





Designed for success.

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



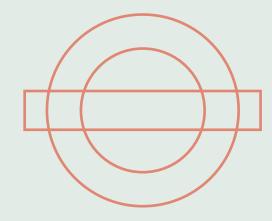
HQ Building with room to scale



Best in class end of trip facilities



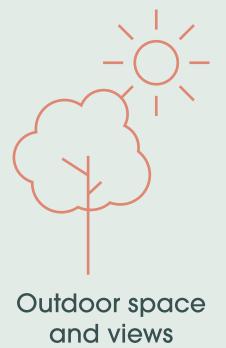
Future-proofed for sustainable future



<5 mins walk to Crossrail



On site Cafe - 88 Beans





Ultra-resilient



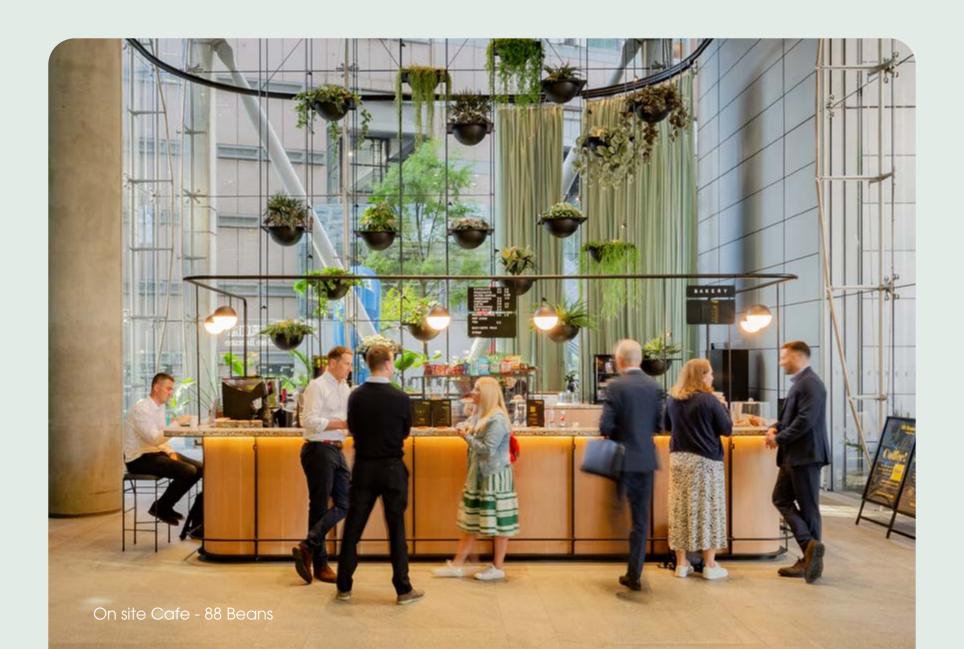
Studio gym - reFit











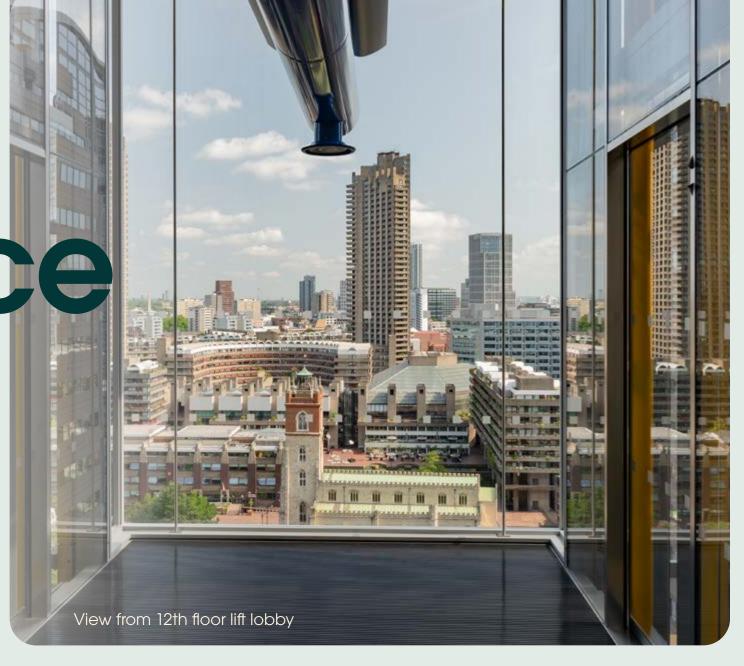




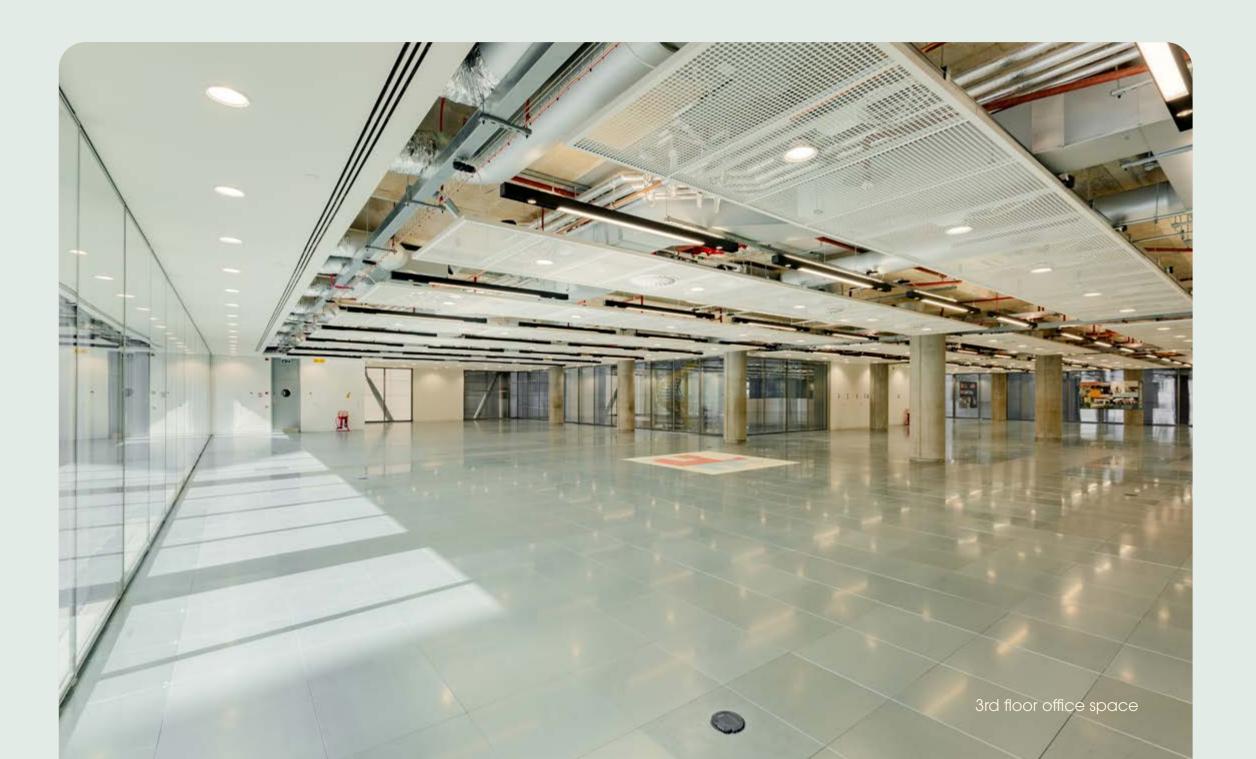


