

## SUBJECT TO CONTRACT

### Location

One Wood Street is located at the junction of Cheapside and Wood Street within the City core. The property benefits from excellent communication links with St Paul's and Bank stations within a short walk, providing access to the Central, Northern and Waterloo & City underground lines. It is also only a short walk to Farringdon, providing access to the Elizabeth line and additional overground connections.

### Building

Designed by renowned architects Fletcher Priest and constructed in 2007 by LandSec, One Wood Street is a prime headquarters office building located in the core of the City of London. The building comprises 184,184 sq ft of highly specified office, retail and ancillary accommodation over ground and seven upper floors.

The available office accommodation is located on the part 2nd floor and totals 10,333 sq ft.

Available from April 2021

### Amenities

- Fitted out 'plug and play' opportunity;
- Chilled beam air conditioning system
- 2.8m floor to ceiling height
- 150mm fully accessible raised floor
- 6 x 21-person passenger lifts
- Access to bicycle and shower facilities

### Viewing

Strictly through sole letting agents Cushman & Wakefield.

### Lease

Flexible subleases are available for a term until February 2026.



Floor	Area (sq ft)	Area (sq m)
*Part 2nd	10,333	960
<b>Total</b>	<b>10,333</b>	<b>960</b>

\*Subject to final confirmation of measurement.

Costs	Per sq ft exclusive
Quoting Rent	£59.50
Rates (2020/21)	c. £25.30
Service Charge	TBC

For more information contact::

**Alex Novelli**

+44 (0) 203 296 2133

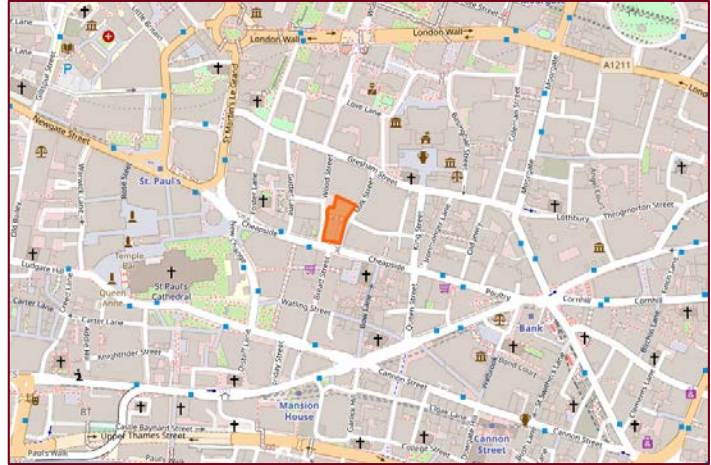
[alex.novelli@cushwake.com](mailto:alex.novelli@cushwake.com)

**George Homer**

+44 (0) 203 296 3160

[george.homer@cushwake.com](mailto:george.homer@cushwake.com)

## Location Map



## Floor Plan – Part 2<sup>nd</sup> floor

