



88
Wood
Street





Resiliently built, architecturally bold, amenity rich.



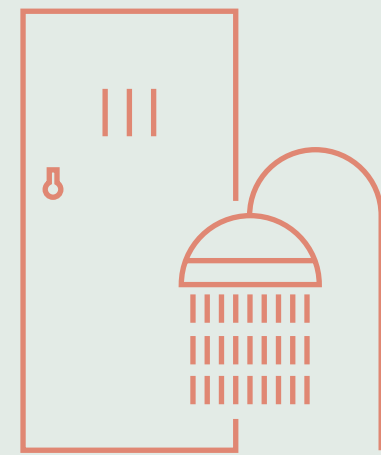


Designed for success.

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



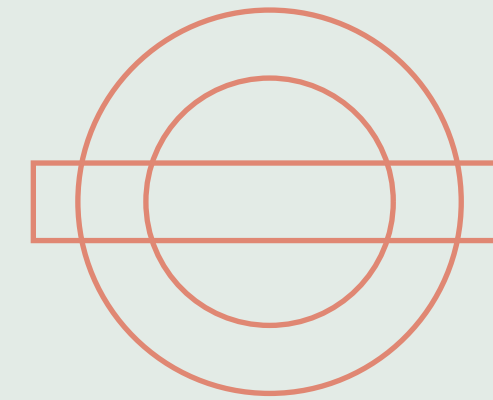
HQ Building with
room to scale



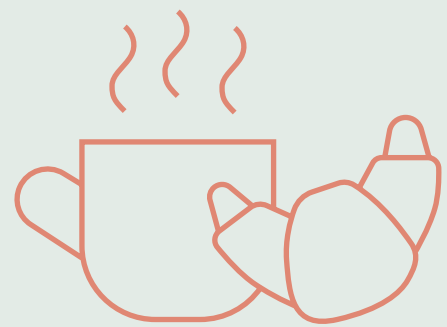
Best in class end
of trip facilities



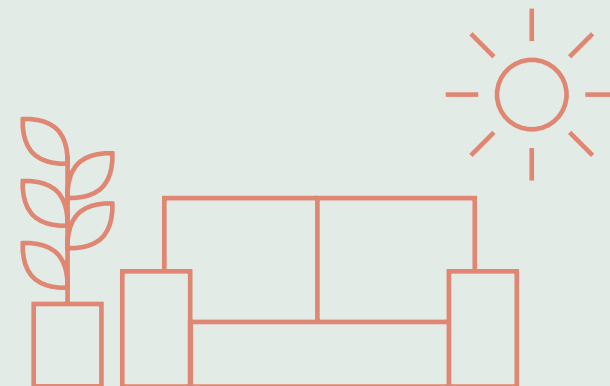
Future-proofed for
sustainable future



<5 mins walk
to Crossrail



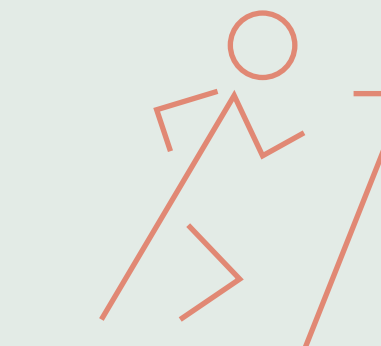
On site Café
- 88 Beans



Level 12 Communal
Lounge and Terrace
coming soon



Ultra-resilient

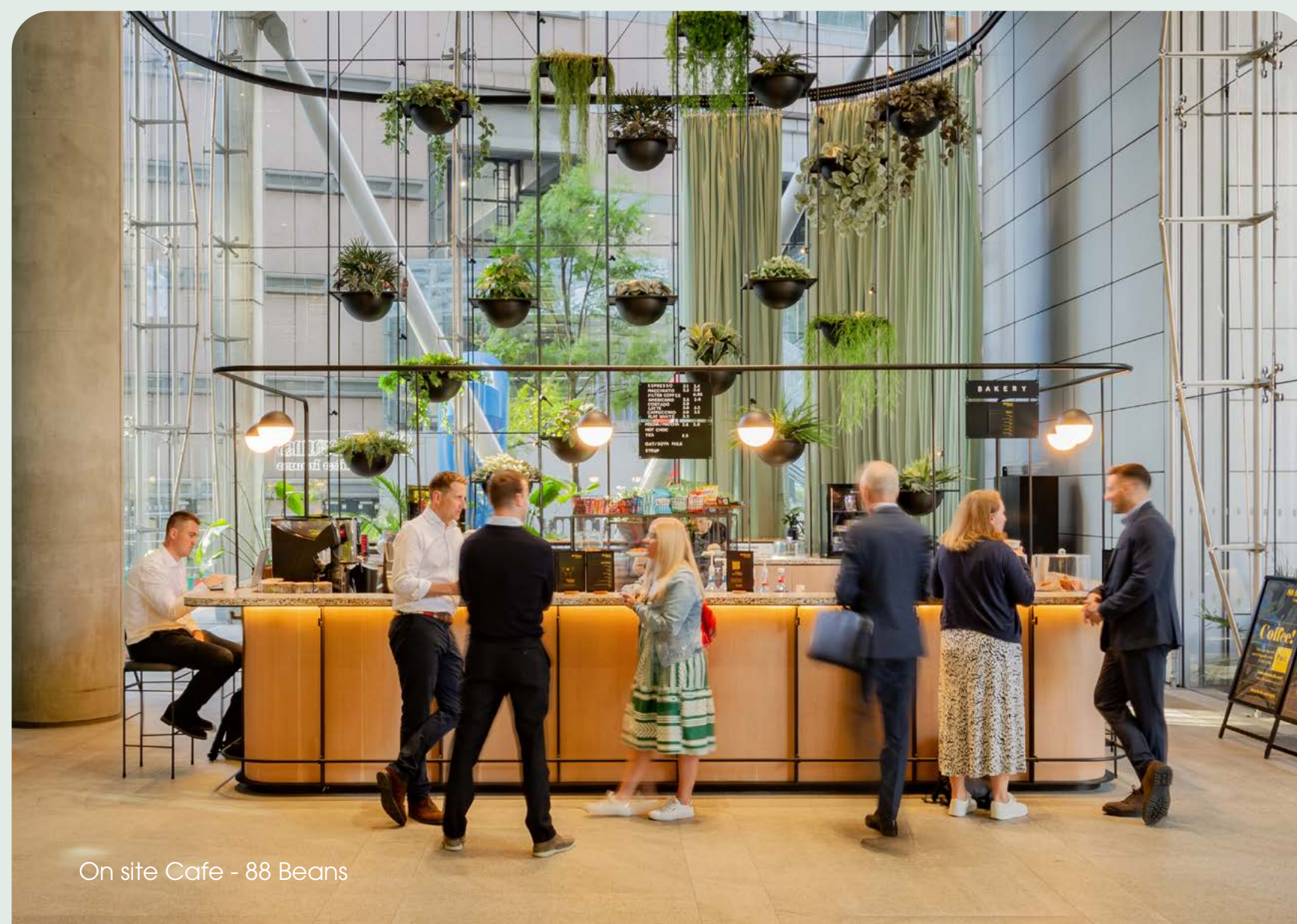


Studio gym
- reFit





Amenity in abundance





Skyline views





7

Building & floorplans



Discover your ideal workspace

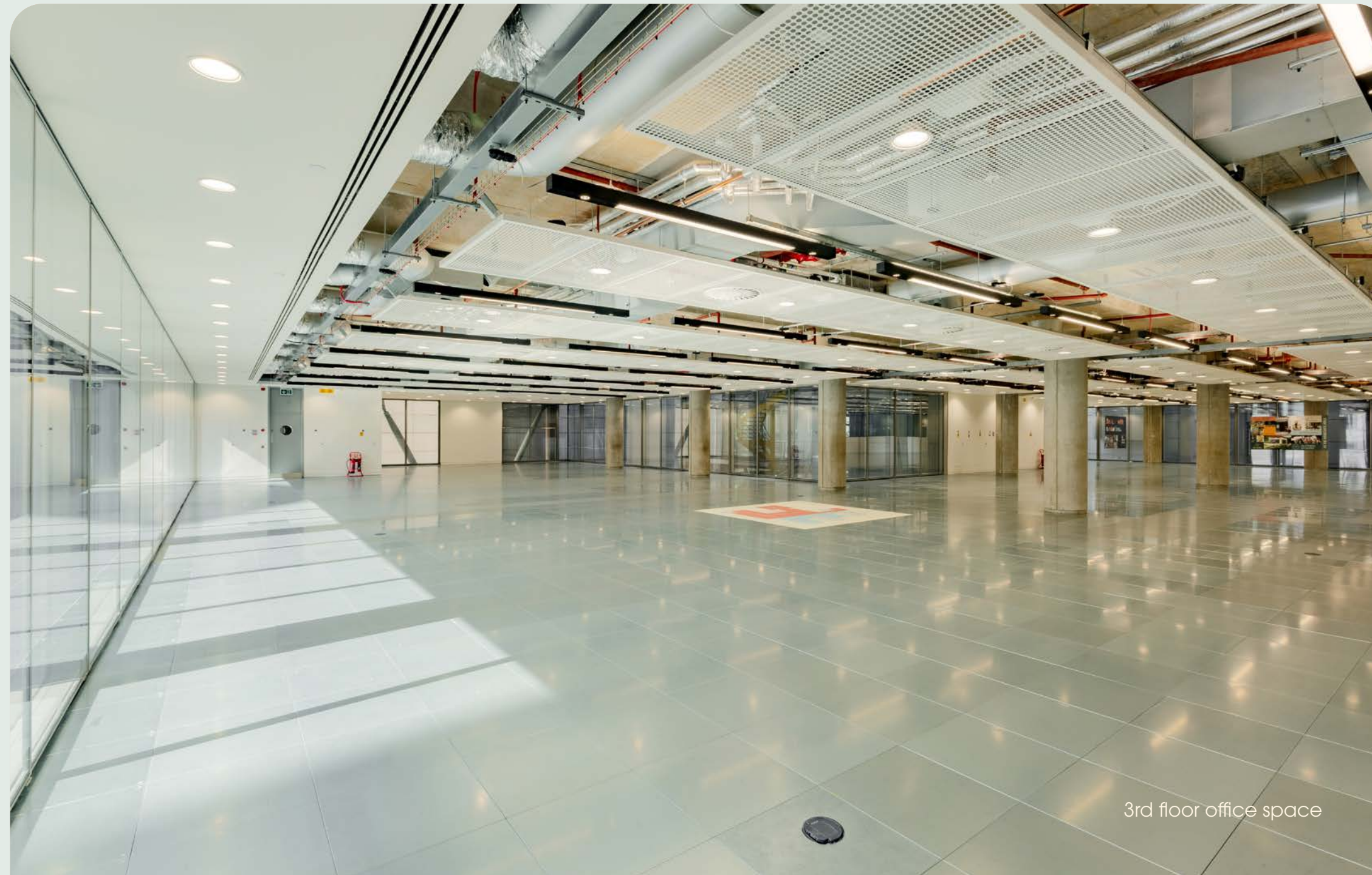
Discover the best-in-class workspace at 88 Wood Street. These light and efficient floorplates offer a contemporary environment for a new generation of business.



