

An icon
with a
new beat

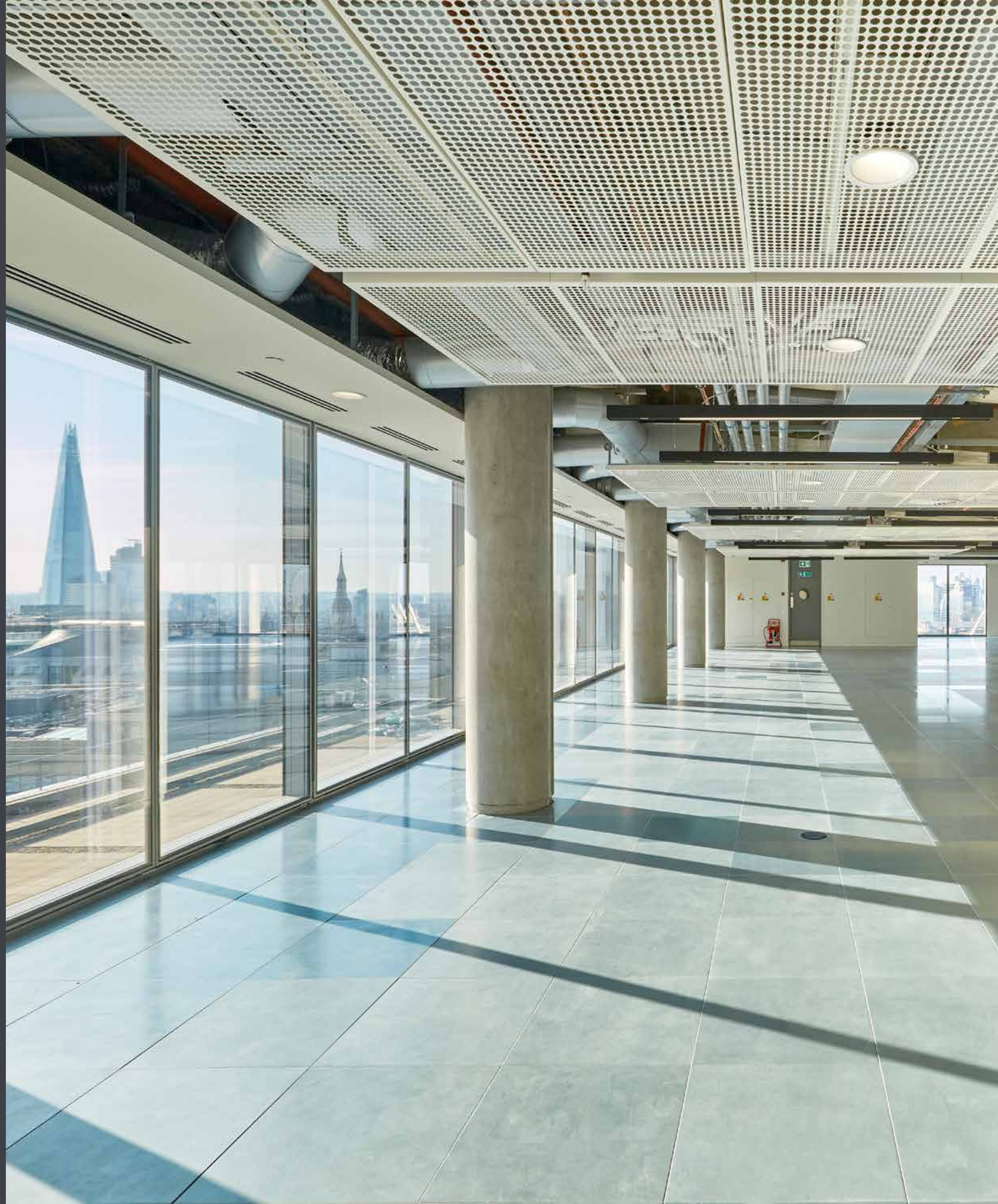
88
Wood
Street.



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.

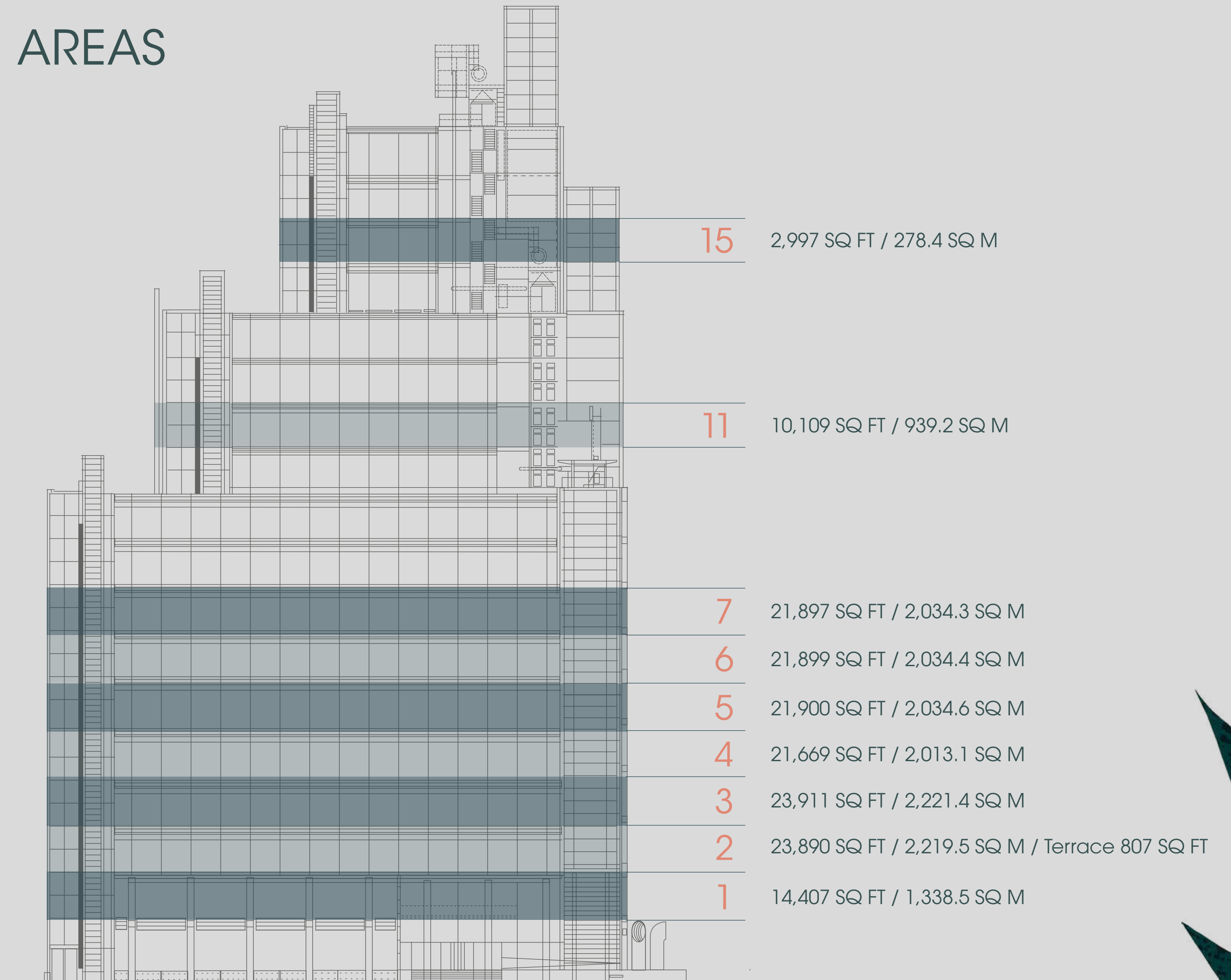
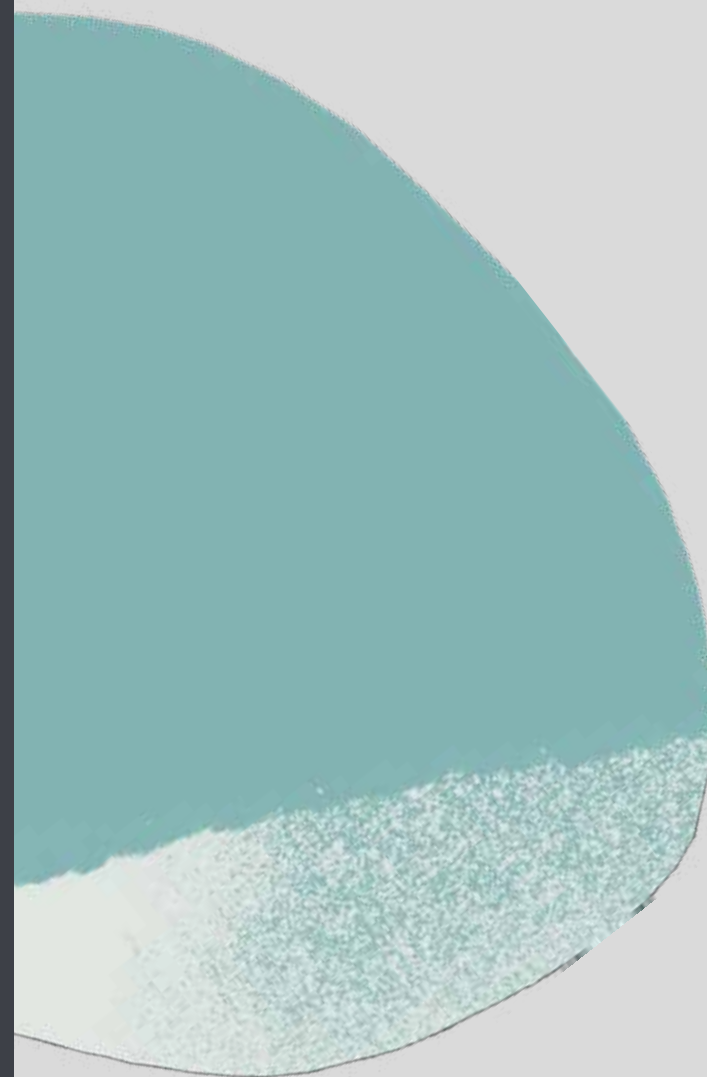
Space to breathe

