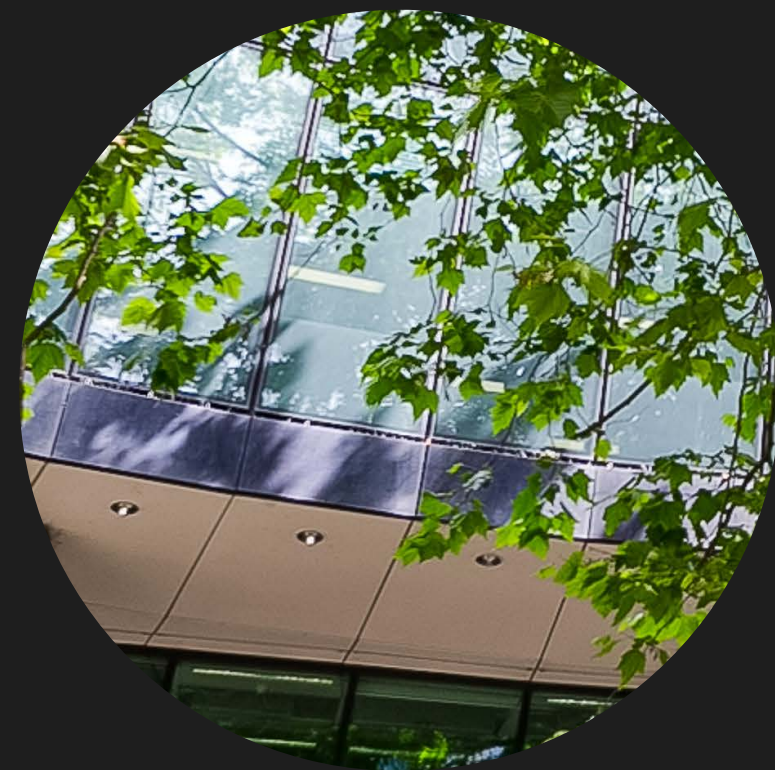
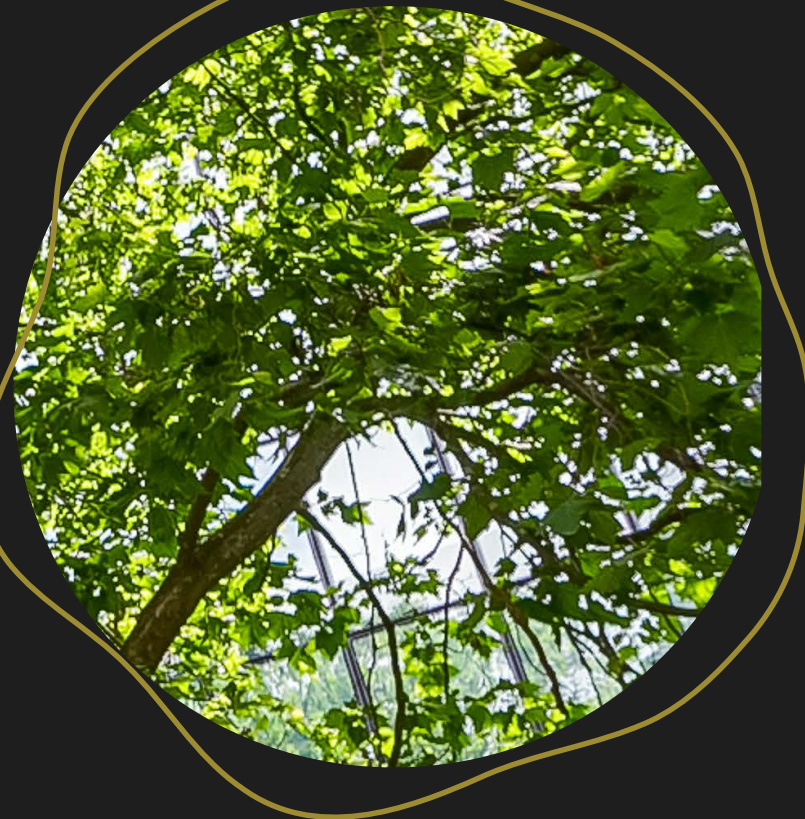




100 WOOD STREET

LONDON, EC2



Iconic British architecture primed for contemporary city working

100 WOOD STREET'S spectacular curved glass façade mean it's workspaces are filled with natural light. With views over St Mary Staining Churchyard, the building offers 145,000 sq ft of office space spanning over 9 floors, with 38,300 sq ft of space available in a fully fitted or Cat A condition.

In addition to this, the building has undergone further transformation to feature a 2,500 sq ft gym and multi-purpose studio accessible to all tenants. This cutting-edge, fully automated facility serves as a dedicated space to promote the well-being of occupants within the building.



Transforming 100 Wood Street: more than a workspace

LOCATED ON A STREET that has observed centuries of changing architecture, at the core of the City's most spirited quarter, 100 Wood Street serves as an expression of Sir Norman Foster's ground-breaking steel and glass architecture.