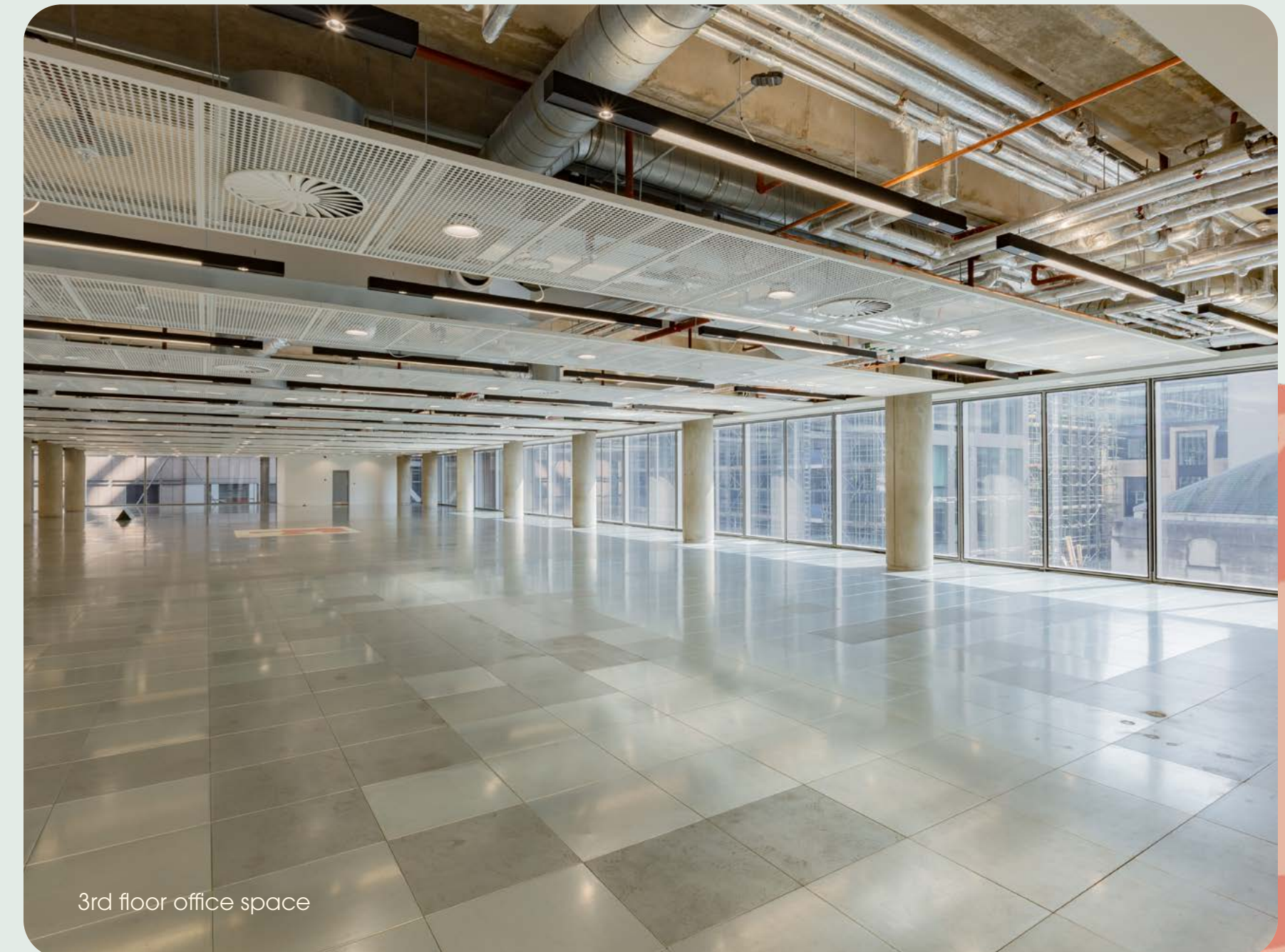
View from 12th floor lift lobby



View from upper floors



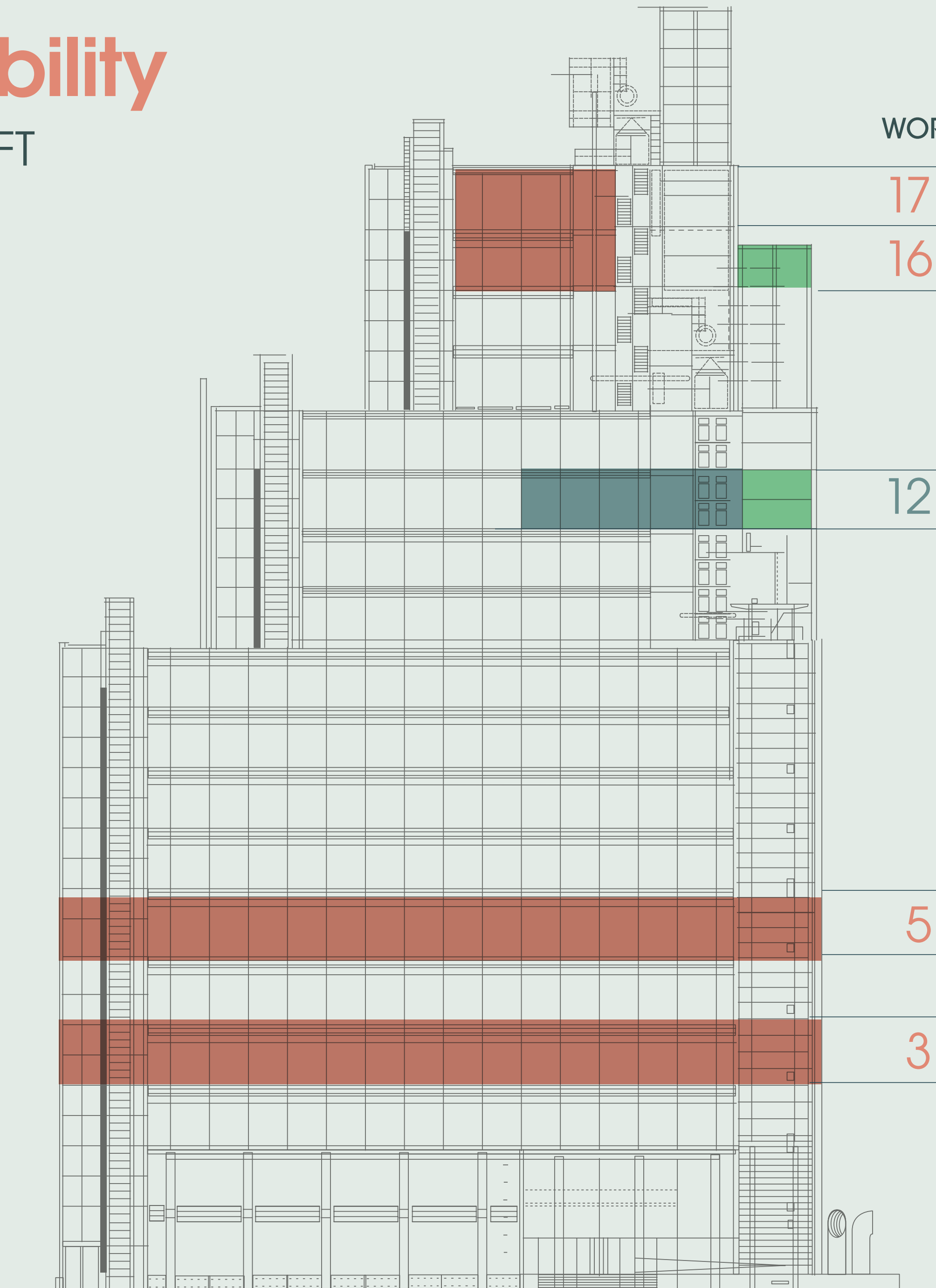
3rd floor office space



3rd floor office space

Availability

50,318 SQ FT



WORKSPACE

TERRACE

AVAILABILITY

17 2,248 SQ FT Q4 2026

16 2,259 SQ FT 620 sq ft Q2 2026

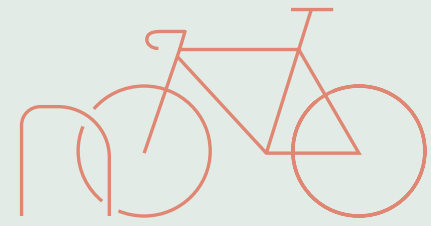
12 4,306 SQ FT 2,131 SQ FT COMMUNAL LOUNGE AND TERRACE Q3 - Q4 2026

