



88
Wood
Street





Resiliently built, architecturally bold, amenity rich.



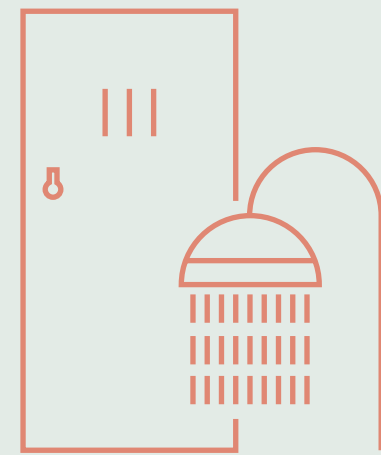


Designed for success.

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



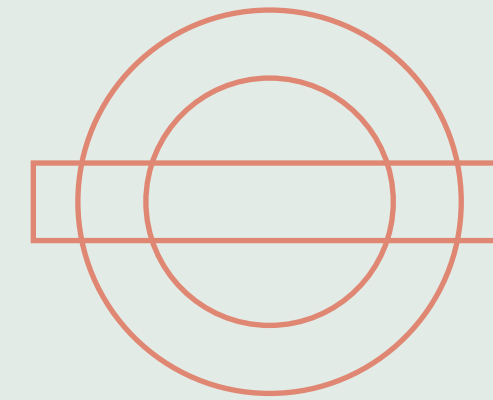
HQ Building with
room to scale



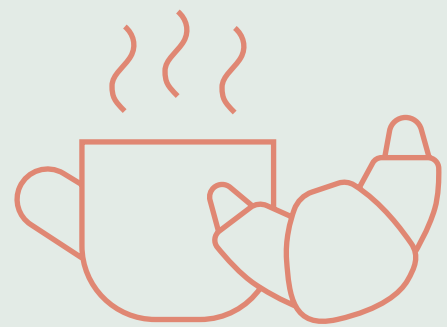
Best in class end
of trip facilities



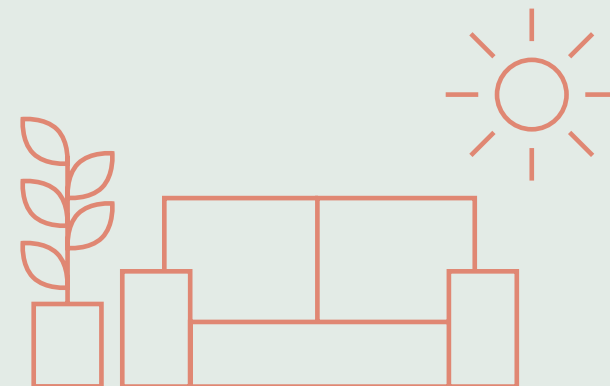
Future-proofed for
sustainable future



<5 mins walk
to Crossrail