Originally named after its row of houses made solely from wood, Wood Street pays homage to London's resilience of reimagining and restoring itself, and the building signifies architectural movement, progression and change.

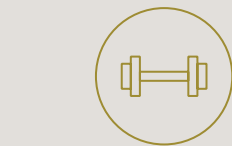


< The front façade
v The sloped roof



YOUR NEW OFFICE

04 / 16



Brand New
On-site Gym



New End of
Journey Facilities

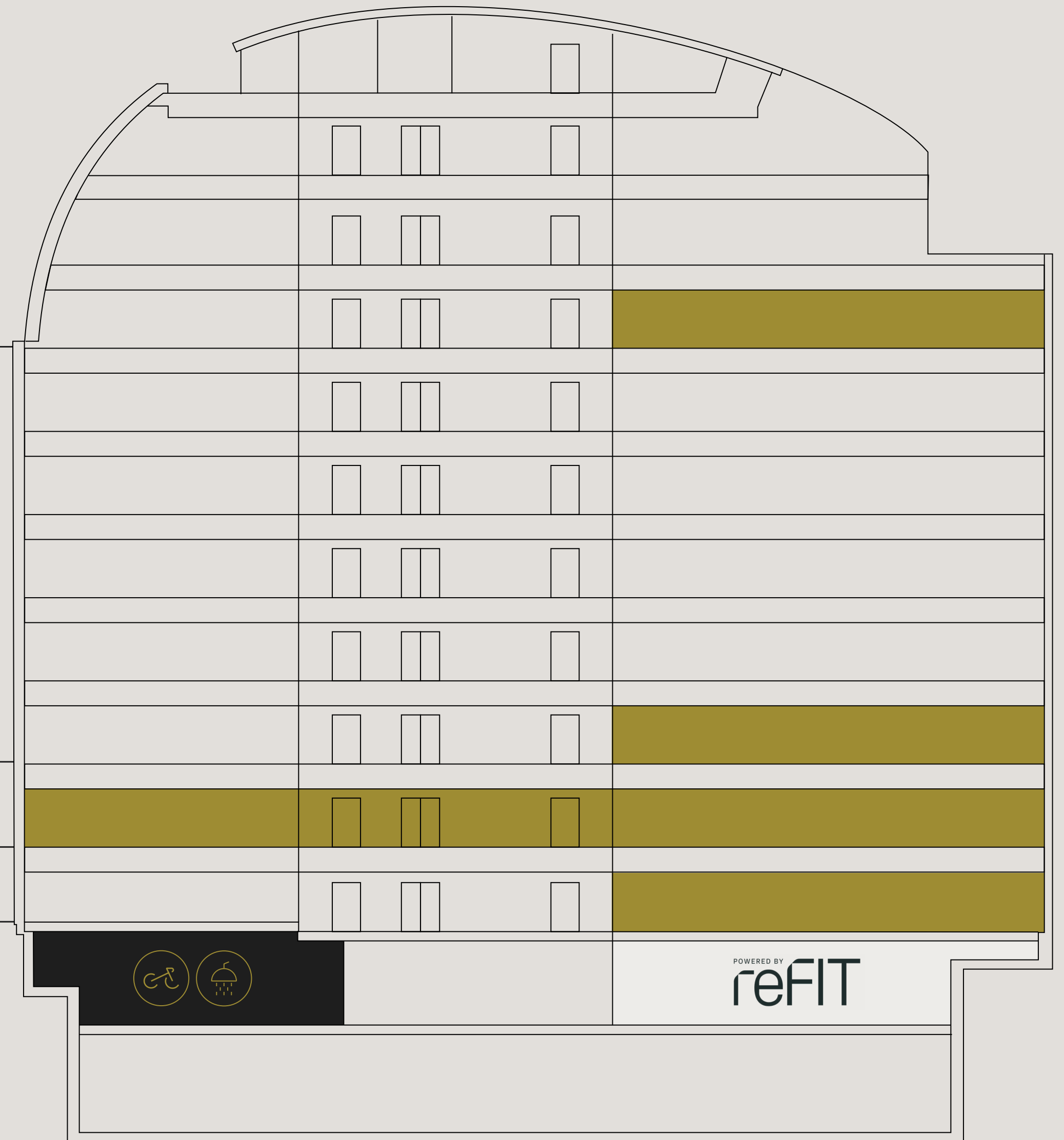


CAT A and
Fitted Space



Current Availability

Floor	SQ FT	Sq M
Part 7 th Floor (Fitted)	9,735	904
Part 2 nd Floor	8,816	819
1 st Floor	11,732	1,090
Ground Floor	8,056	748