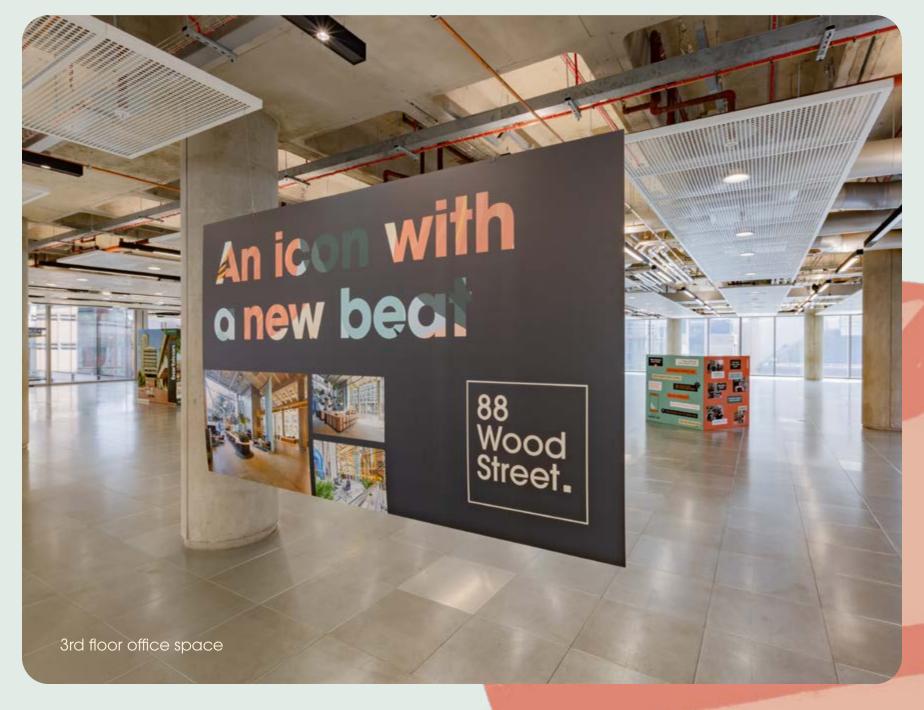
Discover your ideal workspace

Discover the best-in-class workspace at 88 Wood Street. These light and efficient floorplates offer a contemporary environment for a new generation of business.













54,624 SQ FT

ble		WORKS	SPACE	TERRACE	AVAILABILITY Q1 2026
		17	2,248 SQ FT		
		16	2,259 SQ FT	620 sq ft	Q1 2026
FT					
		12	4,306 SQ FT	2,131 SQ FT	AVAILABLE
		5	21,900 SQ FT		AVAILABLE
		3	23,911 SQ FT		AVAILABLE
		1	14,407 SQ FT		UNDER OFFER

