

An icon
with a
new beat

88
Wood
Street.

88 Wood Street.

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 floorplates.
- Newly remodeled 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

OVERVIEW

WORK SPACE

Specification

Schedule of areas

Floor plans

Indicative visuals

Space plans

Gallery

LOCATION

Connections

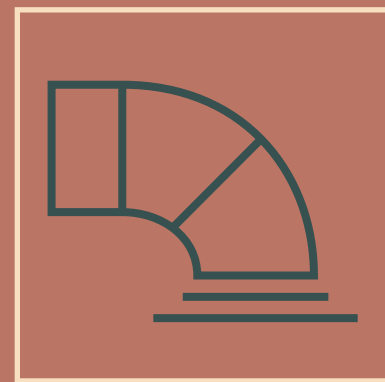
Hot-Spots

Amenities

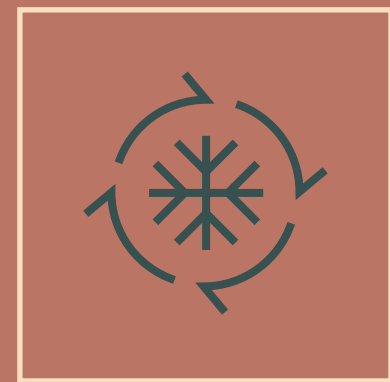
Green Space

In Good Company

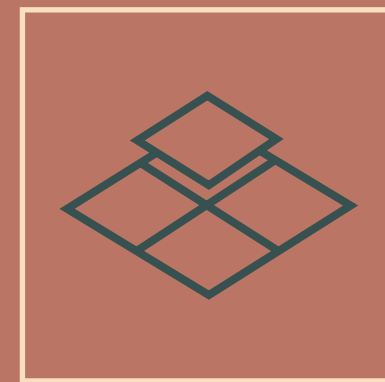
Gallery



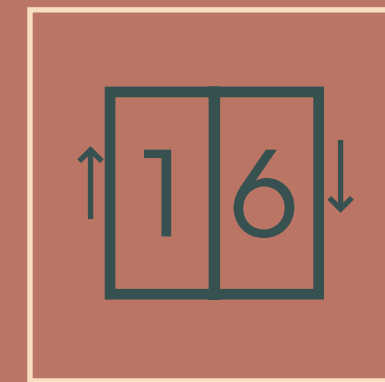
Fresh air delivered
at 16 l/s/person



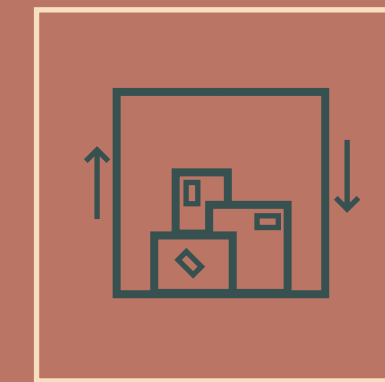
New 4-pipe fan coil
air conditioning



Raised access flooring
with 150mm void



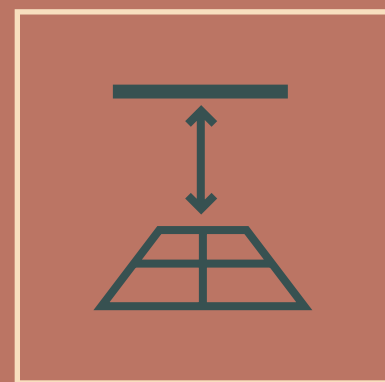
8 x 16 person
glass wall-climber
passenger lifts



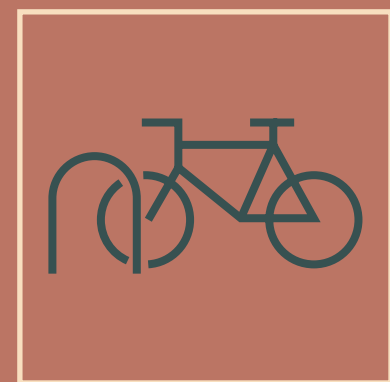
1 x 2,000kg
goods lift



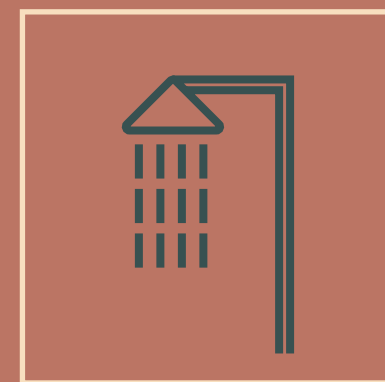
83 sq m living
wall in reception



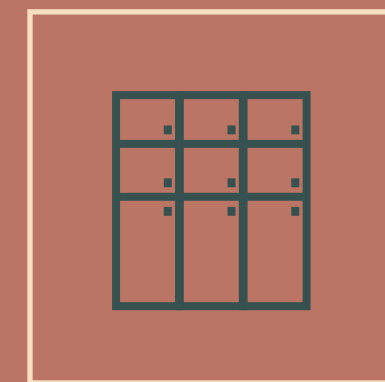
Floor to raff 2.7m
(3.0m on 1st to 3rd)
Floor to slab 3.3m
(3.6m on 1st to 3rd)



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



24 showers plus
one accessible



233 lockers and six
airing cupboards



Pathway identified
towards EPC B



Communal
business lounge
and cafe

SCHEDULE OF AREAS

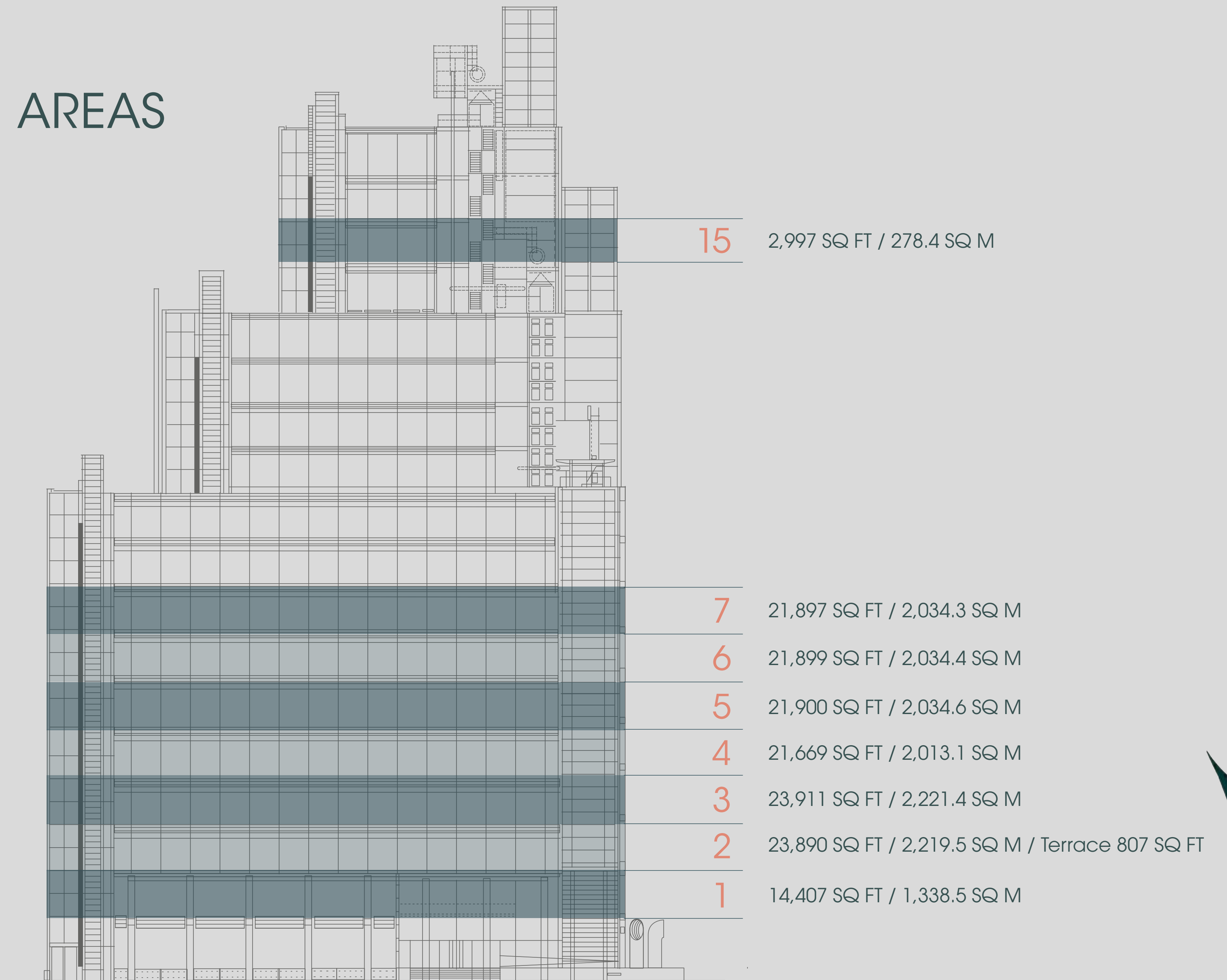
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TOTAL AVAILABLE AREA 152,570 SQ FT / 14,1714.2 SQ M

