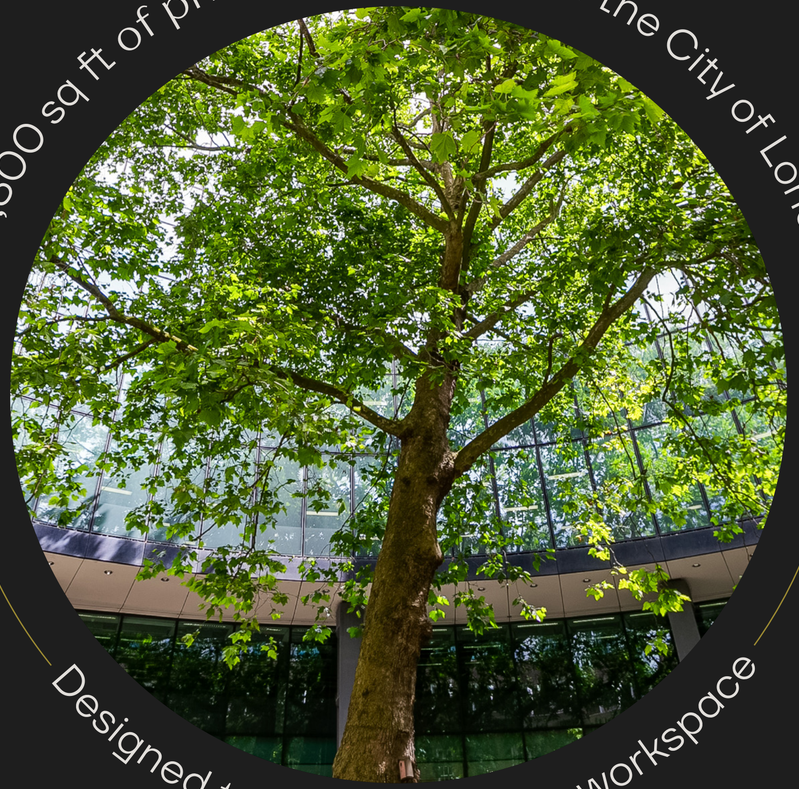


100 WOOD STREET

LONDON, EC2

38,300 sq ft of prime office space in the City of London



Designed to be more than a workspace

Iconic British architecture primed for contemporary city working

100 WOOD STREET'S spectacular curved glass façade mean it's workspaces are filled with natural light. With views over St Mary Staining Churchyard, the building offers 145,000 sq ft of office space spanning over 9 floors, with 38,300 sq ft of space available in a fully fitted or Cat A condition.

In addition to this, the building has undergone further transformation to feature a 2,500 sq ft gym and multi-purpose studio accessible to all tenants. This cutting-edge, fully automated facility serves as a dedicated space to promote the well-being of occupants within the building.



Transforming 100 Wood Street: more than a workspace

LOCATED ON A STREET that has observed centuries of changing architecture, at the core of the City's most spirited quarter, 100 Wood Street serves as an expression of Sir Norman Foster's ground-breaking steel and glass architecture.

Originally named after its row of houses made solely from wood, Wood Street pays homage to London's resilience of reimagining and restoring itself, and the building signifies architectural movement, progression and change.