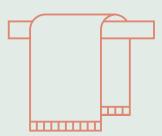




Ground floor



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



233 LOCKERS AND 6 AIRING CUPBOARDS



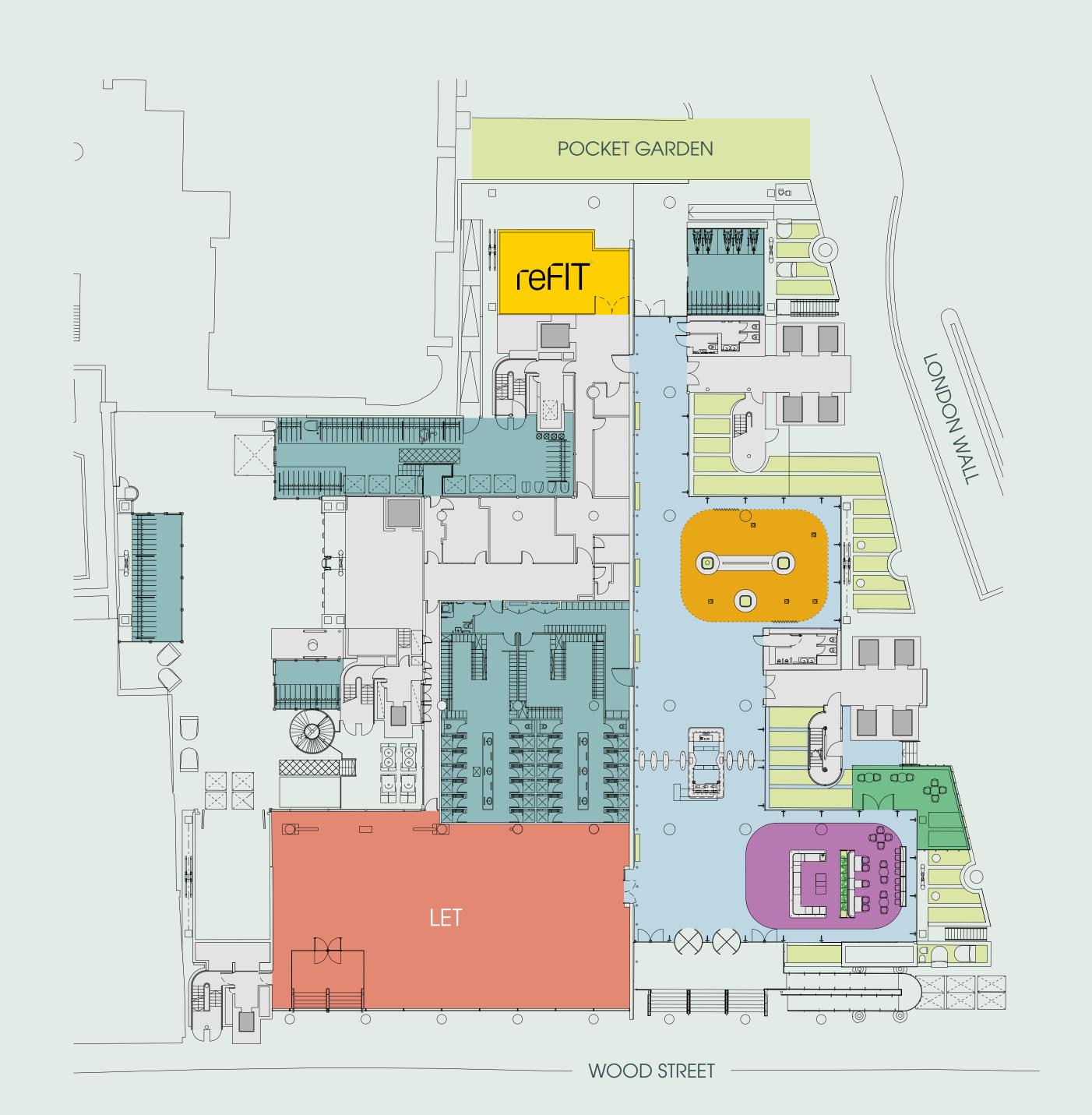
24 SHOWERS PLUS 1 ACCESSIBLE



reFIT

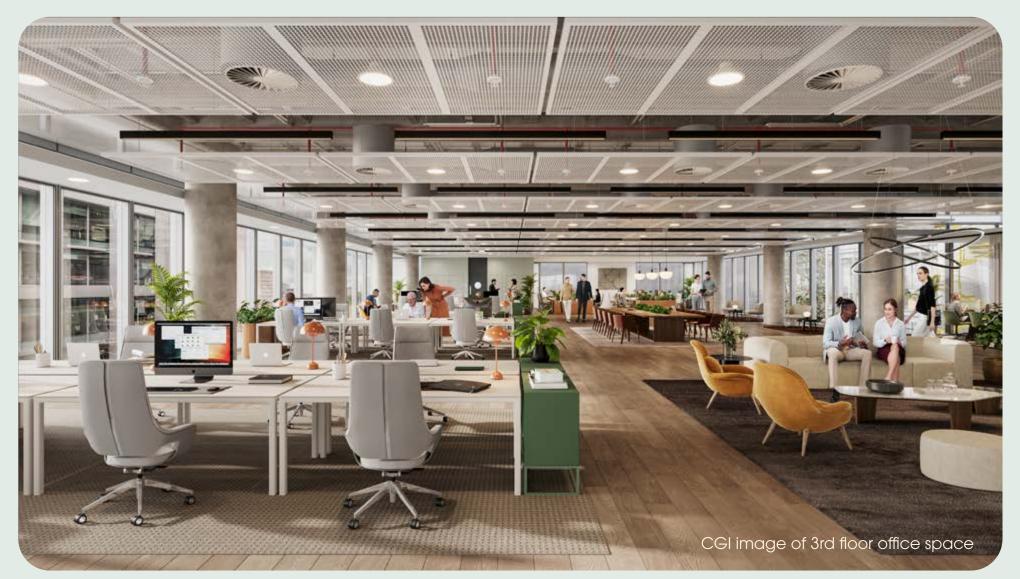
ON SITE CAFE - 88 BEANS reFIT GYM