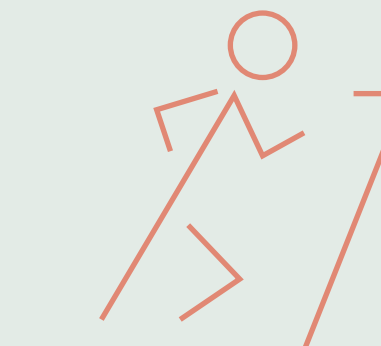
On site Café
- 88 Beans



Level 12 Communal
Lounge and Terrace
coming soon



Ultra-resilient

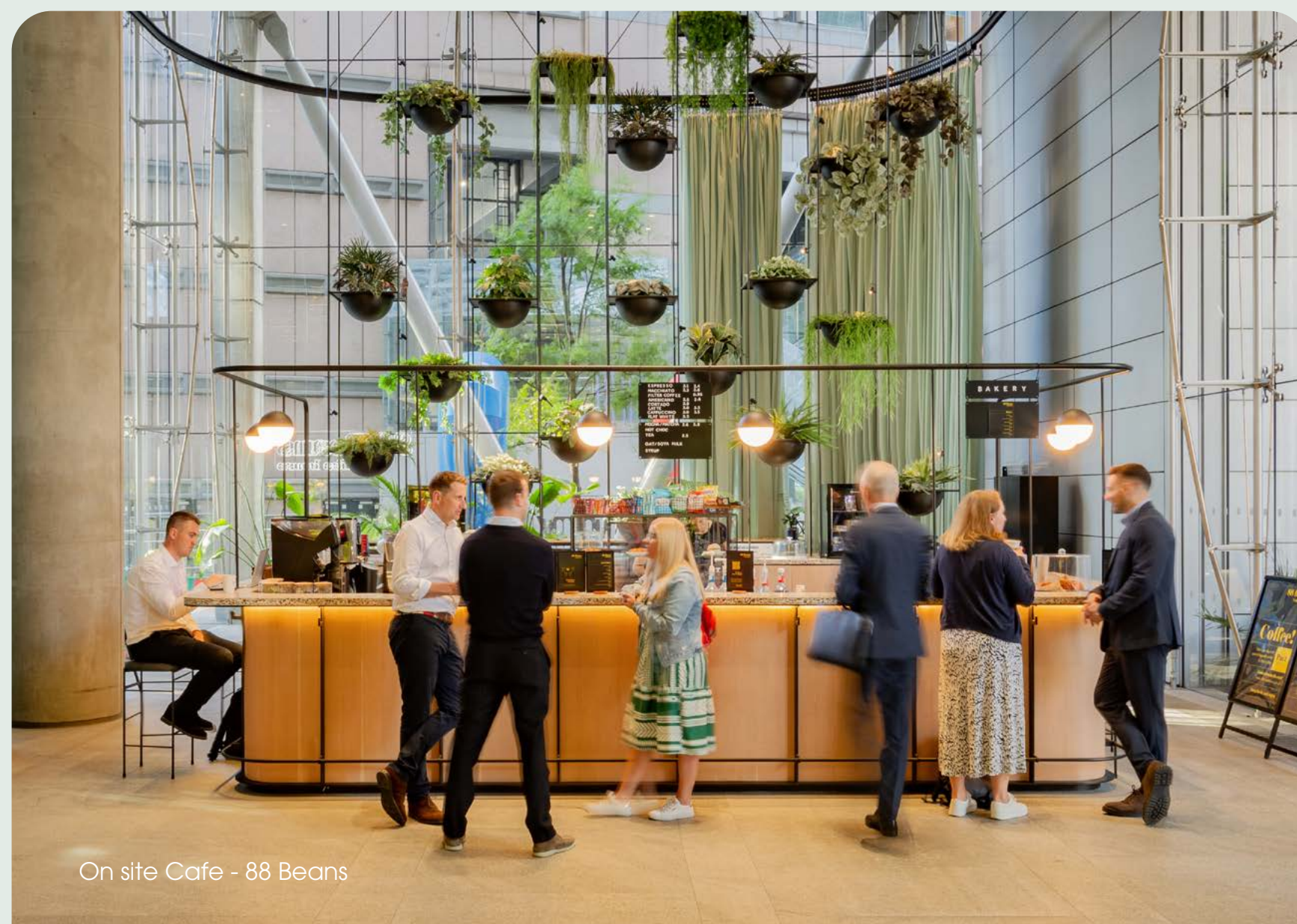


Studio gym
- reFit





Amenity in abundance





Skyline views





7

Building & floorplans



Discover your ideal workspace

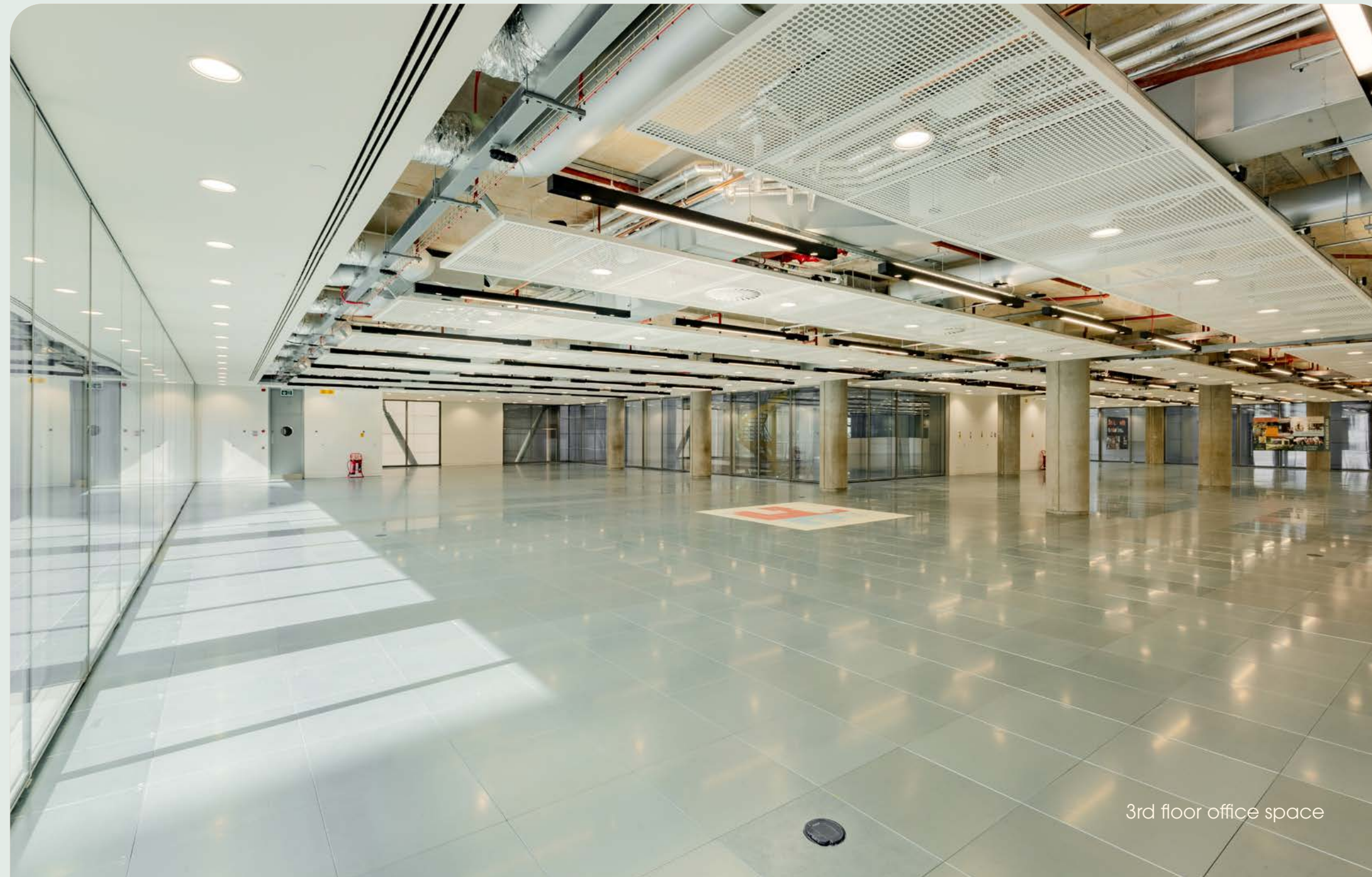
Discover the best-in-class workspace at 88 Wood Street. These light and efficient floorplates offer a contemporary environment for a new generation of business.