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

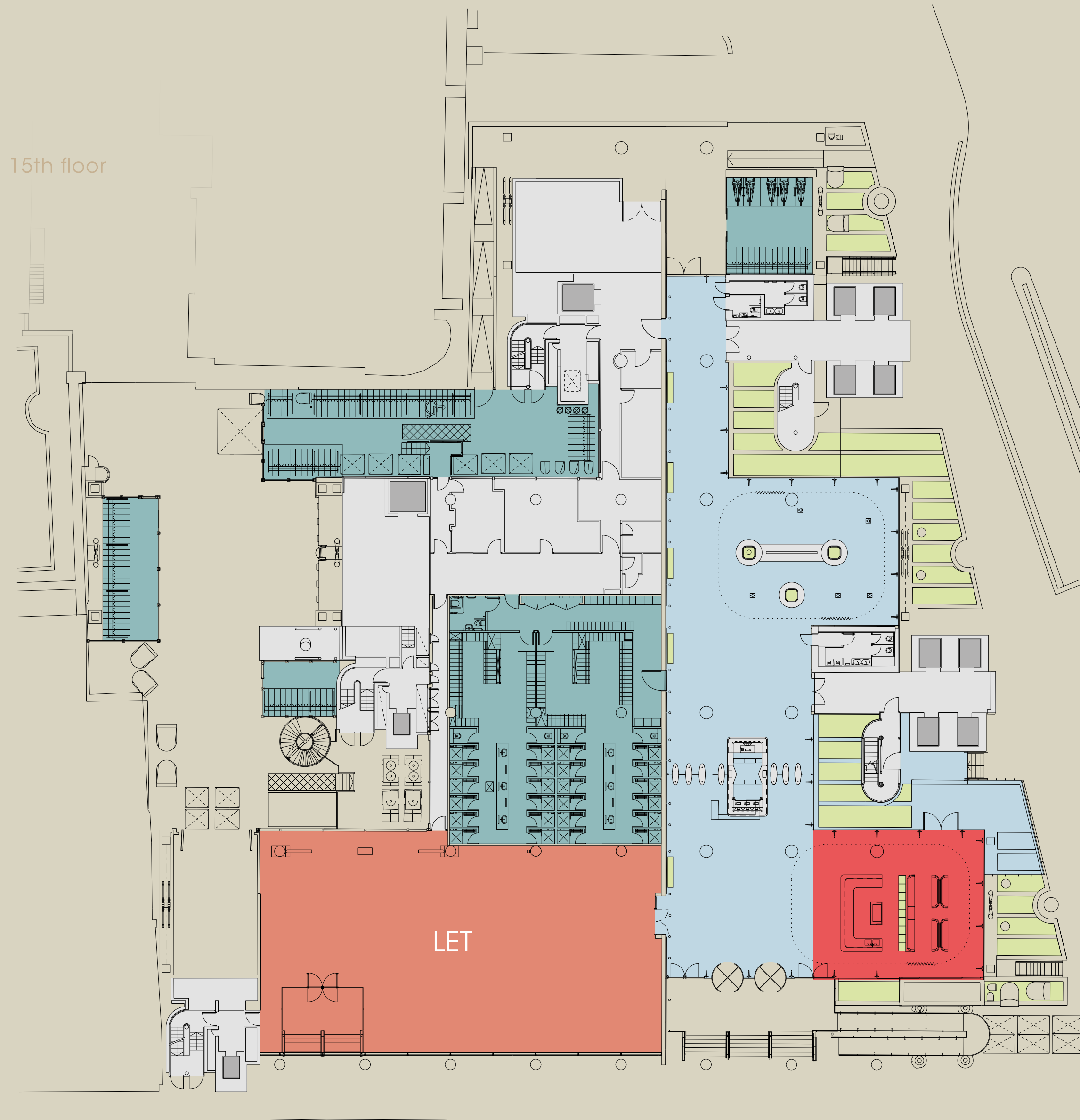
End of trip

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

SCHEDULE OF AREAS

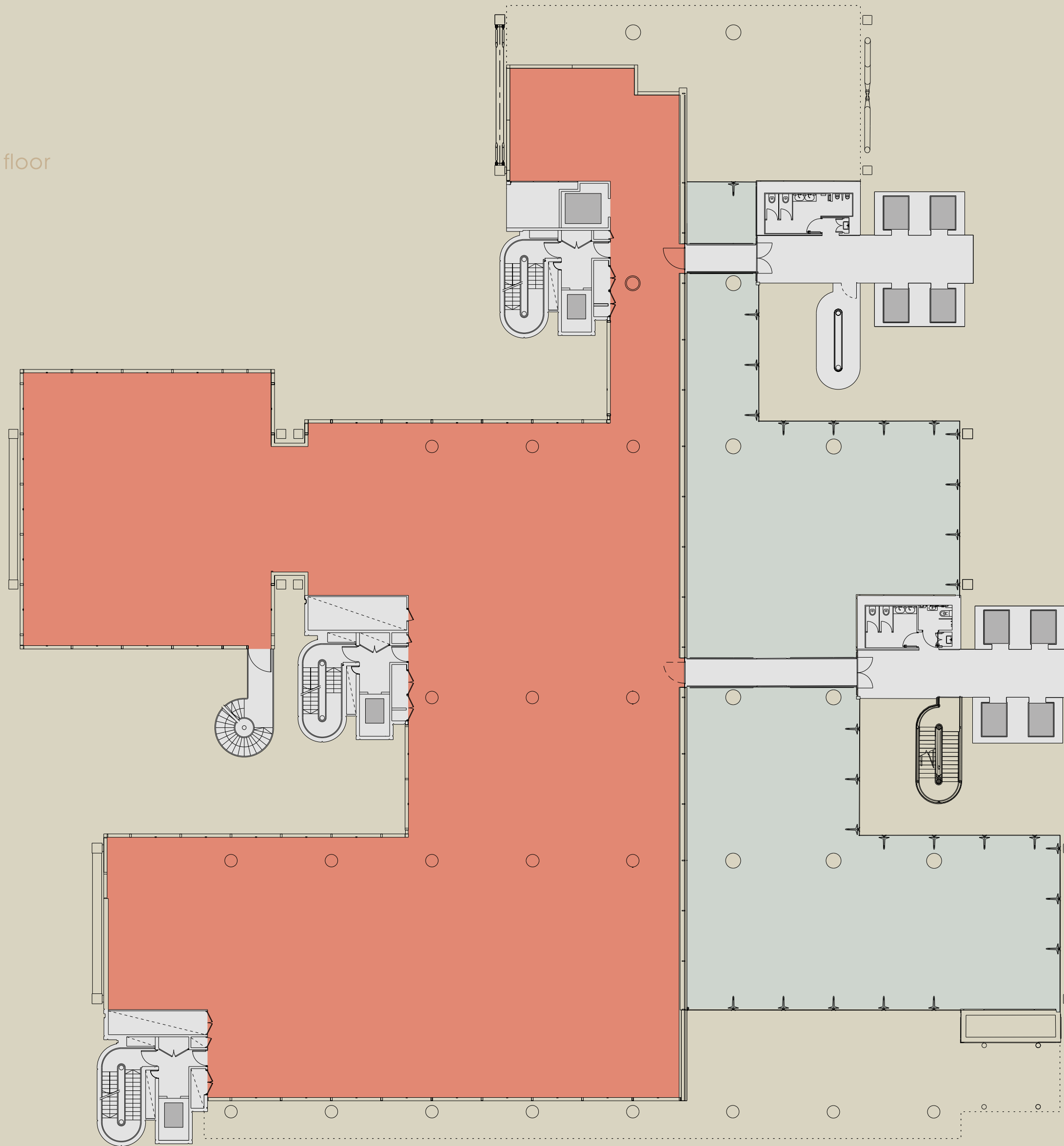


GROUND FLOOR



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

15th floor



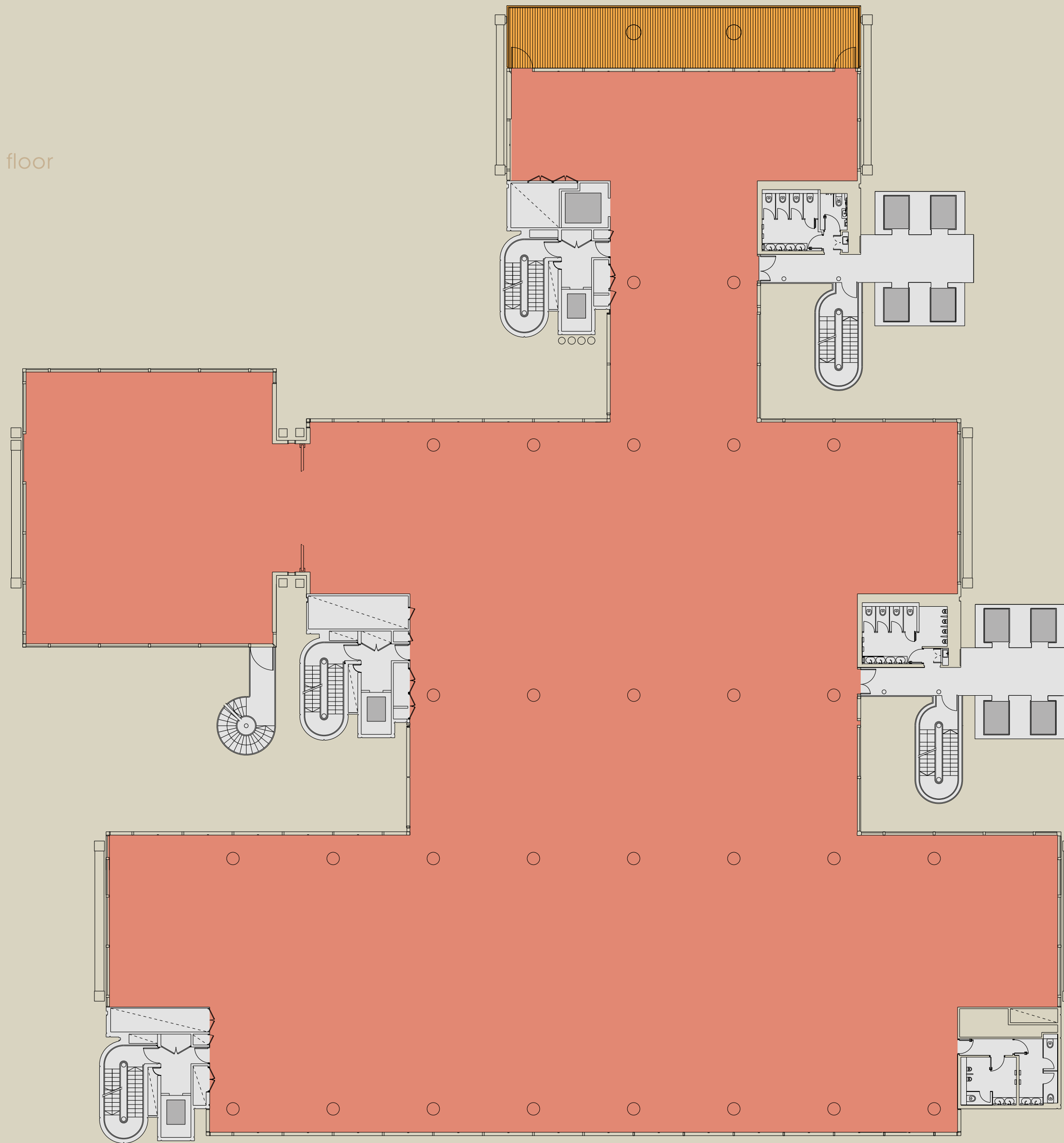
1ST FLOOR

14,407 SQ FT
1,338.5 SQ M

KEY

- Office
- Core
- Reception

15th floor



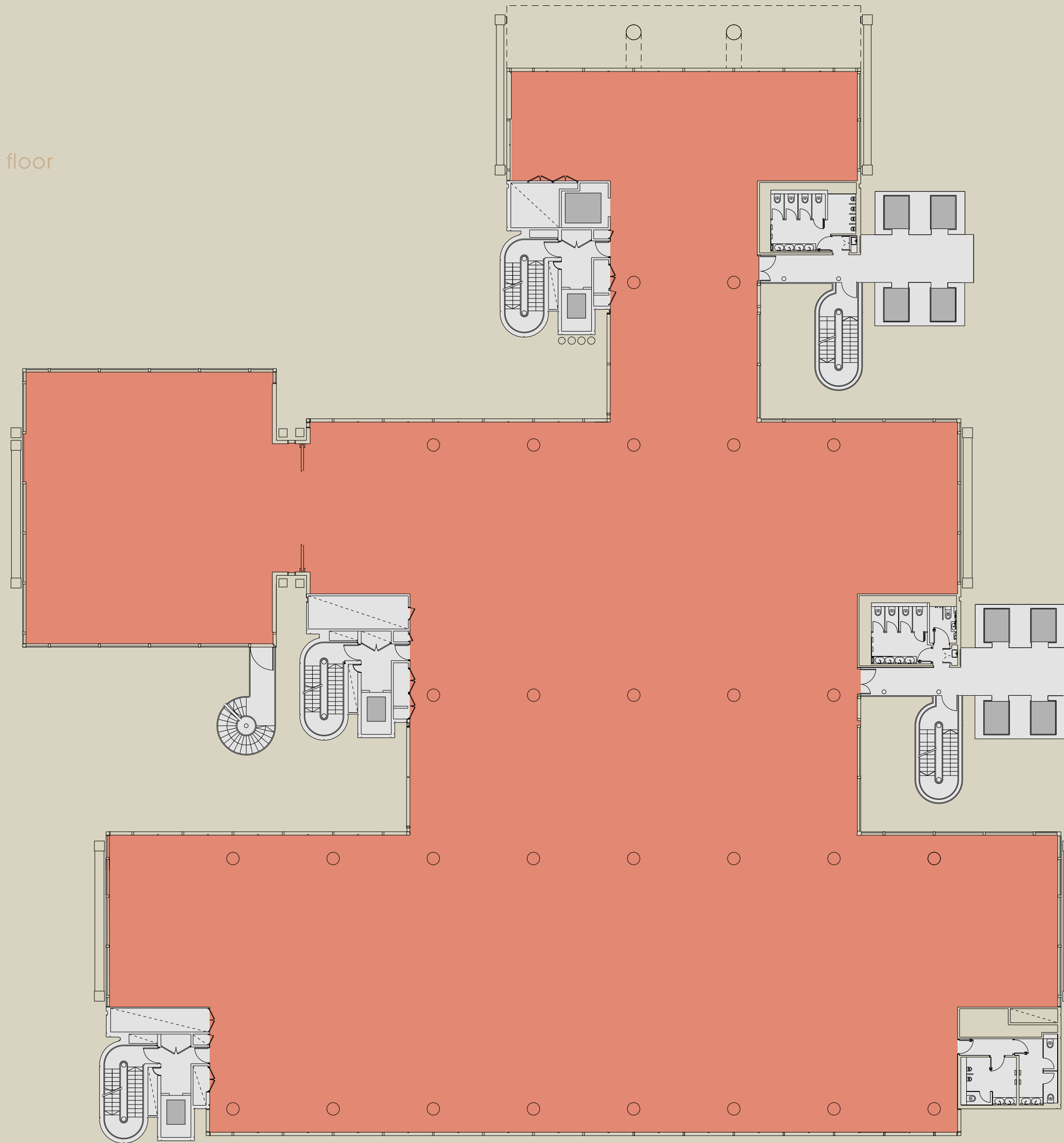