< The front façade
v The sloped roof



Brand New On-site Gym

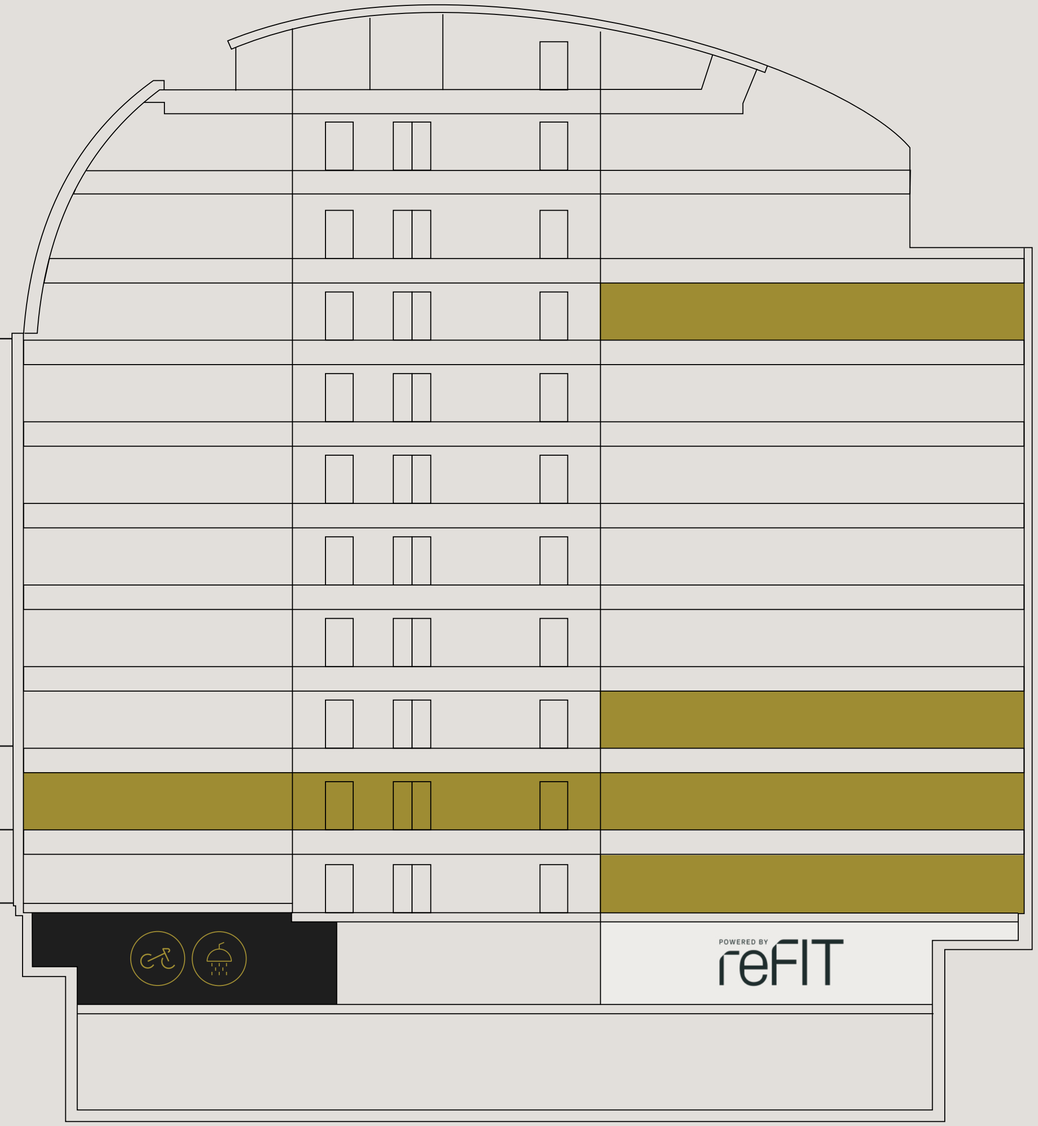
New End of Journey Facilities

CAT A and Fitted Space



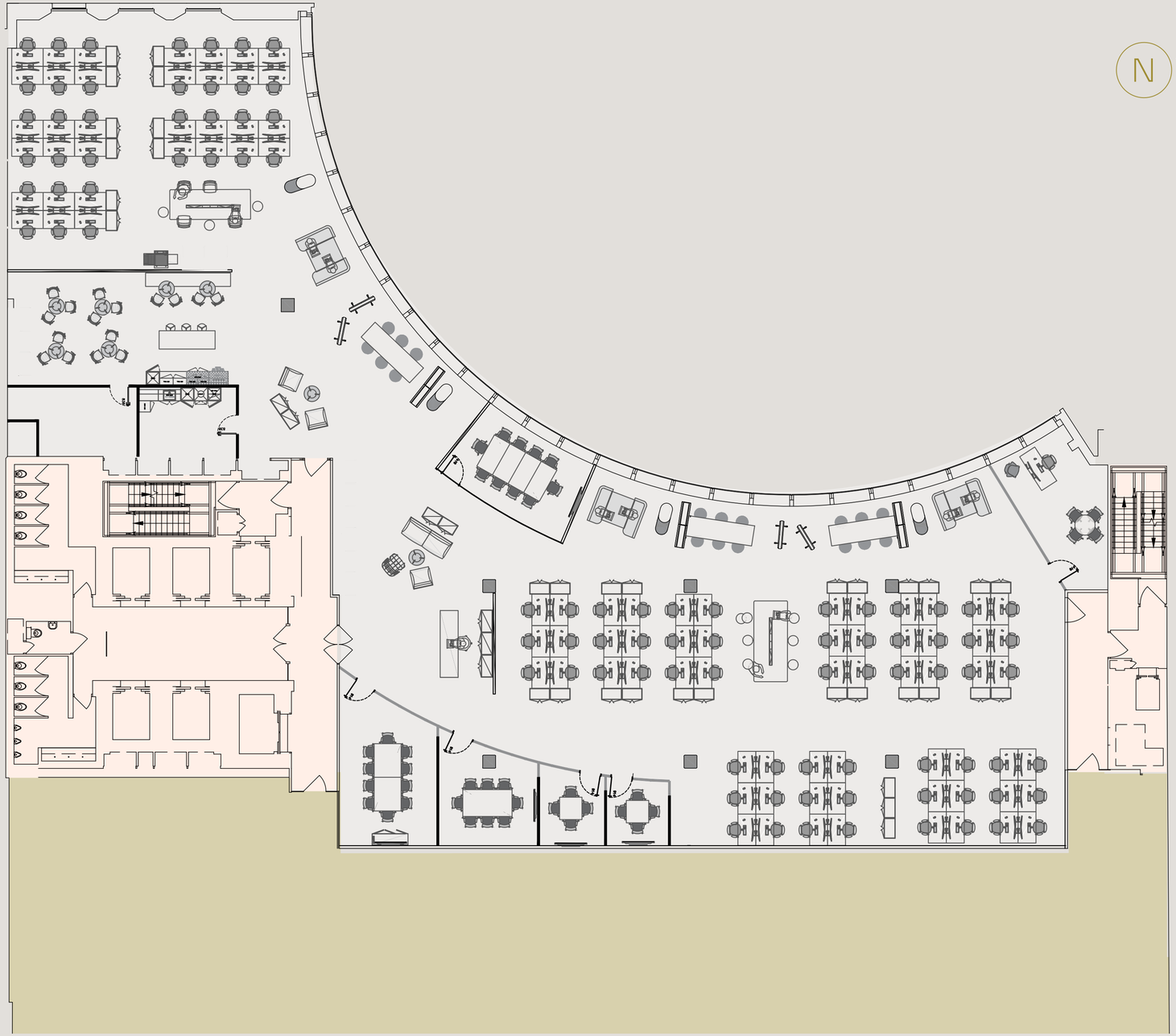
Current Availability

Floor	SQ FT	Sq M
Part 7th Floor (Fitted)	9,735	904
Part 2nd Floor	8,816	819
1st Floor	11,732	1,090
Ground Floor	8,056	748



Part 7th Floor

Office: 9,735 sq ft / 904.4 sq m



Indicative Fit-Out

- 01 Reception
- 01 Waiting Area
- 94 Open Plan Desking (1400 × 800)
- 02 10 Person Boardroom
- 01 8 Person Meeting Room
- 02 Call Rooms
- 01 Executive Office
- 01 Large Breakout
- 01 Prep Kitchen
- 04 Informal Meeting Zones
- 03 Booths
- 16 Hot Desks
- 01 Comms Room

*The floor is partially fitted, and the Landlord will work with incoming occupiers to produce a fully fitted product, suitable for the occupier.