Part 7th Floor

Office: 9,735 sq ft / 904.4 sq m

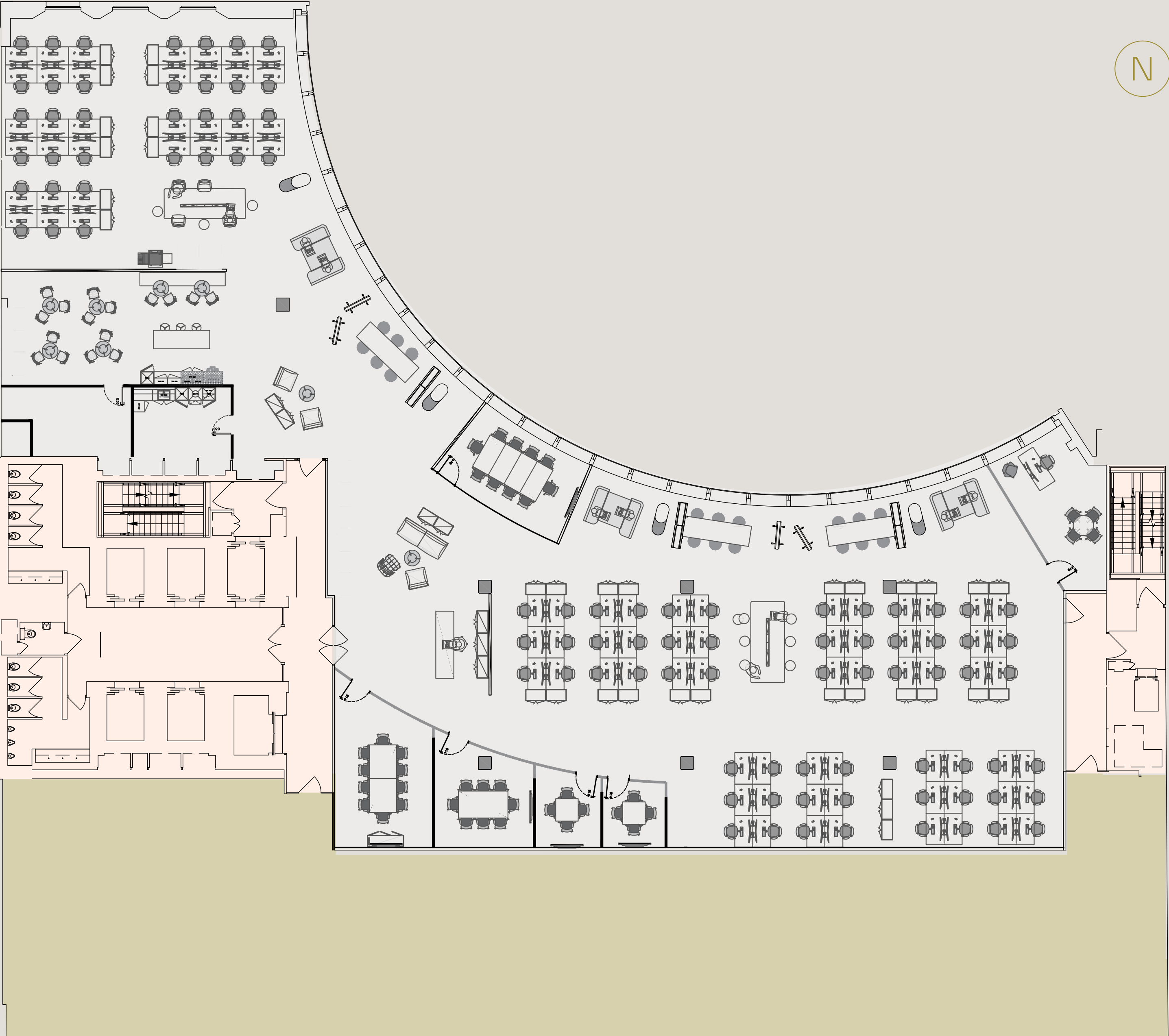
Indicative Fit-Out

- 01 Reception
- 01 Waiting Area
- 94 Open Plan Desking (1400 × 800)
- 02 10 Person Boardroom
- 01 8 Person Meeting Room
- 02 Call Rooms
- 01 Executive Office
- 01 Large Breakout
- 01 Prep Kitchen
- 04 Informal Meeting Zones
- 03 Booths
- 16 Hot Desks
- 01 Comms Room

*The floor is partially fitted, and the Landlord will work with incoming occupiers to produce a fully fitted product, suitable for the occupier.

