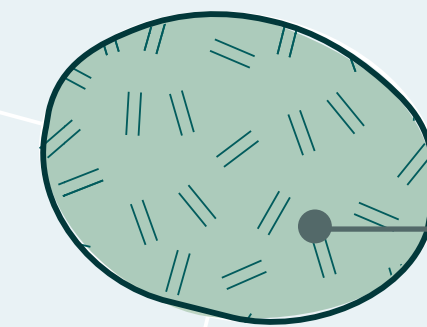
SALTERS' GARDEN



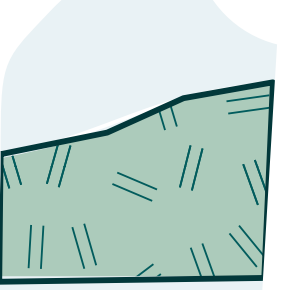
LIVERPOOL STREET



MOORGATE



London Wall



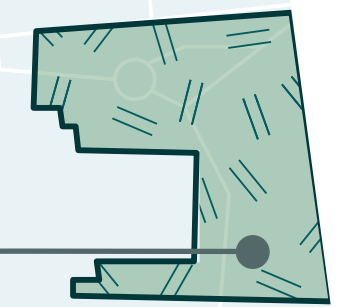
Noble Street

Wood Street

88 Wood Street



ST PAUL'S



Ludgate Hill



MANSION HOUSE

Queen Victoria Street



BANK



FINSBURY CIRCUS GARDENS



COLEMAN STREET GARDENS





# IN GOOD COMPANY

BARBICAN

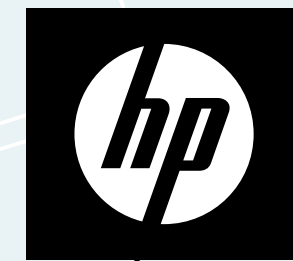
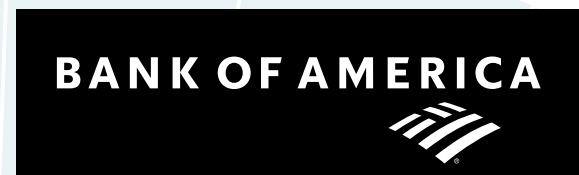
## OVERVIEW

### WORK SPACE

- Specification
- Schedule of areas
- Floor plans
- Indicative visuals
- Space plans
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## LOCATION

- Connections
- Hot-Spots
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Schroders

CLEARY GOTTLIEB

88 Wood Street

CLIFFORD CHANCE



ST PAUL'S

MANSION HOUSE

BANK

Aldersgate Street

Noble Street

Wood Street

Fare Street

London Wall

Moorgate

MOORGATE

London Wall

Gresham Street

Threadneedle Street

Queen Victoria Street

Ludgate Hill





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PATERNOSTER  
SQUARE  
EC4







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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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88woodstreet.com

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