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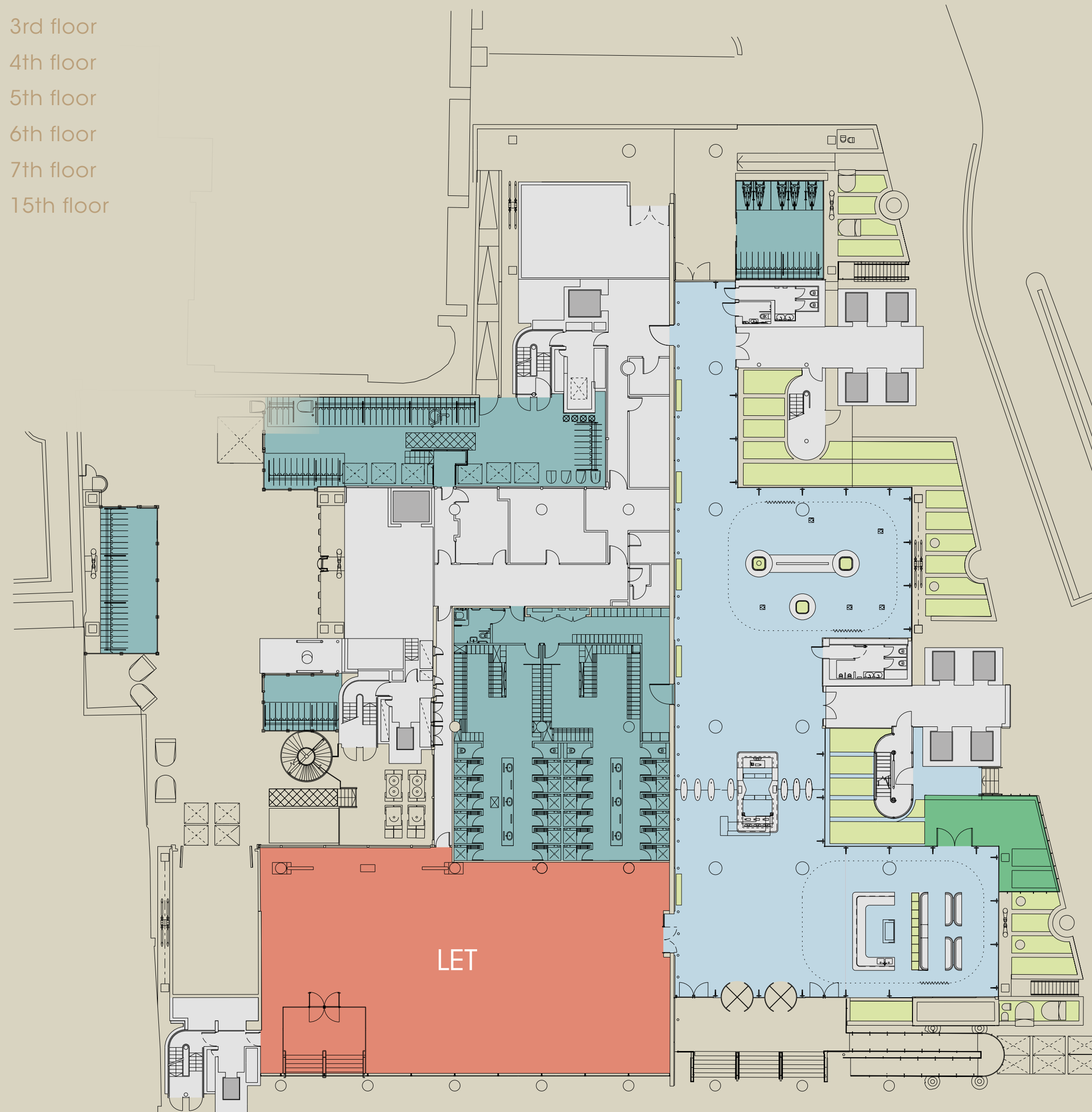
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- Ground
- 1st floor
- 2nd floor
- 3rd floor
- 4th floor
- 5th floor
- 6th floor
- 7th floor
- 15th floor



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

88 Wood Street.

OVERVIEW

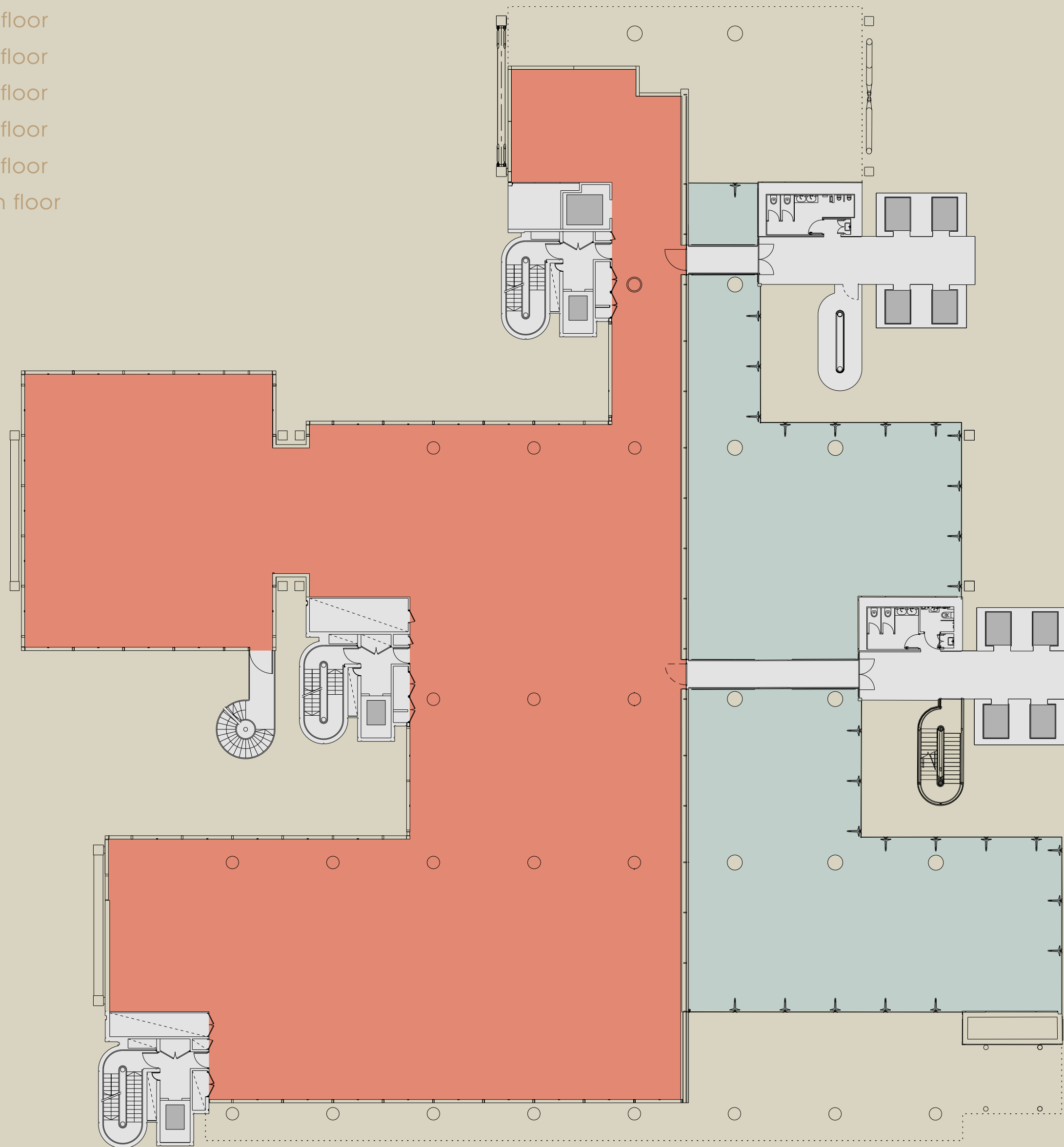
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1ST FLOOR