2ND FLOOR

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

KEY

- Office
- Core
- Terrace

15th floor



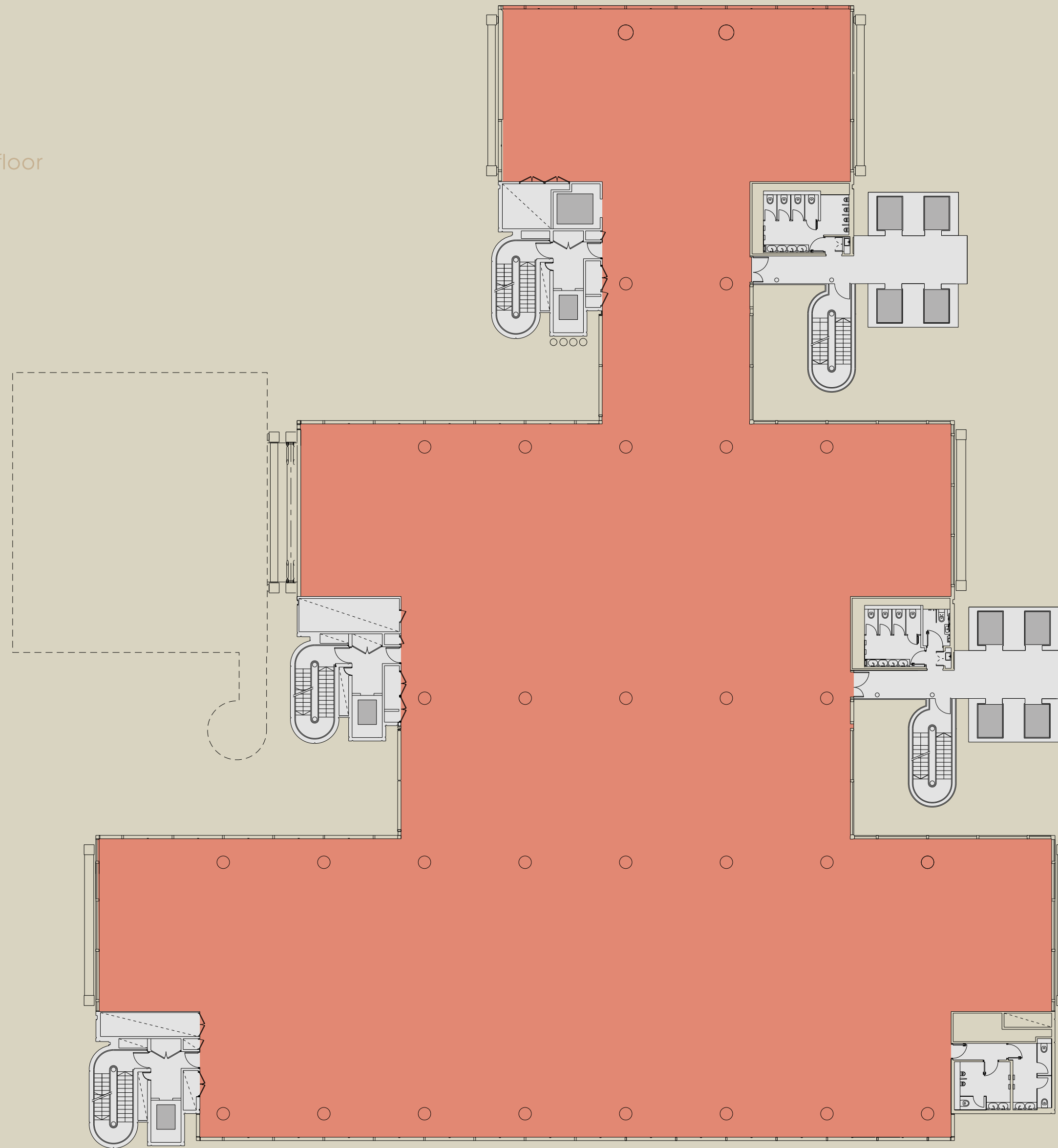
3RD FLOOR

—
23,911 SQ FT
2,221.4 SQ M

KEY

- Office
- Core

15th floor



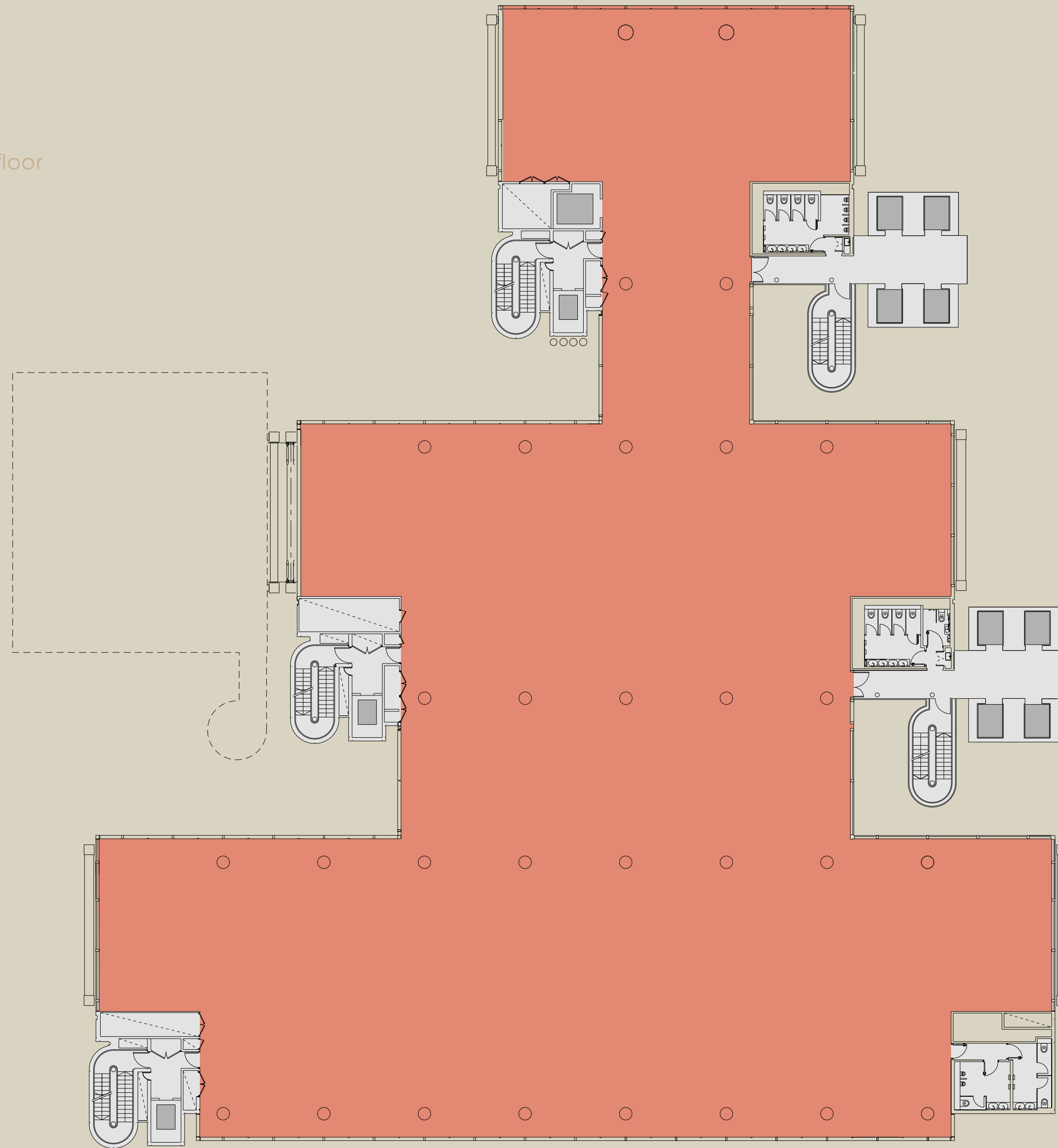
4TH FLOOR

21,669 SQ FT
2,013.1 SQ M

KEY

- Office
- Core

15th floor



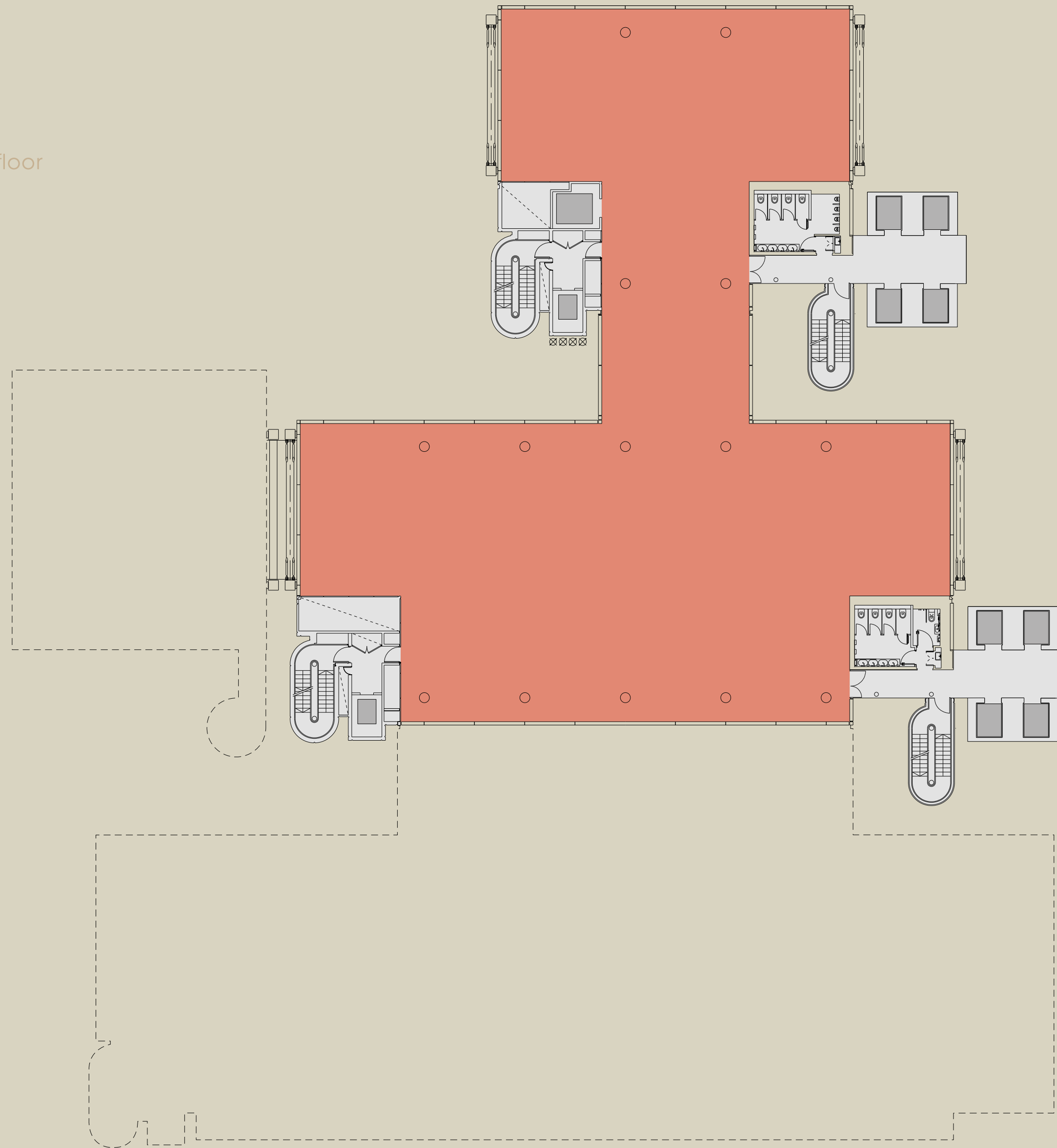
5TH FLOOR

21,900 SQ FT
2,034.6 SQ M

KEY

- Office
- Core

15th floor