5 21,900 SQ FT AVAILABLE

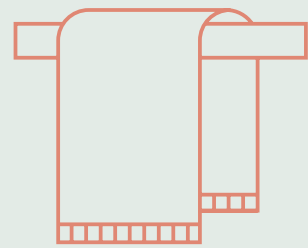
3 23,911 SQ FT AVAILABLE



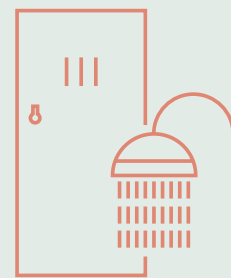
Ground floor



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



233 LOCKERS AND 6 AIRING CUPBOARDS



24 SHOWERS PLUS 1 ACCESSIBLE

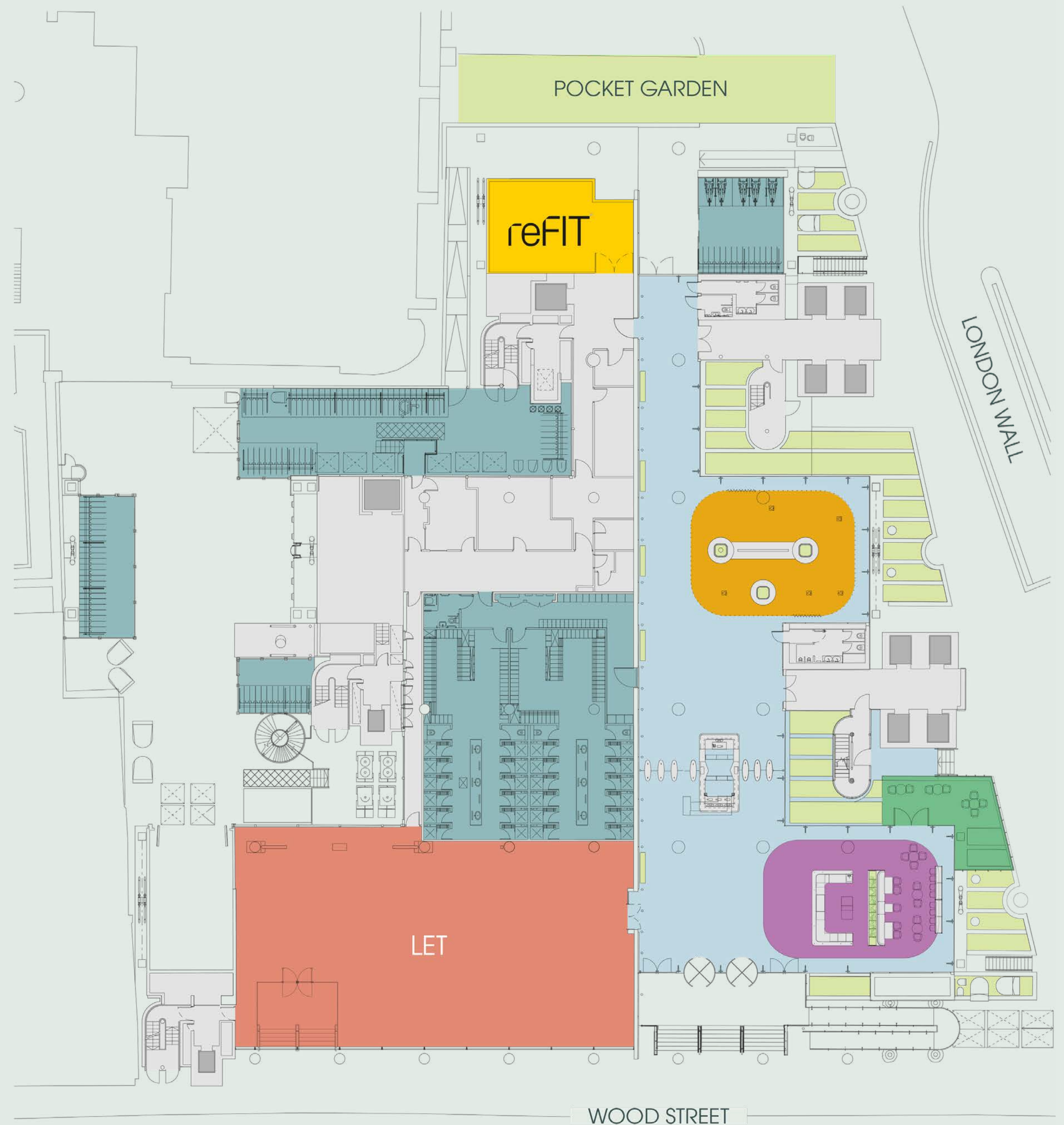


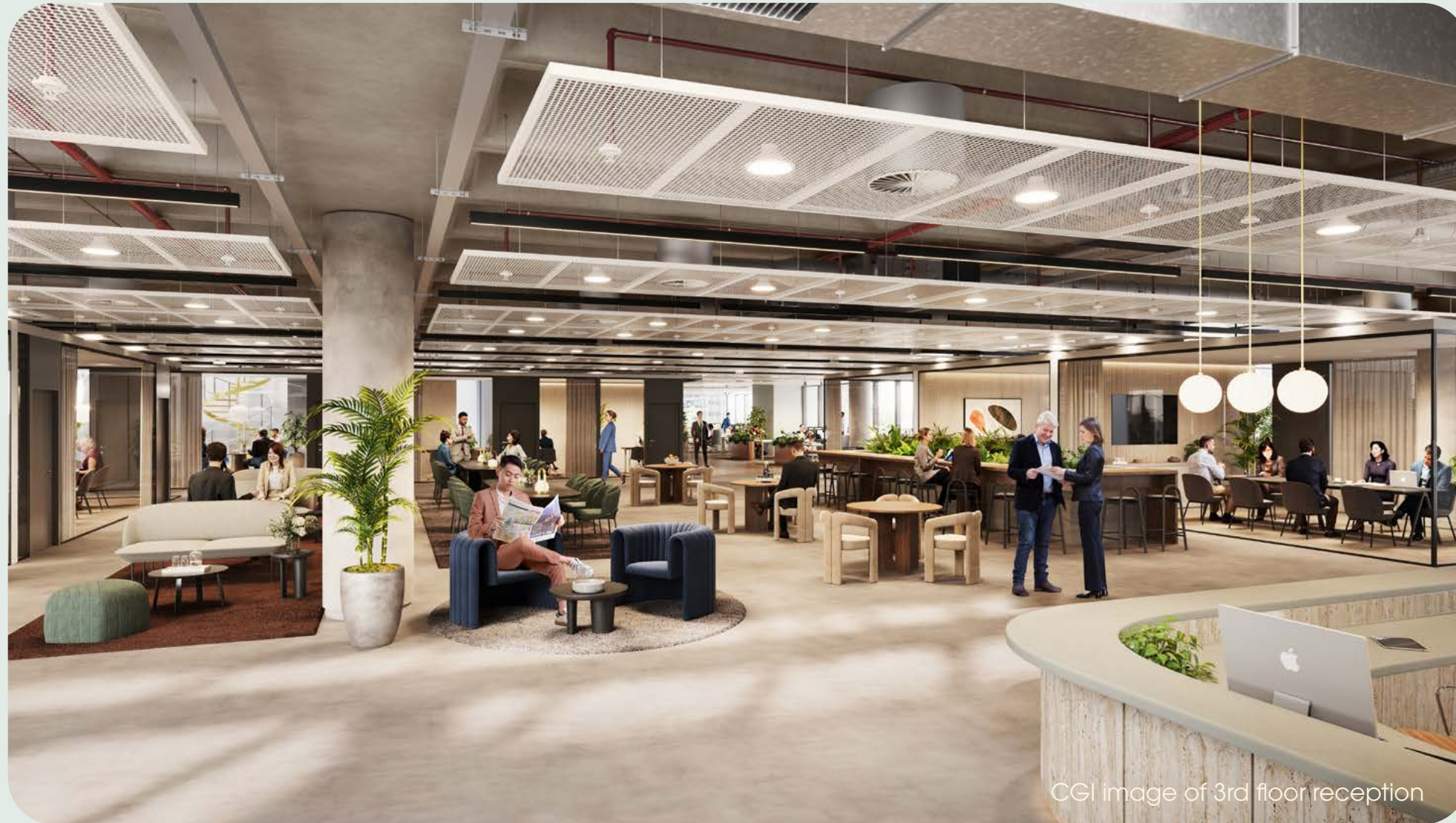
ON SITE CAFE
- 88 BEANS

reFIT

reFIT GYM

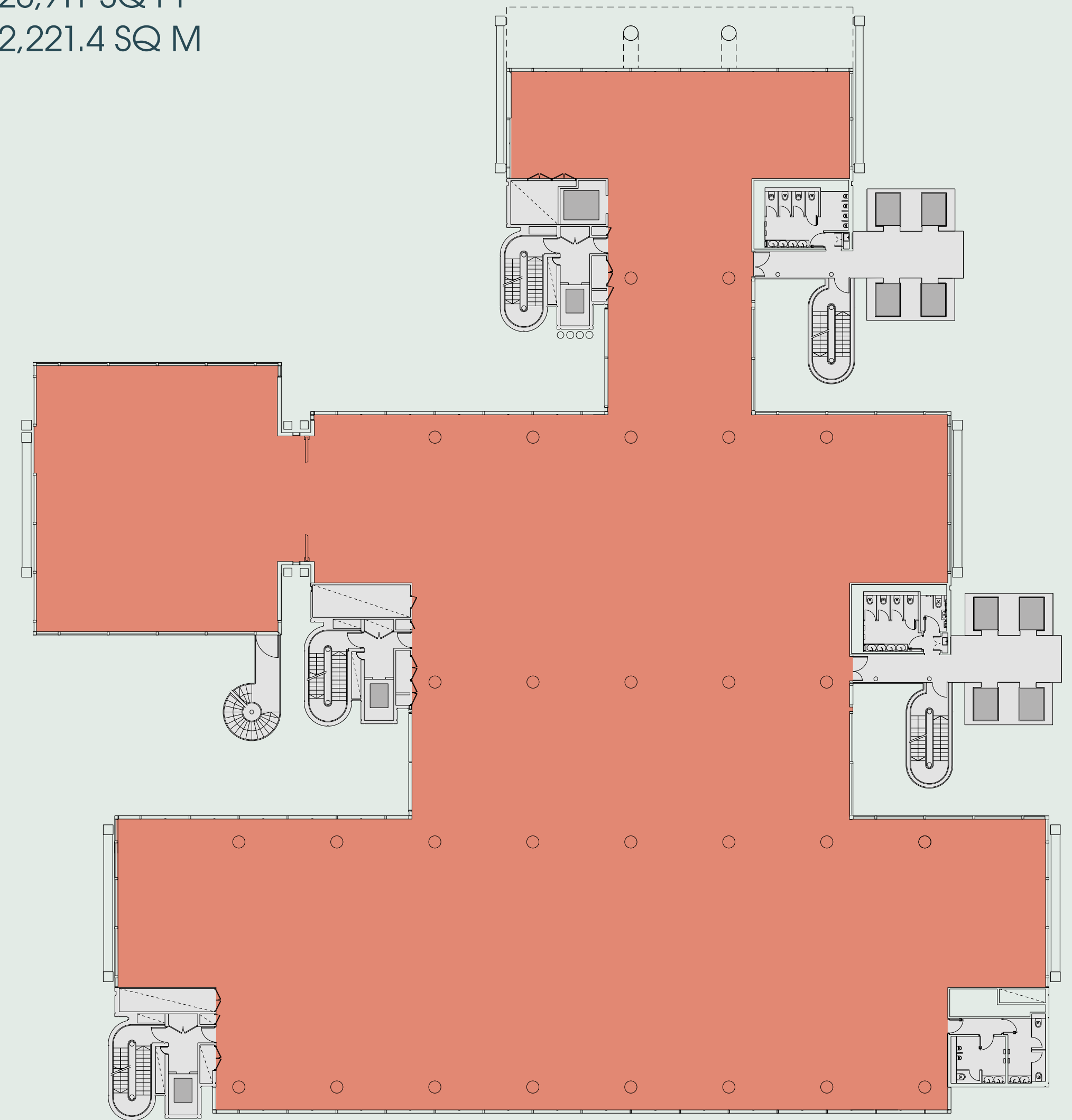
- Office
- Core
- Reception
- Business Lounge
- Café
- Terrace
- End of trip
- Landscaping
- ReFit studio