14,407 SQ FT
1,338.5 SQ M

- KEY
- Office
 - Core
 - Double-height Reception

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2ND FLOOR

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

- KEY
- Office
 - Core
 - Terrace

88 Wood Street.

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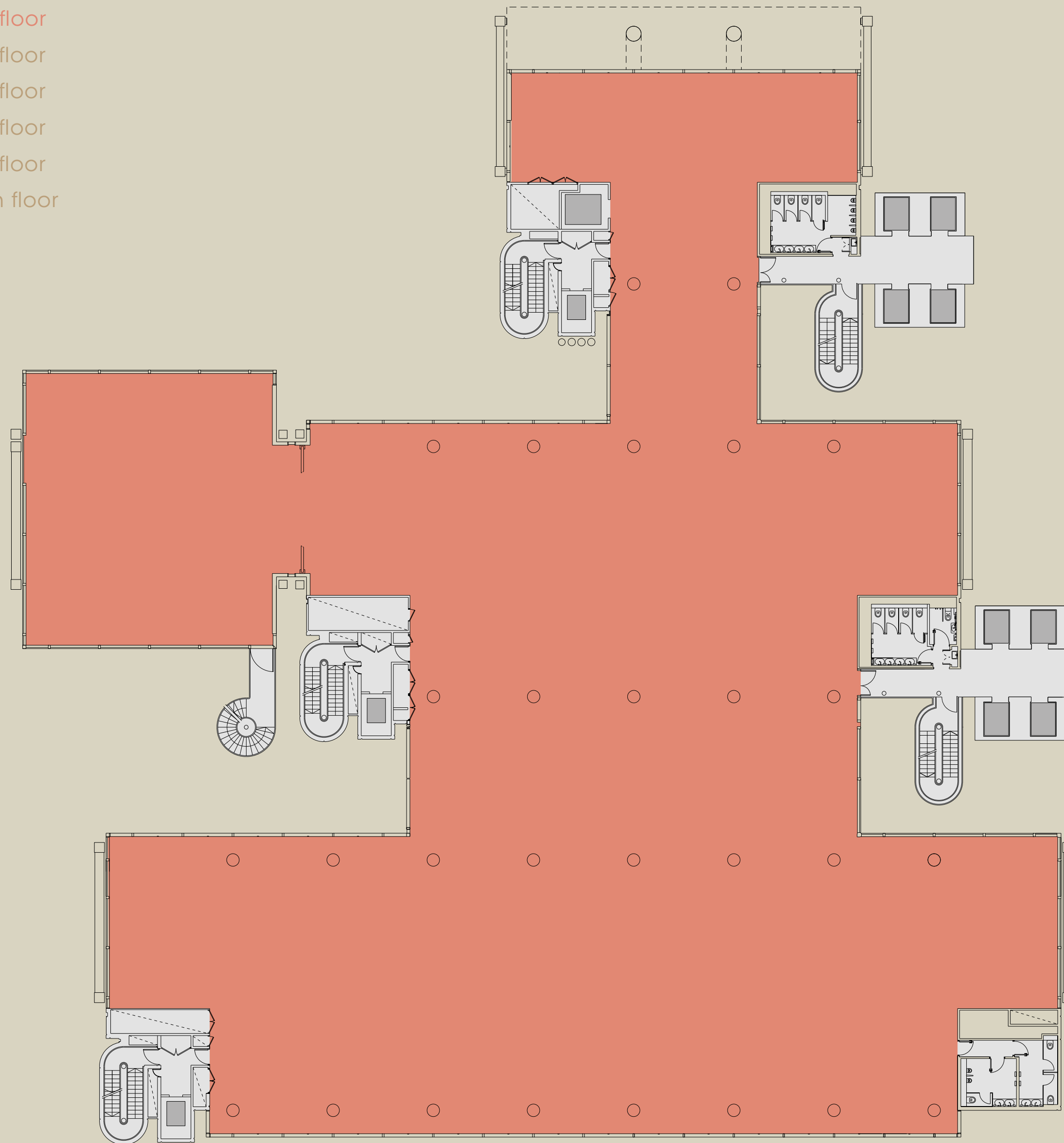
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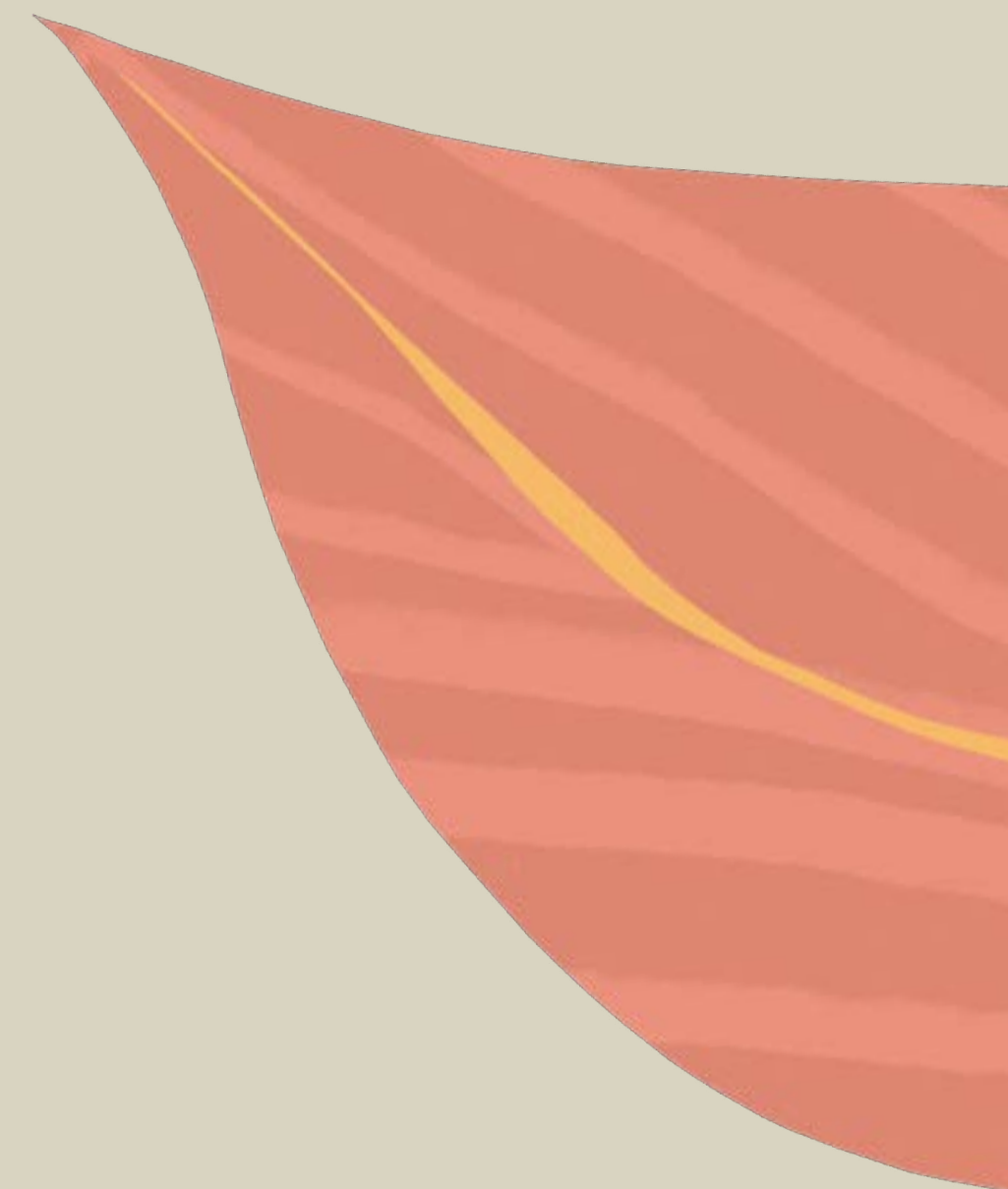
- Ground
- 1st floor
- 2nd floor
- 3rd floor
- 4th floor
- 5th floor
- 6th floor
- 7th floor
- 15th floor