Key

- Fitted Office
- Core
- Let


Meeting room


Reception


Open-plan desks

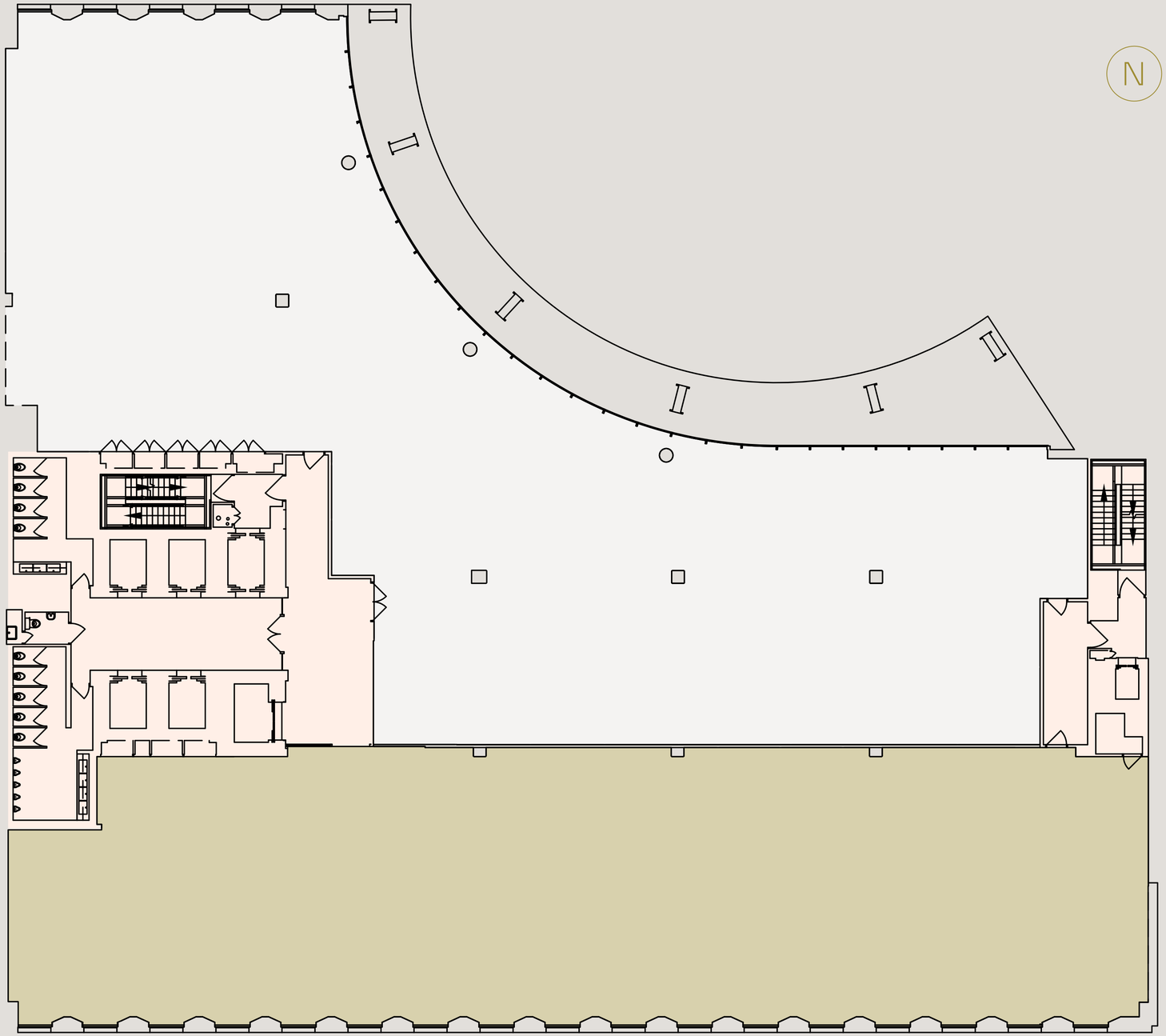

Kitchen breakout space

9,735 sq ft of fully fitted space

CATERING FOR the modern occupier, the 7th Floor is partially fitted and offers the opportunity for a full fit-out in line with occupier needs. A full fit-out would include a sleek reception, two 10-person boardrooms, two executive offices, 94 open-plan desks, a spacious breakout area, a prep kitchen, informal meeting zones, booths, and 16 hot desks.