Key

- Fitted Office
- Core
- Let





Meeting room



Reception



Open-plan desks



Kitchen breakout space

9,735 sq ft of fully fitted space

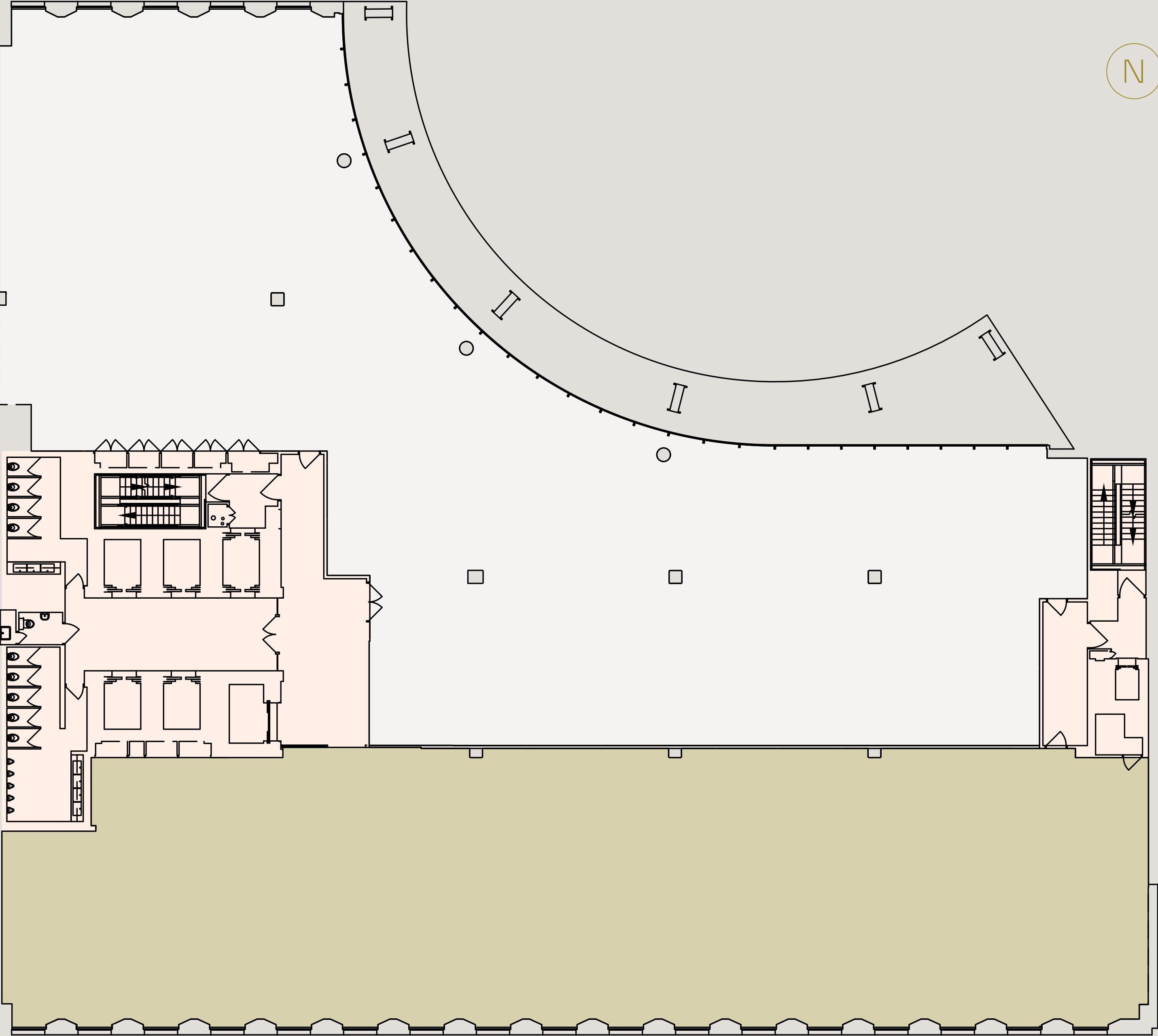
CATERING FOR the modern occupier, the 7th Floor offers the opportunity for a full fit-out in line with occupier needs. A full fit-out would include a sleek reception, two 10-person boardrooms, two executive offices, 94 open-plan desks, a spacious breakout area, a prep kitchen, informal meeting zones, booths, and 16 hot desks.