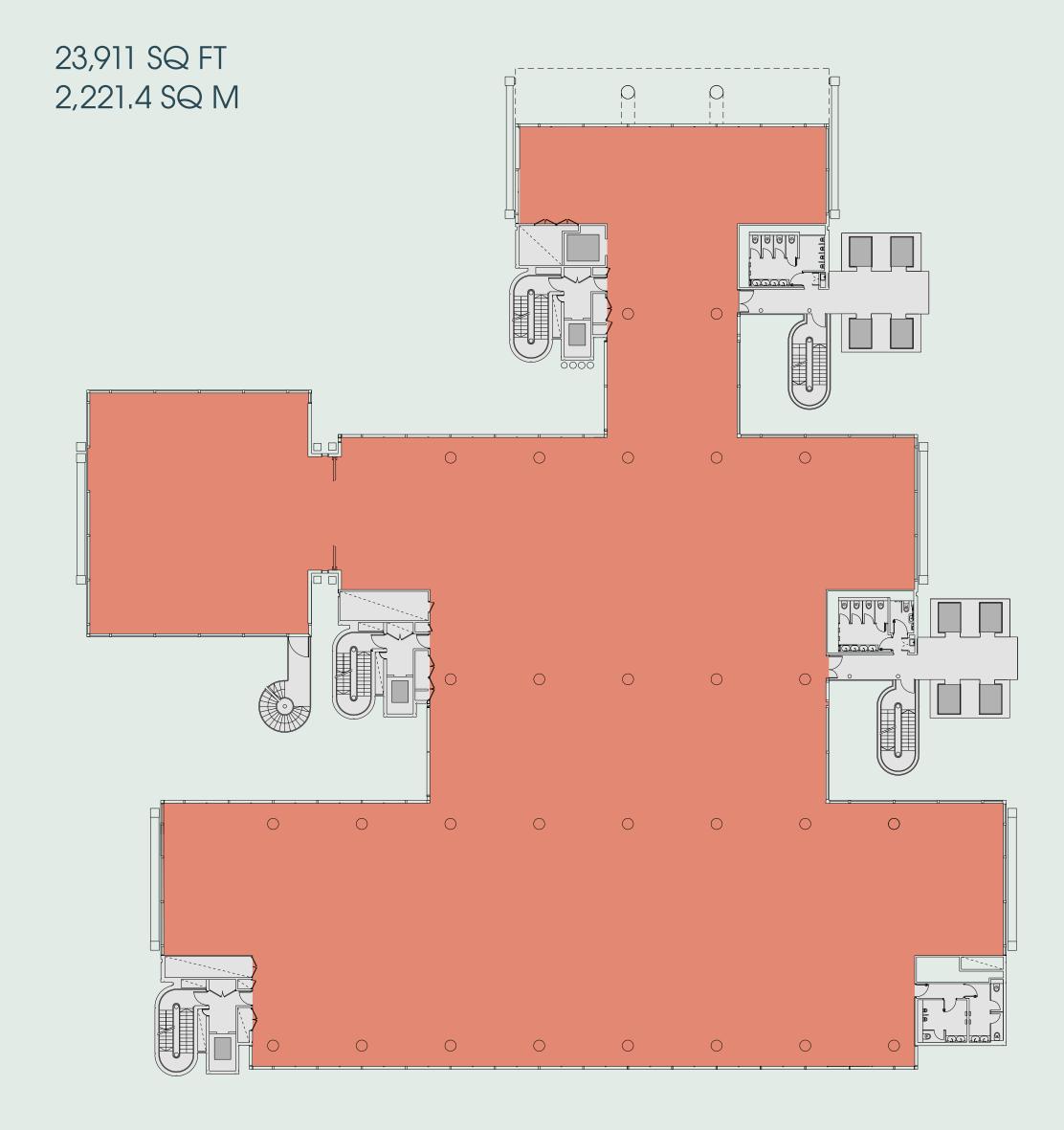
















5th floor



Part 12th floor

4,306 SQ FT 400 SQ M

TERRACE: 2,131 SQ FT

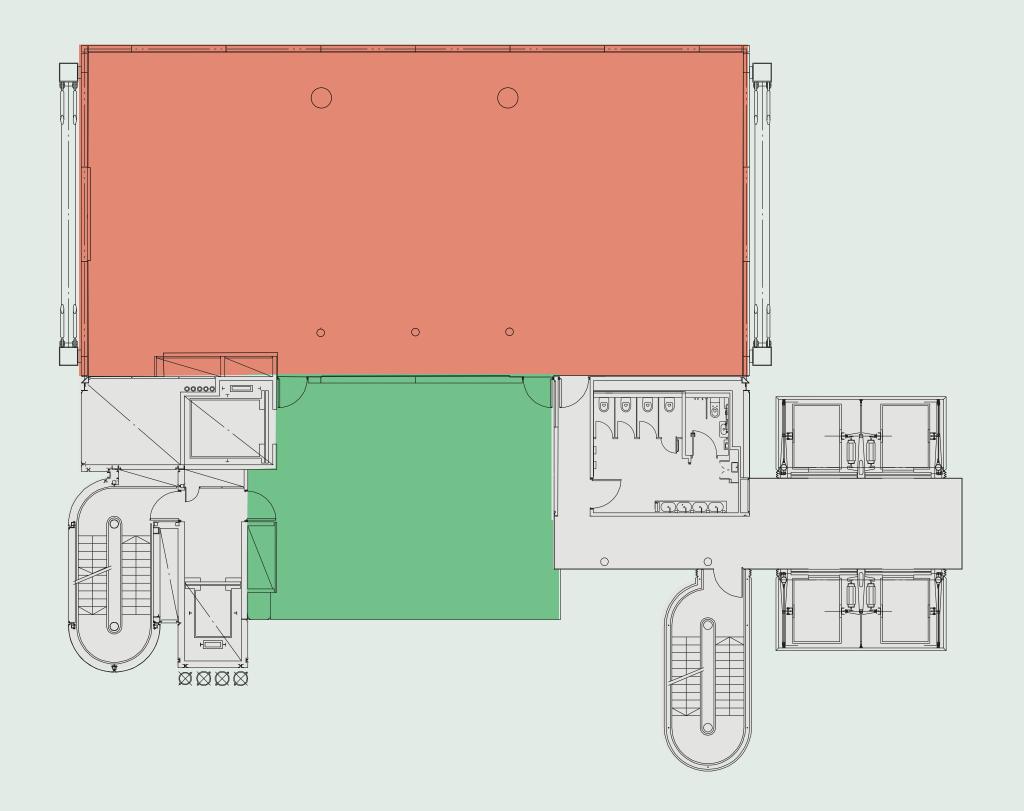




16th floor

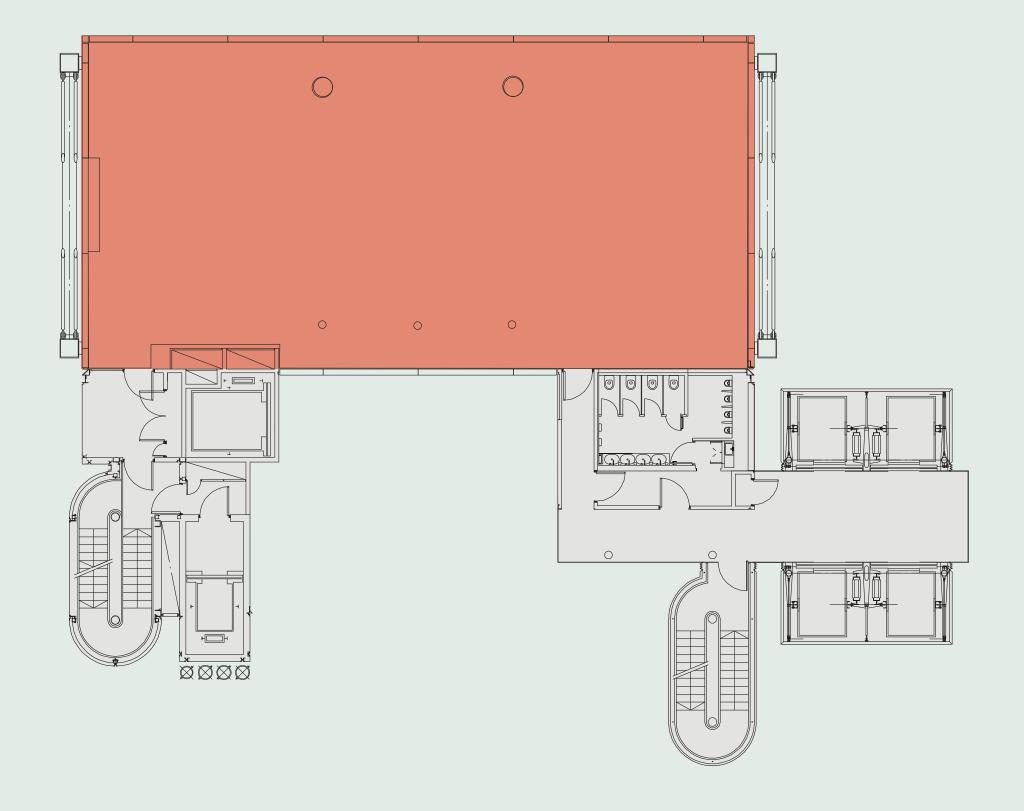
2,259 SQ FT 209 SQ M

TERRACE: 620 sq ff



17th floor

2,248 SQ FT 209 SQ M





Specification

Resilience:



