



88
Wood
Street





Resiliently built, architecturally bold, amenity rich.



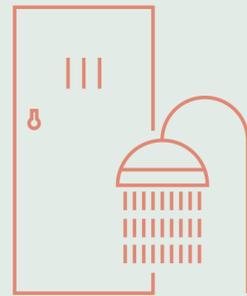


Designed for success.

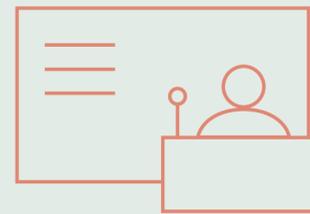
Welcome to 88 Wood Street, designed by Richard Rogers Stirk Harbour + Partners and re-imagined by award-winning architects Morrow + Lorraine.



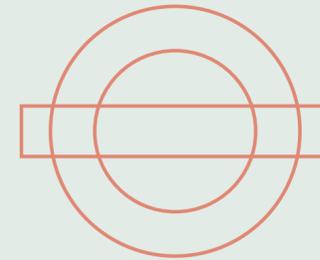
HQ Building with room to scale



Best in class end of trip facilities



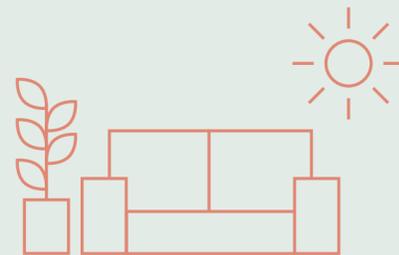
Conferencing suite on Level 1 operated by TOGETHER