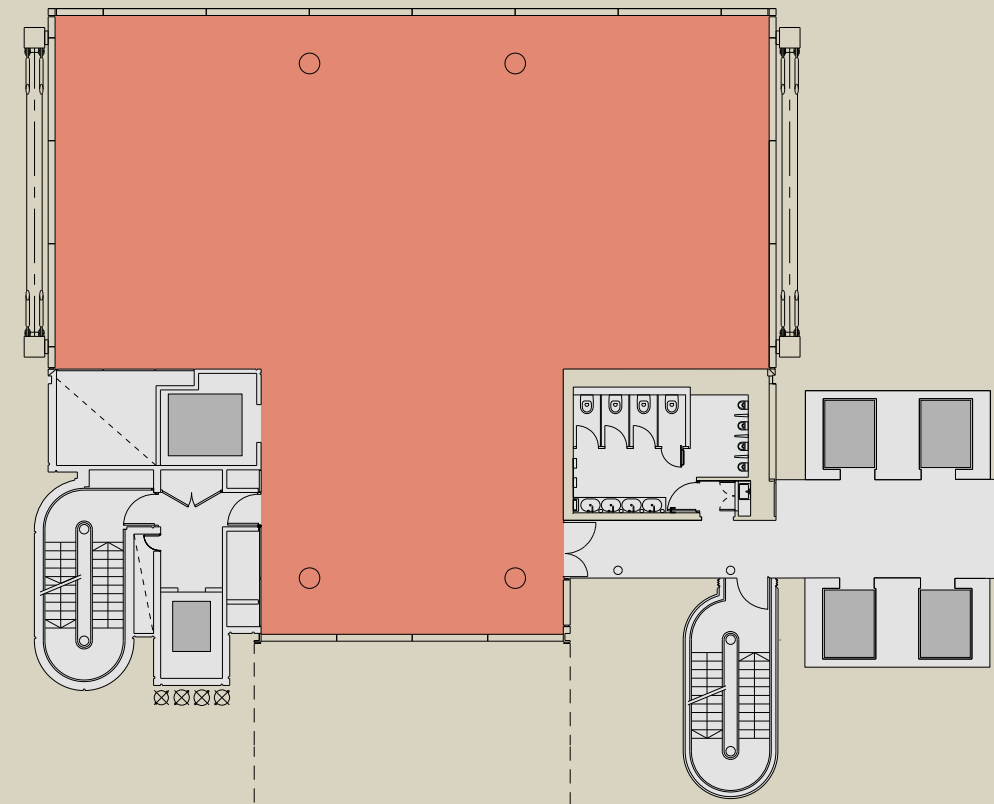
11TH FLOOR

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: 7

Boardroom 20prs with moving wall 1

Meeting rooms 14prs 1

Meeting room 8prs 1

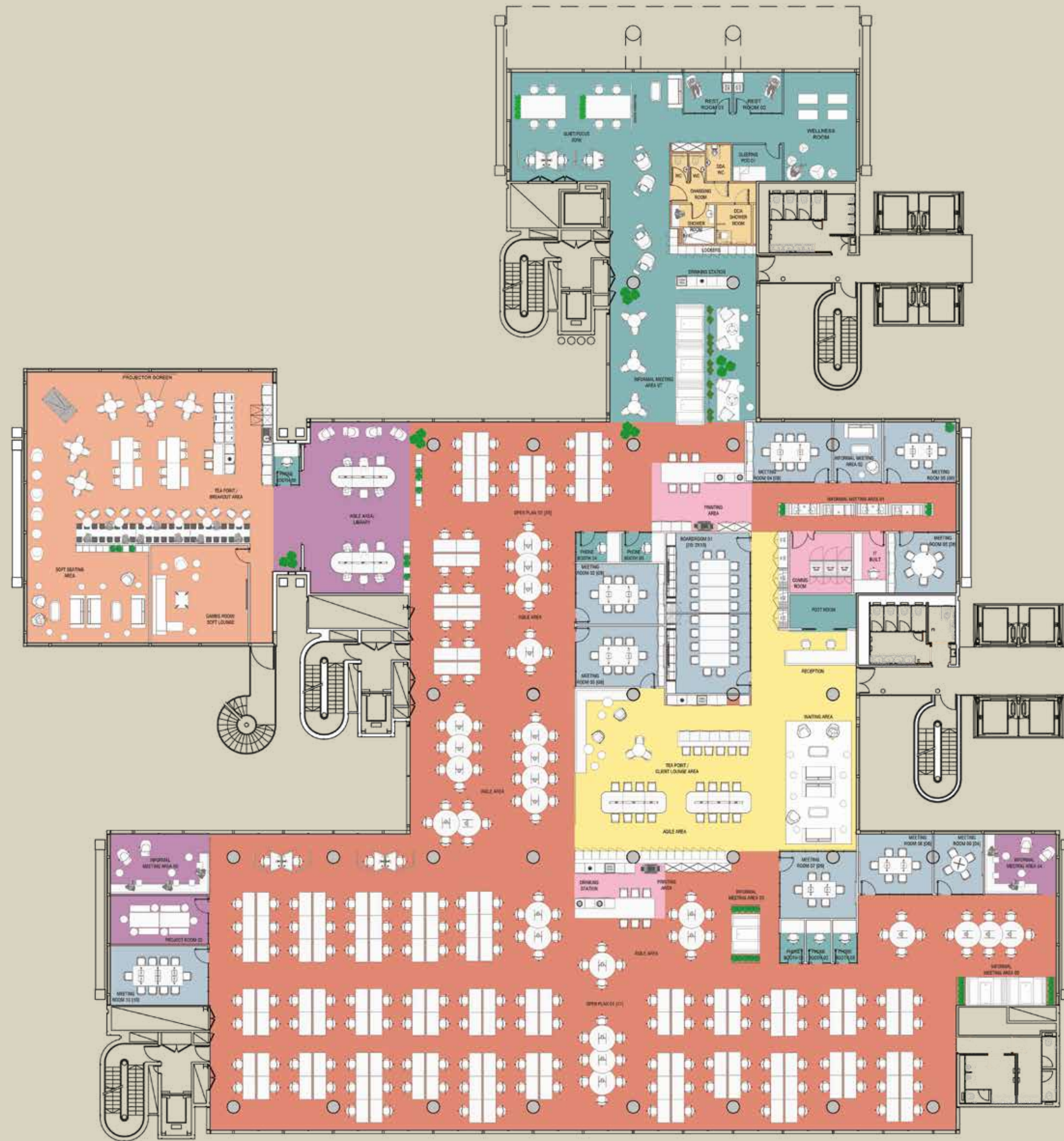
Meeting room 6prs 1

Meeting room 5prs 1

Meeting room 4prs 2

KEY

- 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:

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
- 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