WiredScore Platinum



Dual Power Feed



2 x 2,000 KvA Landlord Generators with Tenant Capacity

Lifts:



8 x 16 person glass wallclimber passenger lifts



1 x 2,000kg goods lift

Amenity:

reFIT

Multi-purpose wellness studio



Communal business lounge and café



Tenant's lounge



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



24 showers plus1 accessible



233 lockers and six airing cupboards

CAT A:



Fresh air delivered at 16 l/s/person



New 4-pipe fan coil air conditioning



Floor to raft 2.75m (3.0m on L3 & L5) Floor to slab 3.3m (3.6m on L3 & L5)



Raised access flooring with 150mm void

ESG:



EPC Rating B

BREEAM

BREEAM In-Use Excellent



CityGen Enabled all electric plan



Living Wall 83 sq m

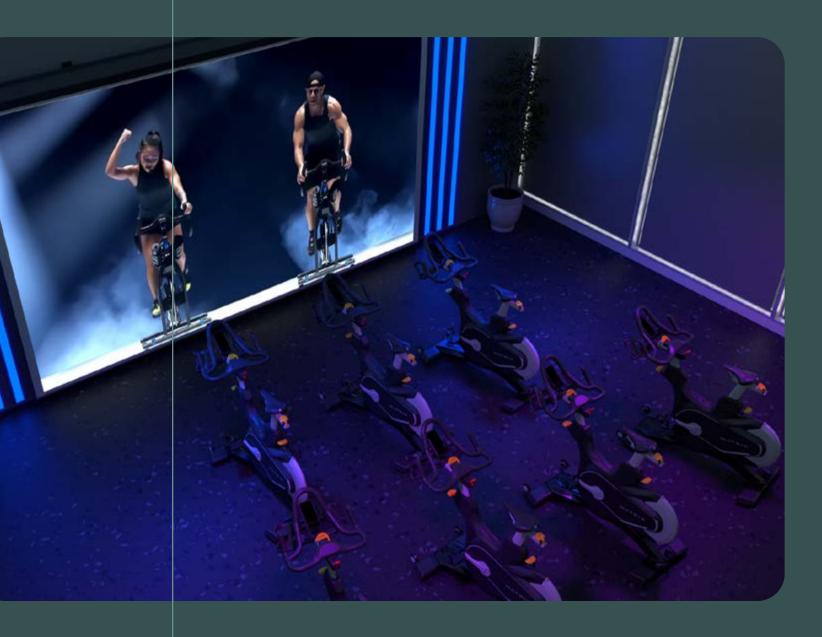


Level 12 private terrace of 2,131 sq ft

Level 16 private terrace of c.400 sq ft

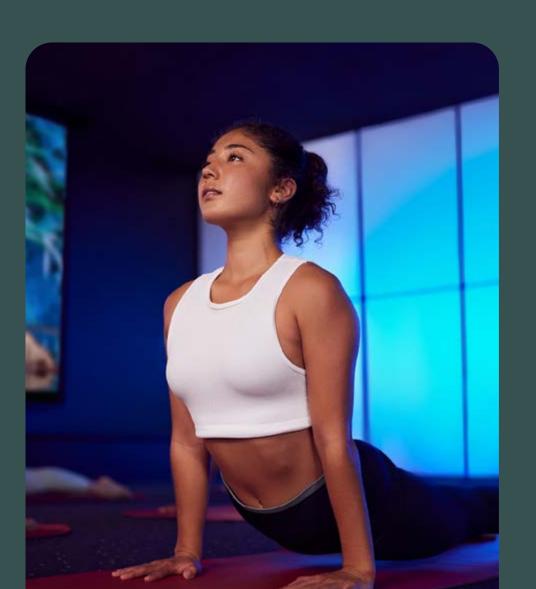


Four pocket parks alongside
- Aldermanbury Square,
St Mary Aldermanbury
Garden, St Olave Silver
Street Garden and St Mary
Staining Garden





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.