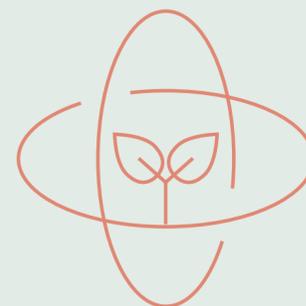
<5 mins walk to Crossrail



On site Café - 88 Beans



Level 12 Communal Lounge and Terrace coming soon



Future-proofed & ultra-resilient for sustainable future



Studio gym - reFit





Tenant Lounge

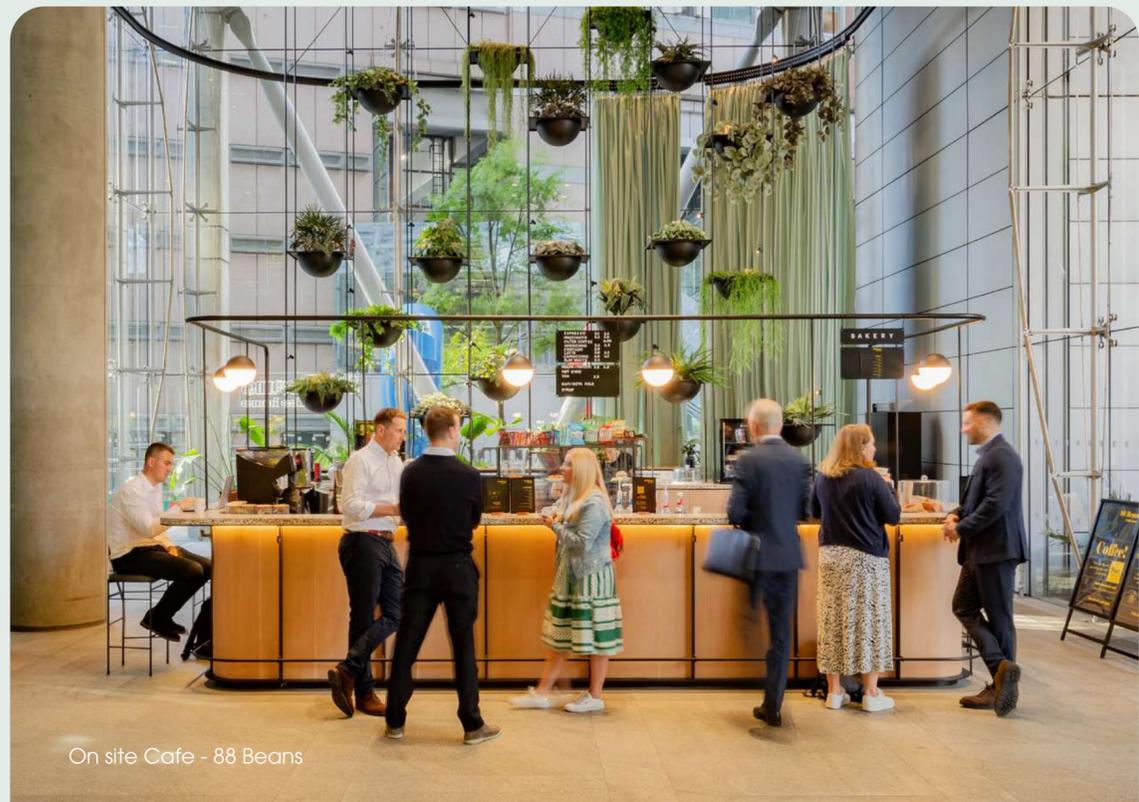


Reception entrance



Showers and Lockers

Amenity in abundance



On site Cafe - 88 Beans



reFIT Gym



Skyline views





Building & floorplans



Discover your ideal workspace

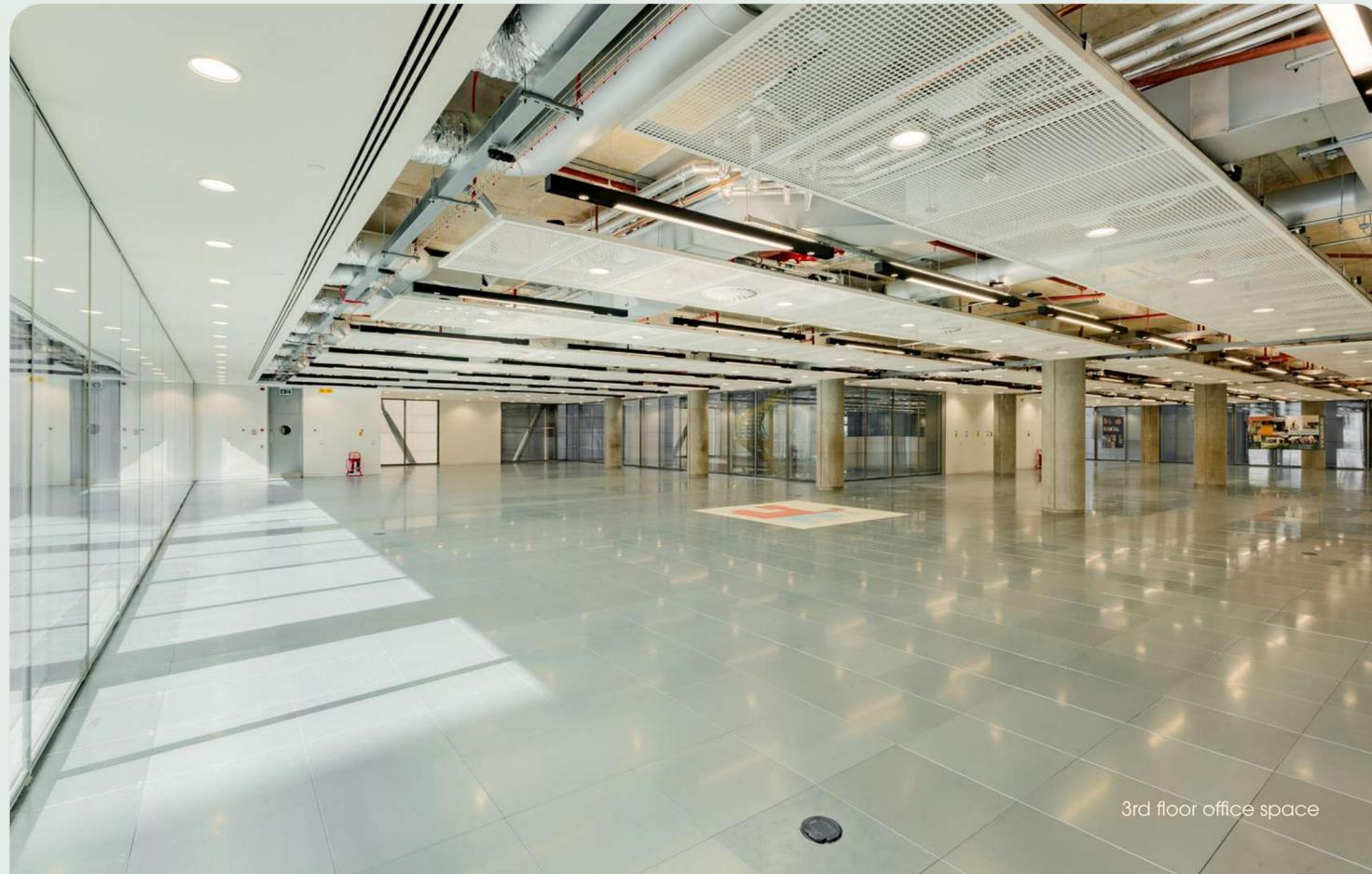
Discover the best-in-class workspace at 88 Wood Street. These light and efficient floorplates offer a contemporary environment for a new generation of business.