3rd floor

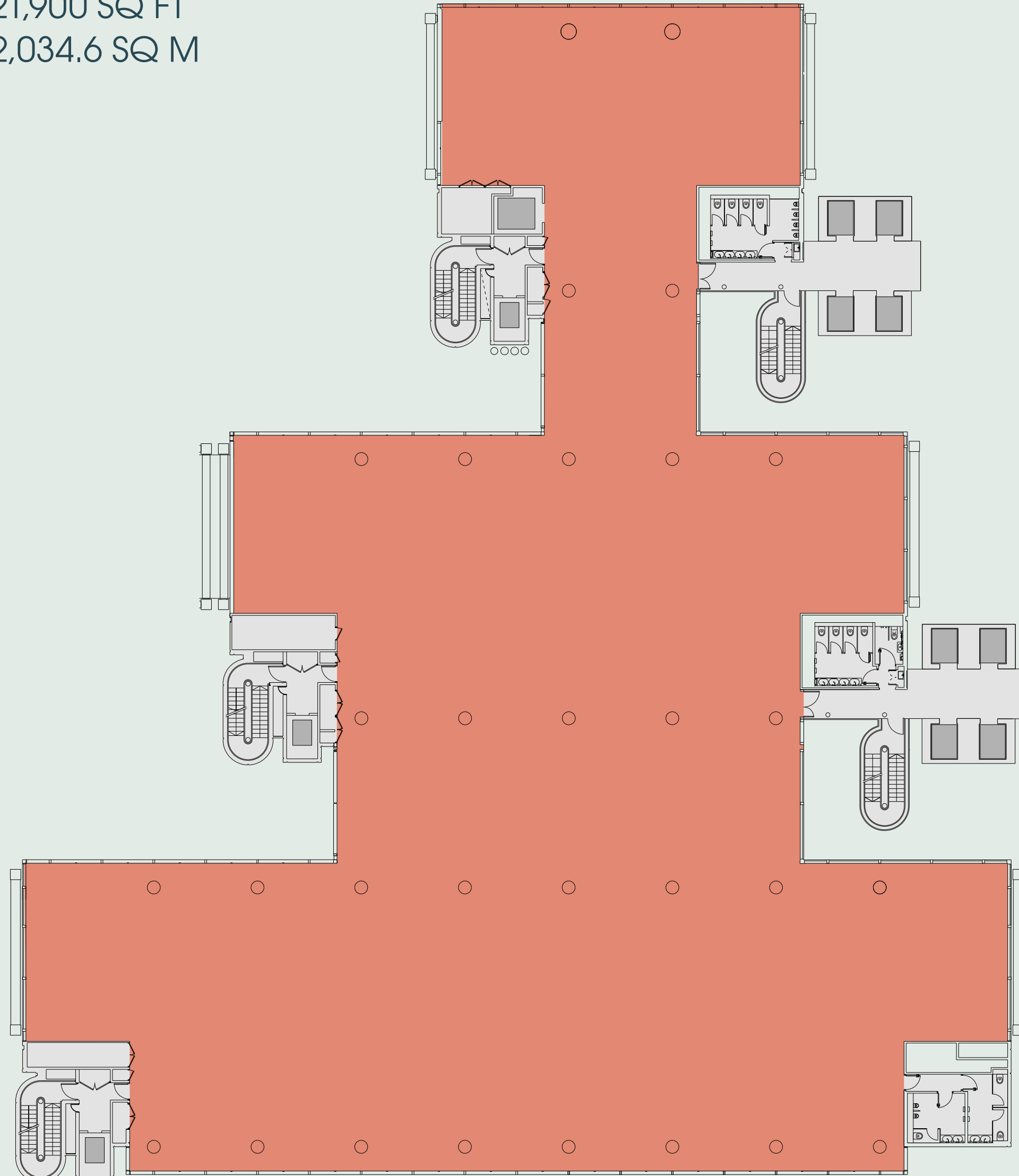
23,911 SQ FT
2,221.4 SQ M





5th floor

21,900 SQ FT
2,034.6 SQ M



Indicative image of office floor



Indicative image of office floor

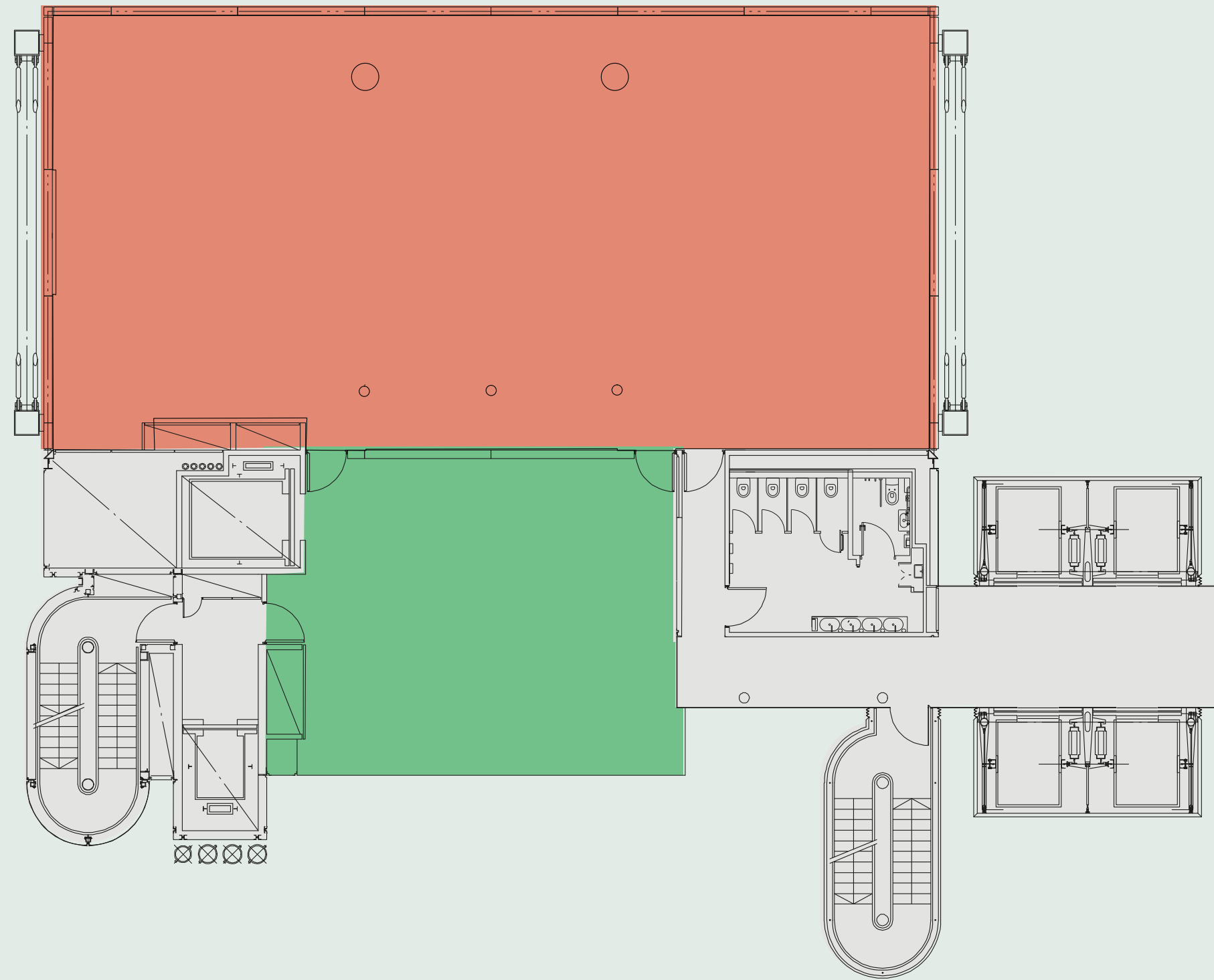
● Office ○ Core ● Terrace



16th floor

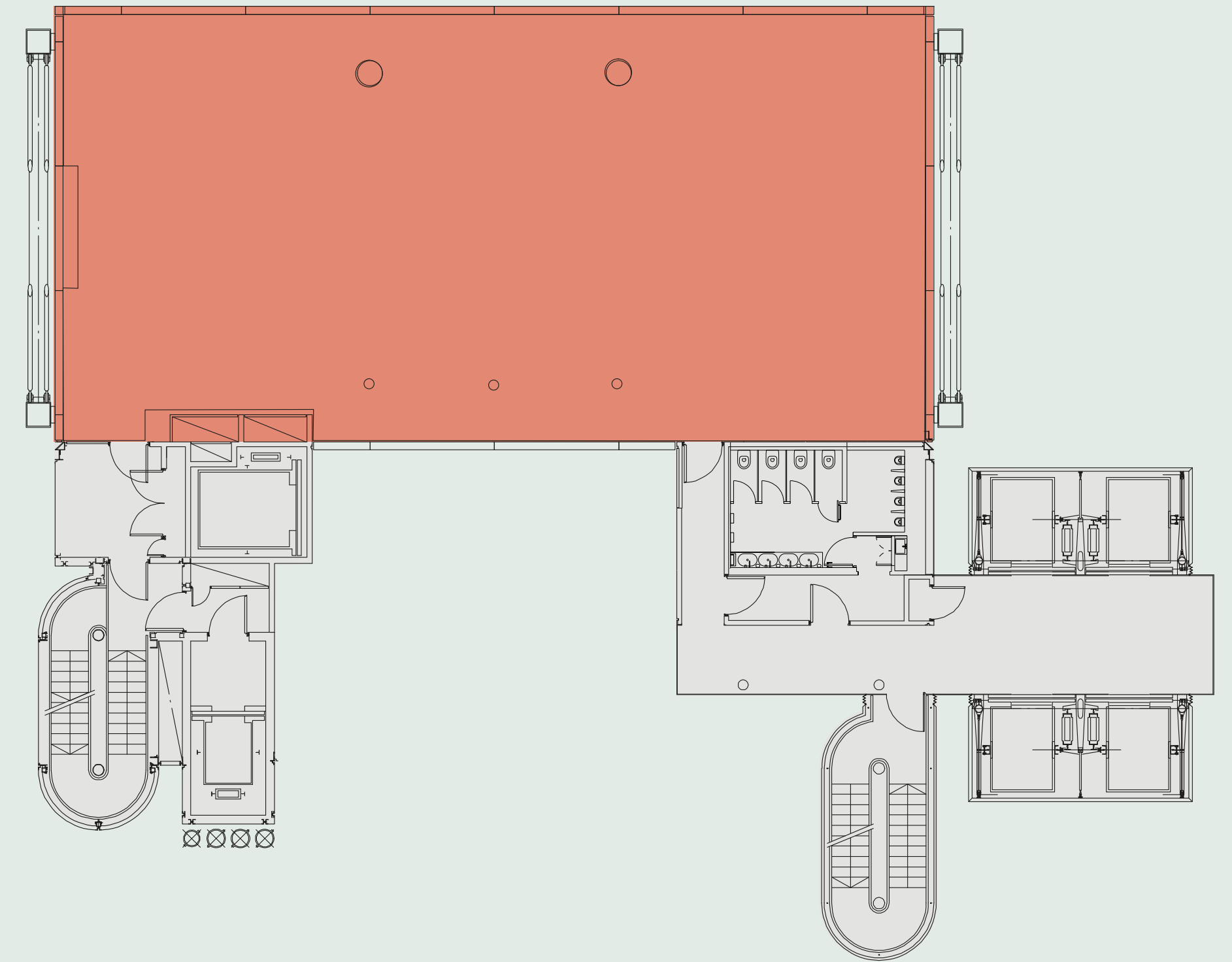
2,259 SQ FT
209 SQ M

TERRACE:
620 sq ft



17th floor

2,248 SQ FT
209 SQ M



● Office ○ Core ● Terrace

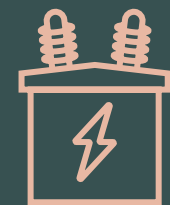


Specification

Resilience:



WiredScore
Platinum



Dual Power Feed



2 x 2,000 KvA Landlord
Generators with Tenant
Capacity

Lifts:



8 x 16 person glass wall-
climber passenger lifts



1 x 2,000kg goods lift

Amenity:



Multi-purpose
wellness studio



Communal business
lounge and café



Tenant's lounge



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

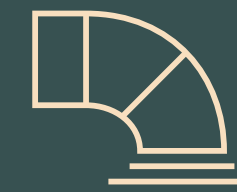


24 showers plus
1 accessible
233 lockers and six
airing cupboards



Level 12 communal
lounge and terrace

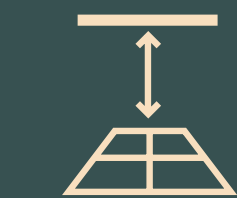
CAT A:



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 In-Use
Excellent



CityGen Enabled all
electric plan



Living Wall 83 sq m



Level 12 communal
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



refIT



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



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

FIIT ZWIFT

Apple Fitness+

*Can be shown on screen with personal subscription

The background is a dark grey-blue color. In the top left corner, there is a small cluster of four white circles. A large, light blue number '2' is positioned in the upper left. A large, light blue circle is in the upper right. Two large, dark teal, pointed shapes with a speckled pattern extend from the bottom towards the center. A thin white vertical line runs down the left side of the page.