3RD FLOOR

23,911 SQ FT
2,221.4 SQ M

KEY
Office
Core



88 Wood Street.

OVERVIEW

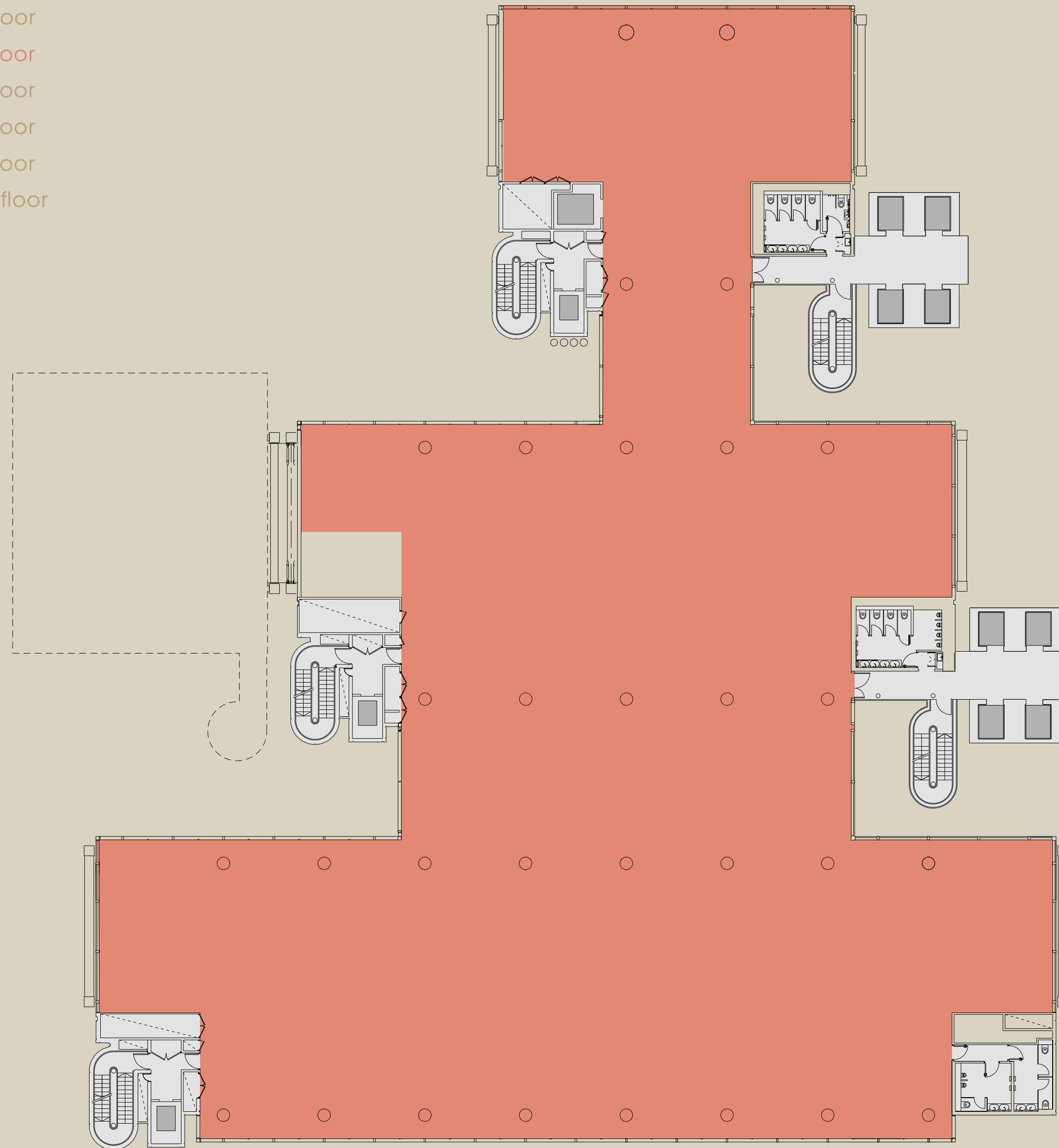
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4TH FLOOR

21,669 SQ FT
2,013.1 SQ M

KEY
Office
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88 Wood Street.

OVERVIEW

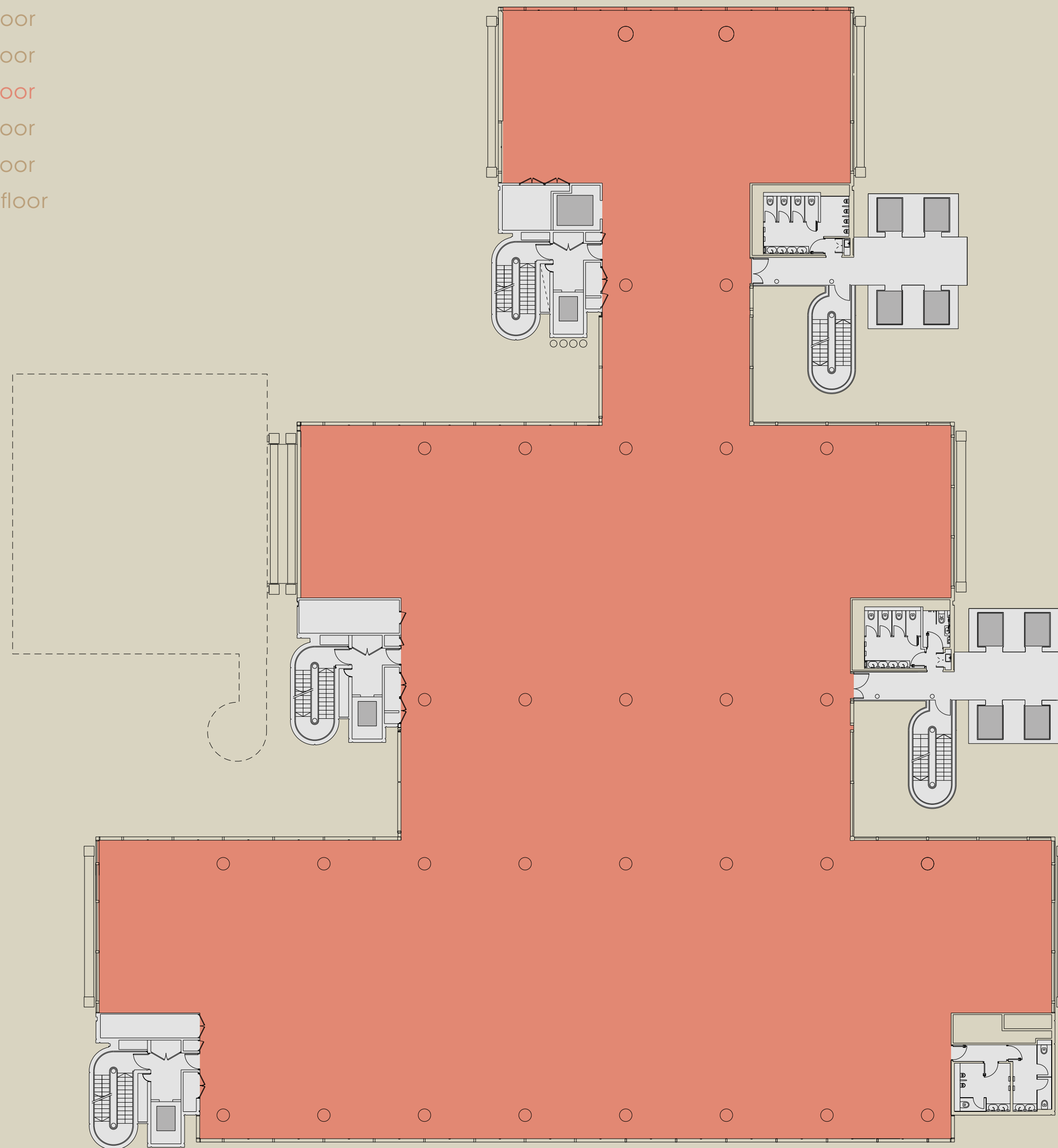
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5TH FLOOR

21,900 SQ FT
2,034.6 SQ M

KEY

- Office
- Core

88 Wood Street.

OVERVIEW

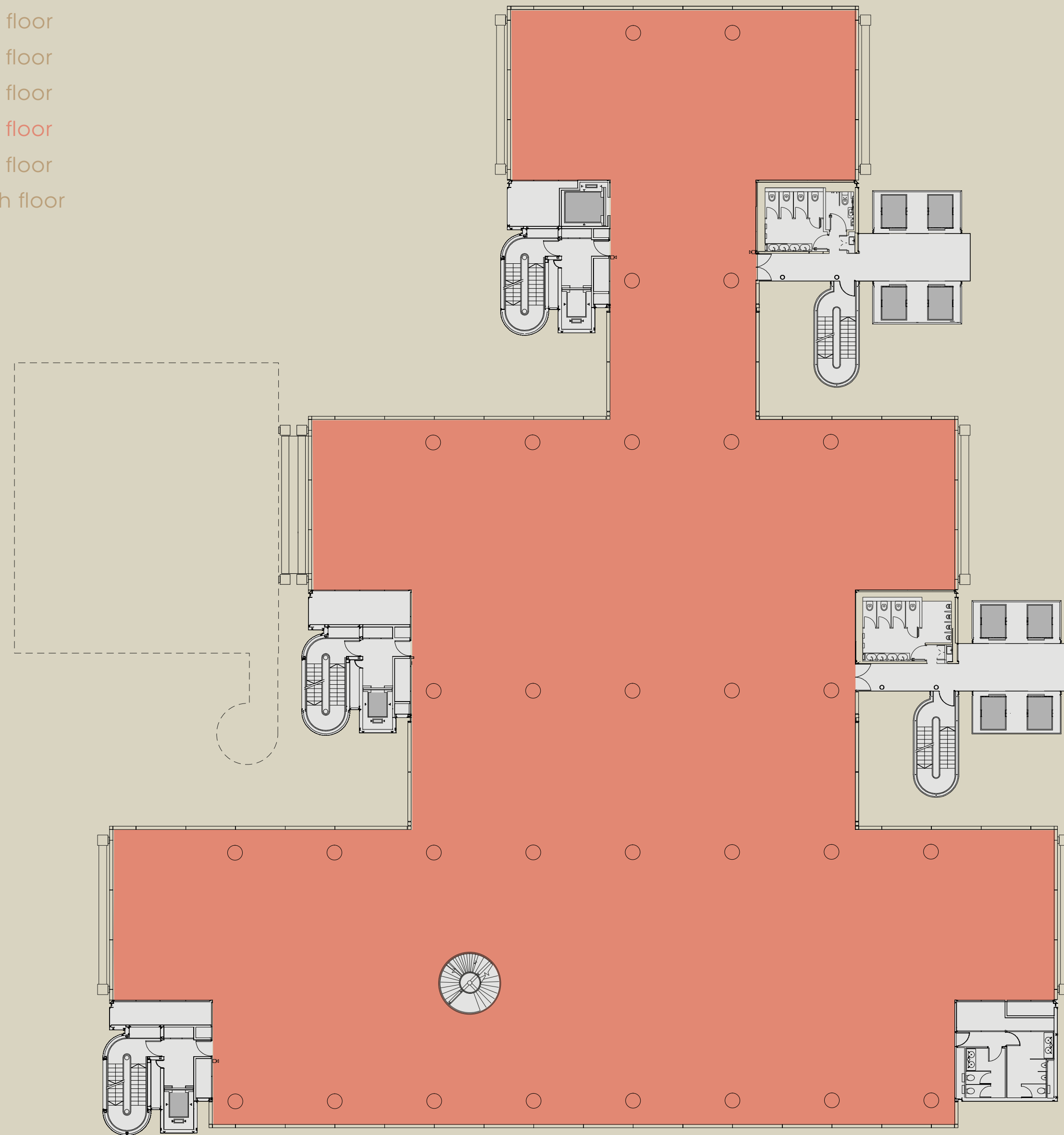
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- 1st floor
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6TH FLOOR