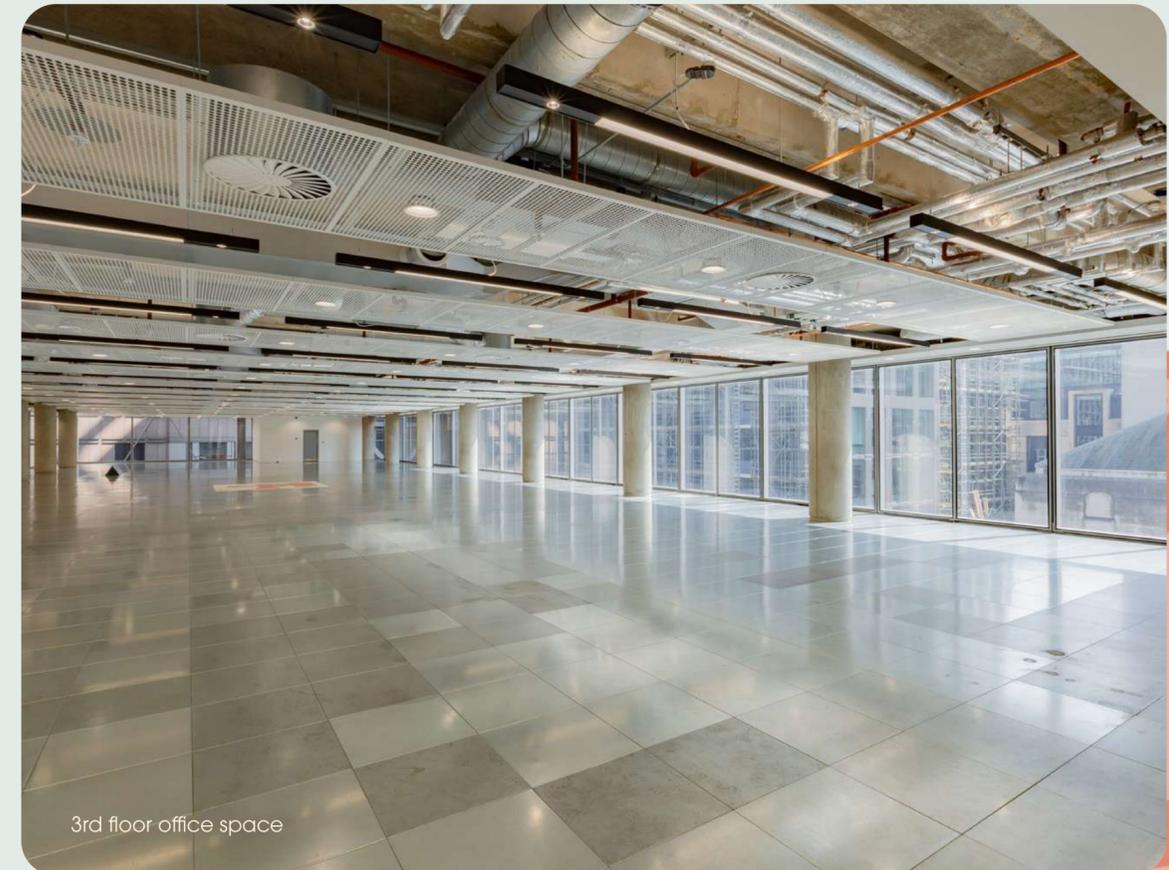
View from 12th floor lift lobby



View from upper floors



3rd floor office space

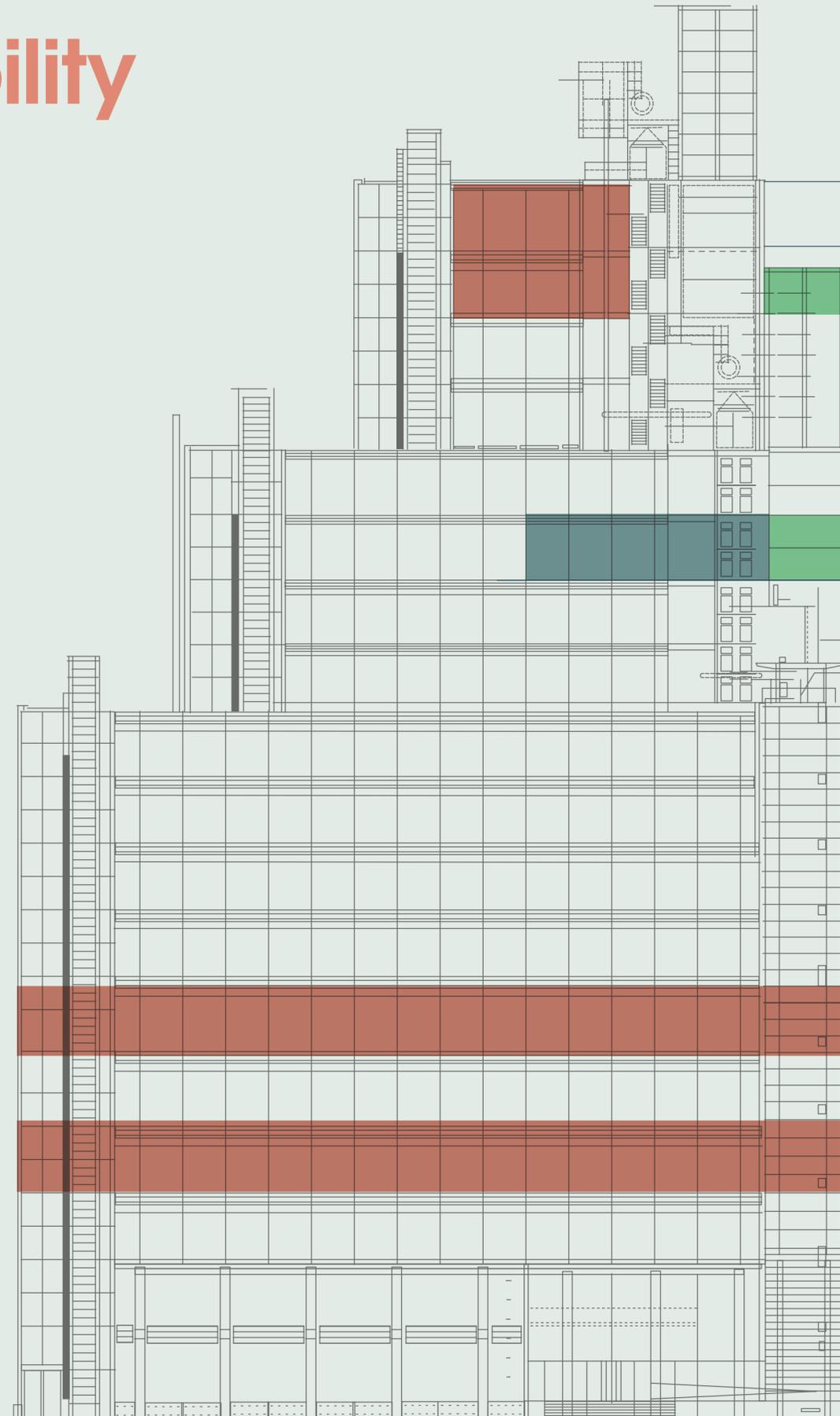


3rd floor office space



Availability

50,318 SQ FT



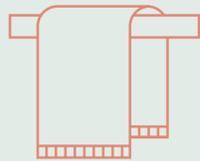
	WORKSPACE	TERRACE	AVAILABILITY
17	2,248 SQ FT		Q4 2026
16			UNDER OFFER
12	4,306 SQ FT	2,131 SQ FT	COMMUNAL LOUNGE AND TERRACE Coming in Q3 2026
5	21,900 SQ FT		AVAILABLE
3	23,911 SQ FT		AVAILABLE



