

WOOD

STREET

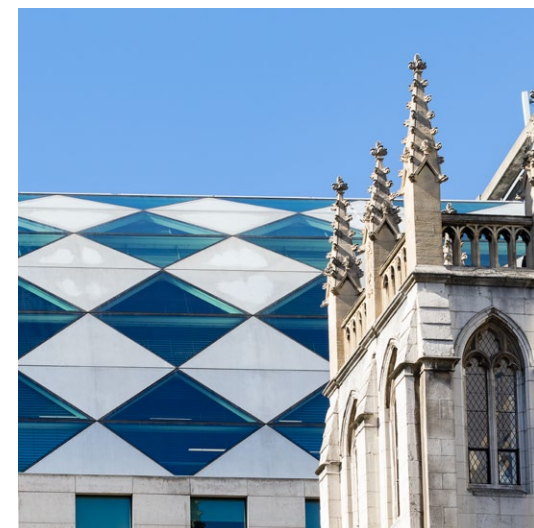
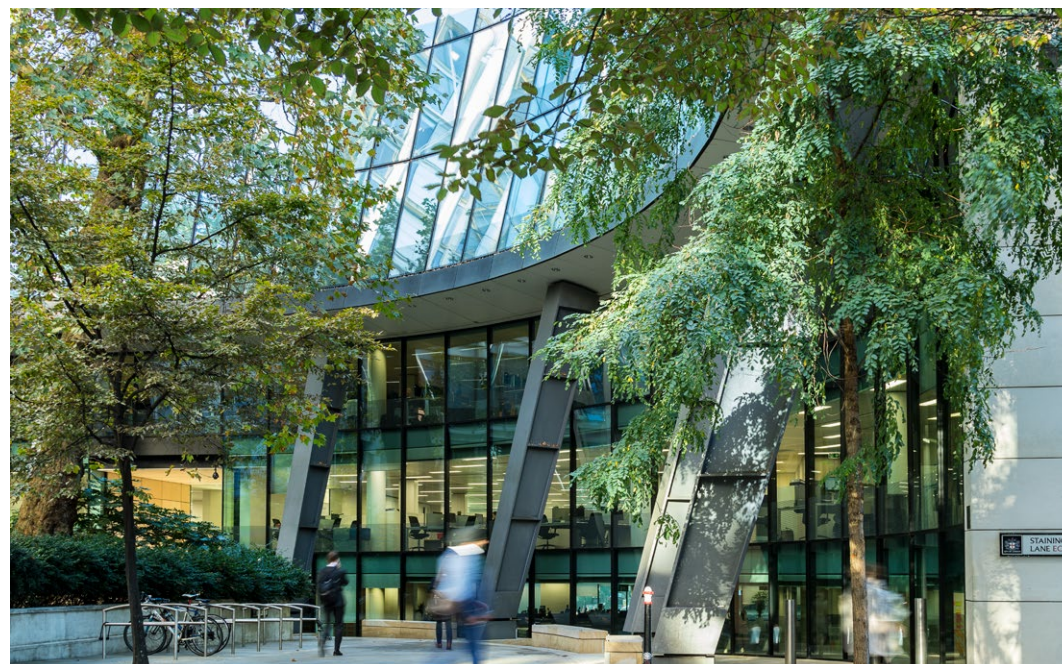
LONDON EC2

A low-angle, upward-looking photograph of a large, mature tree with a thick trunk and a dense canopy of green and yellowing leaves. The tree is situated inside a building with a curved, glass-paneled ceiling. The glass reflects the sky and the surrounding foliage, creating a layered effect. The text "27,986 SQ FT OF OFFICE SPACE AVAILABLE" is overlaid in a bold, white, distressed font across the center of the image.

**27,986 SQ FT
OF OFFICE SPACE AVAILABLE**

SIR NORMAN FOSTER'S
ICONIC
DESIGN

**A SEAMLESS, CURVED GLASS FAÇADE
OVERLOOKS A BEAUTIFULLY
LANDSCAPED HERITAGE SITE**



THE CITY OF LONDON HAS EVOLVED

RESTAURANTS, BARS, CAFÉS, CULTURE + GLOBAL OCCUPIERS

A DYNAMIC
WAVE OF OLD + NEW



Wood Street Reception Waiting Area



Wood Street Reception



Wood Street Lift lobby



Wood Street Entrance

YOUR NEIGHBOURS

- Food & drink
- 1. Manicomio
- 2. Haz St Paul's
- 3. The Anthologist
- 4. Goodman City
- 5. Enoteca Rabezzana
- 6. Kitty Hawk
- 7. Coq d'Argent
- 8. Bad Egg
- 9. Fox Fine Wines and Spirits
- 10. Three Cranes
- 11. Paternoster Chop House
- 12. Bow Wine Vaults
- 13. Cabotte
- 14. Comptoir Gascon
- 15. Burger & Lobster Bread Street
- 16. St John
- 17. Polpo
- 18. Angler