Part 2nd Floor

Office 8,816 sq ft / 819 sq m

YOUR NEW OFFICE

- Key
- Office
 - Core
 - Let



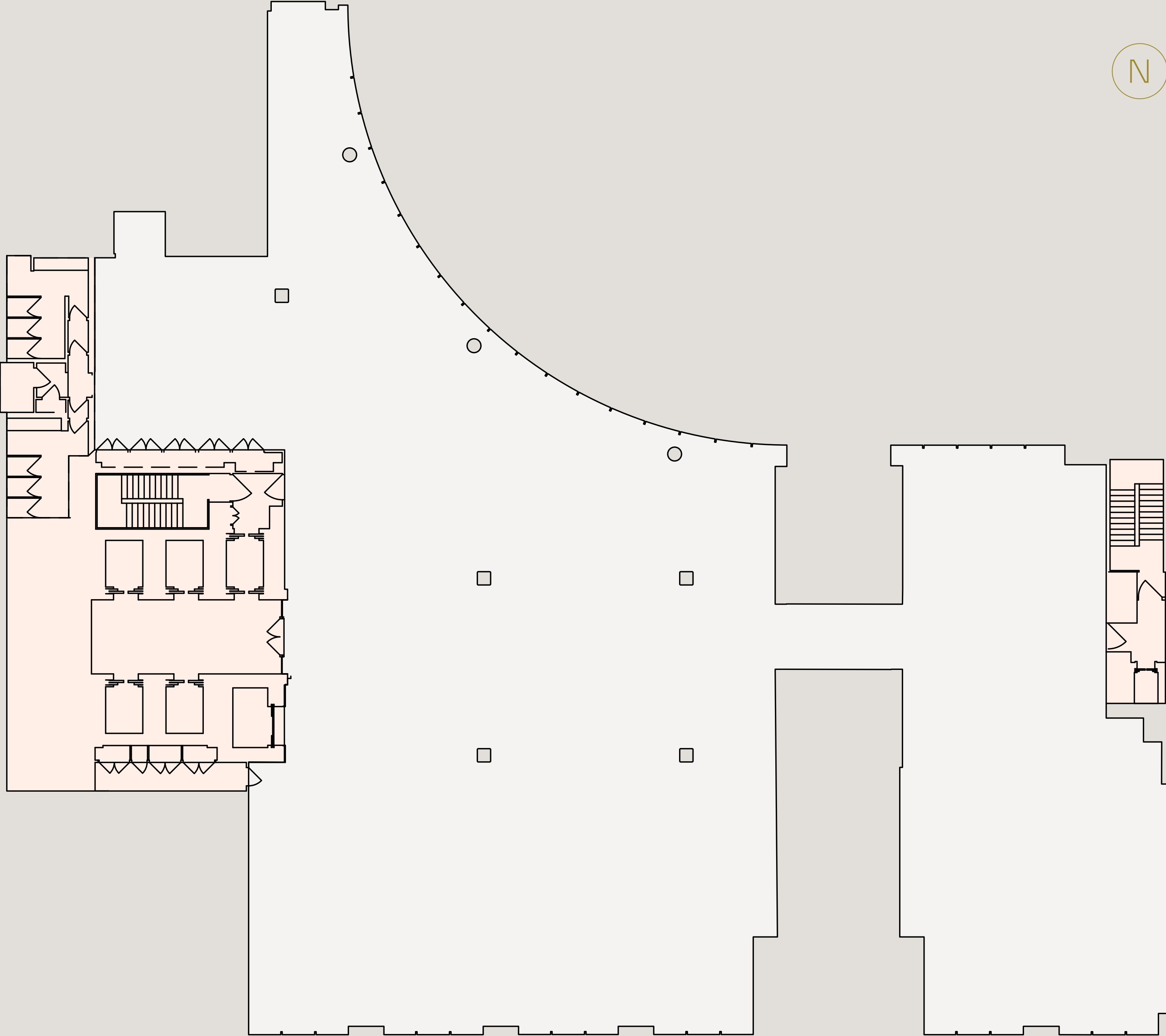
1st Floor

Office 11,732 sq ft / 1,090 sq m



YOUR NEW OFFICE

- Key
- Office
 - Core
 - Let



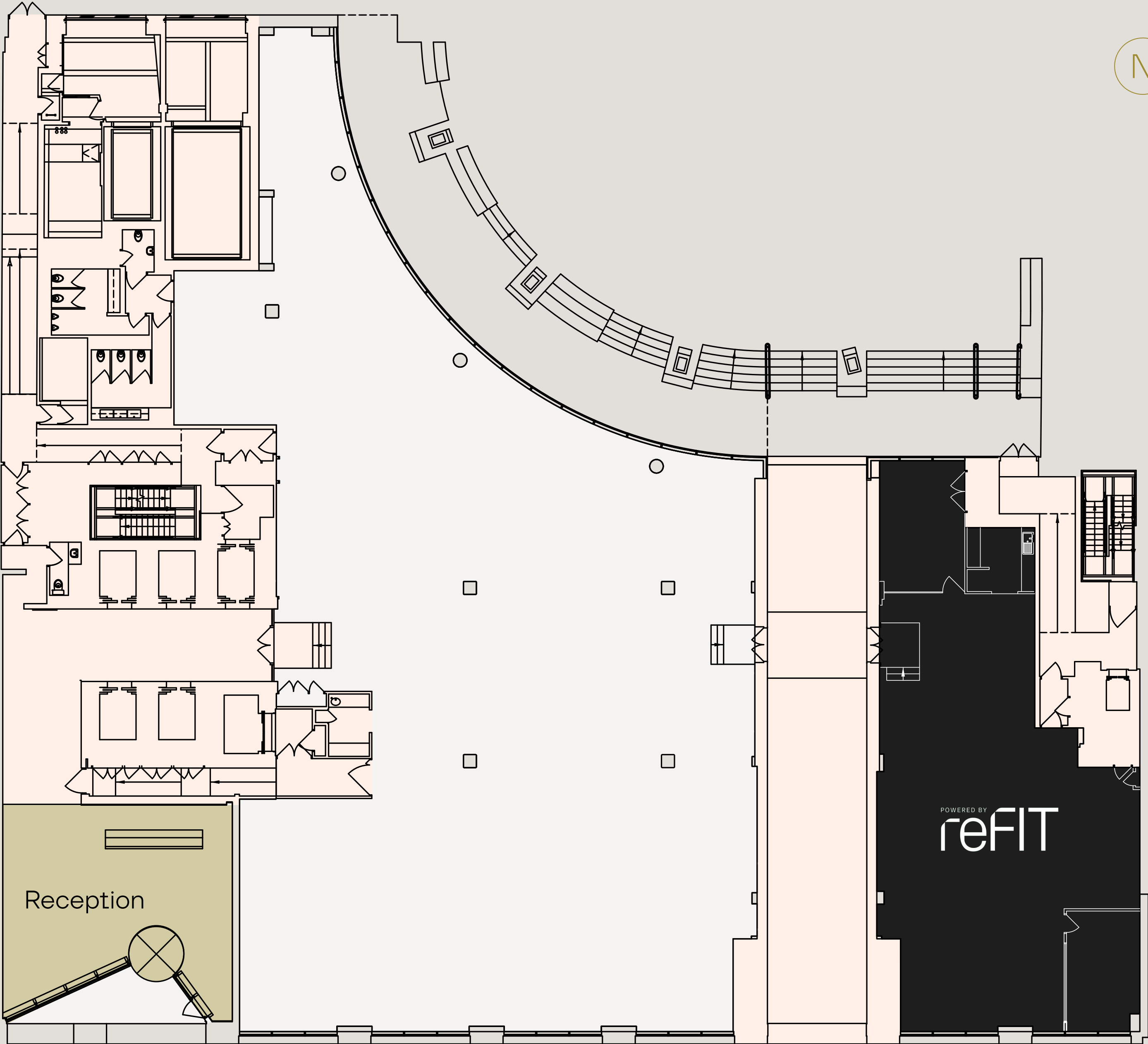
Ground Floor

Office 8,056 sq ft / 748 sq m

YOUR NEW OFFICE

Key

- Office
- Core
- On-site Gym
- Reception



An updated specification in an ever-evolving building



150mm Full Access
Raised Floor



2.75m Floor to
Ceiling Height



Metal Tile
Suspended Ceilings



24 Hour
Security



5 × 21 Person
Passenger Lifts



4 Pipe Fan Coil
Air Conditioning



Car Parking
Available



LED
Lighting

Remodelled with wellbeing in mind



Reception



New changing facilities

Wellbeing & Sustainability



104
Lockers



11 Individual
Showers



Accessible
Toilets



Access to
Green Space



Brand New
On-site Gym



Bicycle
Storage



EPC
C*



Wired Score
Platinum

*clear route to achieve 'B' by 2027

Primed for working out with bespoke fitness facilities, powered by reFIT

THE 2,500 SQ FT BESPOKE GYM at 100 Wood Street boasts state-of-the-art cardio technology, as well as a comprehensive array of strength and functional equipment tailored to accommodate various training styles and fitness objectives.

The Studio provides on-demand, immersive workouts and holistic wellness classes featuring a captivating 3.8m wide screen known as ‘The Wall’. Enhanced with music-reactive lighting, high-definition sound, and accessible 24/7, it offers limitless opportunities for both individual and group workouts.



MyZone Effort Tracking



Dedicated Gym Zones



Samsung 3.8m 'Wall' screen



Bose Sound System



Apple Airplay or Chromecast



Multi-purpose Immersive Studio

CLICK TO PREVIEW THE SPACE



Situated in the heart of The City, primed for work and play.