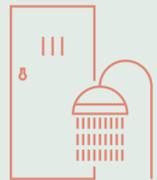
Ground floor



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



233 LOCKERS AND 6 AIRING CUPBOARDS



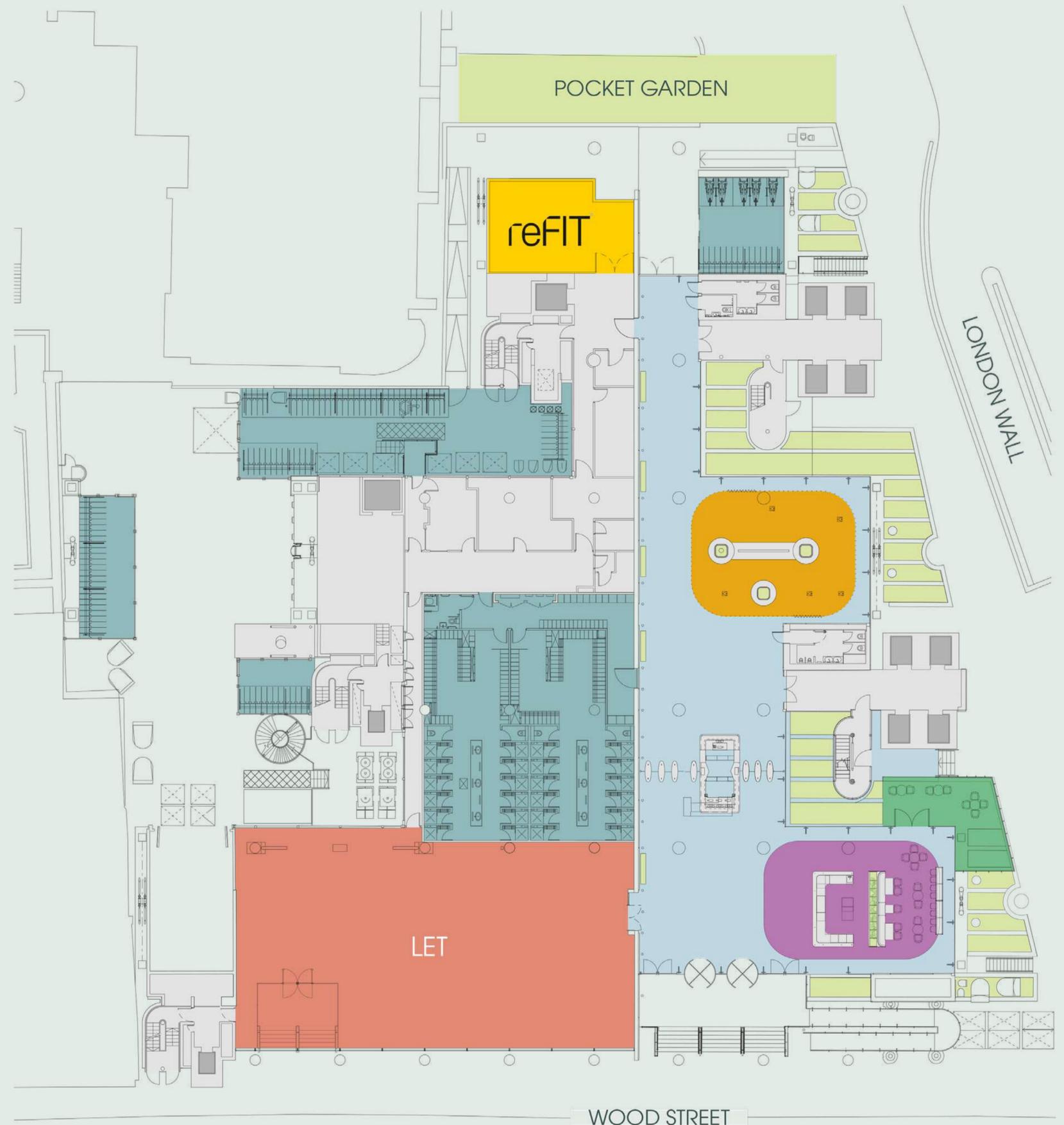
24 SHOWERS PLUS 1 ACCESSIBLE



ON SITE CAFE
- 88 BEANS

reFIT

reFIT GYM

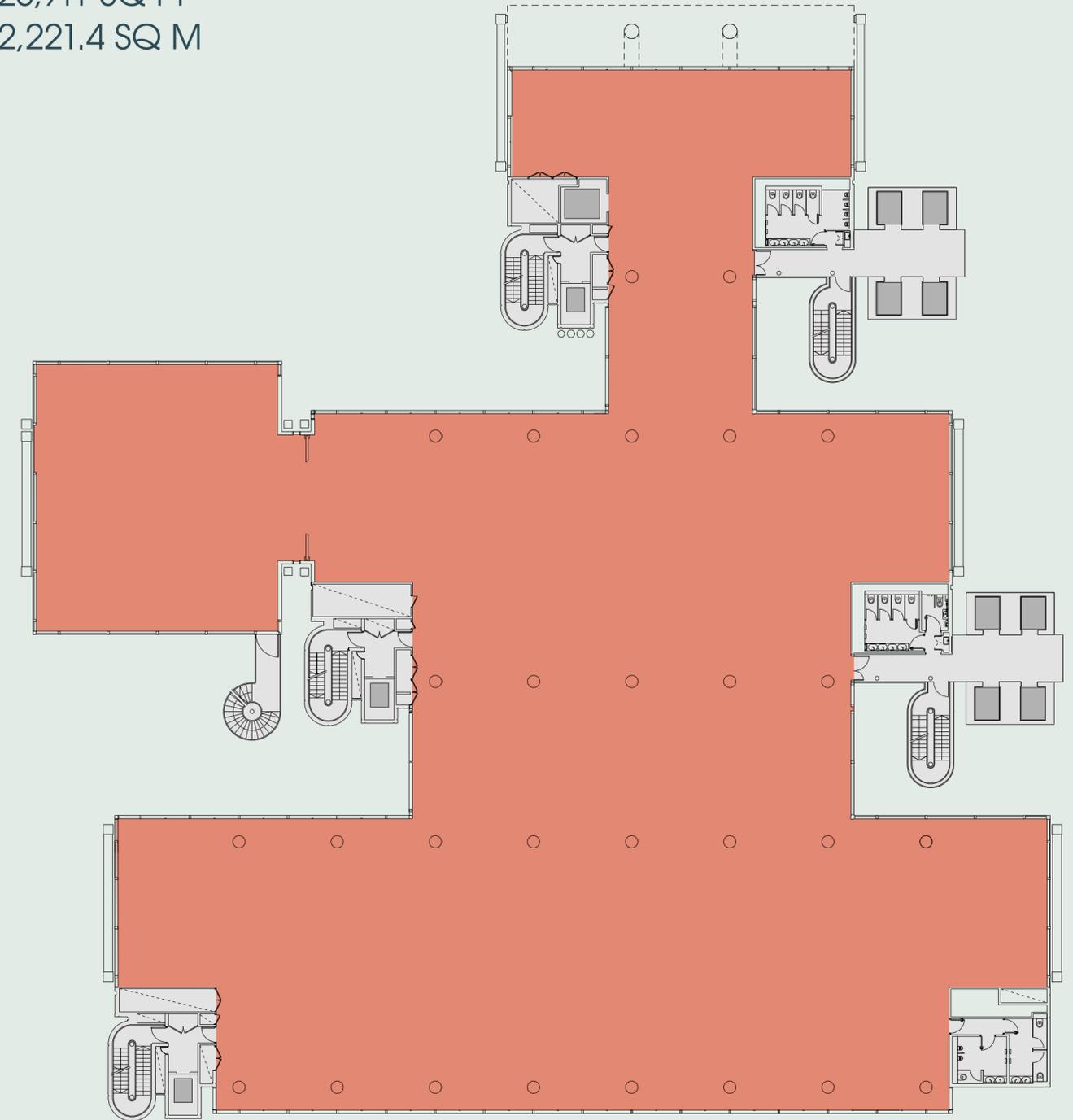


- Office
- Core
- Reception
- Business Lounge
- Café
- Terrace
- End of trip
- Landscaping
- ReFit studio