21,899 SQ FT
2,034.4 SQ M

KEY
Office
Core

88 Wood Street.

OVERVIEW

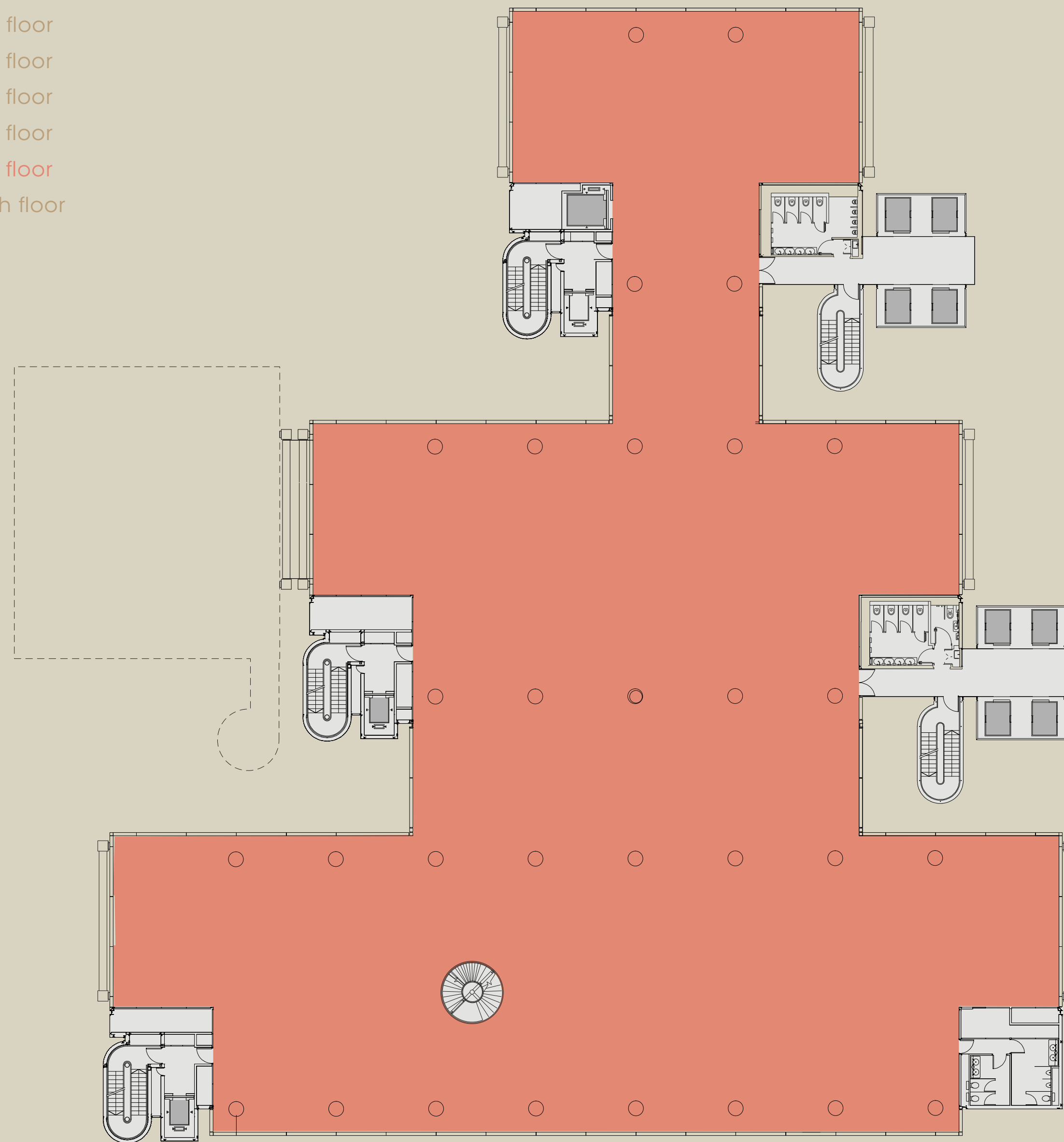
WORK SPACE

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- 15th floor



7TH FLOOR

21,897 SQ FT
2,034.3 SQ M

KEY

- Office
- Core

88 Wood Street.

OVERVIEW

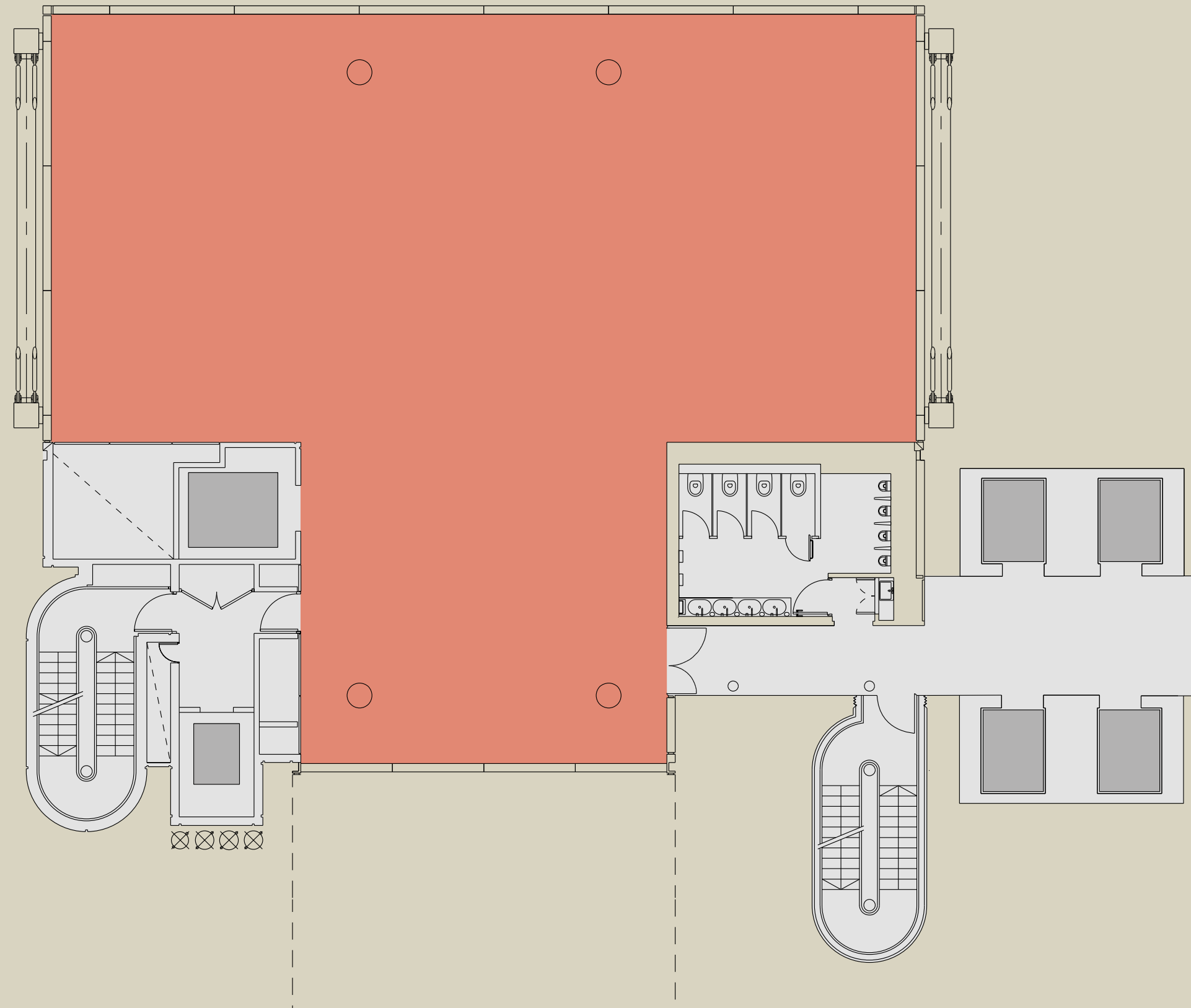
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15TH FLOOR

2,997 SQ FT
278.4 SQ M

KEY

- Office
- Core

88 Wood Street.

OVERVIEW

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LOCATION

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CGI image of 3rd floor reception