Part 2nd Floor

Office 8,816 sq ft / 819 sq m

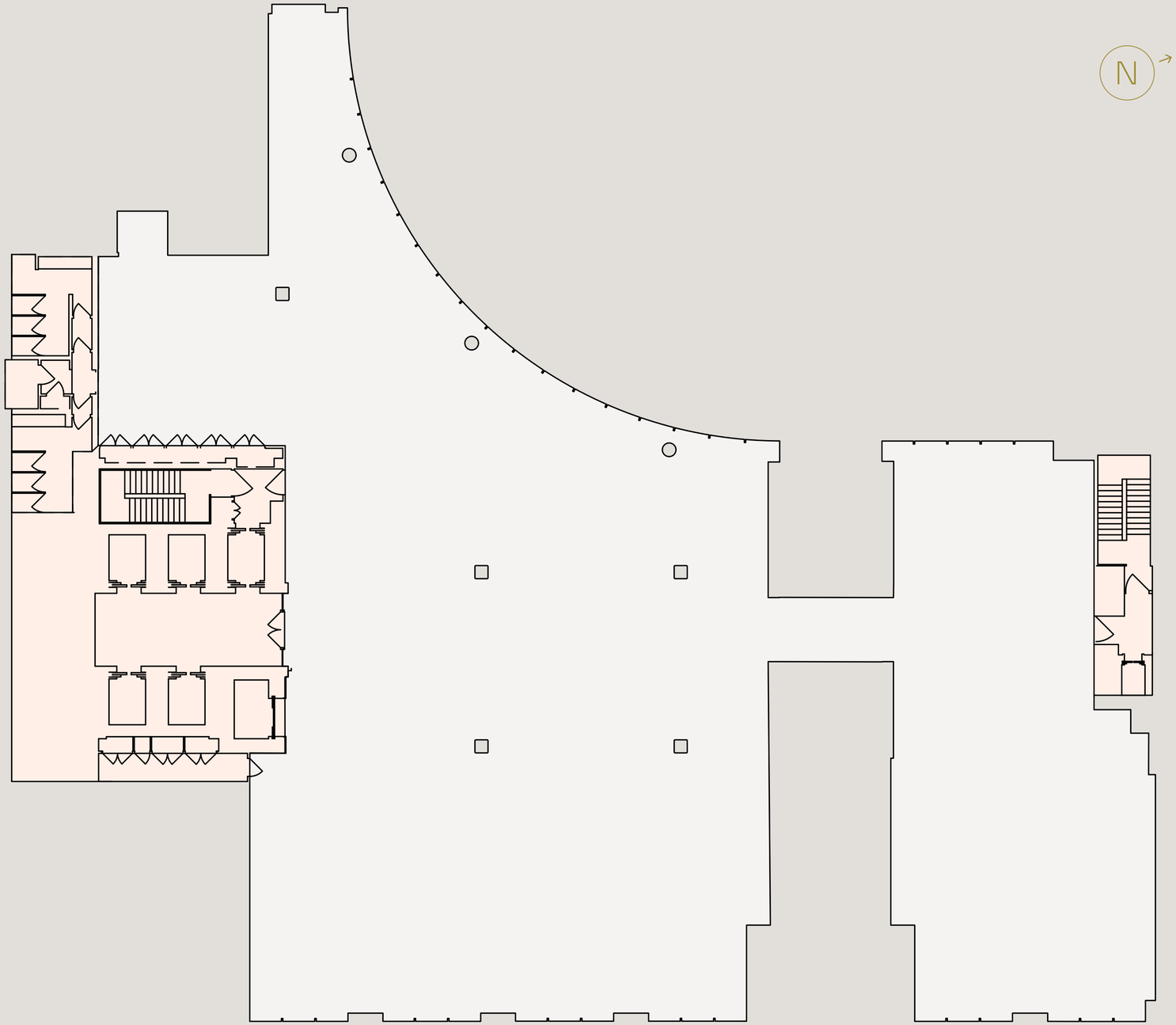


Key

- Office
- Core
- Let

1st Floor

Office 11,732 sq ft / 1,090 sq m



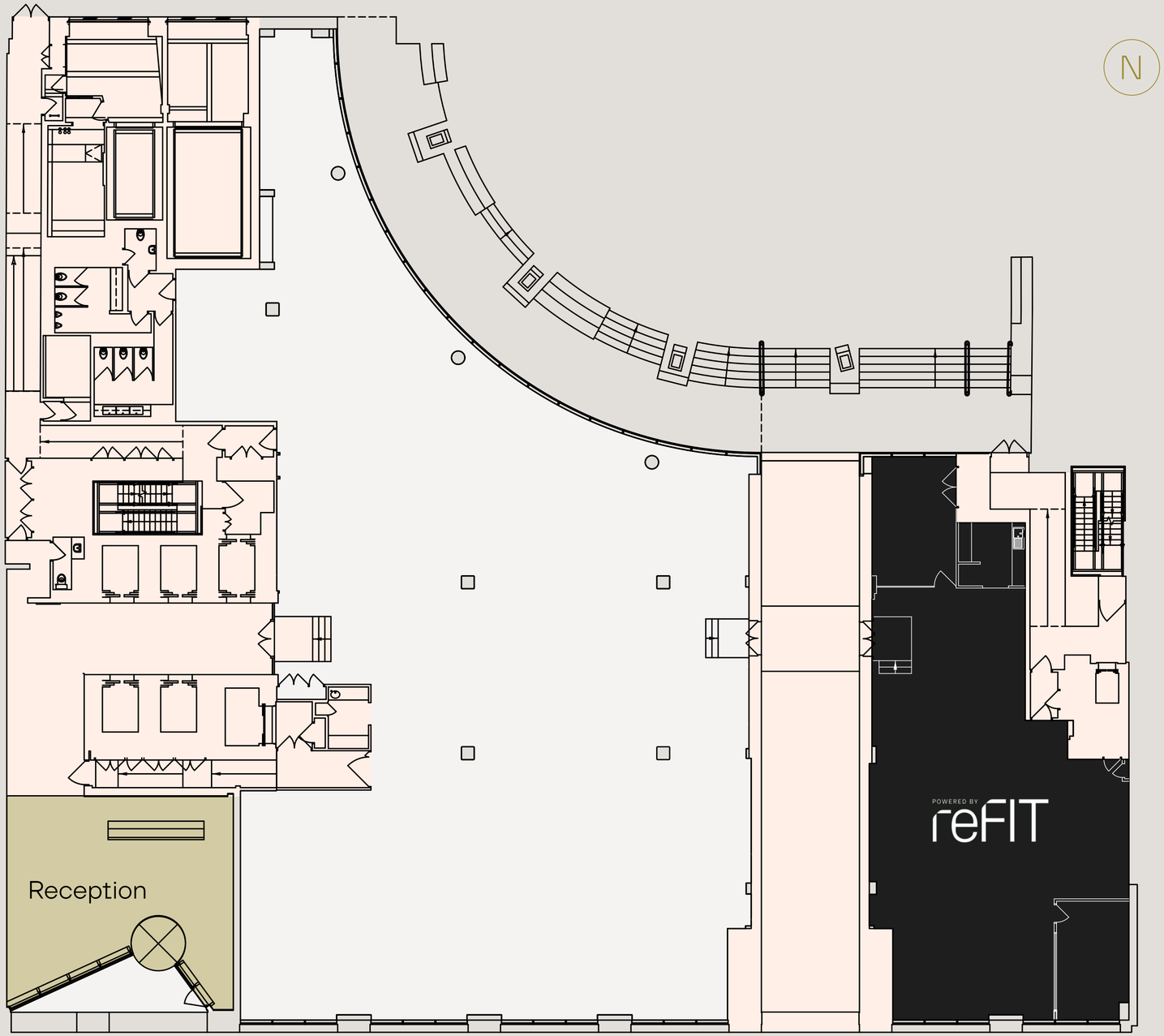
YOUR NEW OFFICE

Key

- Office
- Core
- Let

Ground Floor

Office 8,056 sq ft / 748 sq m



Key

- Office
- Core
- On-site Gym
- Reception

An updated specification in an ever-evolving building

150mm Full Access Raised Floor

2.75m Floor to Ceiling Height

Metal Tile Suspended Ceilings

24 Hour Security

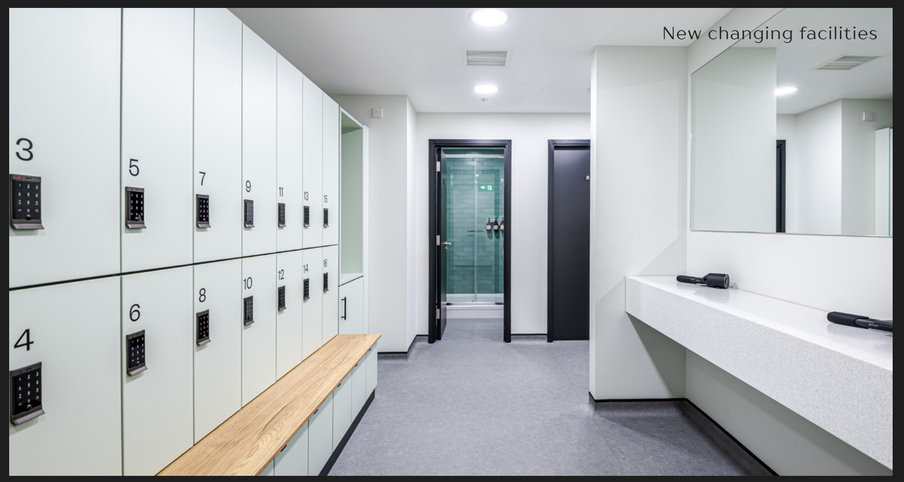
5 × 21 Person Passenger Lifts

4 Pipe Fan Coil Air Conditioning

Car Parking Available

LED Lighting

Remodelled with wellbeing in mind



New changing facilities



Reception

Wellbeing & Sustainability

104 Lockers

11 Individual Showers

Accessible Toilets

Access to Green Space

Brand New On-site Gym

Bicycle Storage

EPC C*

Wired Score Platinum

*clear route to achieve 'B' by 2027

Primed for working out with bespoke fitness facilities, powered by reFIT