3rd floor

23,911 SQ FT
2,221.4 SQ M

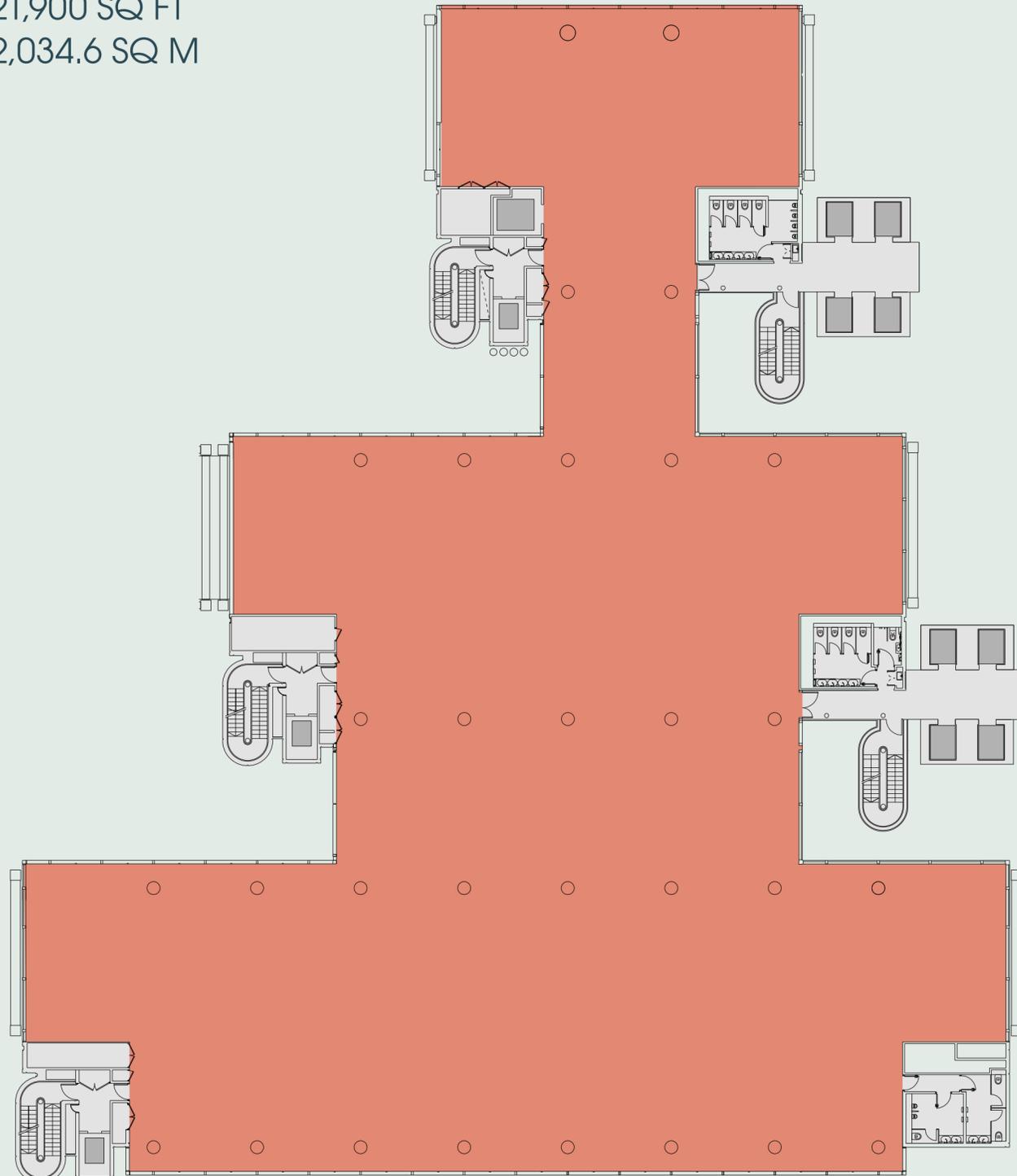


● Office ○ Core



5th floor

21,900 SQ FT
2,034.6 SQ M



Indicative image of office floor



Indicative image of office floor

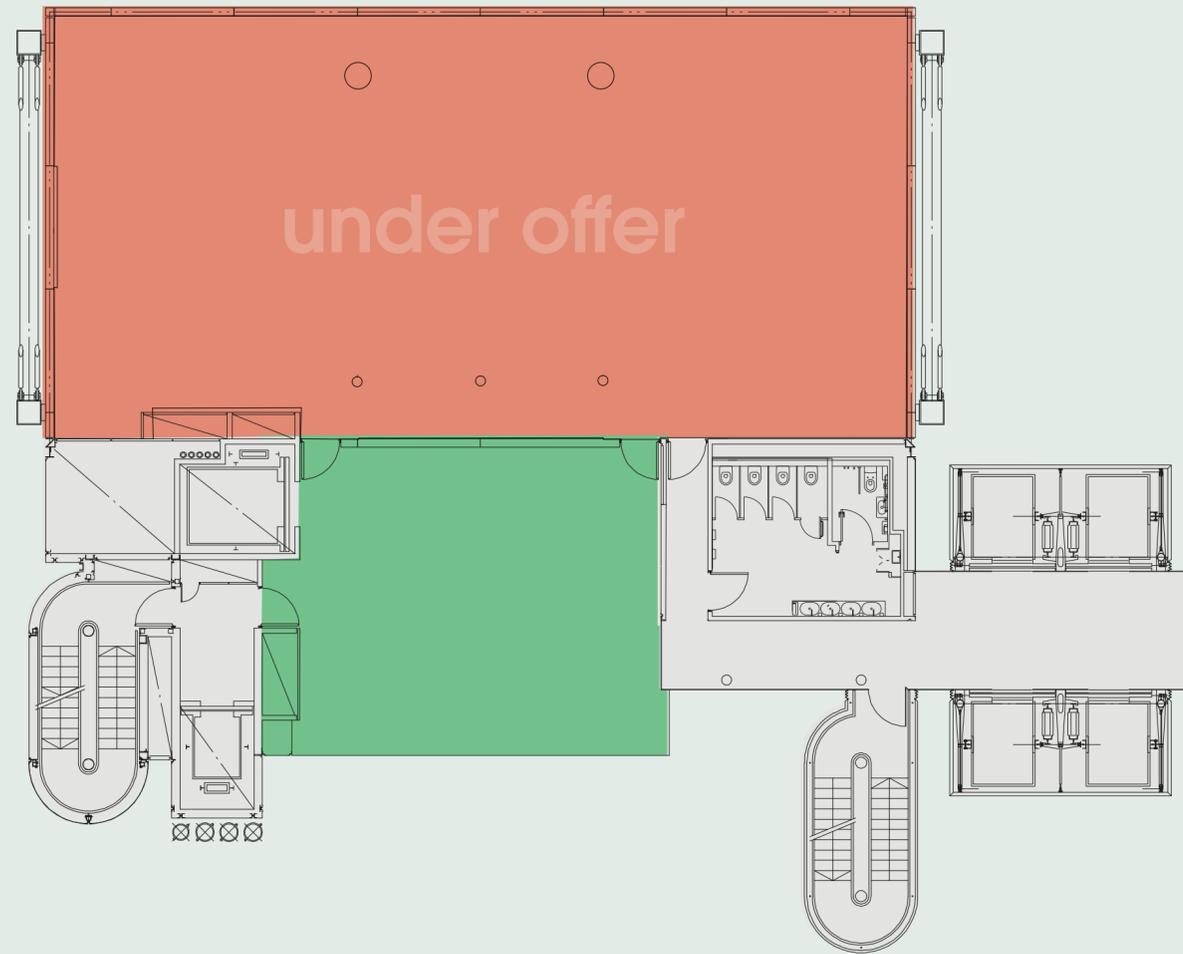
● Office ○ Core



16th floor

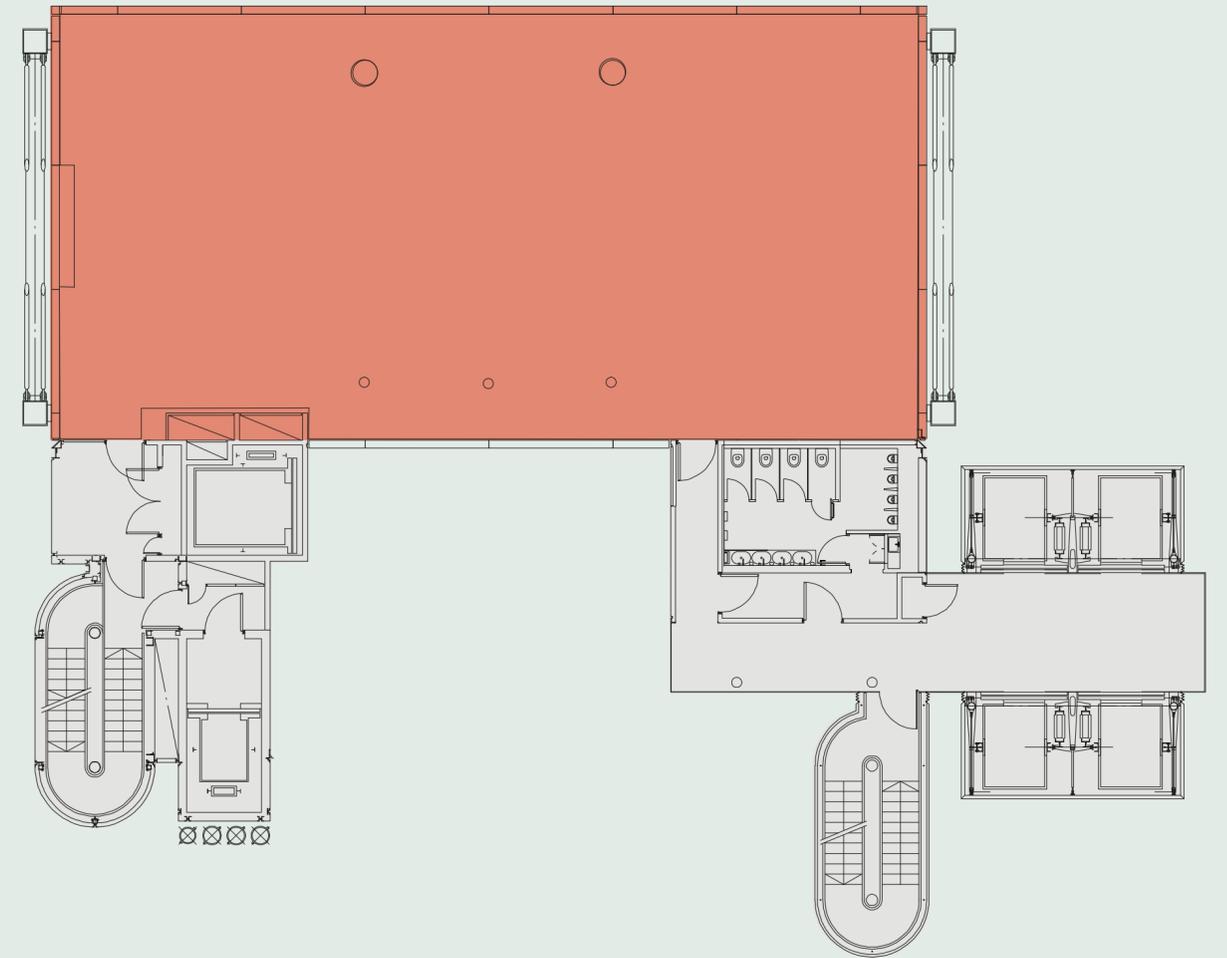
2,259 SQ FT
209 SQ M

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:



Level 12 communal
lounge and terrace



Multi-purpose
wellness studio



New 15,000 sq ft
conferencing venue
provided by TOGETHER
available to hire



Ground Floor communal
business lounge and café



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



24 showers plus
1 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 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 unrivaled screen