LesMills+

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



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



ZWIFT



*Can be shown on screen with personal subscription





FINANCIAL

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

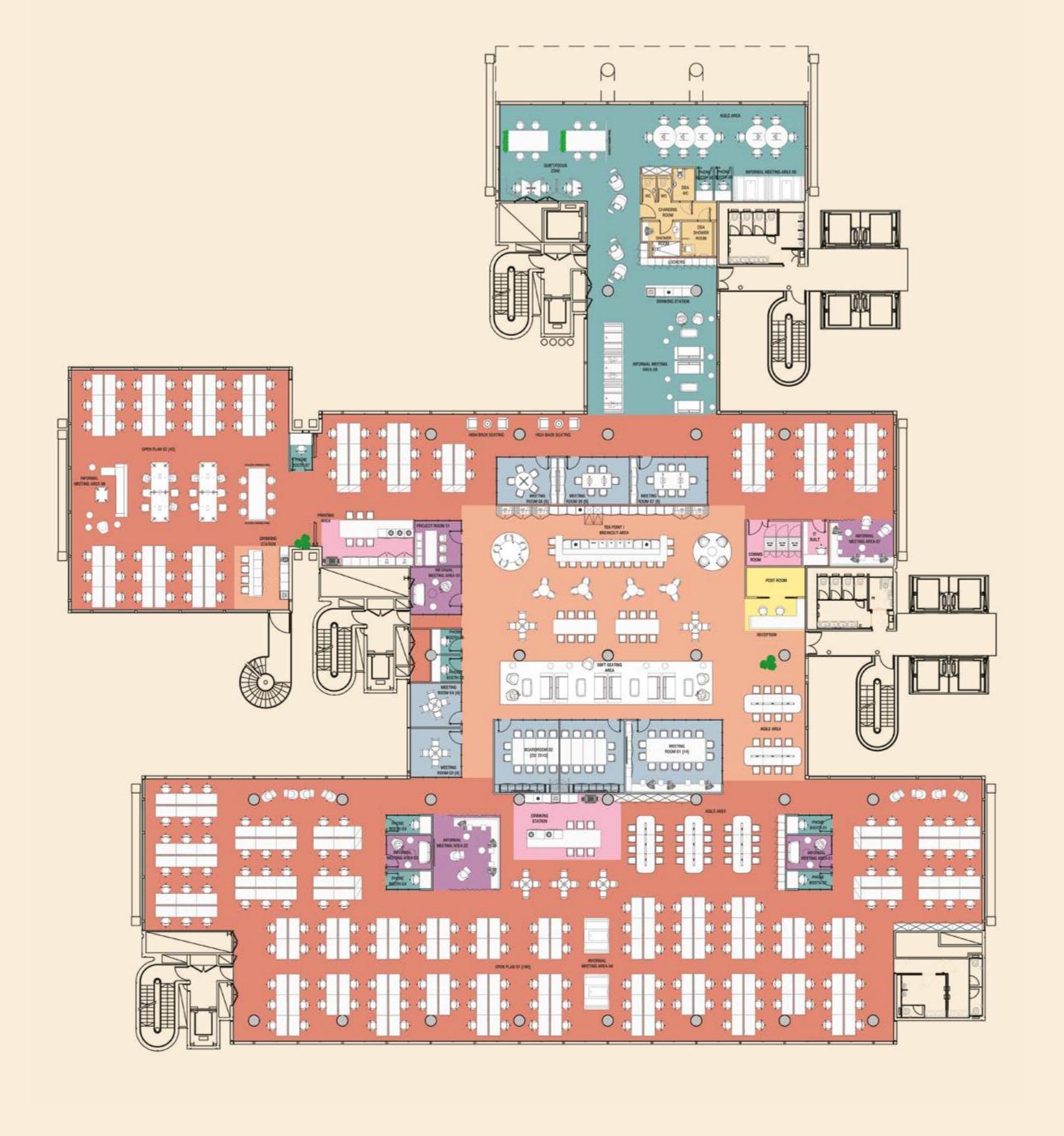
Total workstations: 242
Occupancy density: 1:9

Office area:

Open plan assigned desks 242
Agile work points 64

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

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





TMT

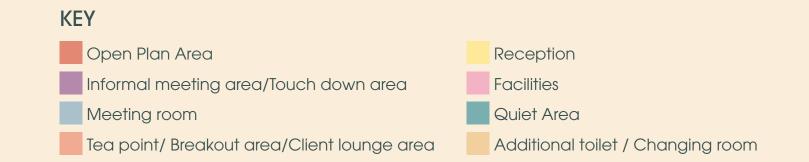
23,911 SQ FT (2,221.4 SQ M)

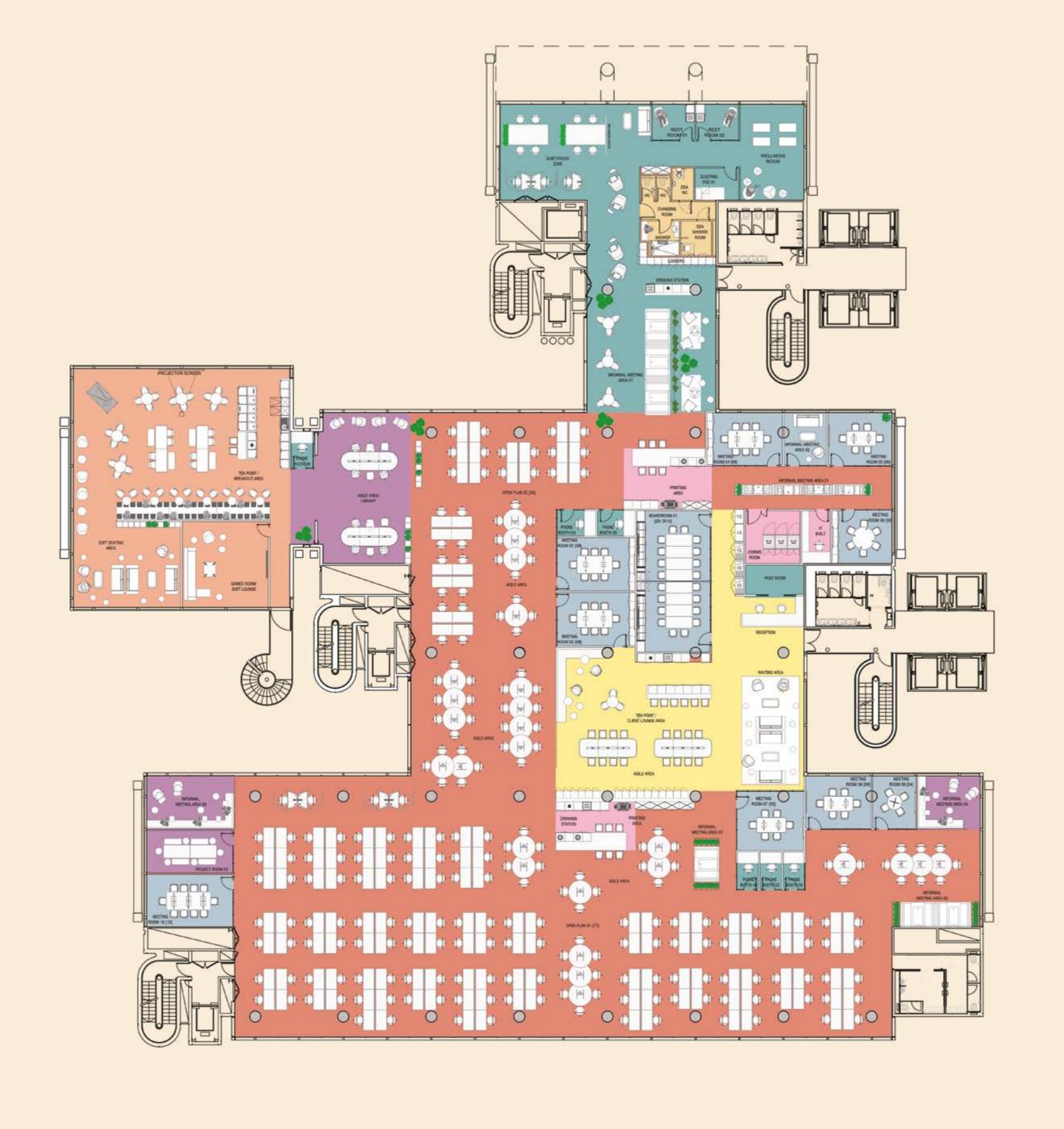
Total workstations: 185
Occupancy density: 1:12