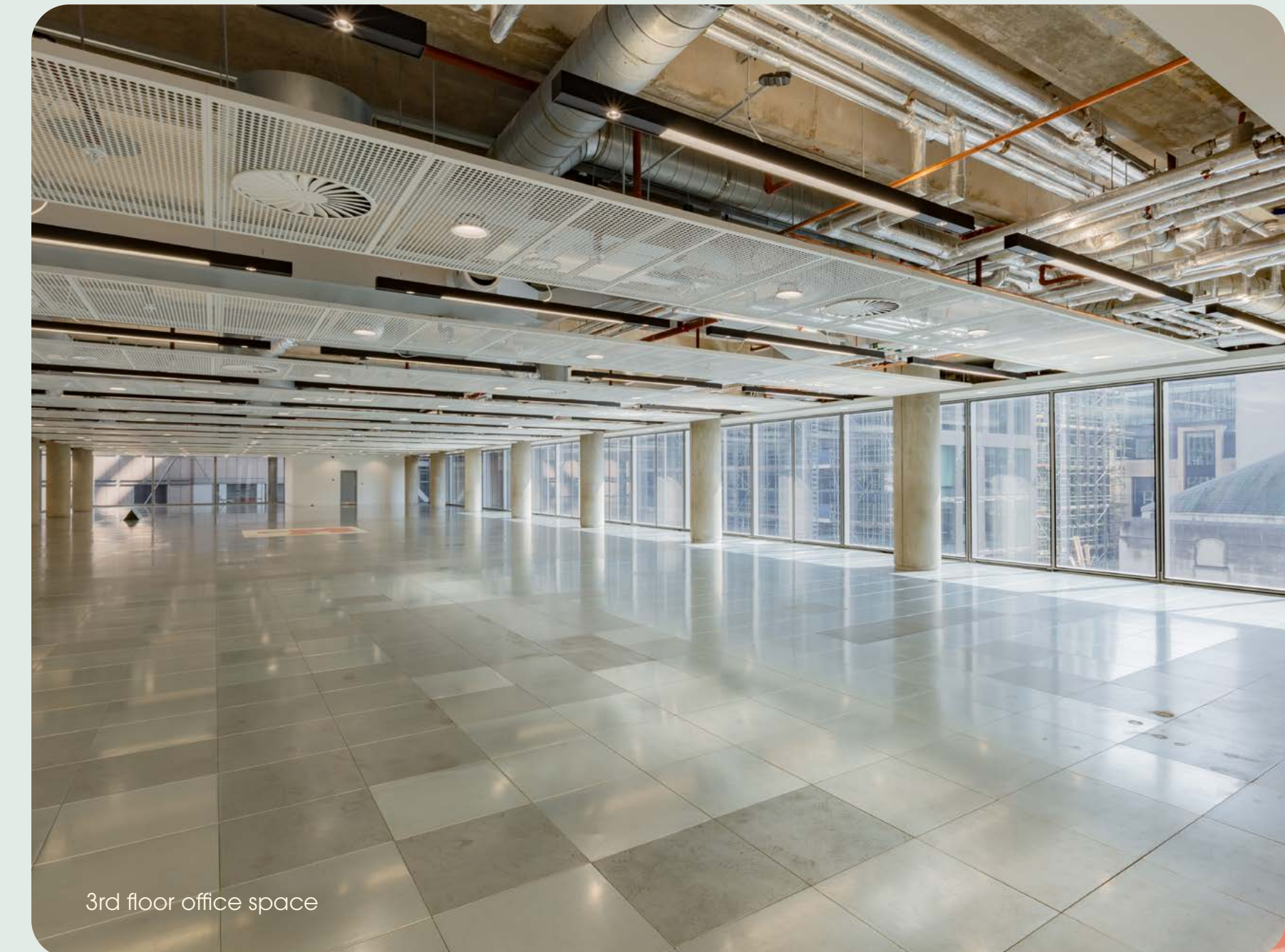
View from 12th floor lift lobby



View from upper floors



3rd floor office space

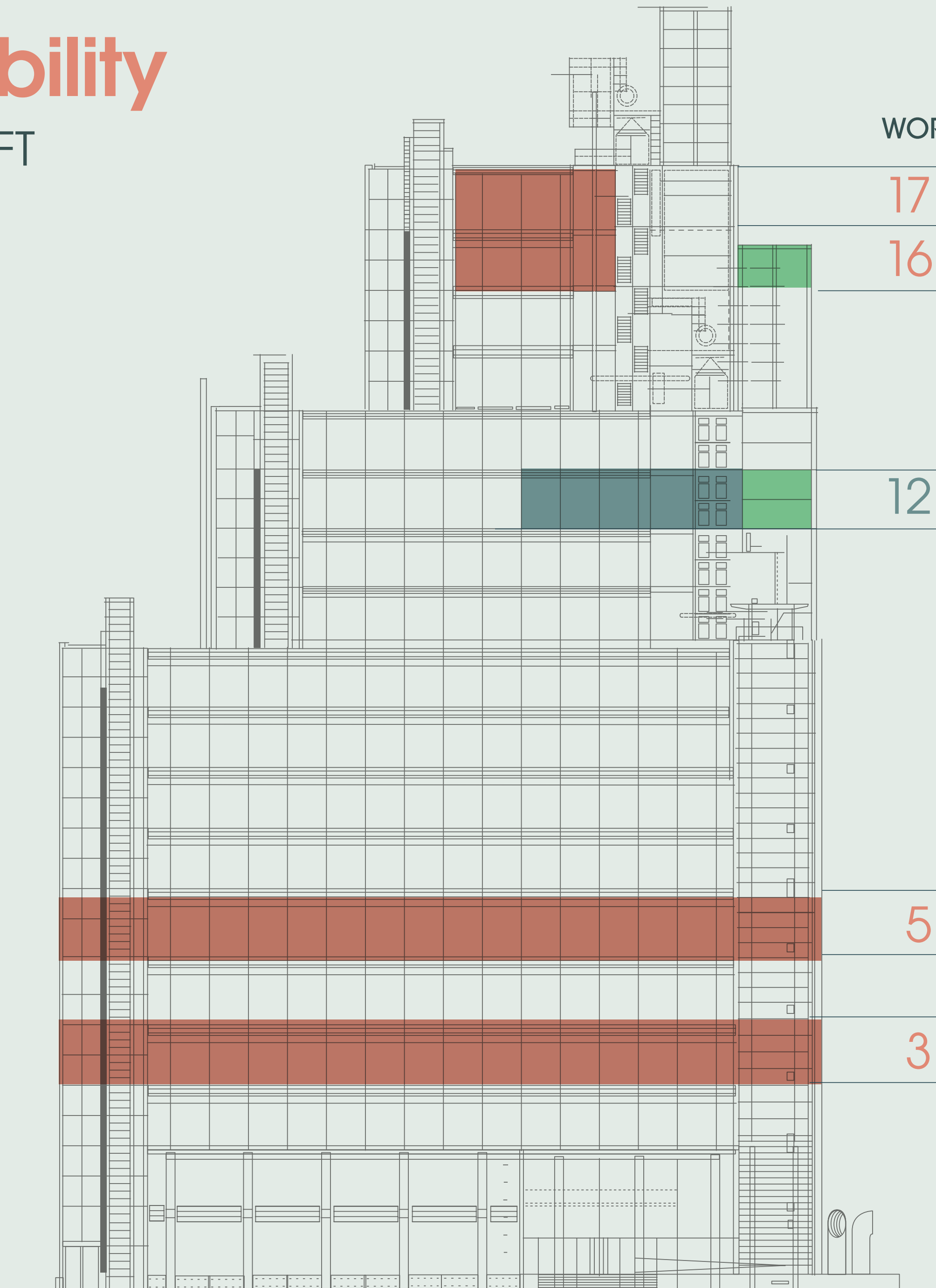


3rd floor office space



Availability

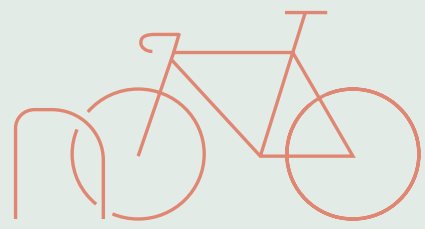
50,318 SQ FT



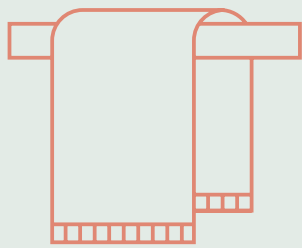
	WORKSPACE	TERRACE	AVAILABILITY
17	2,248 SQ FT		Q4 2026
16	2,259 SQ FT	620 sq ft	Q2 2026
12	4,306 SQ FT	2,131 SQ FT	COMMUNAL LOUNGE AND TERRACE Q3 - Q4 2026
5	21,900 SQ FT		AVAILABLE
3	23,911 SQ FT		AVAILABLE