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

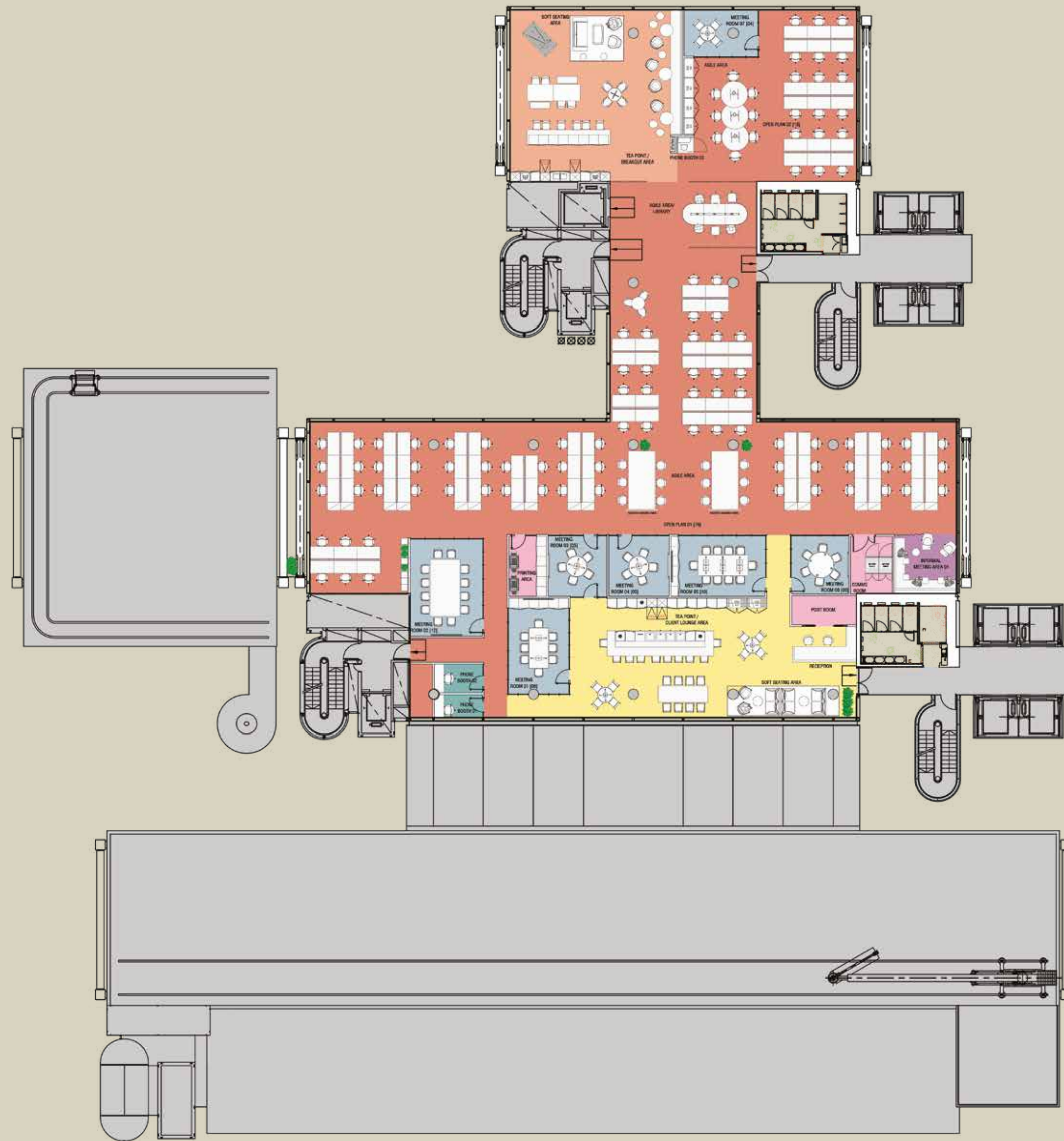
Meeting room 6prs 2

Meeting room 4prs 5



KEY

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



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: 7

Meeting rooms 12 prs 1

Meeting rooms 10 prs 1

Meeting room 8prs 1

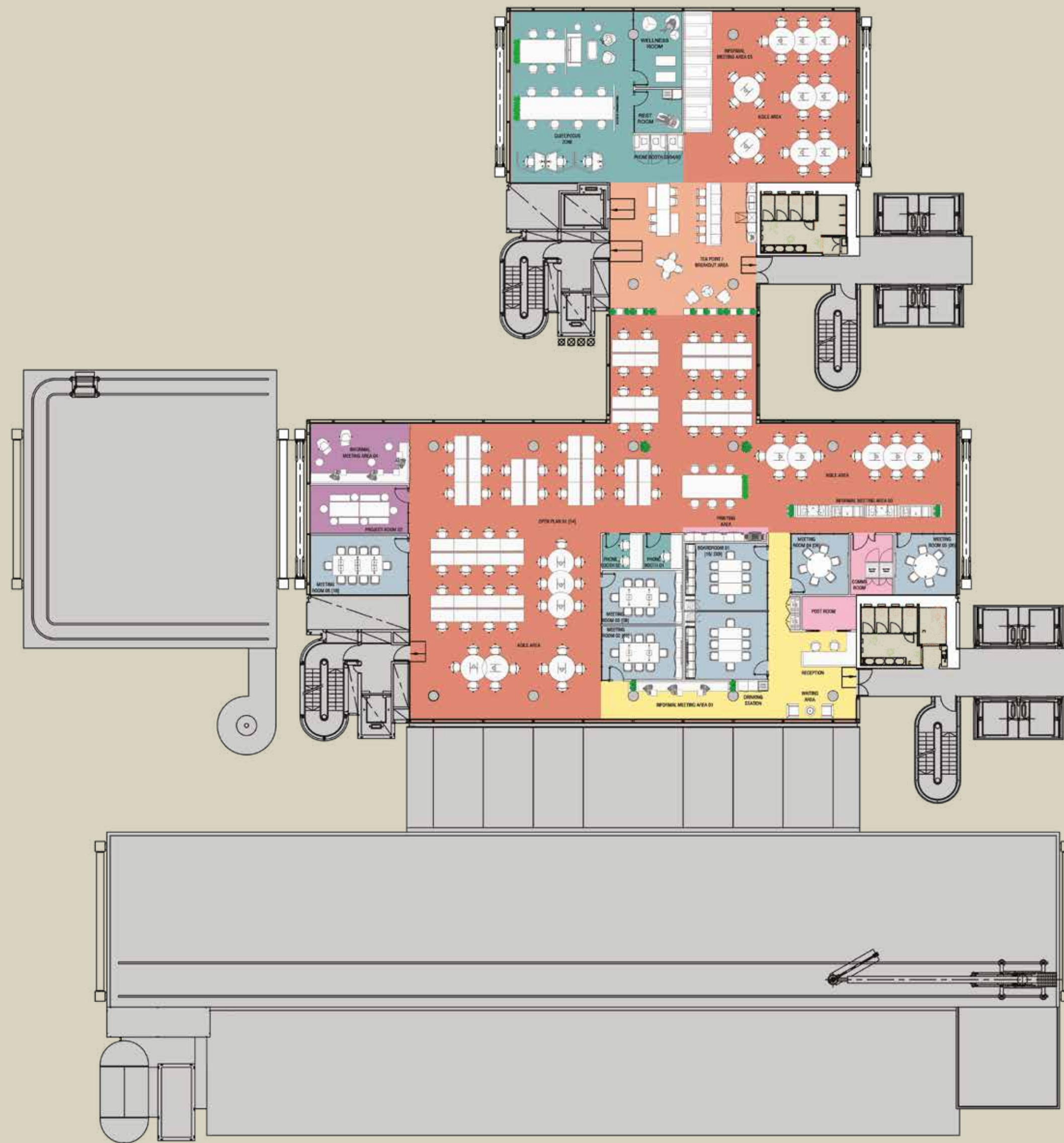
Meeting room 6prs 1

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:

Meeting rooms 16 prs with moving wall 1

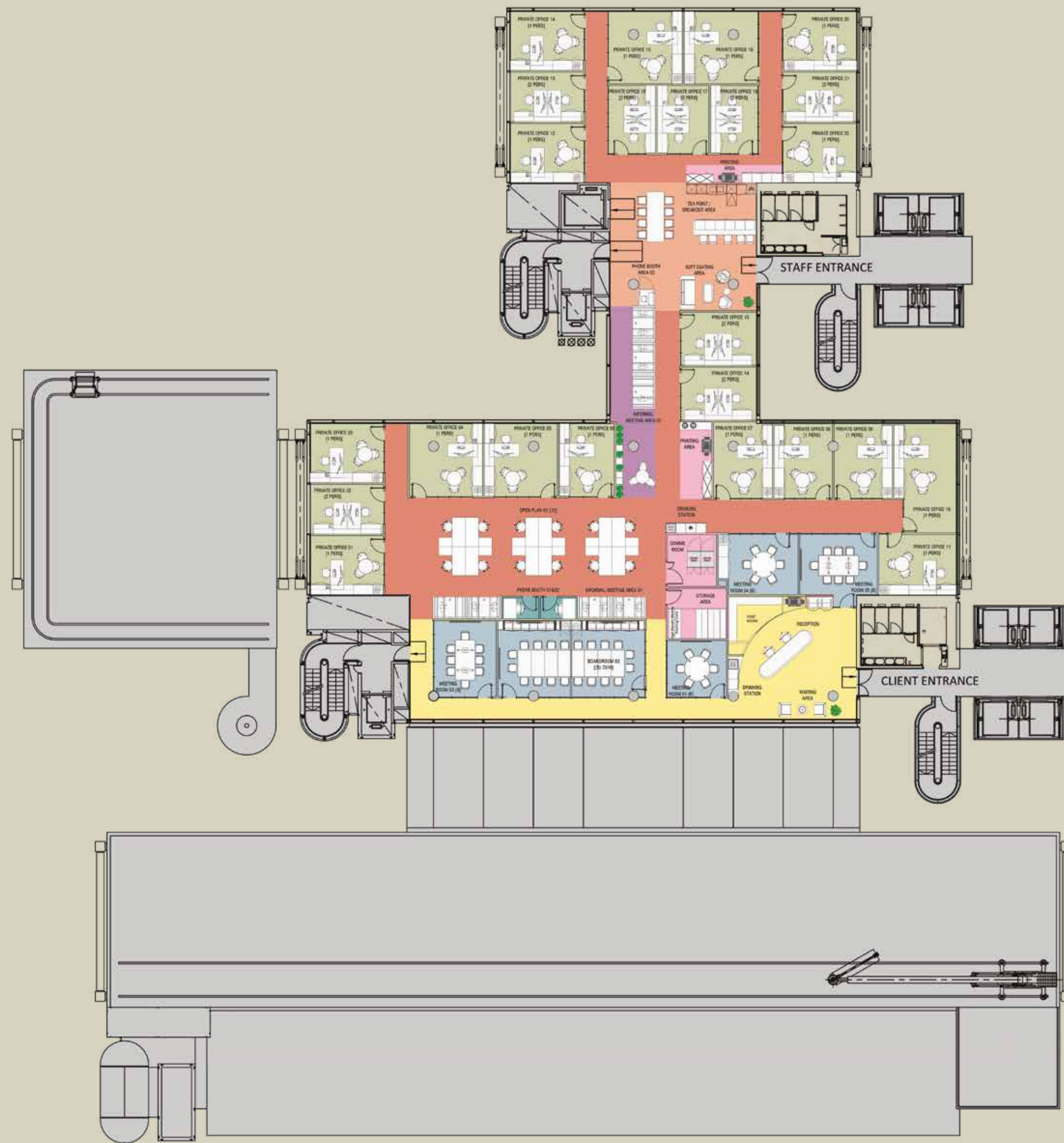
Meeting room 10 prs 1

Meeting room 8 prs 2

Meeting room 6 prs 2

KEY

- Office
- Informal meeting area/Touch down area
- Meeting room
- Reception
- Facilities
- 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

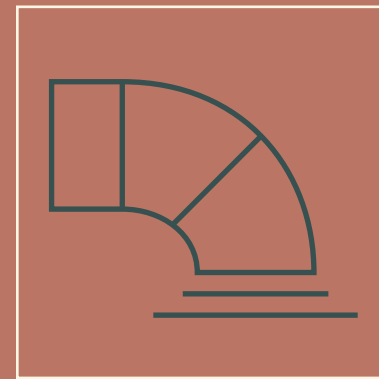
Meeting rooms:

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

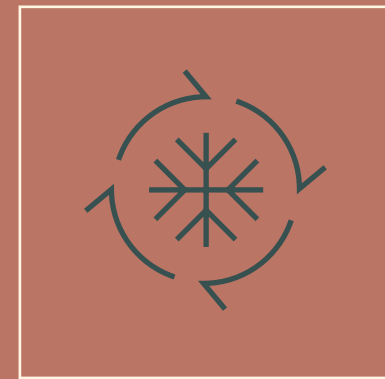
KEY

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

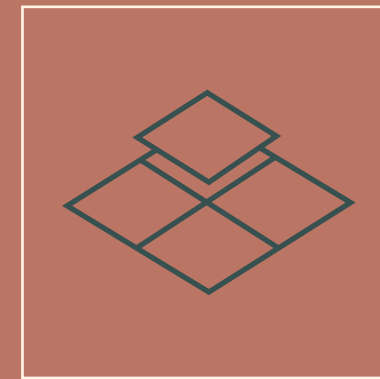
SPECIFICATION



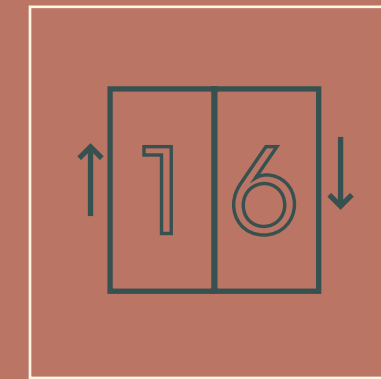
Fresh air delivered
at 16 l/s/person



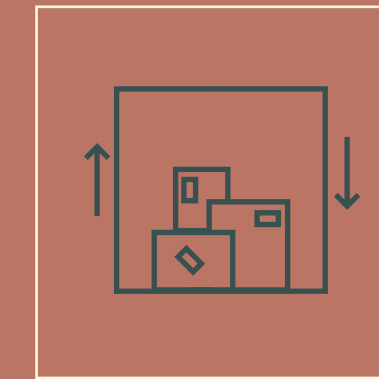
New 4-pipe fan coil
air conditioning



Raised access flooring
with 150mm void



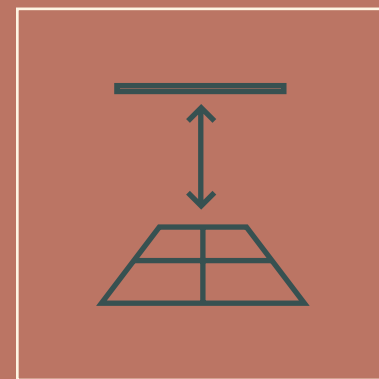
8 x 16 person
glass wall-climber
passenger lifts



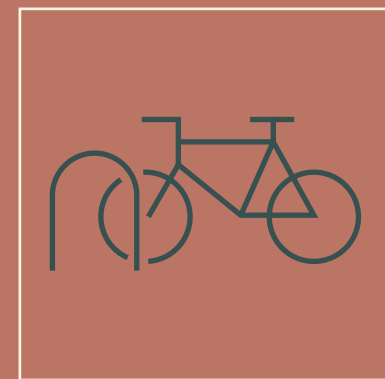
1 x 2,000kg
goods lift



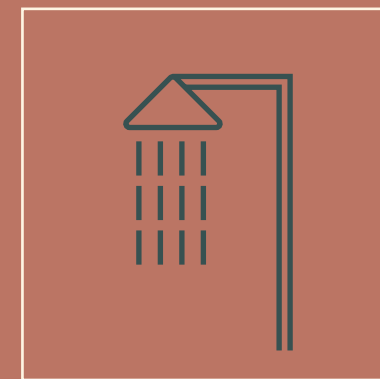
New WC's



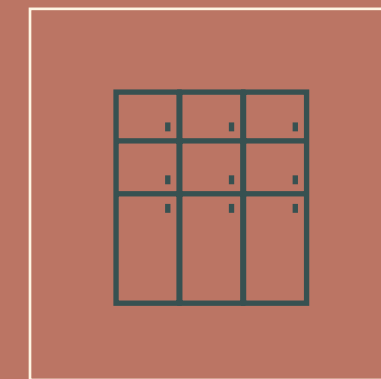
Floor to rafter 2.7m
(3.0m on 1st to 3rd)
Floor to slab 3.3m
(3.6m on 1st to 3rd)