1



2



3



5



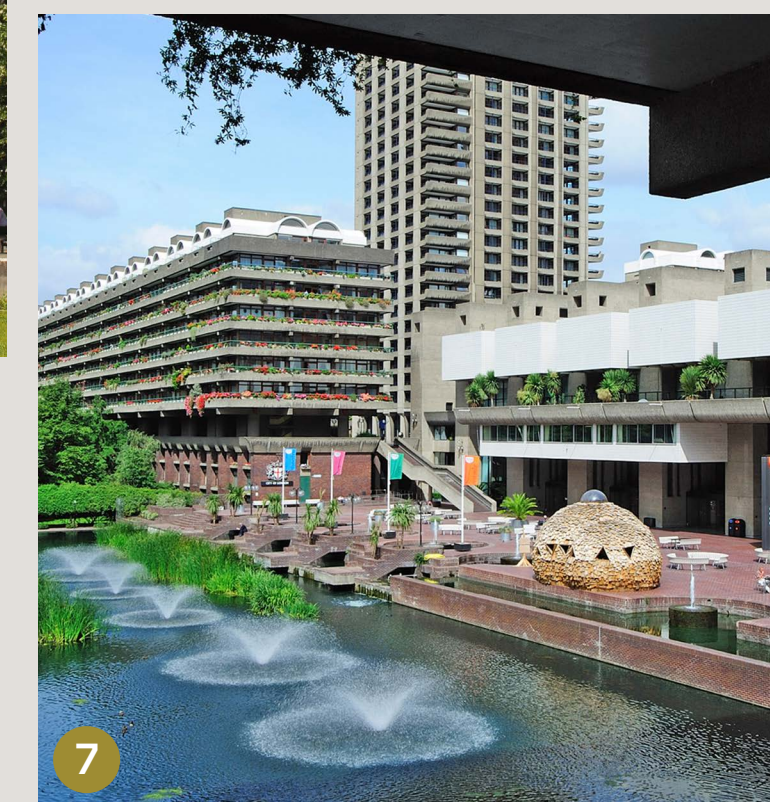
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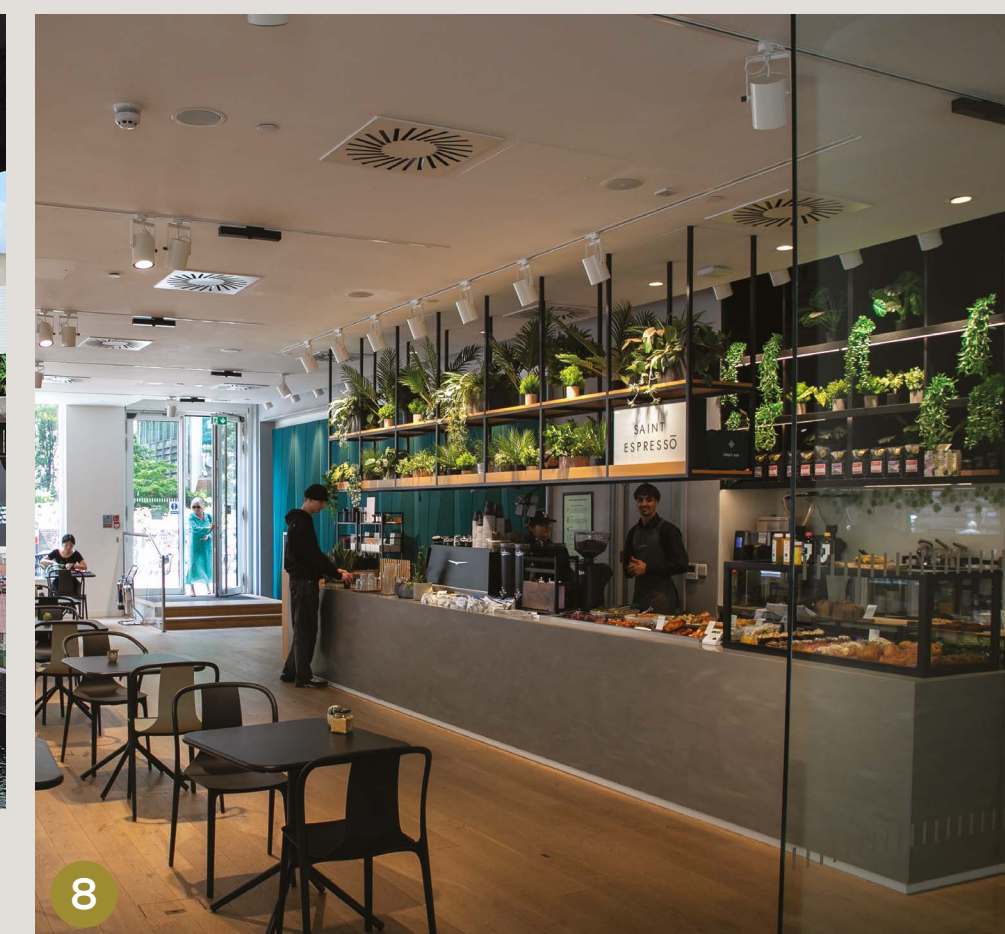
4

THE LIVELY ATMOSPHERE of Smithfield Market coupled with the silhouette of St Paul's Cathedral, make this part of The City an all round iconic experience. Strolling around you can also experience a mix of modern architecture and historic charm.

Endless choices for eating and drinking come in the form of both high-end restaurants or classic city sandwich shops. The infamous City of London public houses beckon for after work drinks or maybe a classy wine bar is more your vibe.



7



8

1. Barbie Green
2. Blank Street Coffee
3. Cabotte
4. Where's Fred's
5. St Paul's Cathedral
6. The Ned
7. The Barbican
8. Saint Espresso