Office area:

Open plan assigned desks 105
Agile work points 80

Meeting rooms:10Boardroom 20 prs with moving wall1Meeting rooms 10prs1Meeting room 8prs3Meeting room 6prs4Meeting room 4prs1







US/UK LEGAL

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

Total workstations: 123
Occupancy density: 1:18

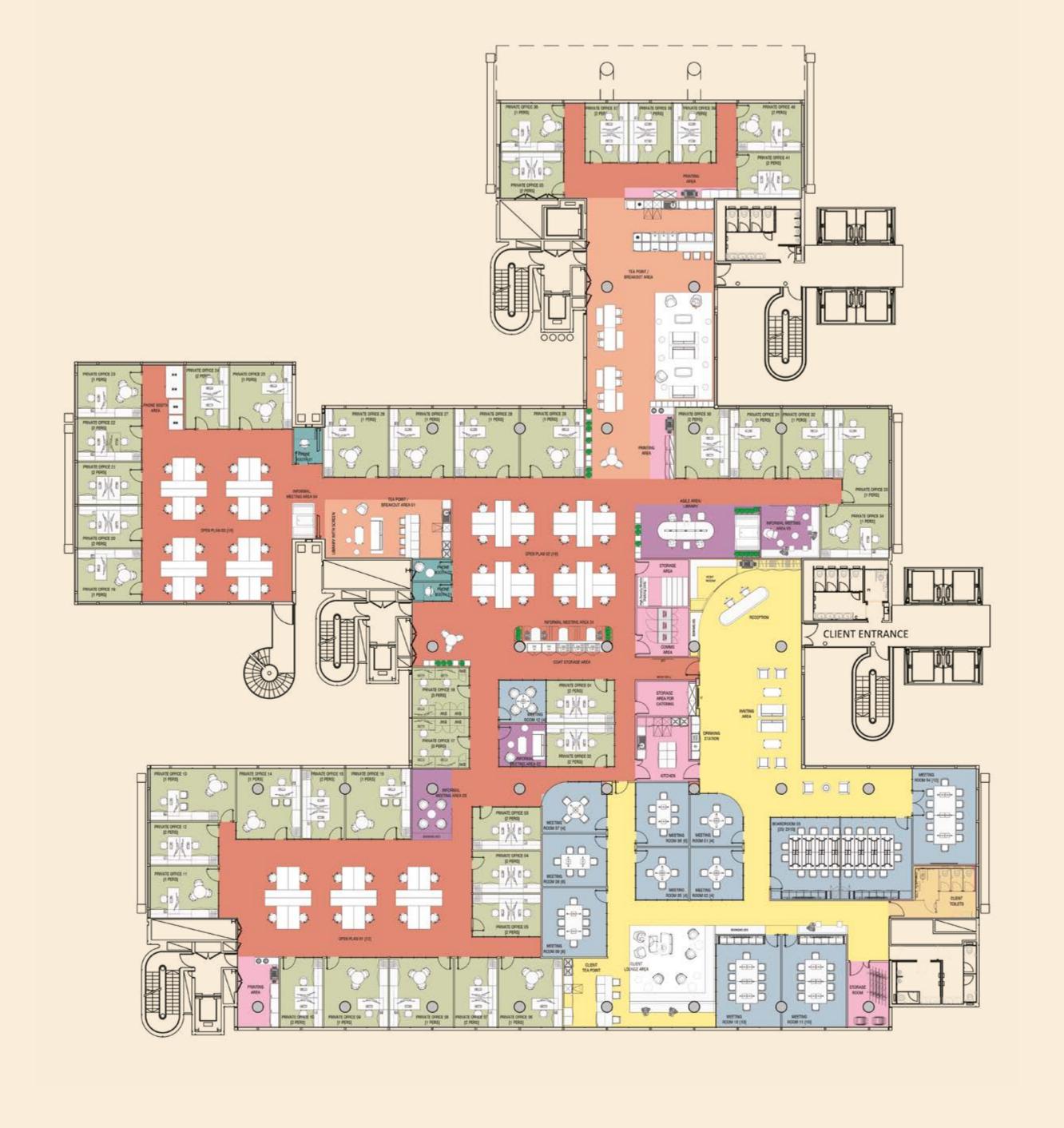
Office area:

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

Meeting rooms:10Boardroom 20prs with
moving wall1Meeting rooms 12 prs1Meeting rooms 10prs2Meeting room 8prs1Meeting room 6prs2Meeting room 4prs5