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

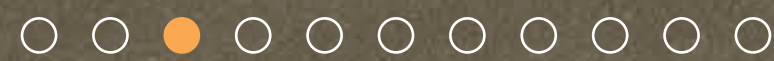
88
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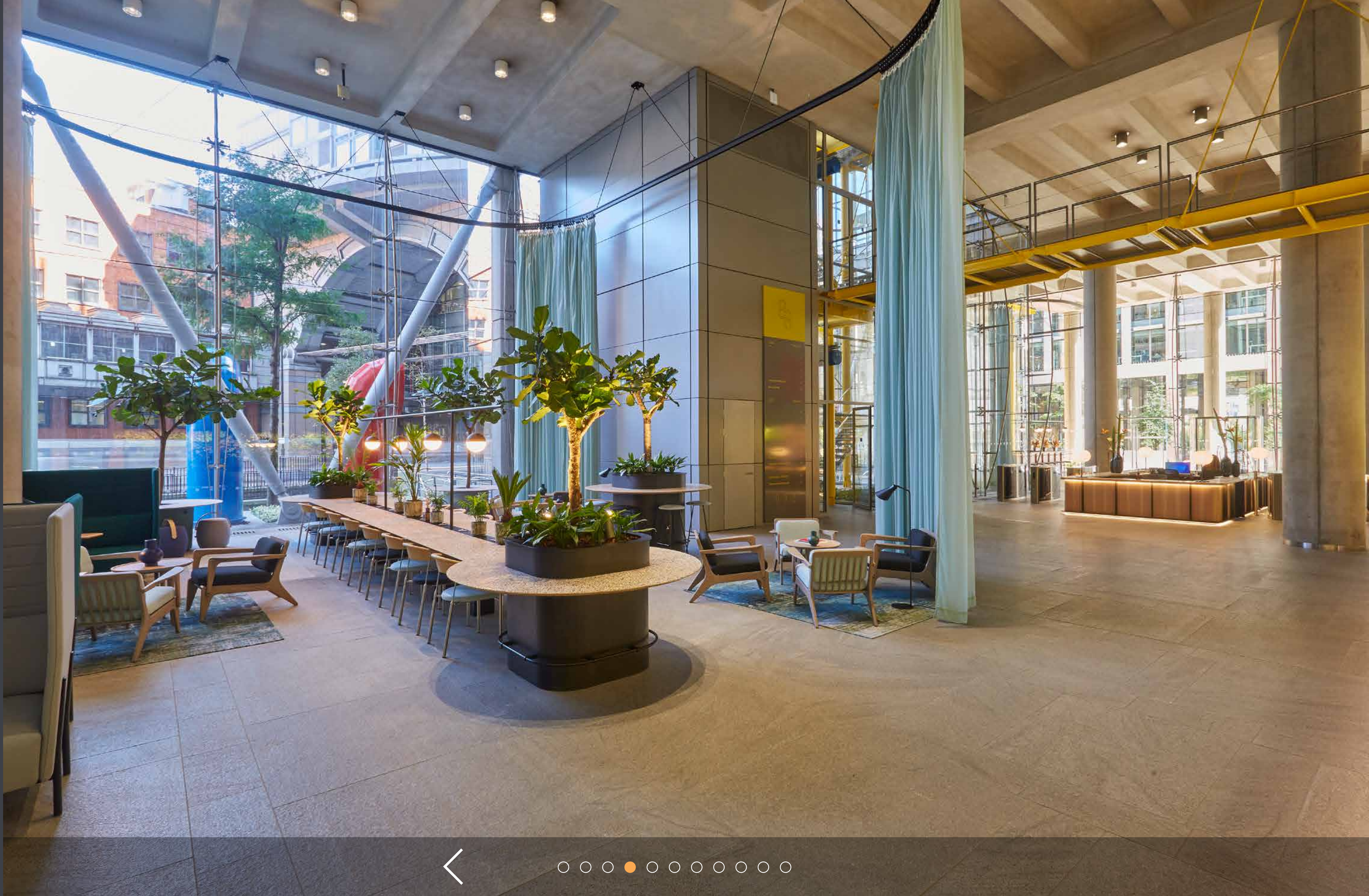
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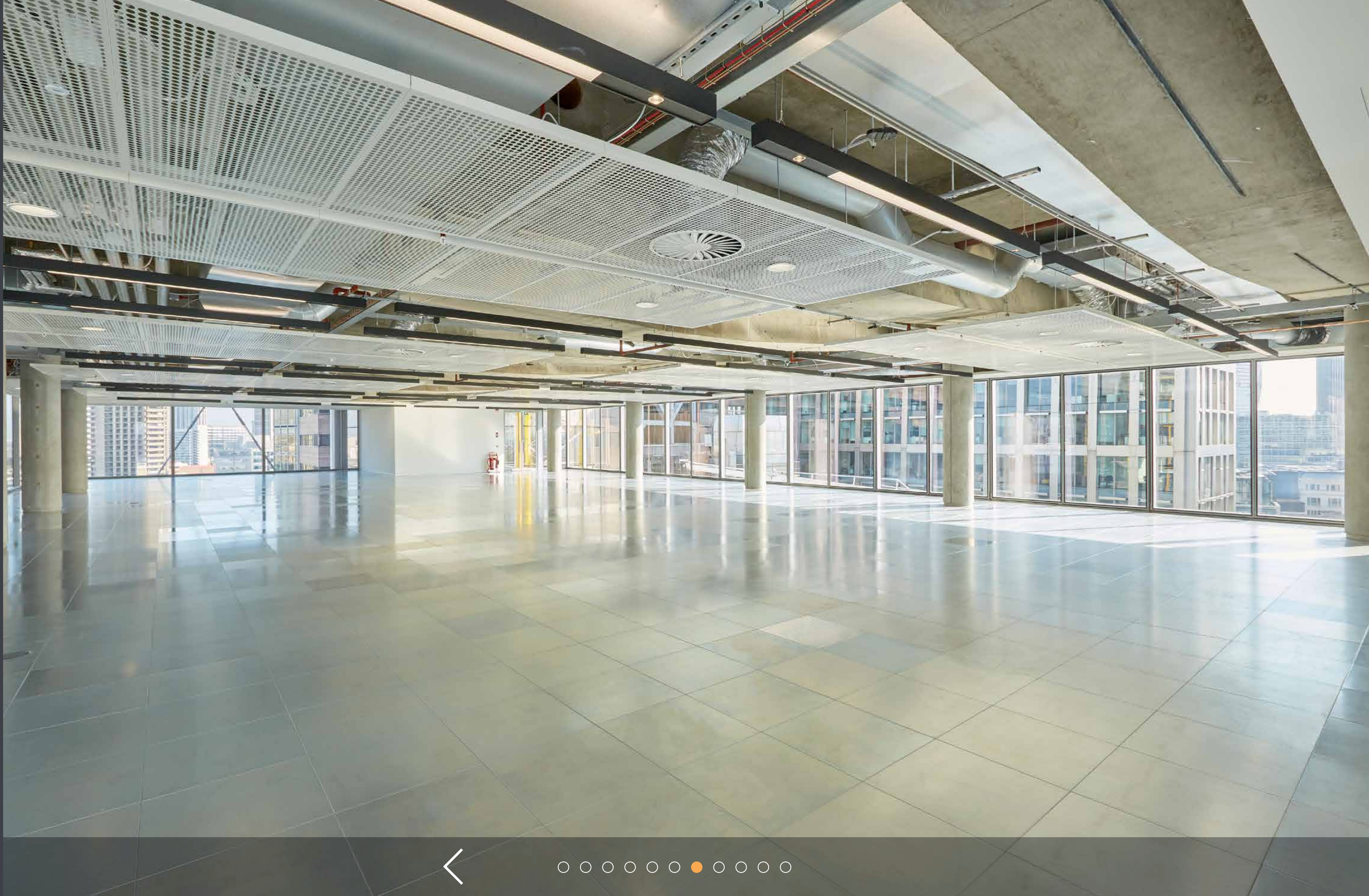
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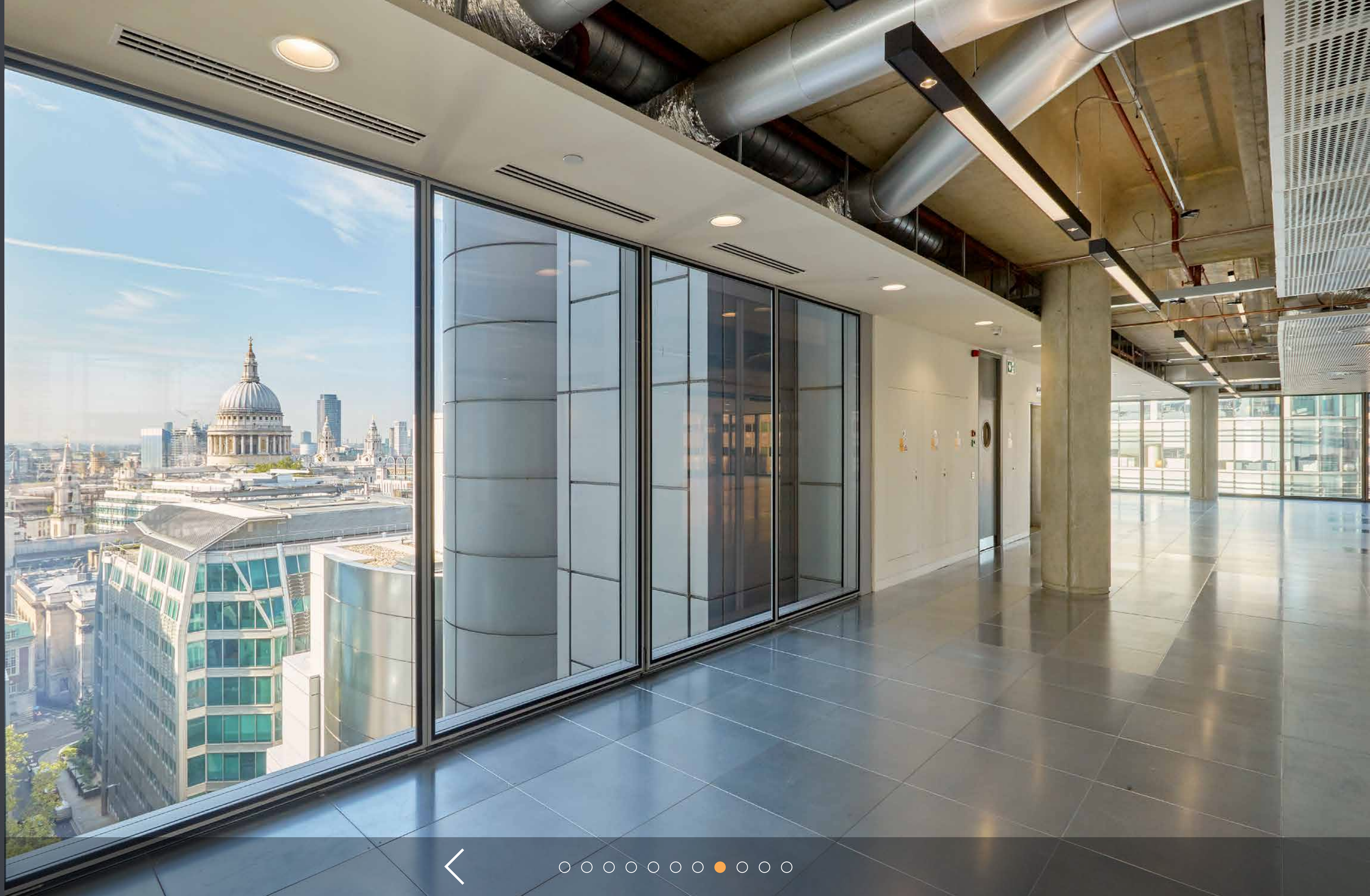
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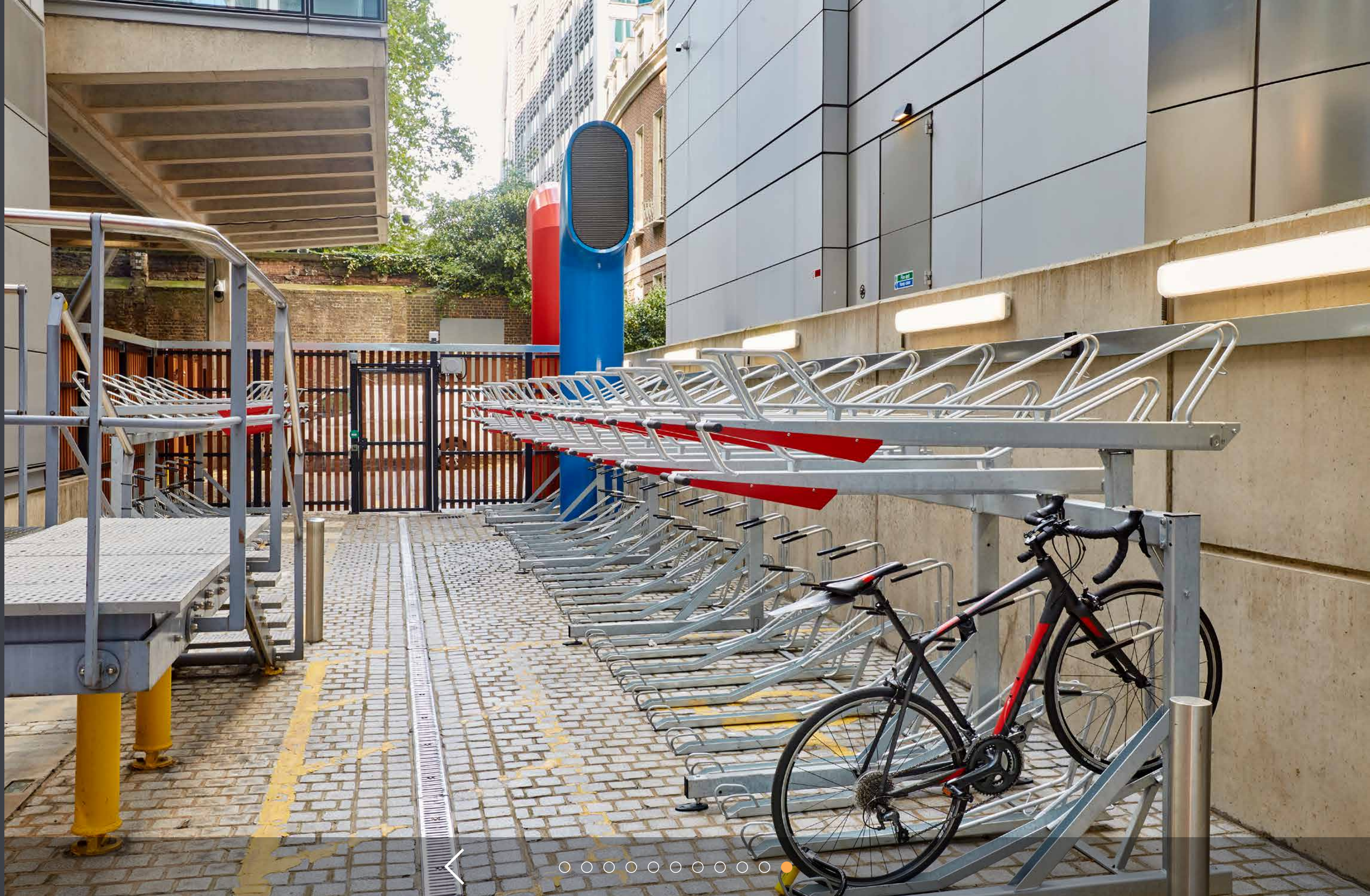
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Everything at 88 Wood Street