FIIT ZWIFT

Apple Fitness+

*Can be shown on screen with personal subscription



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

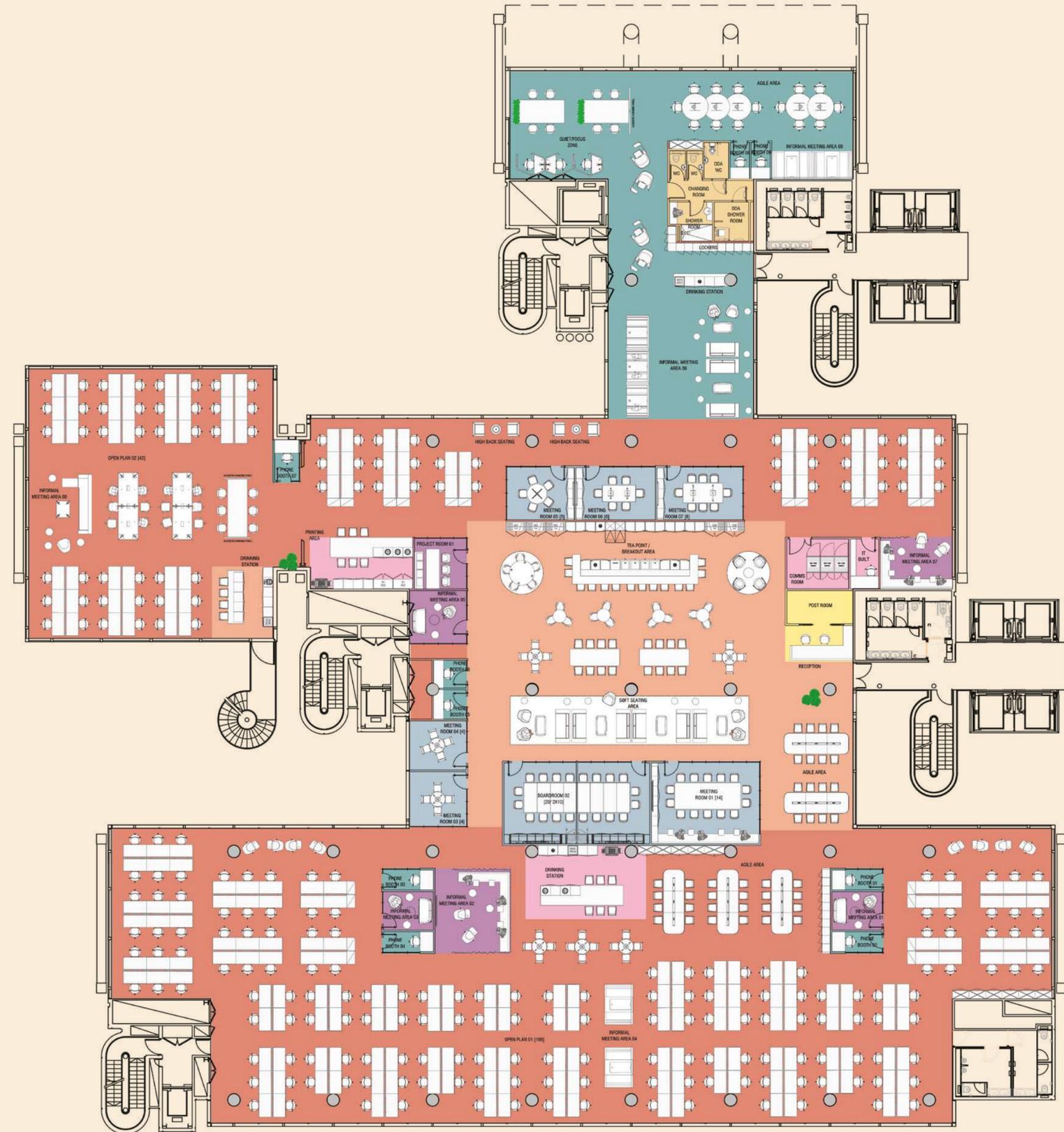
Meeting room 6prs 1

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

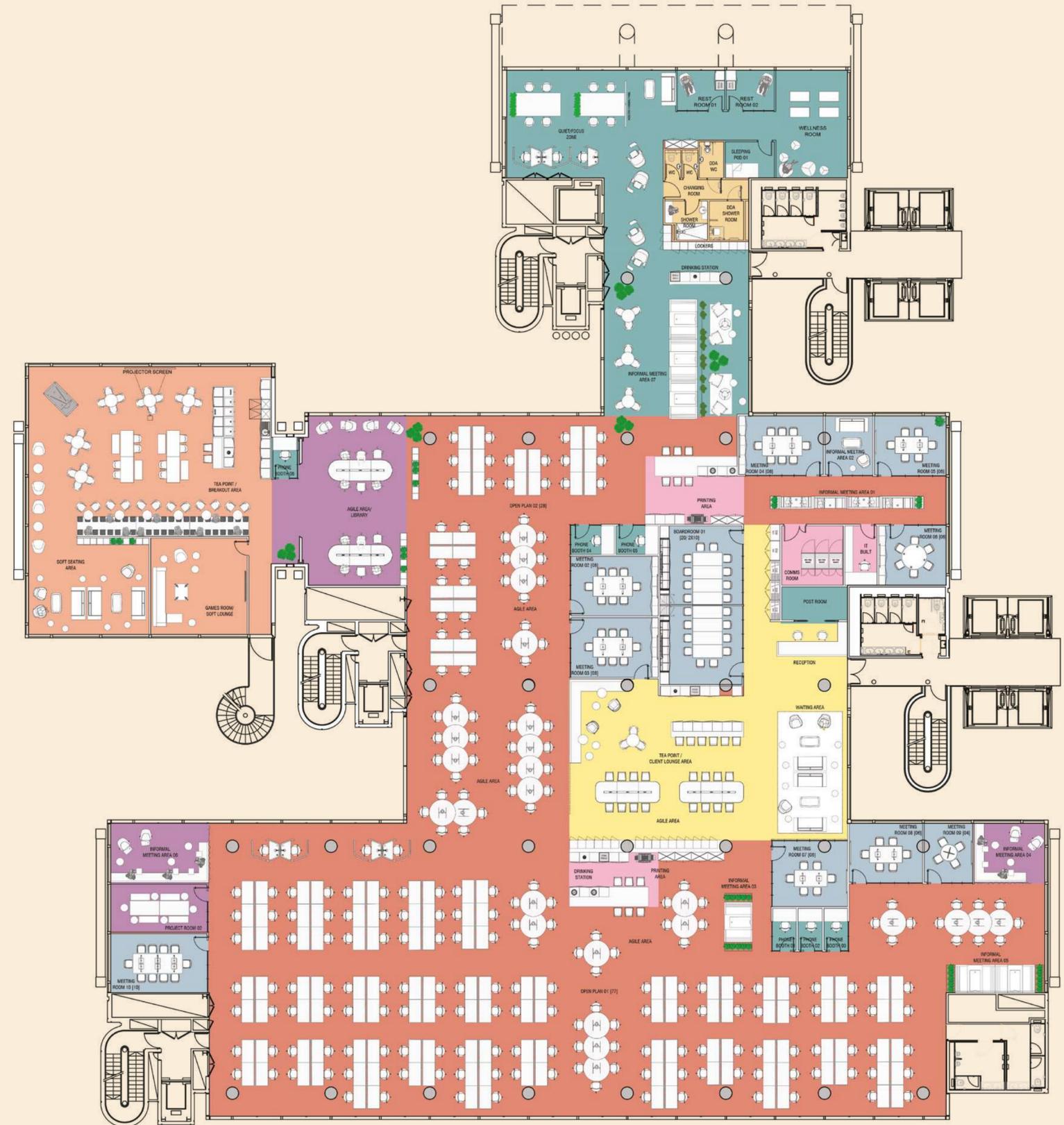
Meeting room 8prs 3

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:

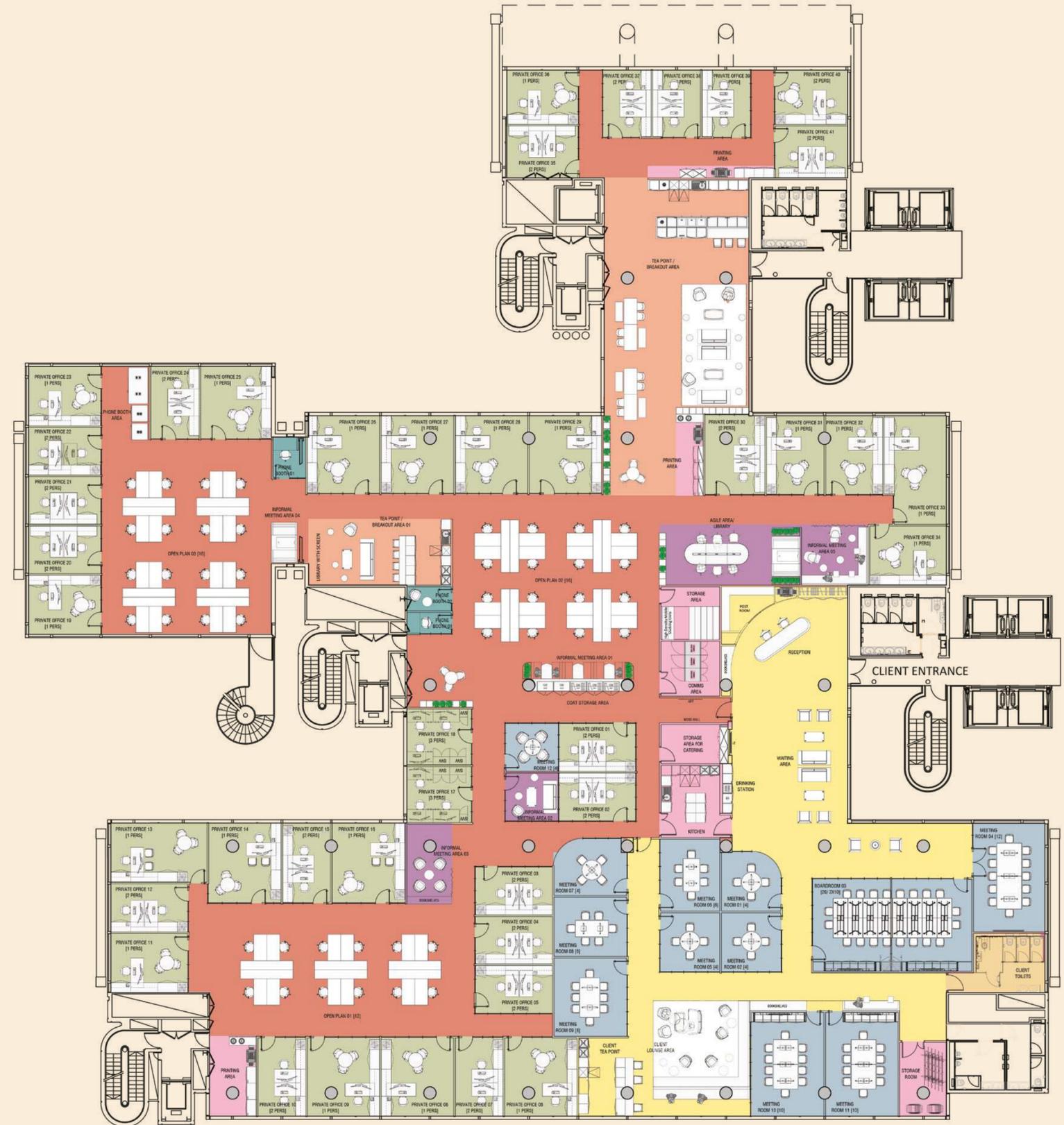
1 prs Executive office	22
2 prs Office	19
3 prs Offices	2
Open plan assigned desks	44
Agile work points	13