88 Wood Street.

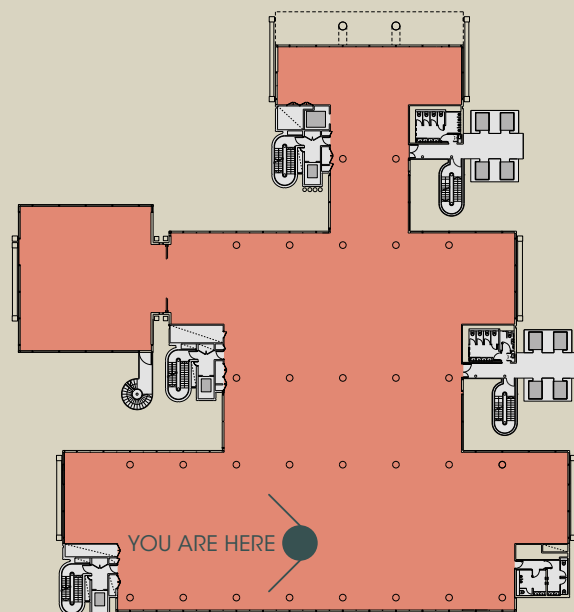
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CGI image of 3rd floor office space

88 Wood Street.

OVERVIEW

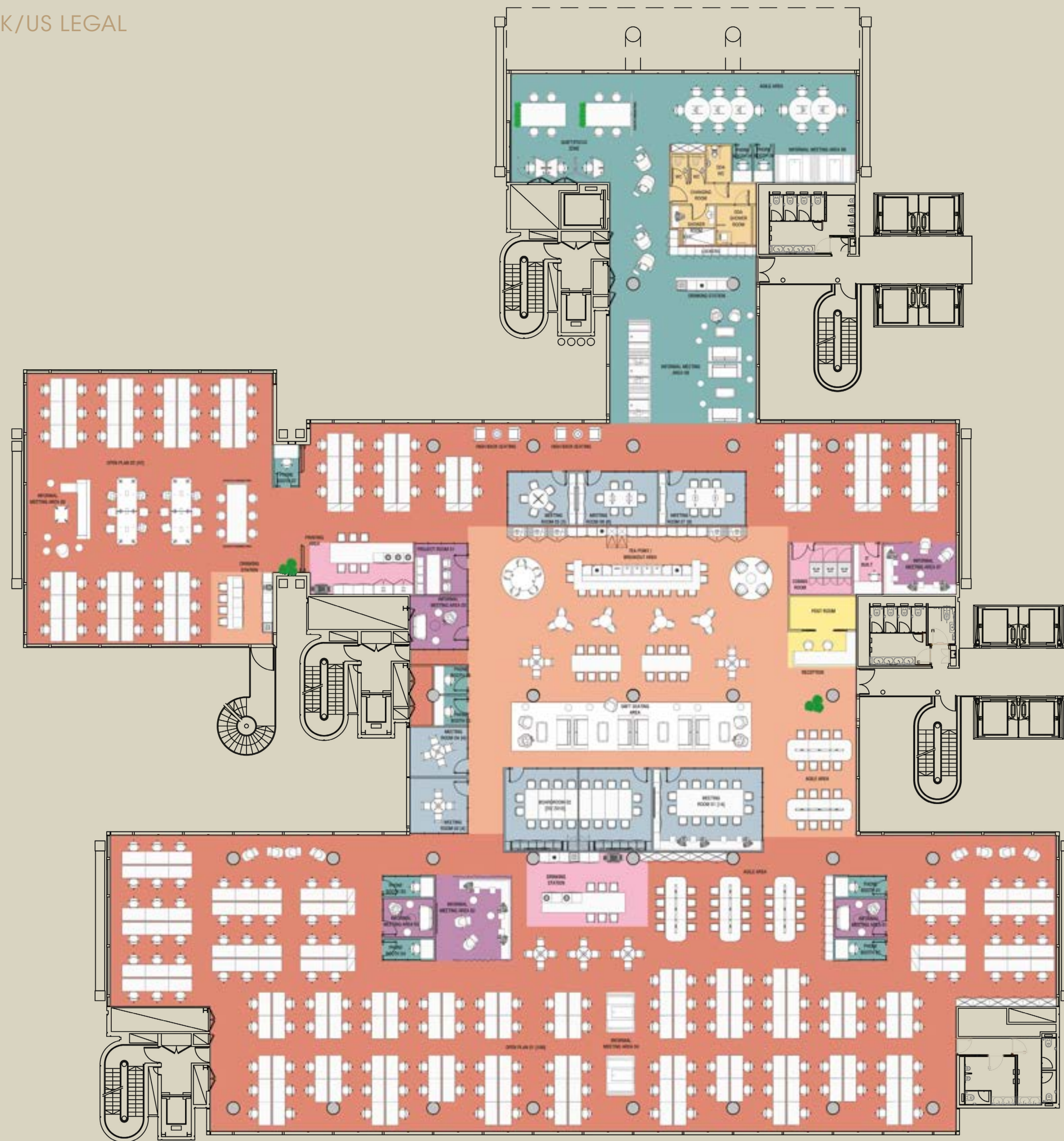
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3rd floor
 - FINANCIAL
 - TMT
 - UK/US LEGAL



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:

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

88 Wood Street.

OVERVIEW

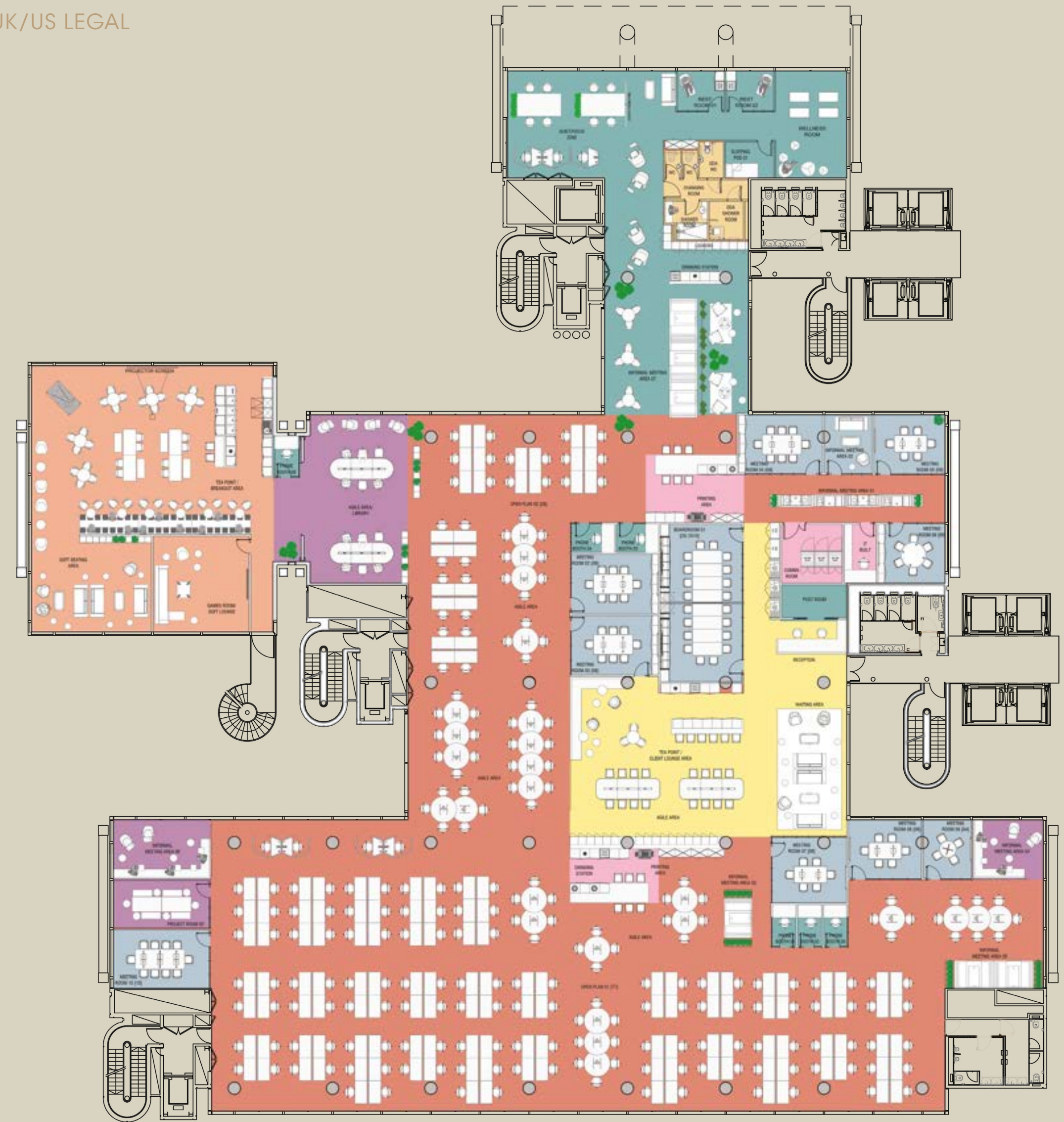
WORK SPACE

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LOCATION

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



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

- 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

88 Wood Street.

OVERVIEW

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- TMT
- UK/US LEGAL



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
- Private Office
- Meeting room
- Informal meeting area/Touch down area
- Reception
- Facilities
- Quiet Area
- Tea point/ Breakout area/Client lounge 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	■ Reception
■ Meeting room	■ Utility/Comms Area
■ Tea point/ Breakout area/Client lounge area	■ Quiet Area
■ Private Office	