2

Space plans



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

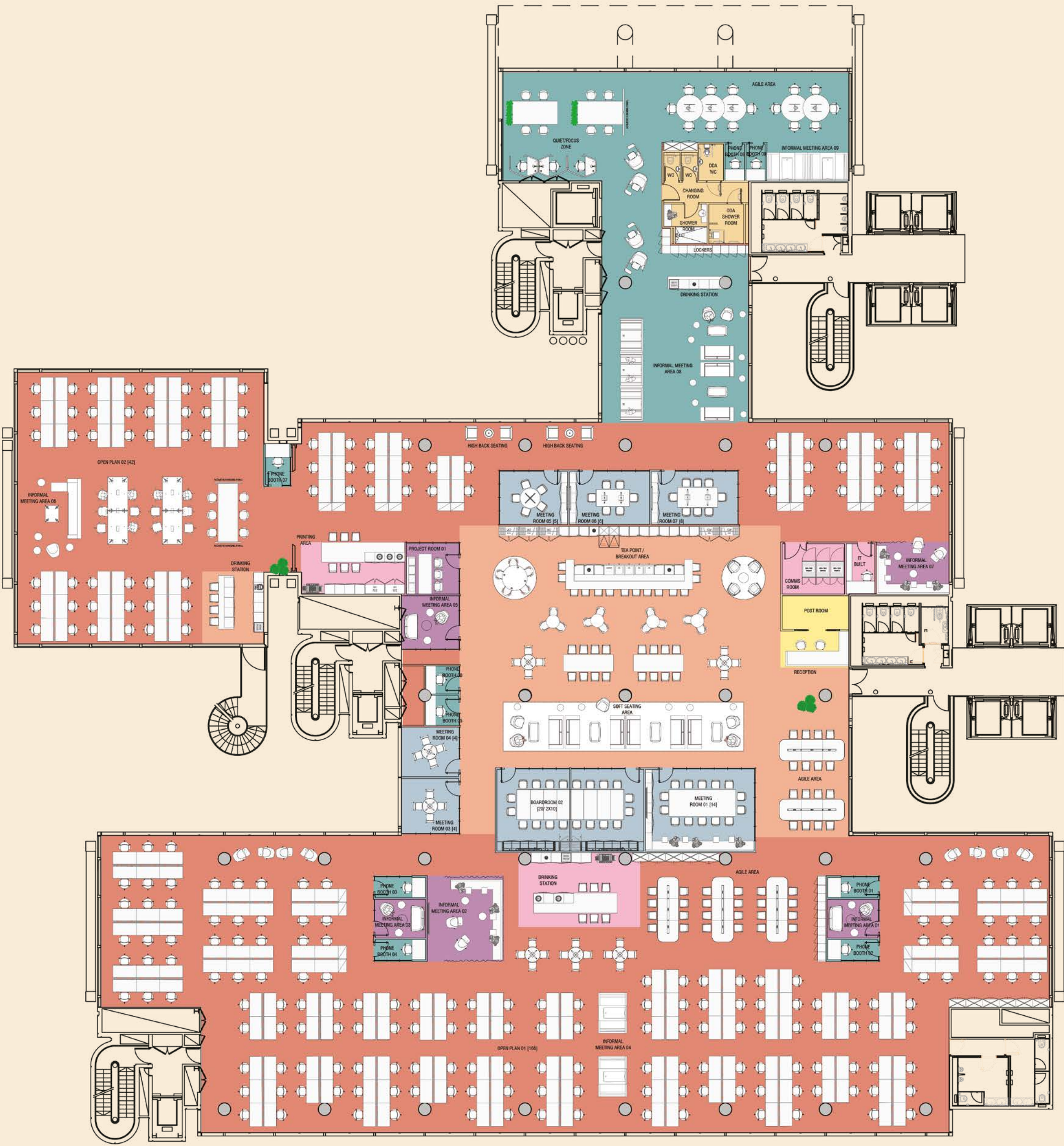
Meeting room 6prs 1

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

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

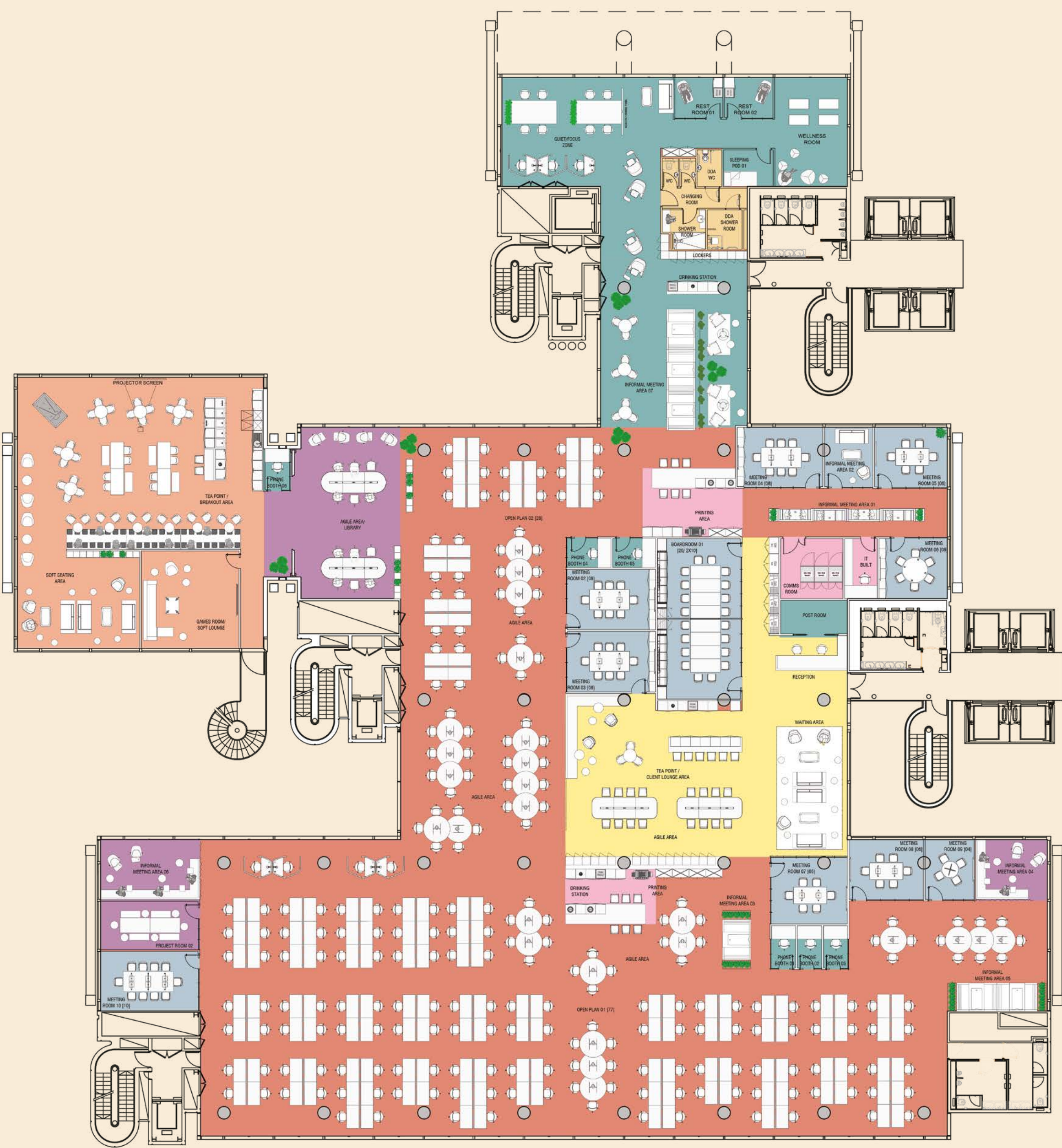
Meeting room 8prs 3

Meeting room 6prs 4

Meeting room 4prs 1

KEY

- Open Plan Area
- Informal meeting area/Touch down area
- Meeting room
- 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:

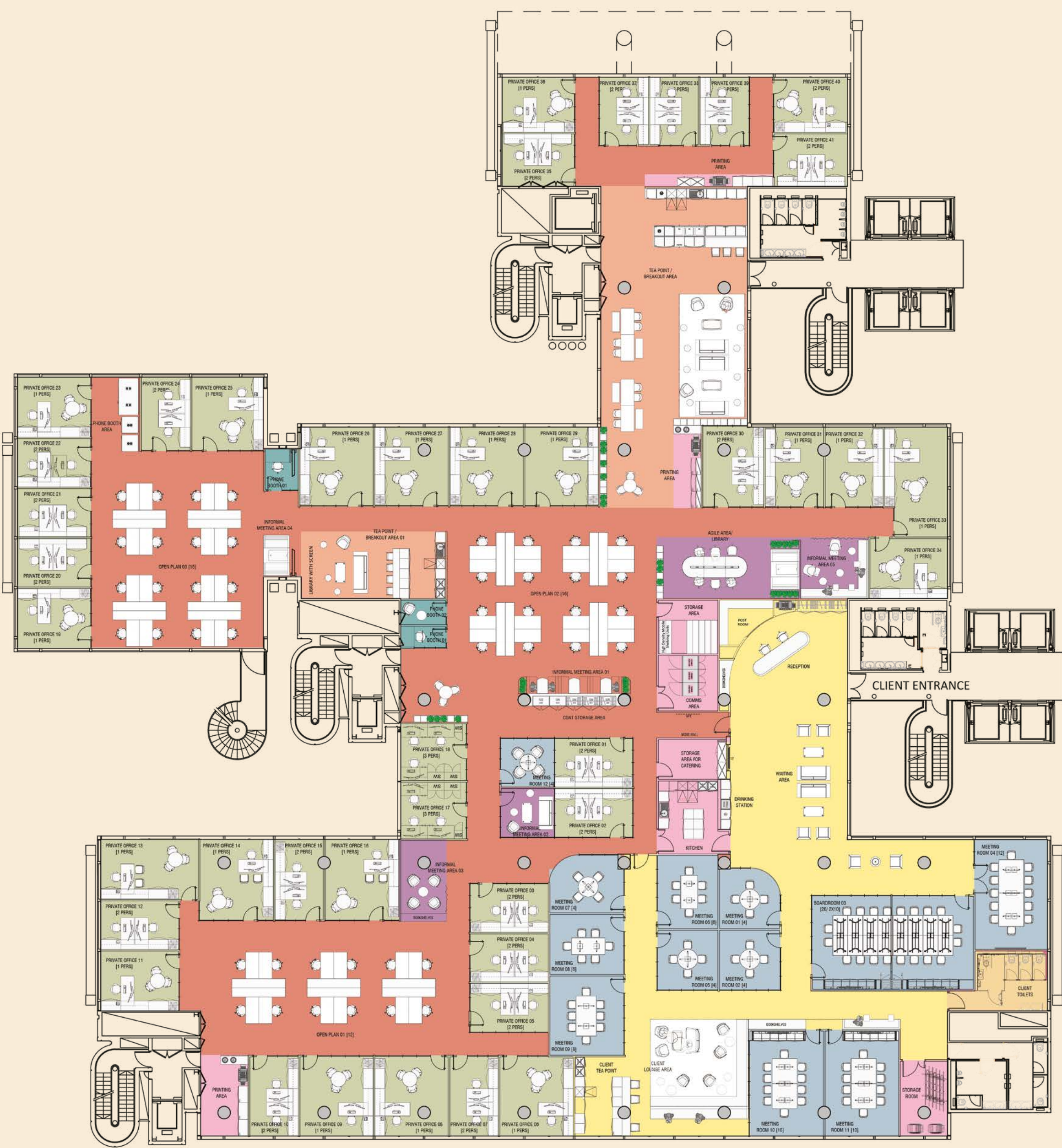
1 prs Executive office	22
2 prs Office	19
3 prs Offices	2
Open plan assigned desks	44
Agile work points	13

Meeting rooms: 10

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





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

Occupancy density: 1:9.25

1 prs Private office	11
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Meeting rooms 12 prs	1
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Meeting room 6prs	5
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Meeting room 3prs 4

- Open Plan Area
- Meeting room
- Tea point/ Breakout area/Client lounge area
- Private Office
- Reception
- Utility/Comms Area
- Quiet Area



3

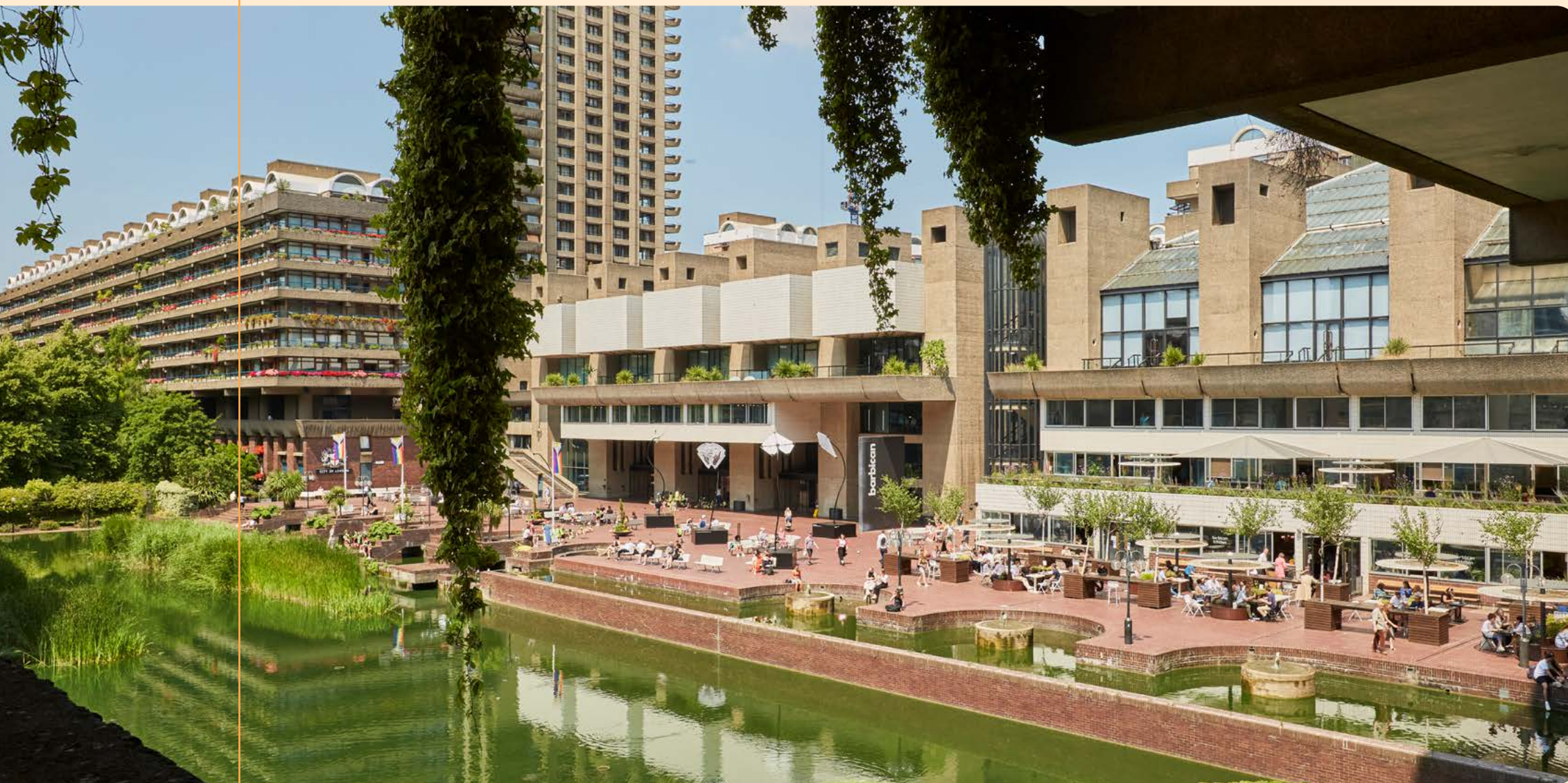


Location



Everything at 88 Wood Street

Barbican Centre



Barbie Green

Rosslyn Coffee



Barbican Kitchen



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

St Mary Aldermanbury Garden



Third Space Health Club



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

1. Barbican Cinema
2. F1 Arcade
3. Puttshack
4. Clays



Station walking times

4

MINS



MOORGATE



5

MINS



ST PAUL'S



6

MINS



BARBICAN



8

MINS



BANK



8

MINS



MANSION HOUSE



8

MINS



FARRINGDON (EAST)



10

MINS



LIVERPOOL STREET





Linklaters

+simmons
simmons



evelyn
PARTNERS



CLIFFORD
CHANCE



Schroders

Dechert
LLP



In good company.



CLEARY GOTTLIB



Hermes GPE



LSEG



Thrive in a dynamic and established business environment. 88 Wood Street is surrounded by a distinguished collection of occupiers.

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