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	





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

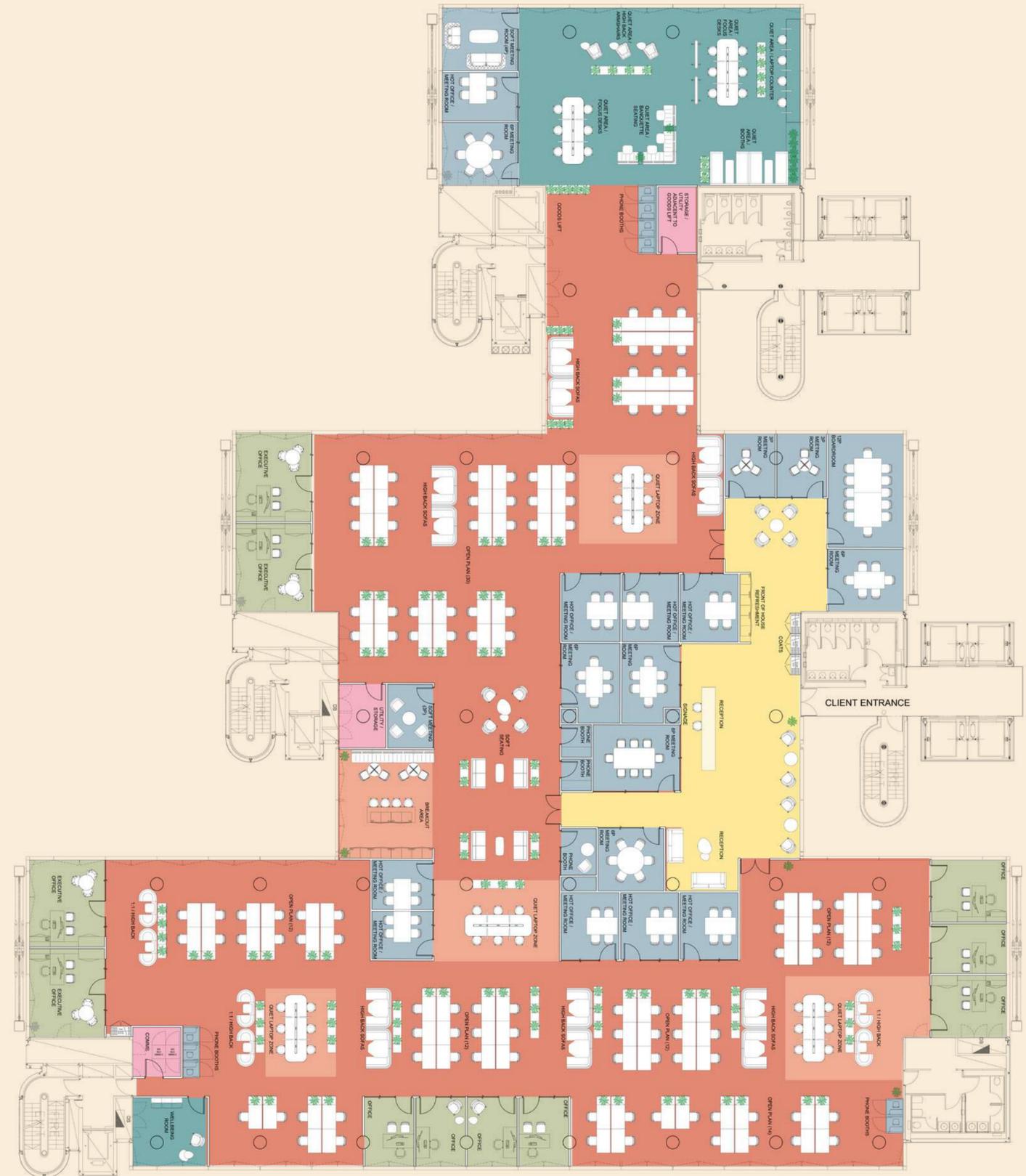
Meeting room 6prs 5

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

Roslyn 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

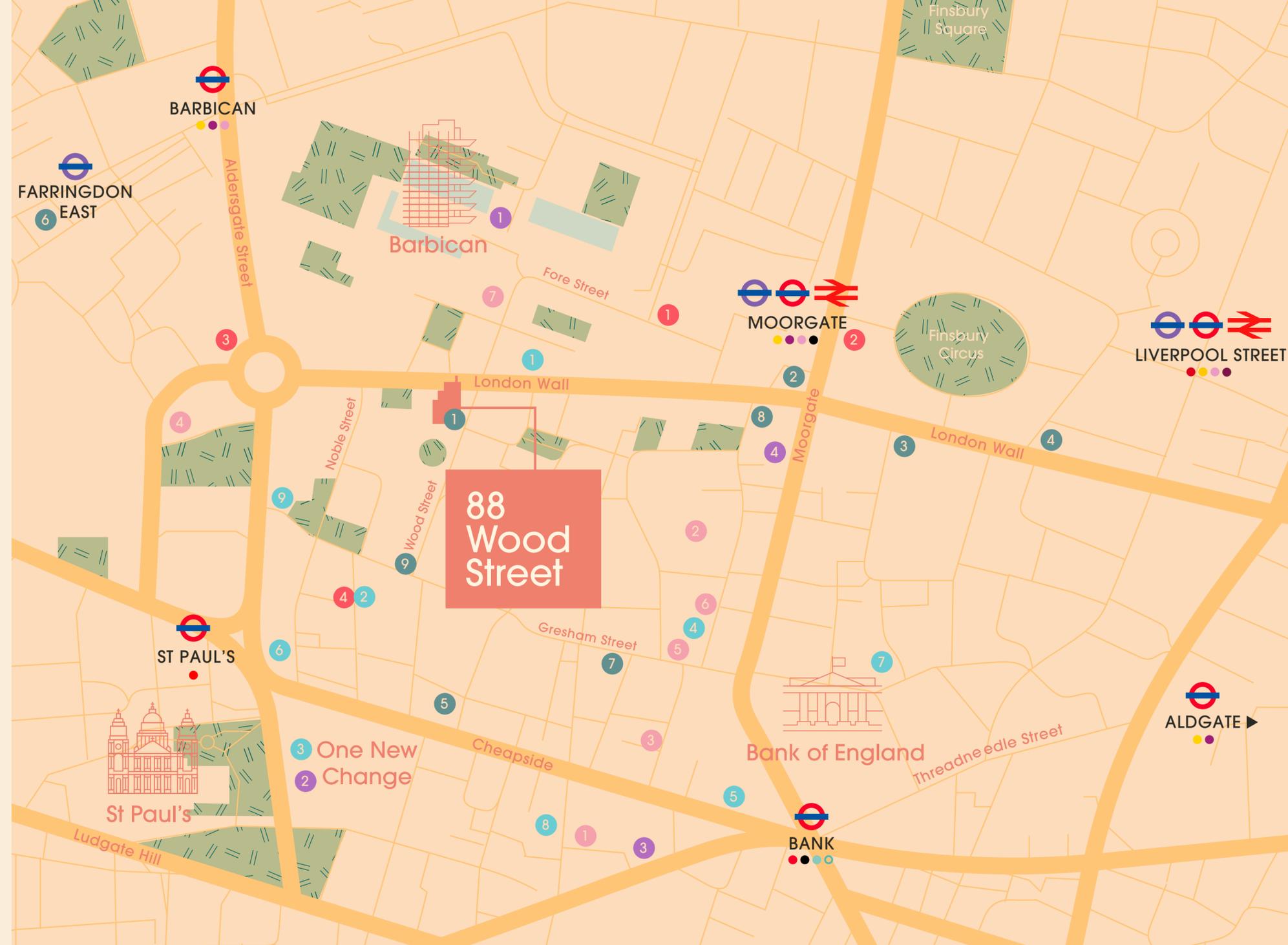
1. Merchant House
2. Masons Arms
3. Where's Fred's
4. Lamb and Trotter
5. The Trading House
6. Old Doctor Butler's Head
7. Wood Street Bar & Restaurant

Fitness & Lifestyle

1. Digma
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





Linklaters



In good company.



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

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