The City of London on your doorstep

1. The Tokenhouse 🍴🍷

2. Barry's Bootcamp 🧘

3. Barbican Centre 🎭

4. The Trading House 🍴🍷

5. Lord Raglan 🍷

6. Royal Exchange 🛍️🍴☕

7. Finsbury Gardens 🌿

8. Festival Gardens 🌿

9. Black Sheep Coffee ☕

10. The Paternoster 🍴

11. The Ned 🍴🍷☕

12. Bloomberg Arcade 🍴☕🎭

13. The Globe 🍷

14. Guildhall Art Gallery 🎭

15. The Anthologist 🍴🍷

16. Cabotte 🍴🍷

17. One New Change 🛍️🍴☕

18. Cecconi's City of London 🍴

19. The Ivy Asia, St Paul's 🍴

20. Love Lane Gardens 🌿
21. Barbie Green 🍴

22. HAZ 🍴

23. Manicomio 🍴

24. Club Gascon 🍴

25. Blank Street Coffee ☕

26. Saint Espresso ☕

27. Rosslyn Coffee ☕

28. Where's Fred's ☕
- Key

🍴 Restaurants

🍷 Bars

☕ Cafes

🛍️ Shopping

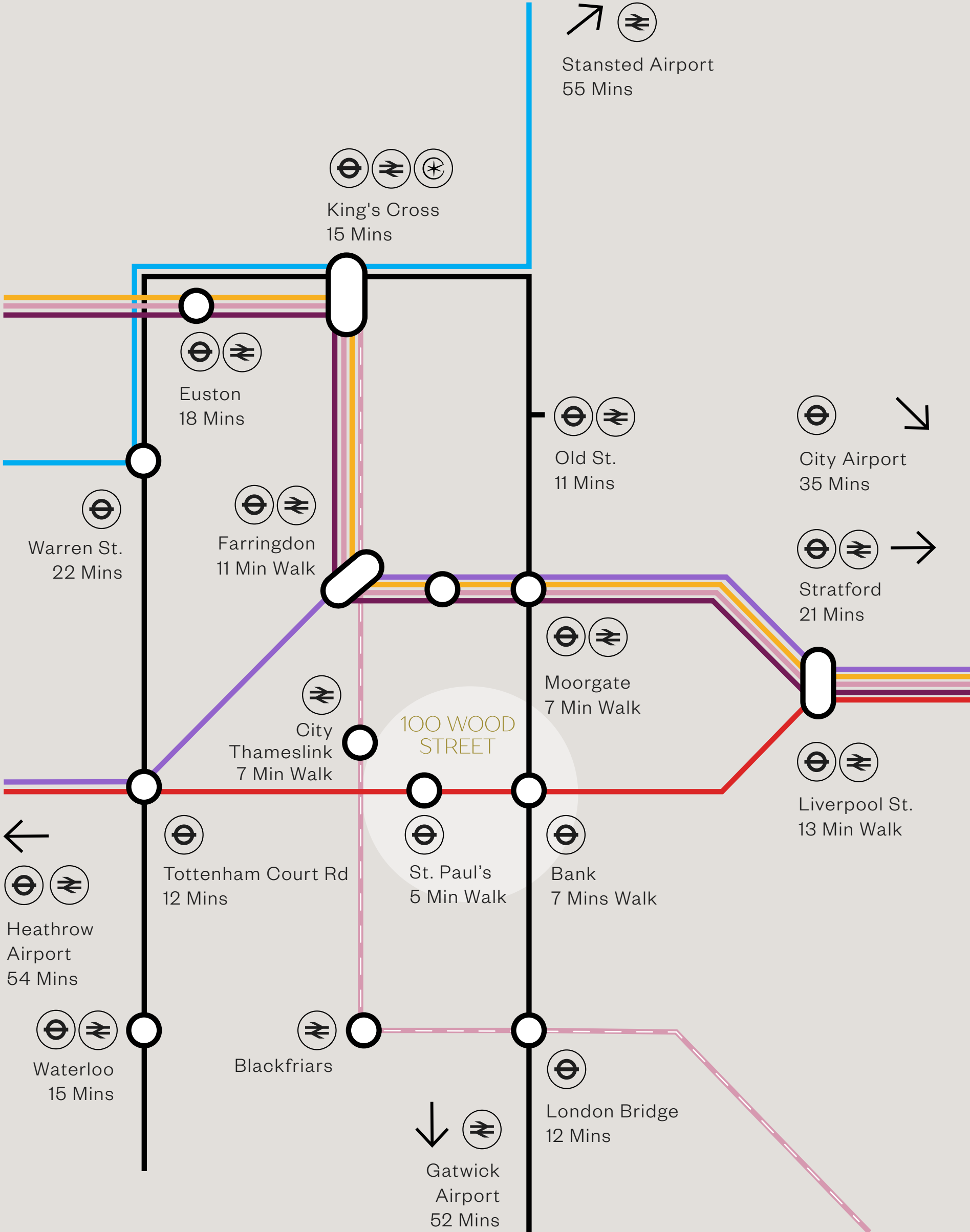
🎭 Culture

🌿 Green Spaces

🧘 Fitness

Primed for work and play

Less than 15 minutes walk to nine transport hubs





For more **information** please **contact** the joint agents.



HELIE PRYCE
helie.pryce@rx.london
+44 (0)7720 070 438

JACK MOATES
jack.moates@rx.london
+44 (0)7494 232 394

PAUL SMITH
paul.smith@rx.london
+44 (0)7711 468 891



HOLLY HAMER
holly.hamer@cushwake.com
+44 (0) 7471 725 112

ALIONA STRUKOVA
aliona.strukova@cushwake.com
+44 (0) 7810 855 734

ALISTAIR BROWN
alistair.brown@cushwake.com
+44 (0) 7771 527 350

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38,300 sq ft of office space available