- Retail
- 1. One New Change: Cos, Topshop, Allsaints, Oliver Bonas, Links of London, Monica Vinader, Nespresso & much more
- 2. Louis Vuitton
- 3. Royal Exchange: Fortnum & Masons, Hermes, Jo Malone, Montblanc, Smythson, Tiffany & Co, Penhaligans & much more
- 4. Ted Baker
- 5. Pink Shirt Maker
- 6. Hackett
- 7. Aspal of London

- Leisure & Arts
 - 1. Guildhall Art Gallery
 - 2. The Barbican
 - 3. Look Mum No Hands
 - 4. White Cross Market
 - 5. Smithfield Market
 - 6. Leadenhall Market
 - 7. Museum of London
 - 8. The Ned
 - 9. Virgin Active
 - 10. Puregym
- Banks
 - 1. Metro Bank
 - 2. Barclays
 - 3. HSBC
 - 4. ING
 - 5. Lloyds
 - 6. Halifax
 - 7. Bank of Italy
- Green spaces
 - 1. Saint Mary Aldermanbury Garden
 - 2. Festival and Carter Lane Gardens
 - 3. Monk Well Square
 - 4. Finsbury Circus Gardens
 - 5. Whittington Gardens
 - 6. Fortune Street park
 - 7. Christchurch Greyfriars Church Garden
 - 8. Charterhouse Square
 - 9. Barbican Gardens



AMAZINGLY CONNECTED

THE ELIZABETH LINE VIA MOORGATE



ALL WITHIN A TEN MINUTE WALK

ST PAUL'S		5 MINS
MOORGATE		8 MINS
FARRINGDON (EAST)		10 MINS
LIVERPOOL STREET*		8 MINS
CITY THAMESLINK		7 MINS
BANK		7 MINS
BARBICAN		9 MINS
MANSION HOUSE		6 MINS

All times taken from TFL and Crossrail websites
Crossrail/Elizabeth Line operational from Q4 2019.