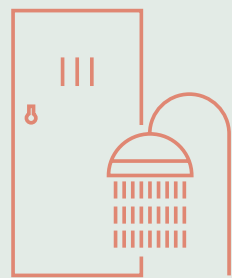
Ground floor



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



233 LOCKERS AND 6 AIRING CUPBOARDS



24 SHOWERS PLUS 1 ACCESSIBLE

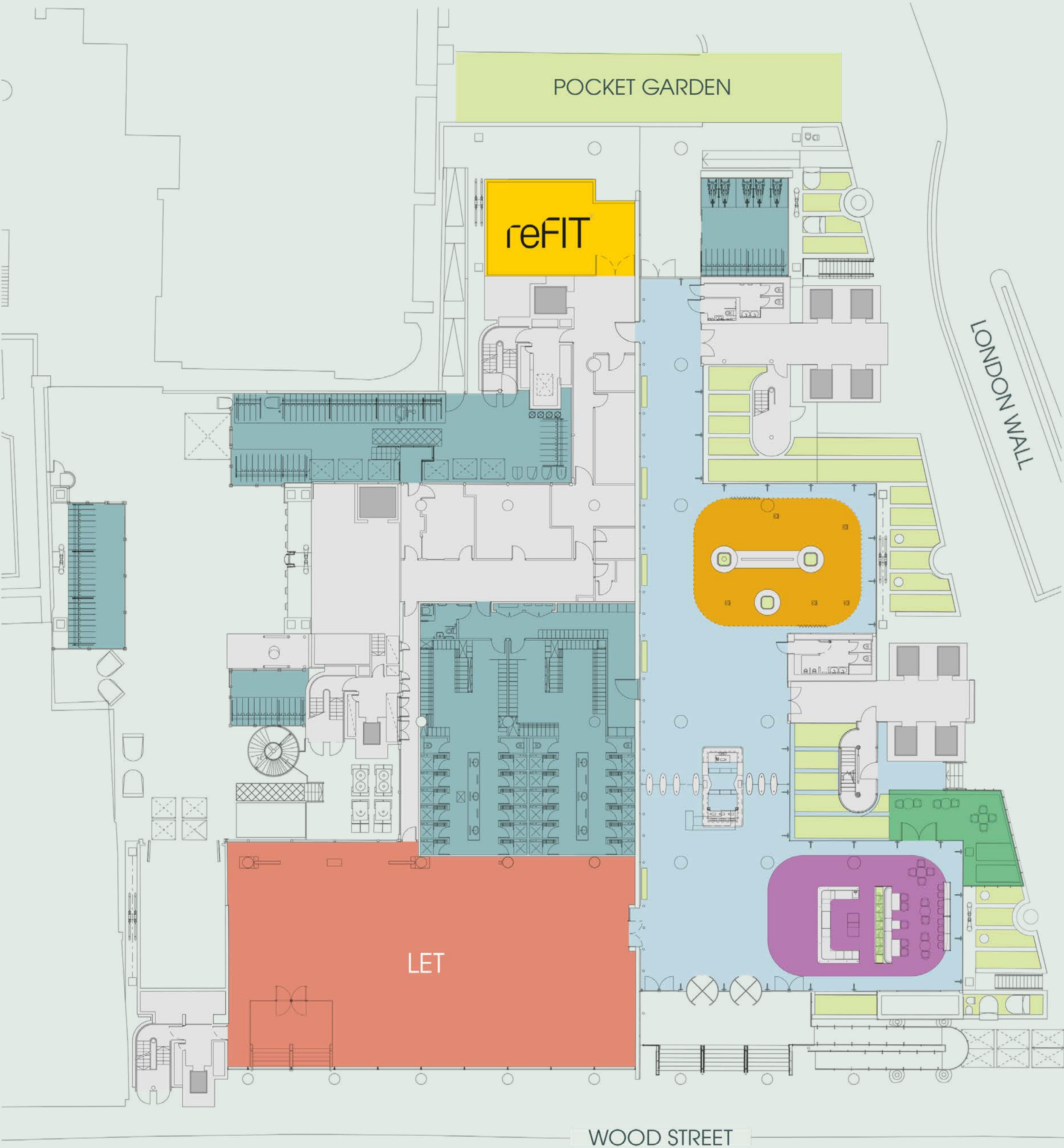