88 Wood Street.

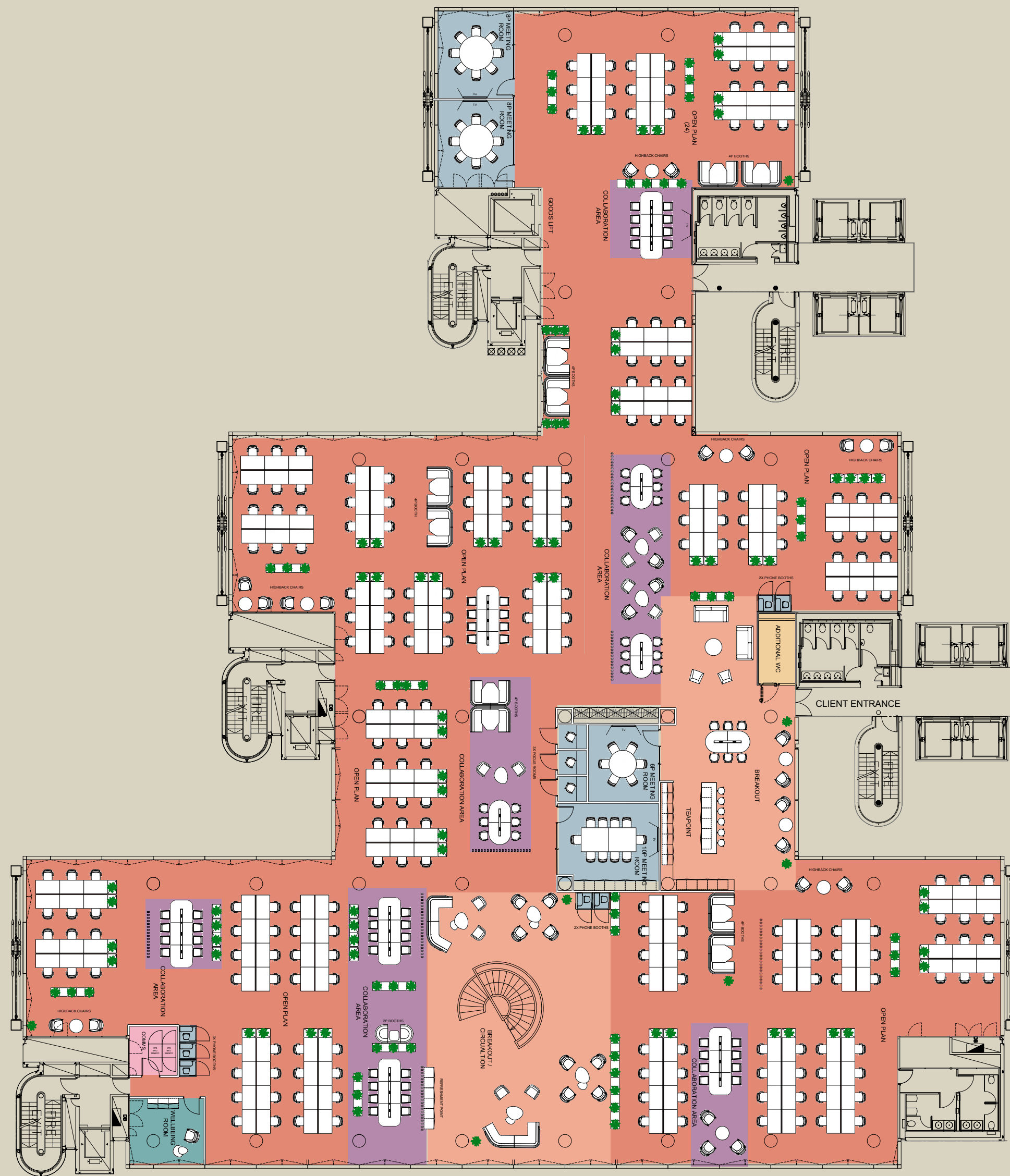
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7TH FLOOR

OPEN PLAN

21,897 SQ FT (2,034.3 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
- Informal meeting area/Touch down area
- Meeting room
- Tea point/ Breakout area/Client lounge area
- Utility/Comms Area
- Quiet Area
- Additional toilet / Changing room

88 Wood Street.

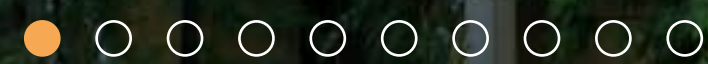
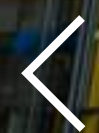
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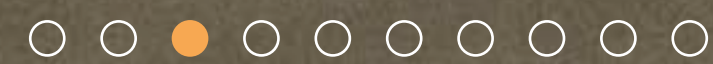
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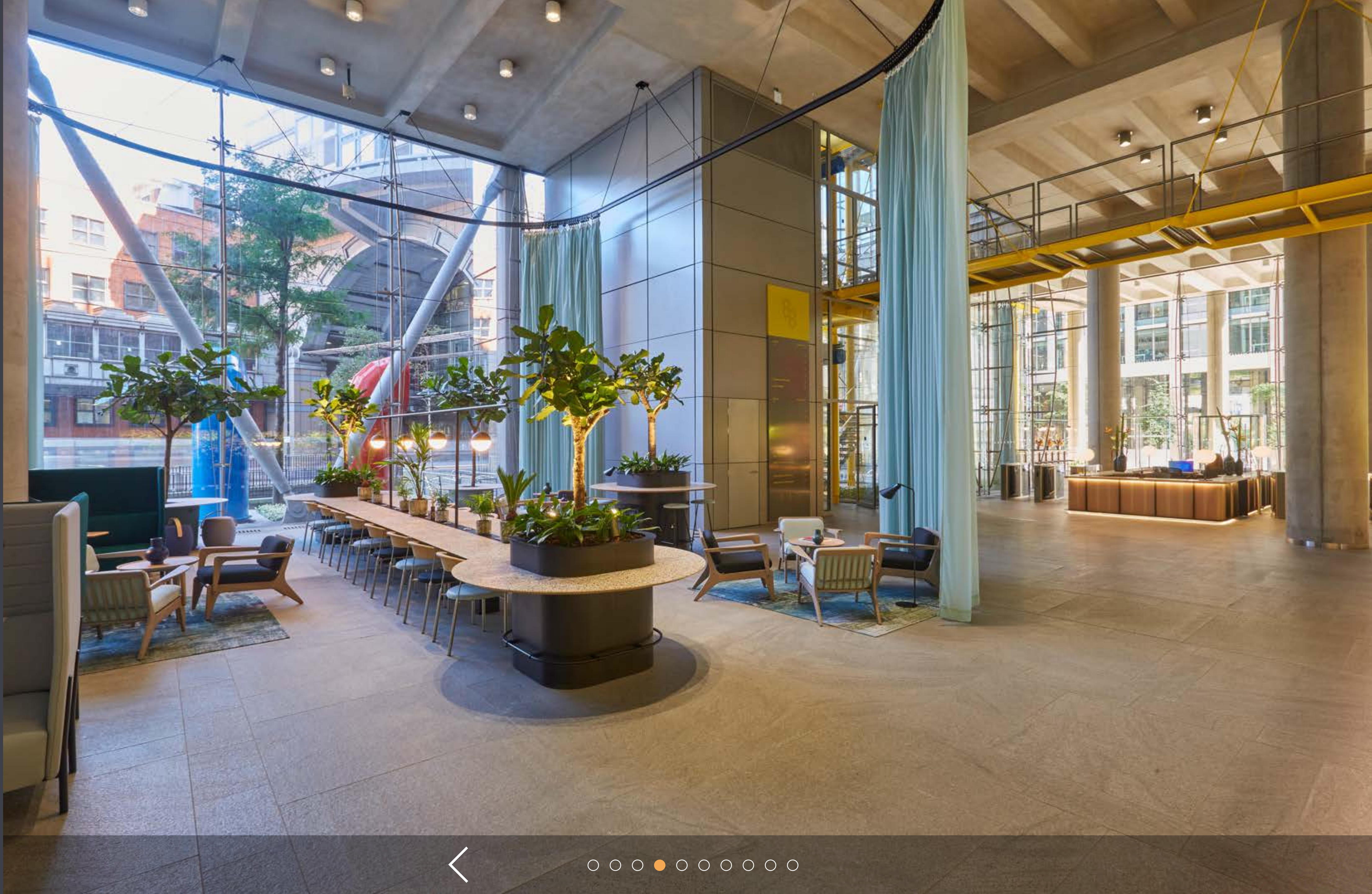
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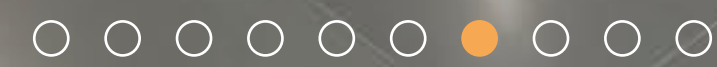
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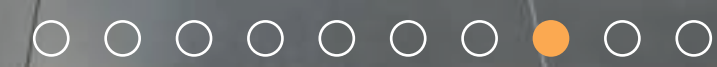
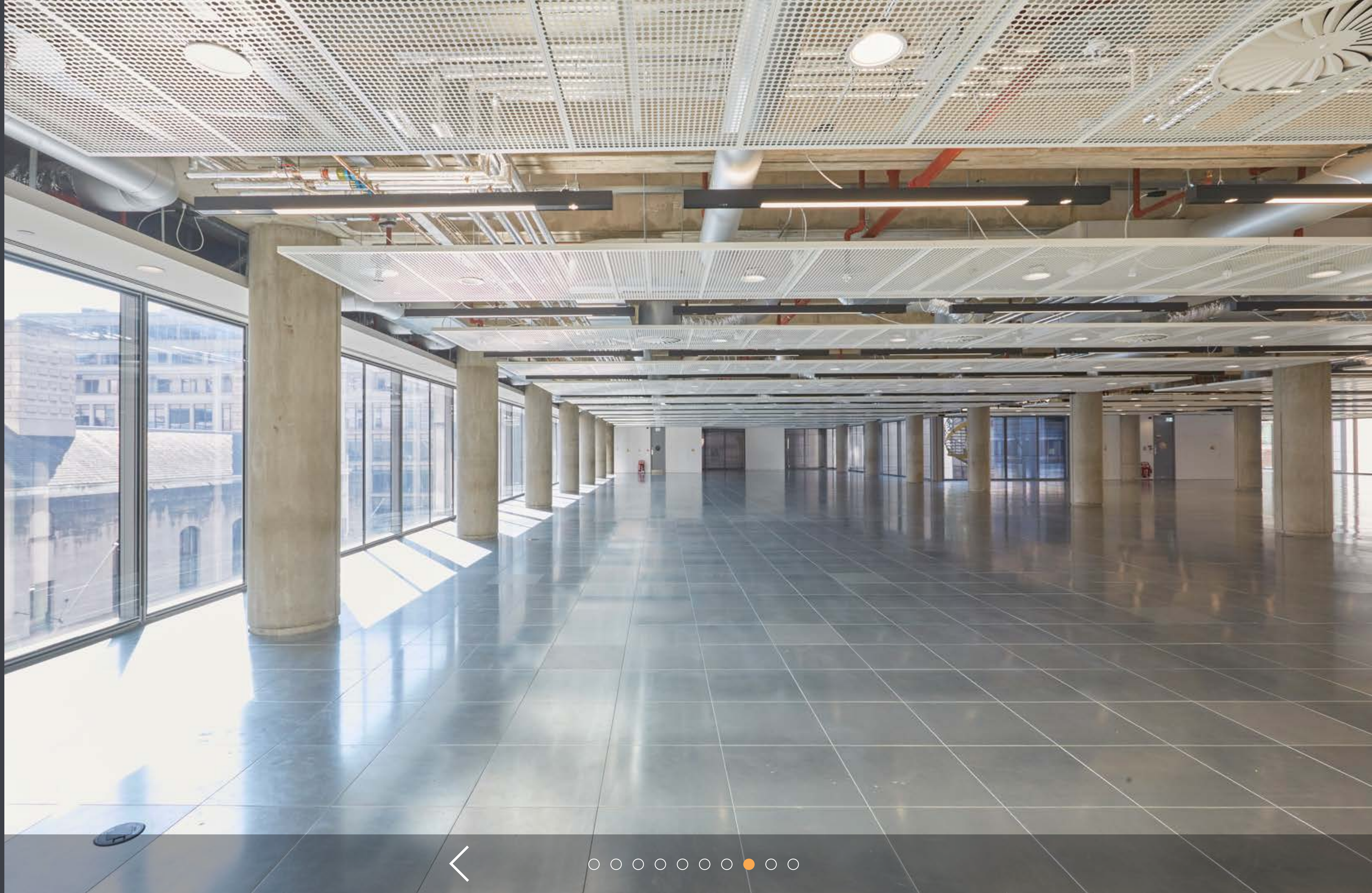
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Everything at 88 Wood Street