*Access to Liverpool Street via Moorgate

AVAILABILITY

SCHEDULE
OF AREAS

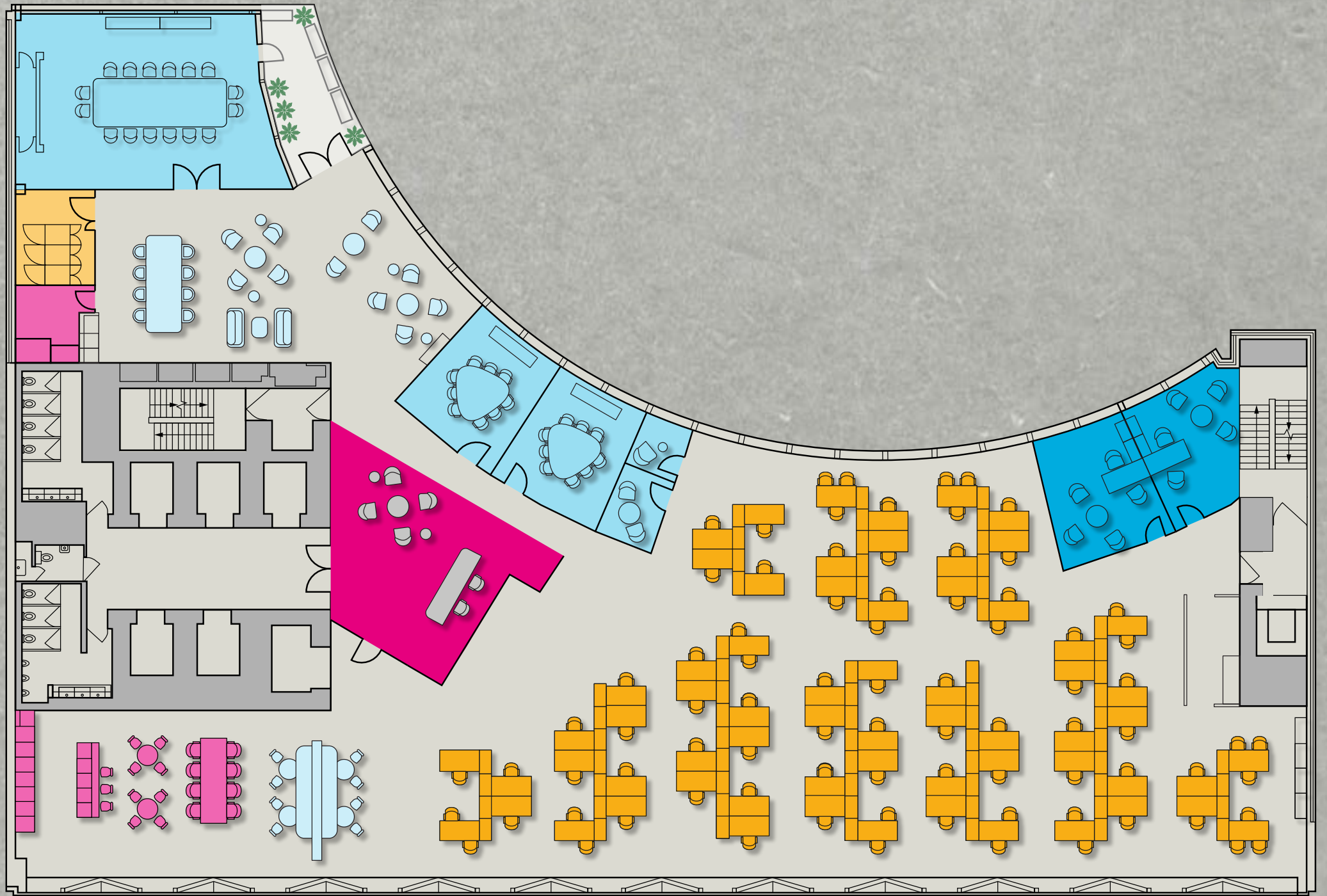
TOTAL: 27,986 SQ FT

LEVEL	SQ FT	SQ M
9	11,325	1,052
8	LET	LET
7	LET	LET
6	LET	LET
5	16,661	1,548
4	LET	LET
3	LET	LET
2	LET	LET
1	LET	LET
G	LET	LET
TOTAL	27,986	2,600

9TH FLOOR

1,052 SQ M
11,325 SQ FT

- 1 RECEPTION
- 4 MEETING ROOMS
- 2 OFFICES
- 65 OPEN PLAN DESKS
- 2 COLLABORATION SPACE
- 2 TEAPOINT/REFRESHMENT
- 1 COMMS ROOM



WOOD STREET



**FLOODED WITH
NATURAL LIGHT**

Photograph of 9th floor



Photograph of 9th floor



CGI of Indicative Fit-out

**YOUR SPACE.
YOUR FIT-OUT.**

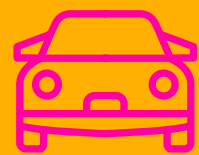


CGI of Indicative Fit-out

BUILDING BENEFITS



**2.75M FLOOR TO
CEILING HEIGHT**



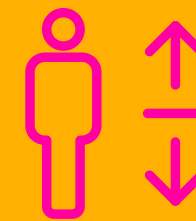
**CAR PARKING
AVAILABLE**



**NEW BIKE
STORAGE**



**150MM FULL
ACCESS
RAISED FLOOR**



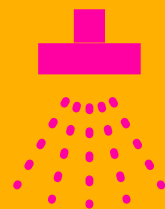
**5X21 PERSON
PASSENGER LIFTS**



**WIRED SCORE
CERTIFICATION
GOLD**



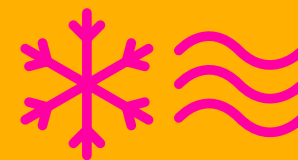
104 LOCKERS



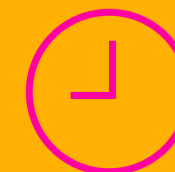
8 SHOWERS
4 FEMALE/4 MALE



LED LIGHTING



**NEW 4 PIPE
FAN COIL AIR
CONDITIONING**



**24 HOURS
SECURITY**



**1X3,000 KG
GOODS LIFT**

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