88
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★ PRET A MANGER ★



IN THE IMMEDIATE AREA

MANICOMIO



HAWKSMOOR

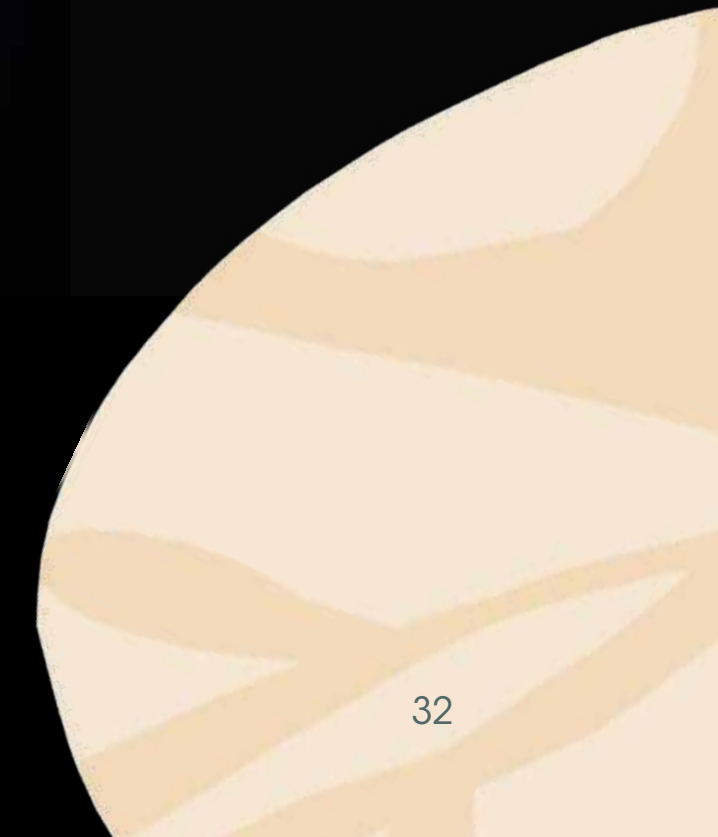


THE IVY

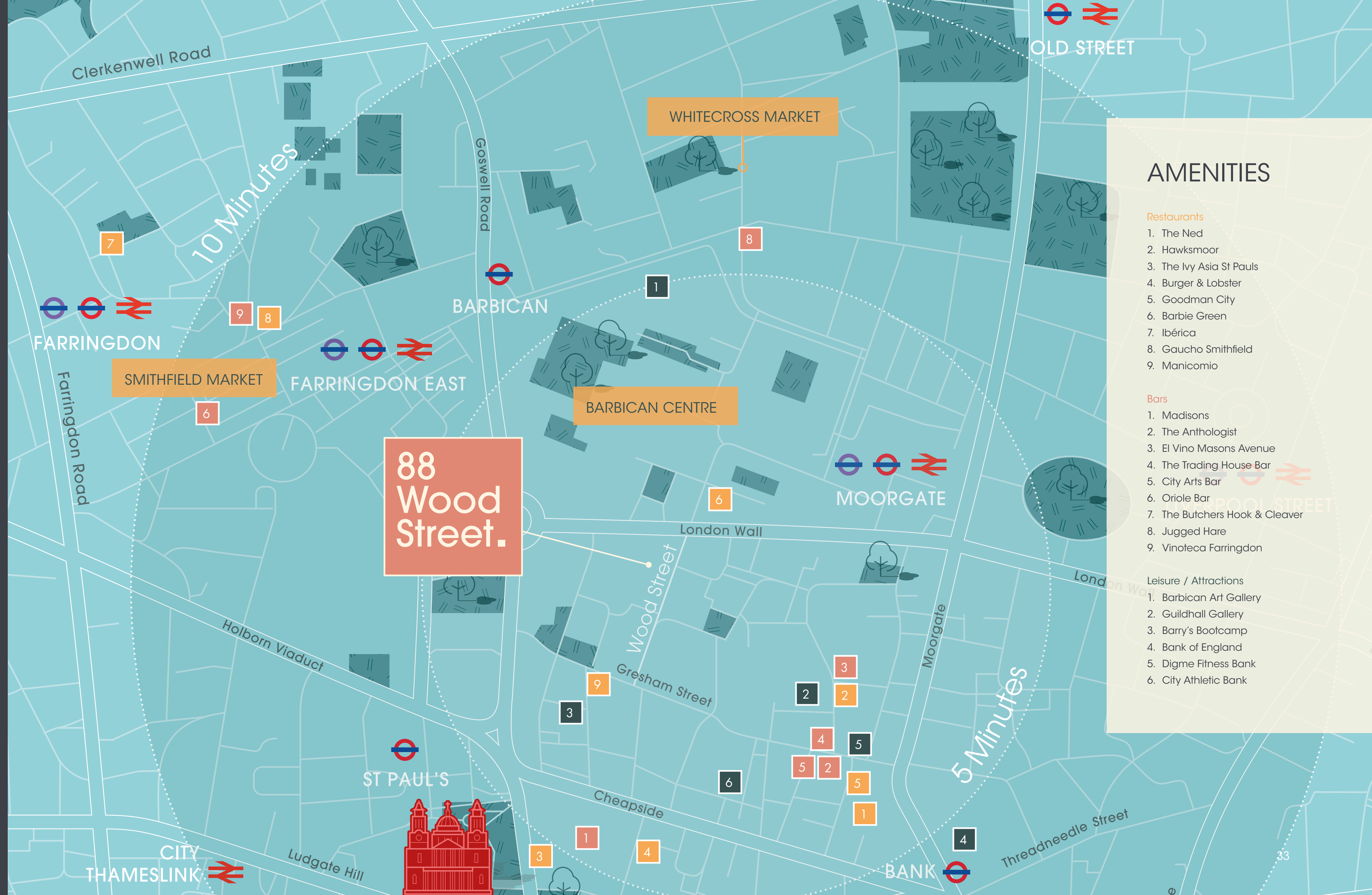


COQ D'ARGENT

THE NED
LONDON



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

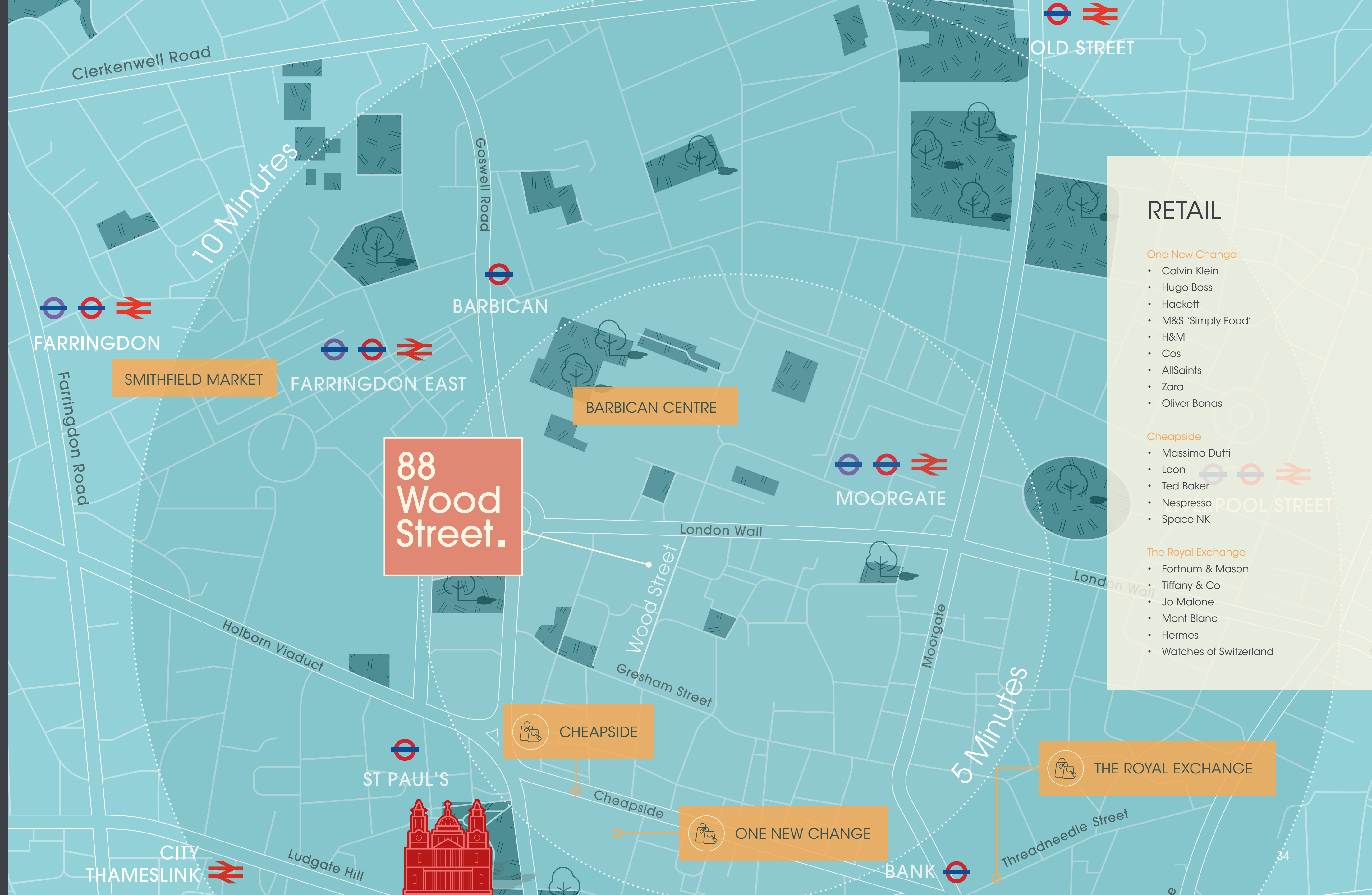
Bars

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

88
Wood
Street.



88
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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