KEY

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





5th floor

UK HYBRID/LEGAL

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

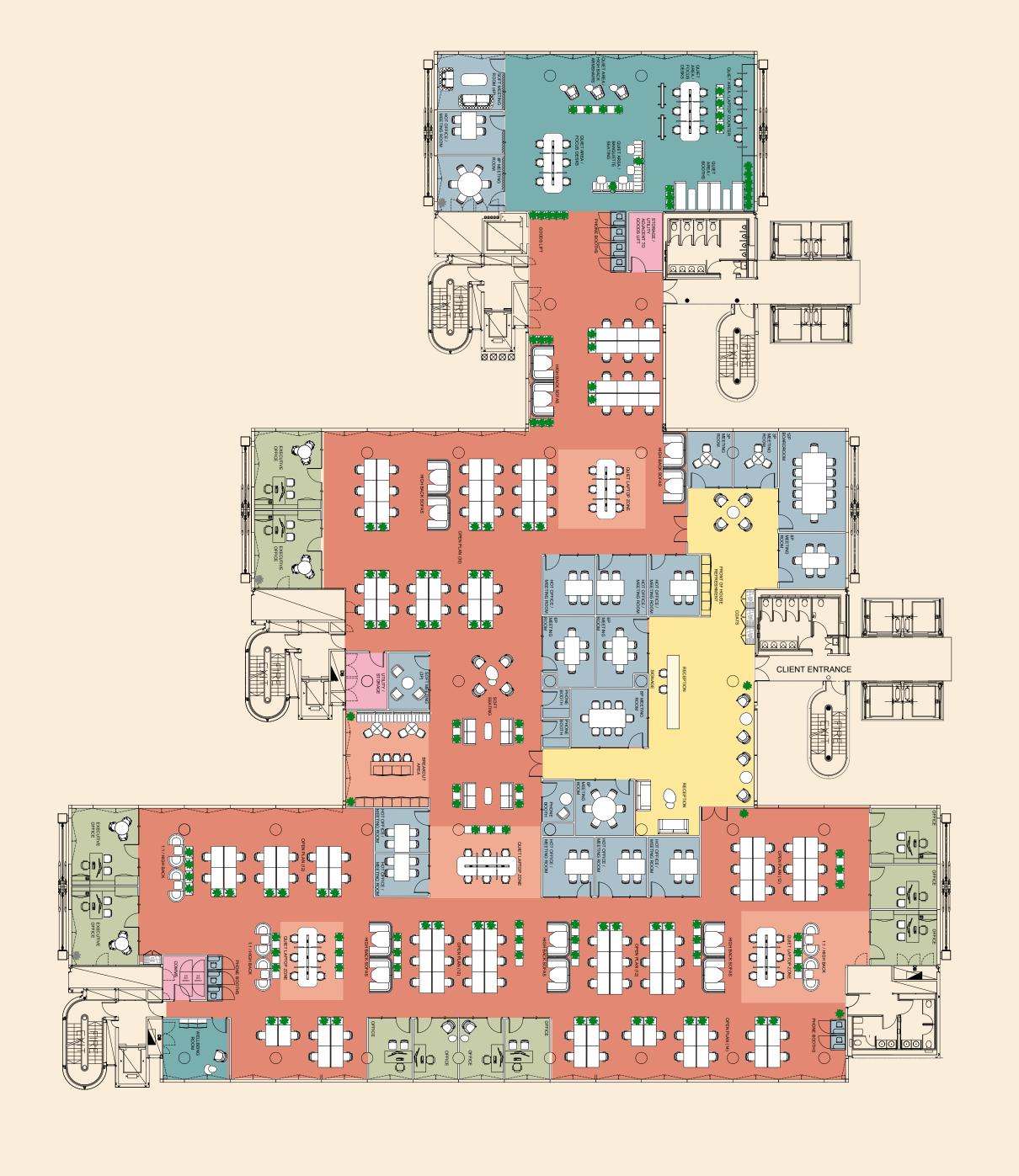
Total workstations: 220
Occupancy density: 1:9.25

Office area:

1 prs Private office 1

Meeting rooms:10Meeting rooms 12 prs1Meeting room 8prs1Meeting room 6prs5Meeting room 4prs10Meeting room 3prs4

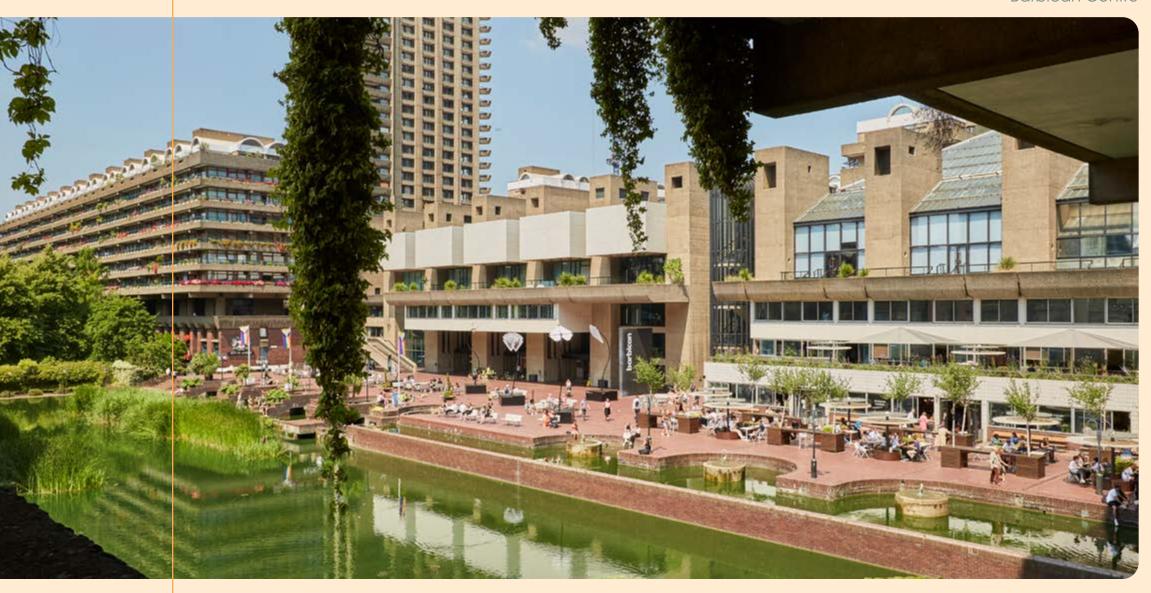






Everything at 88 Wood Street

Barbican Centre



St Mary Aldermanbury Garden





Third Space Health Club



Barbie Green



Barbican Kitchen



Enjoy unparalleled access to the Barbican Centre's cultural hub, adding a vibrant dimension to your City workspace at 88 Wood Street.



Cabotte

Amenities in the Neighbourhood

Restaurants

- 1. Barbie Green
- 2. Manicomio City
- 3. The Ivy Asia
- 4. Hawksmoor
- 5. The Ned
- 6. Haz St Paul's
- 7. Coya
- 8. Enoteca da Luca
- 9. Sandwich Sandwich

Coffee

- 1. 88 Beans (in-house café)
- 2. Rosslyn Coffee
- 3. Nkora
- 4. Blank Street
- 5. Black Sheep Coffee
- 6. Dose
- 7. Soho Coffee
- 8. Dartbrook coffee
- 9. Saint Espresso

Pubs & Bars

- 1. Merchant House
- 2. Masons Arms
- 3. Where's Fred's
- 4. Lamb and Trotter
- 5. The Trading House
- 6. Old Doctor Butler's Head
- 7. Wood Street Bar & Restaurant

Fitness & Lifestyle

- 1. Digme
- 2. Ted's Grooming Room
- 3. Virgin Active
- 4. Barry's Gym

Culture & Entertainment

- I. Barbican Cinema
- 2. F1 Arcade
- 3. Puttshack
- 4. Clays





































cg/





CLEARY GOTTLIEB









Hermes GPE









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