88
Wood
Street.

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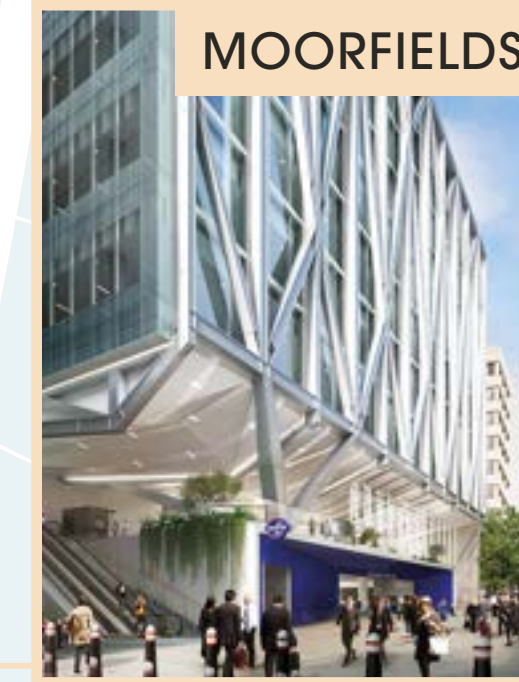
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HOT-SPOTS



88 Wood Street.

AMENITIES

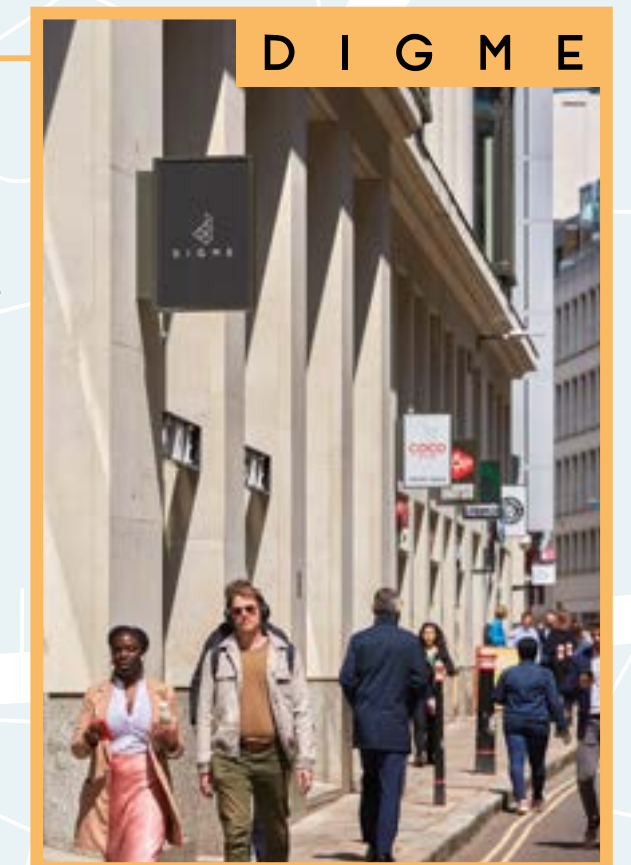
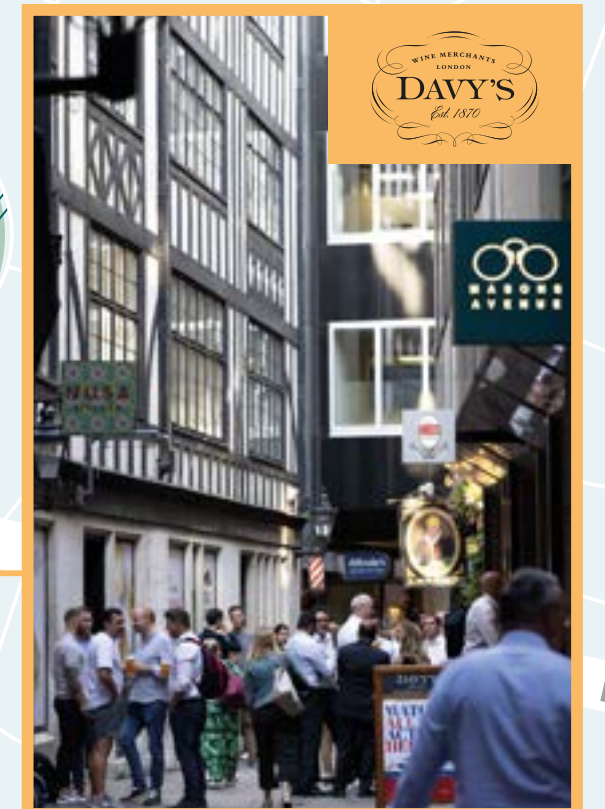
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88 Wood Street.

IN GOOD COMPANY

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- Floor plans
- Indicative visuals
- Space plans
- Gallery

LOCATION

- Connections
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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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