SMITHFIELD MARKET

BARBICAN CENTRE

CHEAPSIDE

ONE NEW CHANGE

THE ROYAL EXCHANGE

88 Wood Street.



OCCUPIERS

1. Lloyds TSB
2. Schroders Plc
3. Ninety One
4. Commerzbank
5. Hewlett Packard
6. BNP Paribas
7. Trade Desk
8. Legal & General
9. Standard Chartered Bank
10. London Stock Exchange
11. Investec
12. Osborne Clarke
13. PEI Media
14. DLA Piper
15. Samsung
16. Amazon
17. Smith Williamson
18. WeWork
19. Capita

88 Wood Street.

SMITHFIELD MARKET

BARBICAN CENTRE

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

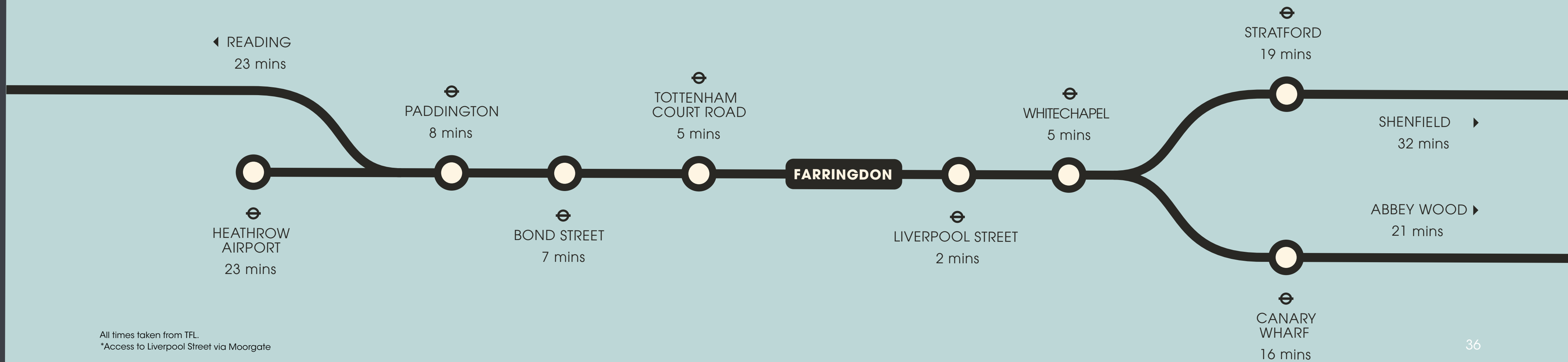
MIN WALK



LIVERPOOL STREET*



FARRINGDON STATION TIMES ON THE ELIZABETH LINE



All times taken from TFL.
*Access to Liverpool Street via Moorgate

88
Wood
Street.



28 GREEN
SPACES



25
GALLERIES



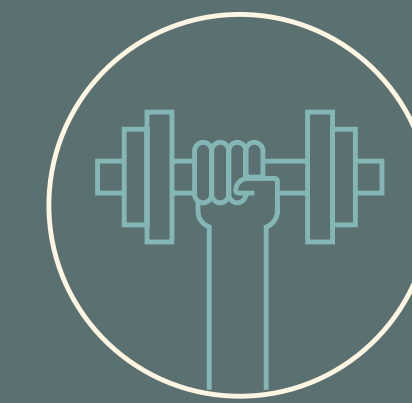
182 BARS



162 RESTAURANTS



137 CAFES



36 FITNESS
FACILITIES

88
Wood
Street.



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Street.



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barbican



88
Wood
Street.



CONTACT

Lease

New leases available direct from the Landlord.

Terms

Upon application.

Viewing

Strictly through sole letting agents.



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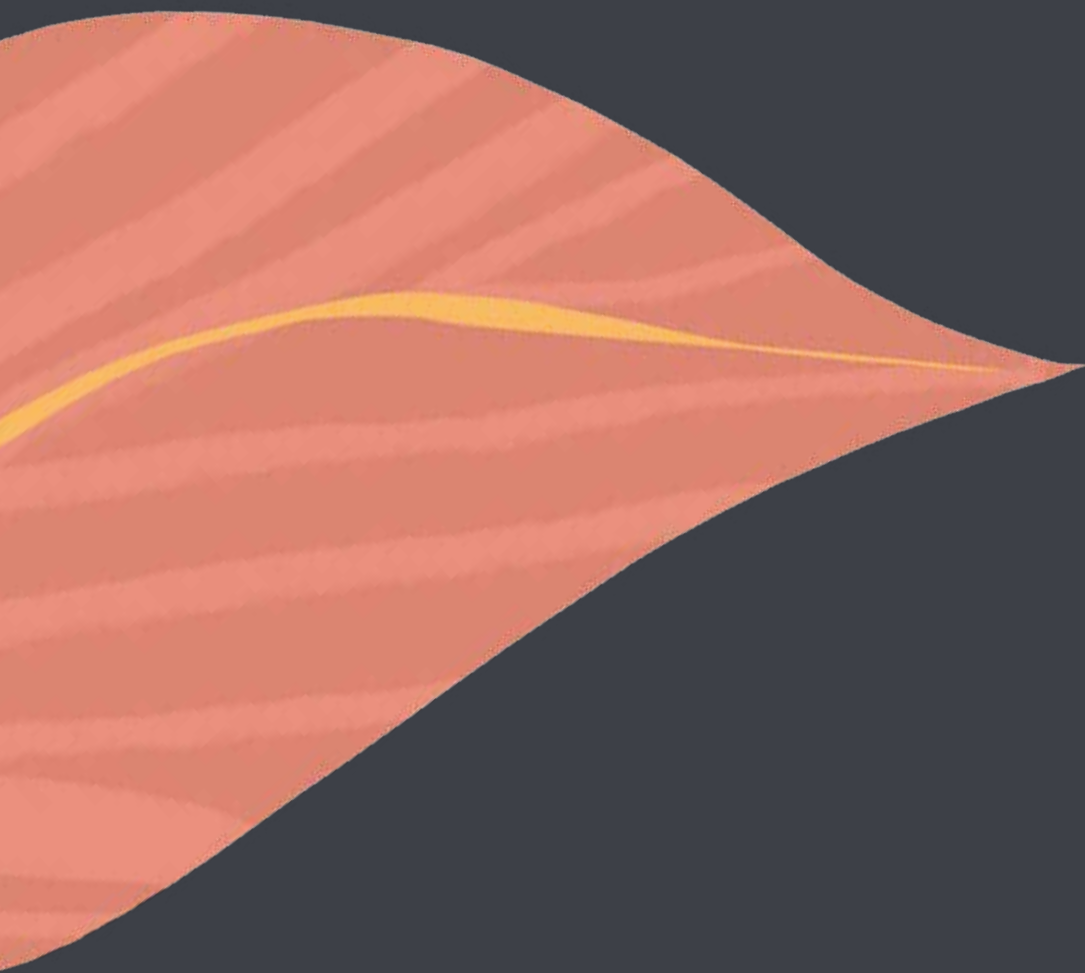
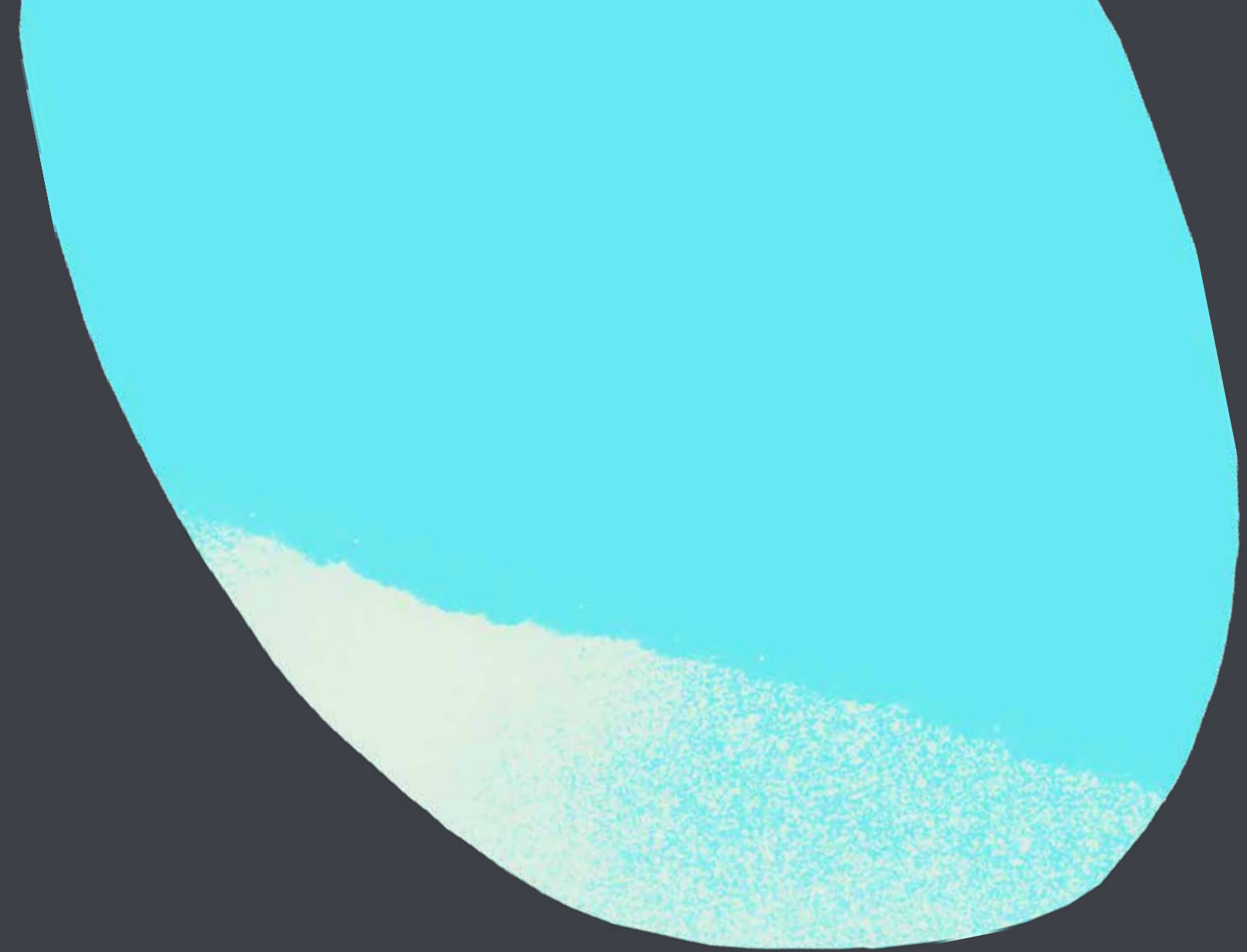
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88WOODSTREET.COM