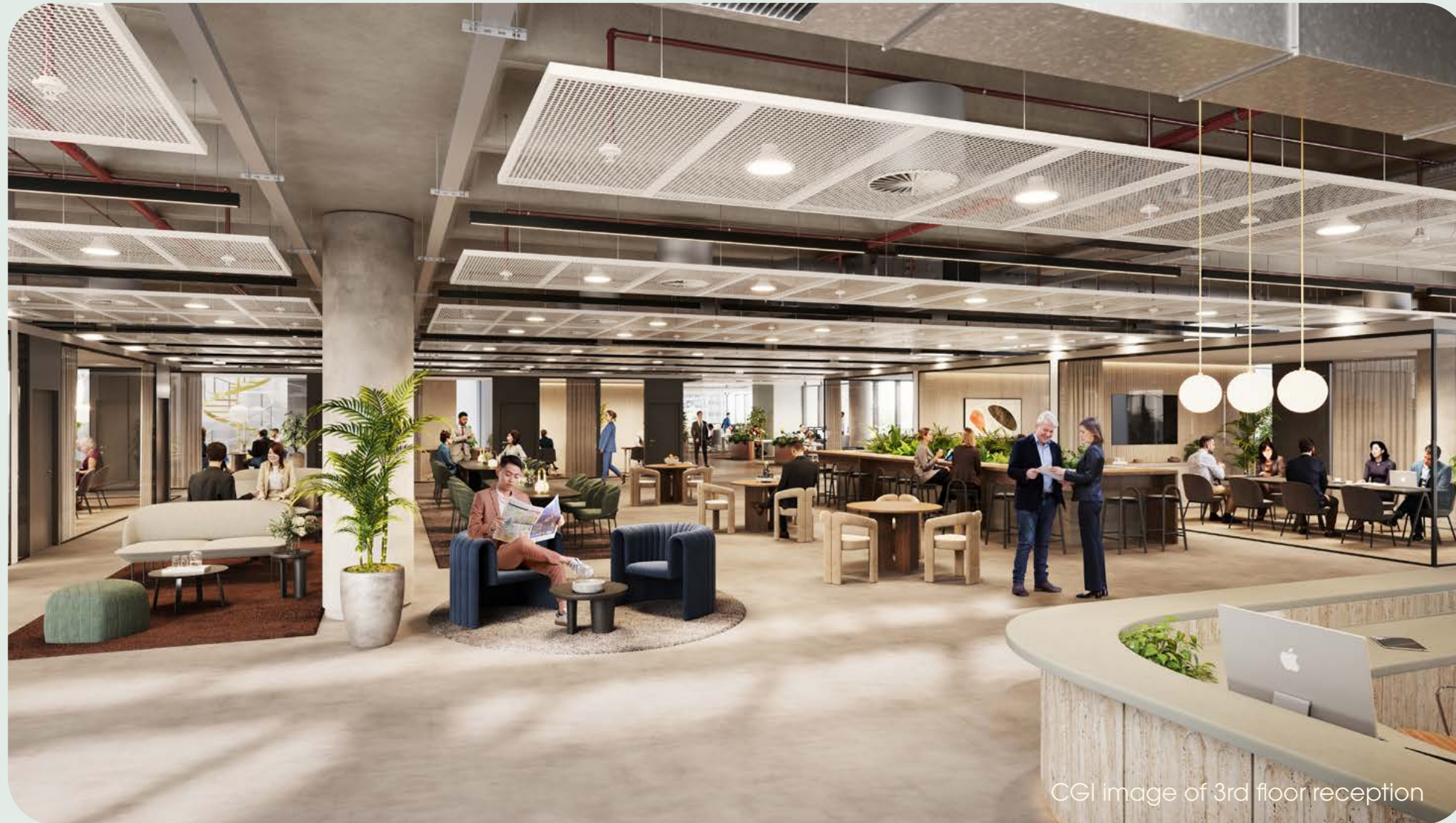
ON SITE CAFE
- 88 BEANS

reFIT

reFIT GYM

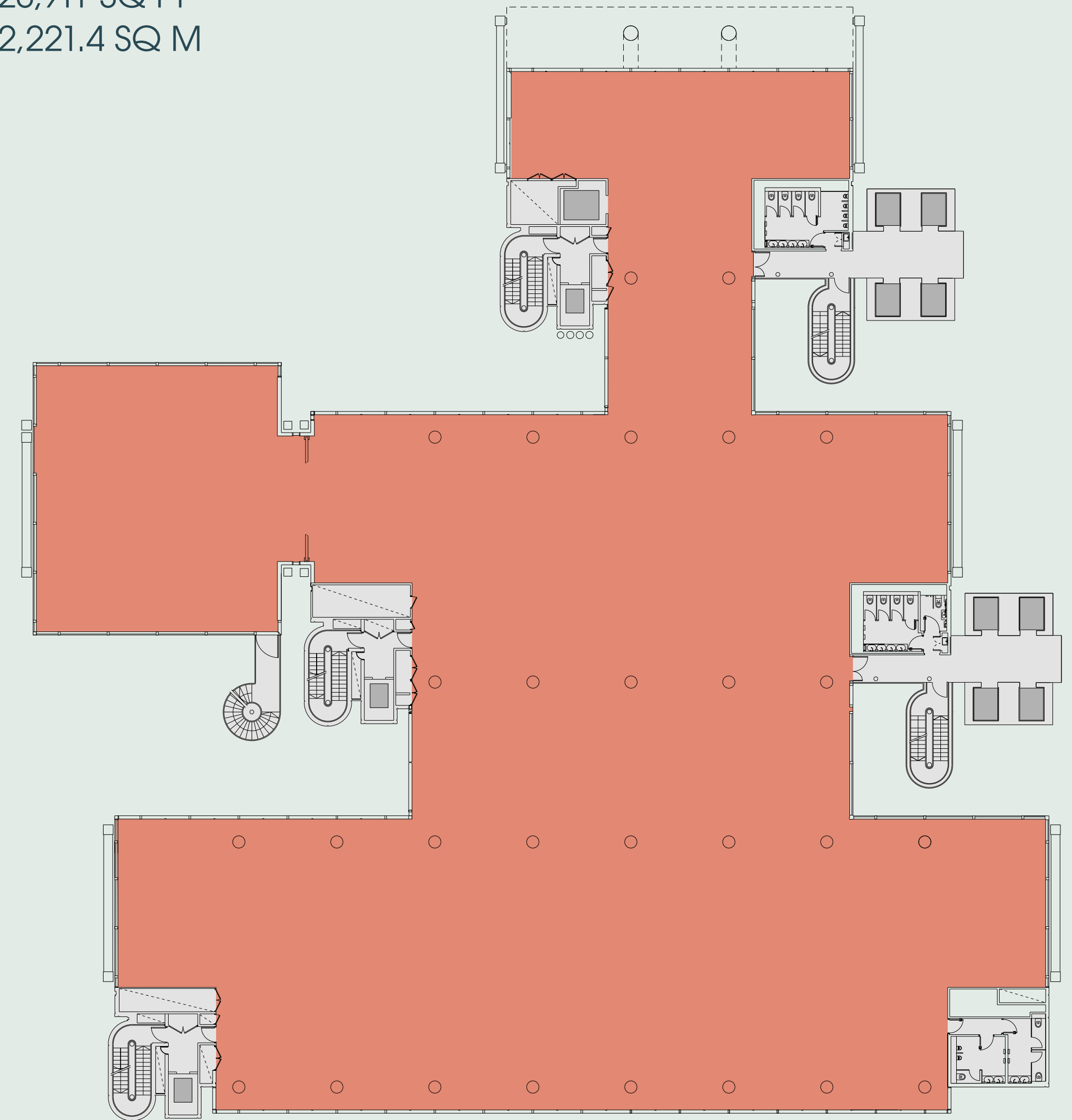
- Office
- Core
- Reception
- Business Lounge
- Café
- Terrace
- End of trip
- Landscaping
- ReFit studio





3rd floor

23,911 SQ FT
2,221.4 SQ M

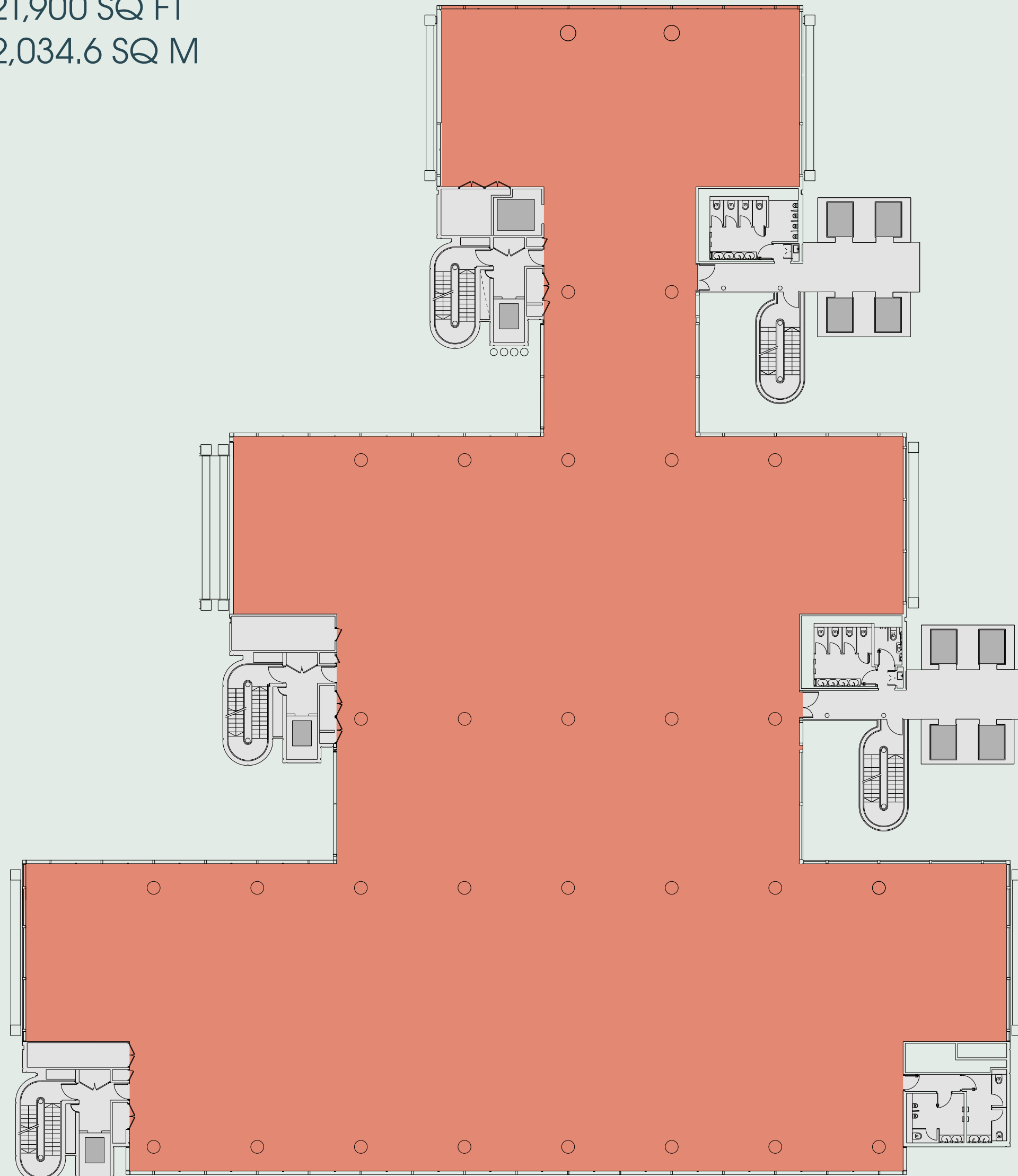


● Office ○ Core



5th floor

21,900 SQ FT
2,034.6 SQ M



Indicative image of office floor



Indicative image of office floor

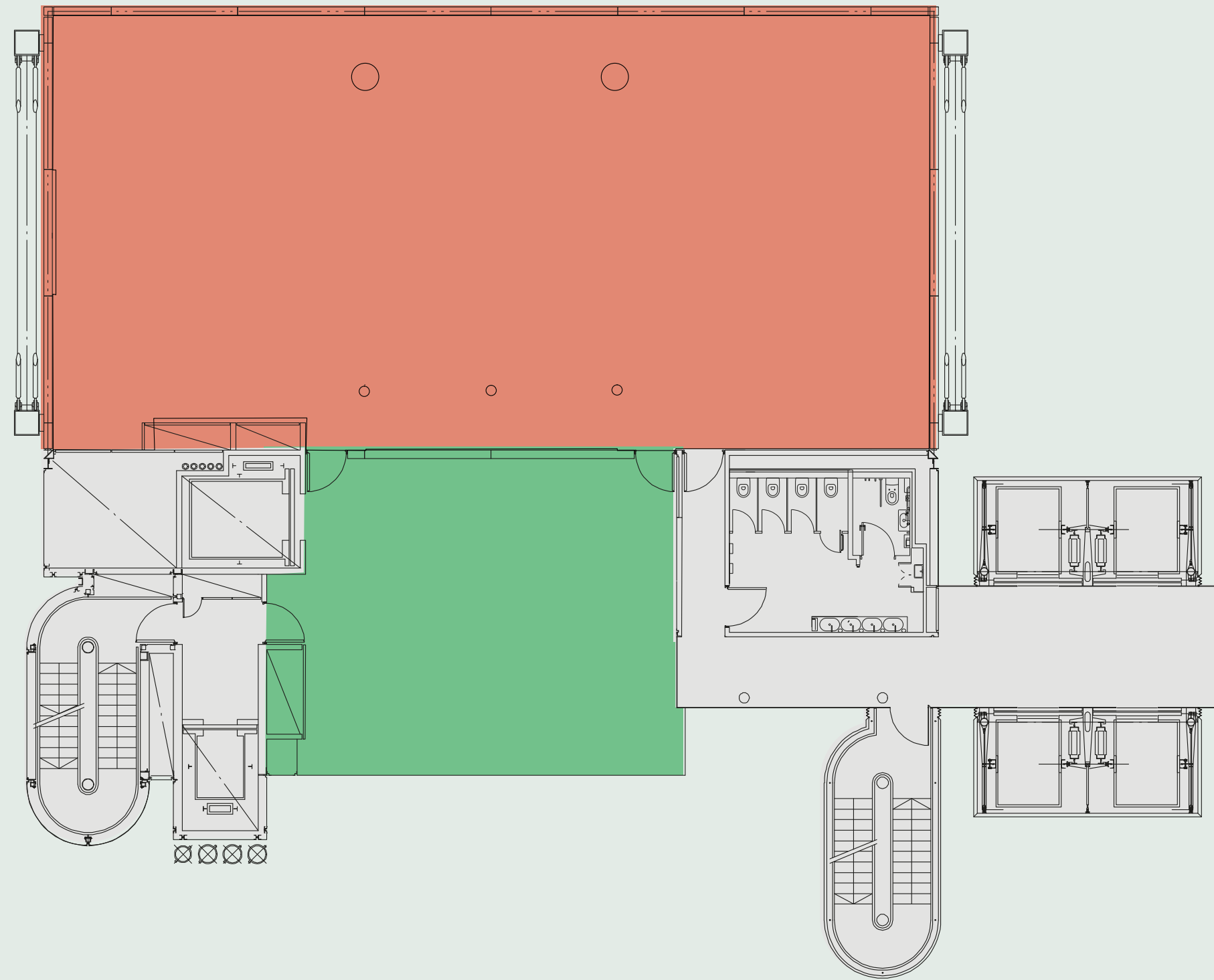
● Office ○ Core



16th floor

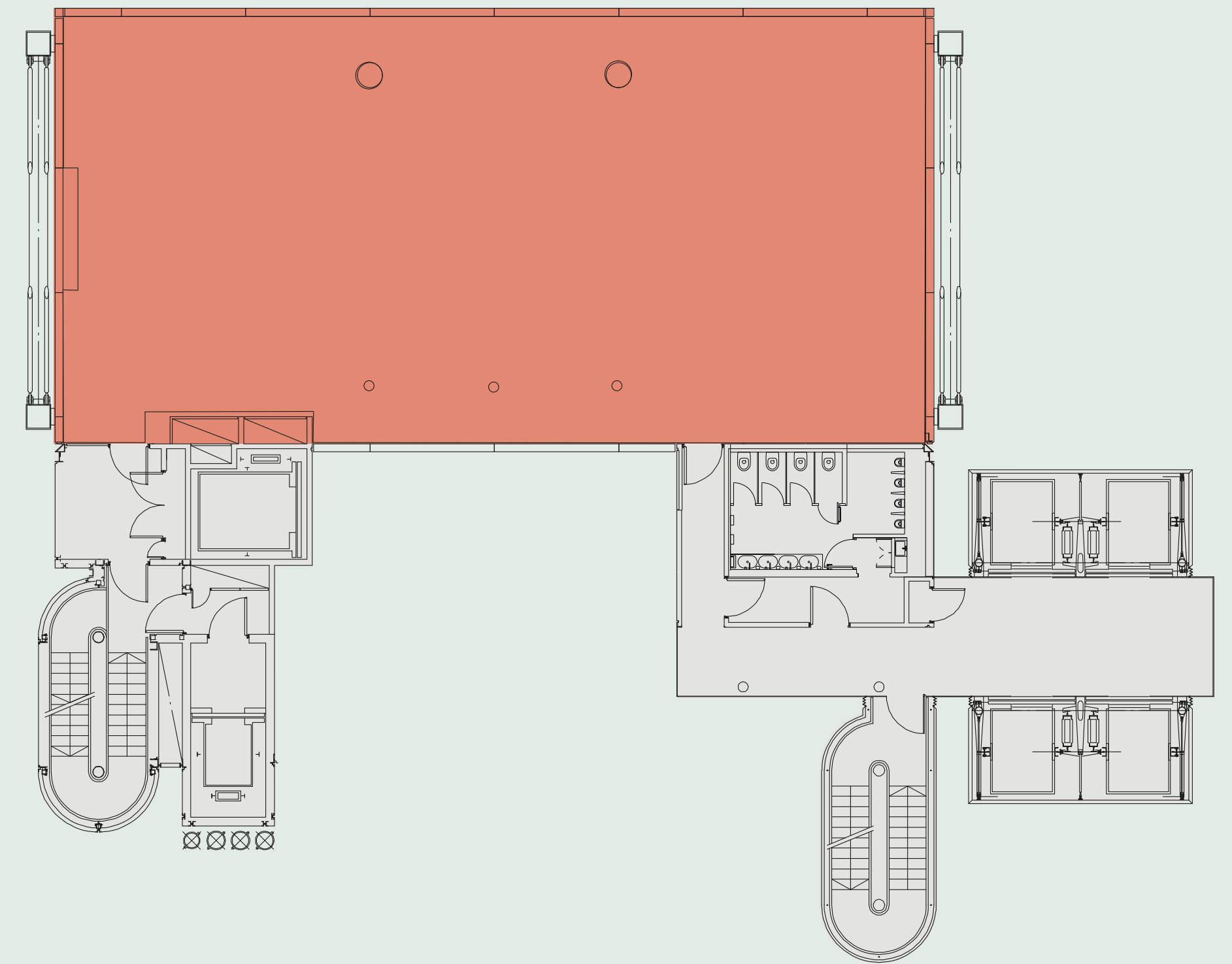
2,259 SQ FT
209 SQ M

TERRACE:
620 sq ft



17th floor

2,248 SQ FT
209 SQ M



● Office ○ Core ● Terrace

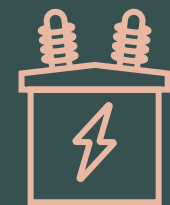


Specification

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)

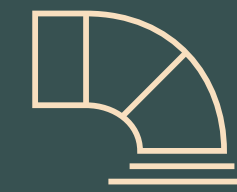


24 showers plus
1 accessible
233 lockers and six
airing cupboards



Level 12 communal
lounge and terrace

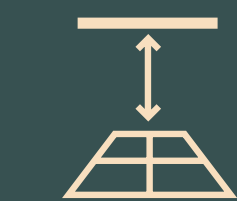
CAT A:



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 shapes with a black speckled pattern are in the lower right. A thin white vertical line runs down the left side of the page.

2

Space plans



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

Occupancy density: 1:9

Open plan assigned desks 242

Agile work points 64

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

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





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

Occupancy density: 1:12

Agile work points 80

Meeting room 4prs	1
-------------------	---



- 18



3rd floor

US/UK LEGAL

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

Total workstations: 123

Occupancy density: 1:18

Office area:

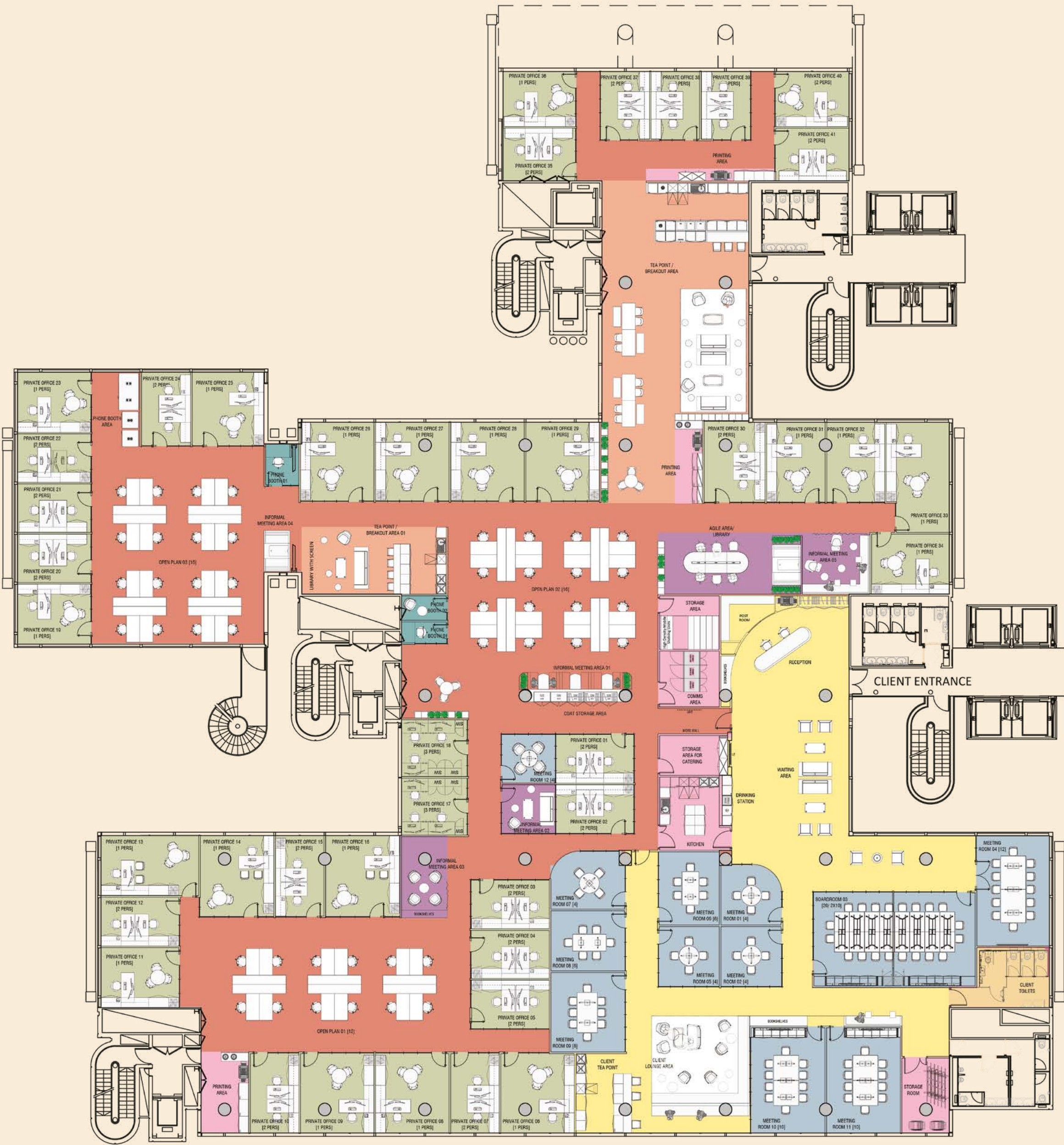
1 prs Executive office	22
2 prs Office	19
3 prs Offices	2
Open plan assigned desks	44
Agile work points	13

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	





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



3

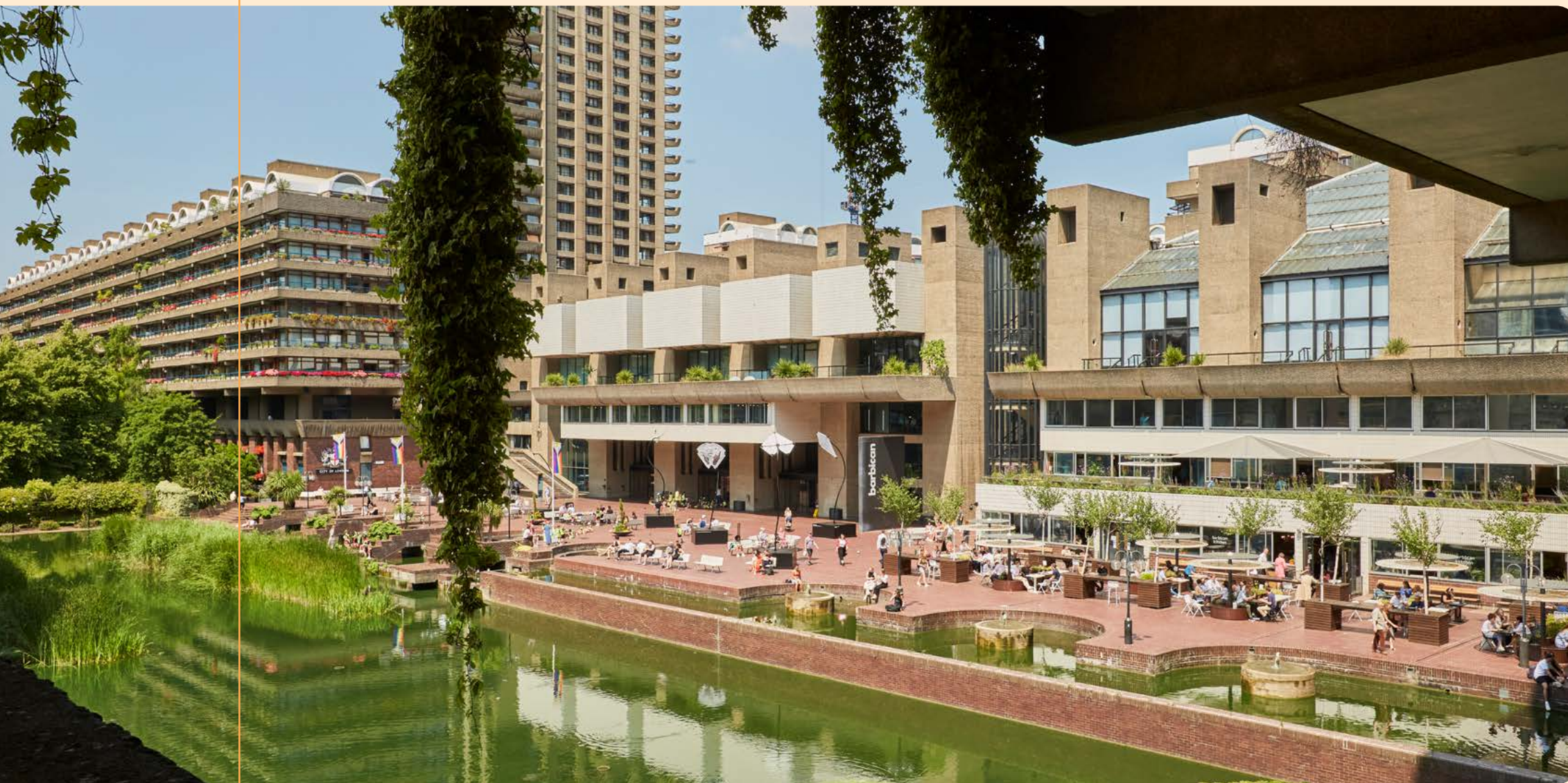


Location



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



Schroders



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.

Contact



Dan Burn

M +44 7515 607 011
dan.burn@rx.london

Frankie Warner Lacey

M +44 7775 895 661
frankie.warnerlacey@rx.london

Alfie John

M +44 7377 885 814
alfie.john@rx.london



Rory Paton

M +44 7900 245 221
rory.paton@jll.com

Sarah Shell

M +44 7808 290 853
sarah.shell@jll.com

Claire Allen

M +44 7872 107 543
claire.allen@jll.com

88woodstreet.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents have any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Joint Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. September 2025.