THE 2,500 SQ FT BESPOKE GYM at 100 Wood Street boasts state-of-the-art cardio technology, as well as a comprehensive array of strength and functional equipment tailored to accommodate various training styles and fitness objectives.

The Studio provides on-demand, immersive workouts and holistic wellness classes featuring a captivating 3.8m wide screen known as 'The Wall'. Enhanced with music-reactive lighting, high-definition sound, and accessible 24/7, it offers limitless opportunities for both individual and group workouts.

MyZone Effort Tracking

Dedicated Gym Zones

Samsung 3.8m 'Wall' screen

Bose Sound System

Apple Airplay or Chromecast

Multi-purpose Immersive Studio

CLICK TO PREVIEW THE SPACE















Self-serve equipment for all training types by reFIT

POWERED BY reFIT

Situated in the heart of The City, primed for work and play.



1



2



3


5

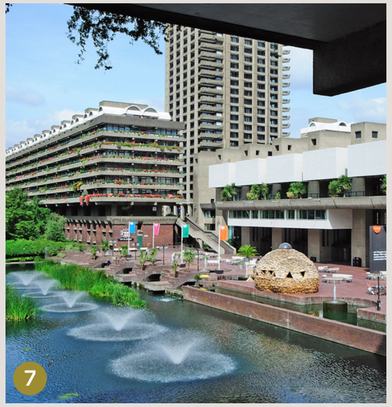

6

1. Barbie Green
2. Blank Street Coffee
3. Cabotte
4. Where's Fred's
5. St Paul's Cathedral
6. The Ned
7. The Barbican
8. Saint Espressō


4

THE LIVELY ATMOSPHERE of Smithfield Market coupled with the silhouette of St Paul's Cathedral, make this part of The City an all round iconic experience. Strolling around you can also experience a mix of modern architecture and historic charm.

Endless choices for eating and drinking come in the form of both high-end restaurants or classic city sandwich shops. The infamous City of London public houses beckon for after work drinks or maybe a classy wine bar is more your vibe.


7


8



The City of London on your doorstep

1. The Tokenhouse
2. Barry's Bootcamp
3. Barbican Centre
4. The Trading House
5. Lord Raglan
6. Royal Exchange
7. Finsbury Gardens
8. Festival Gardens
9. Black Sheep Coffee
10. The Paternoster
11. The Ned
12. Bloomberg Arcade
13. The Globe
14. Guildhall Art Gallery
15. The Anthologist
16. Cabotte
17. One New Change
18. Cecconi's City of London
19. The Ivy Asia, St Paul's
20. Love Lane Gardens
21. Barbie Green
22. HAZ
23. Manicomio
24. Club Gascon
25. Blank Street Coffee
26. Saint Espresso
27. Rosslyn Coffee
28. Where's Fred's

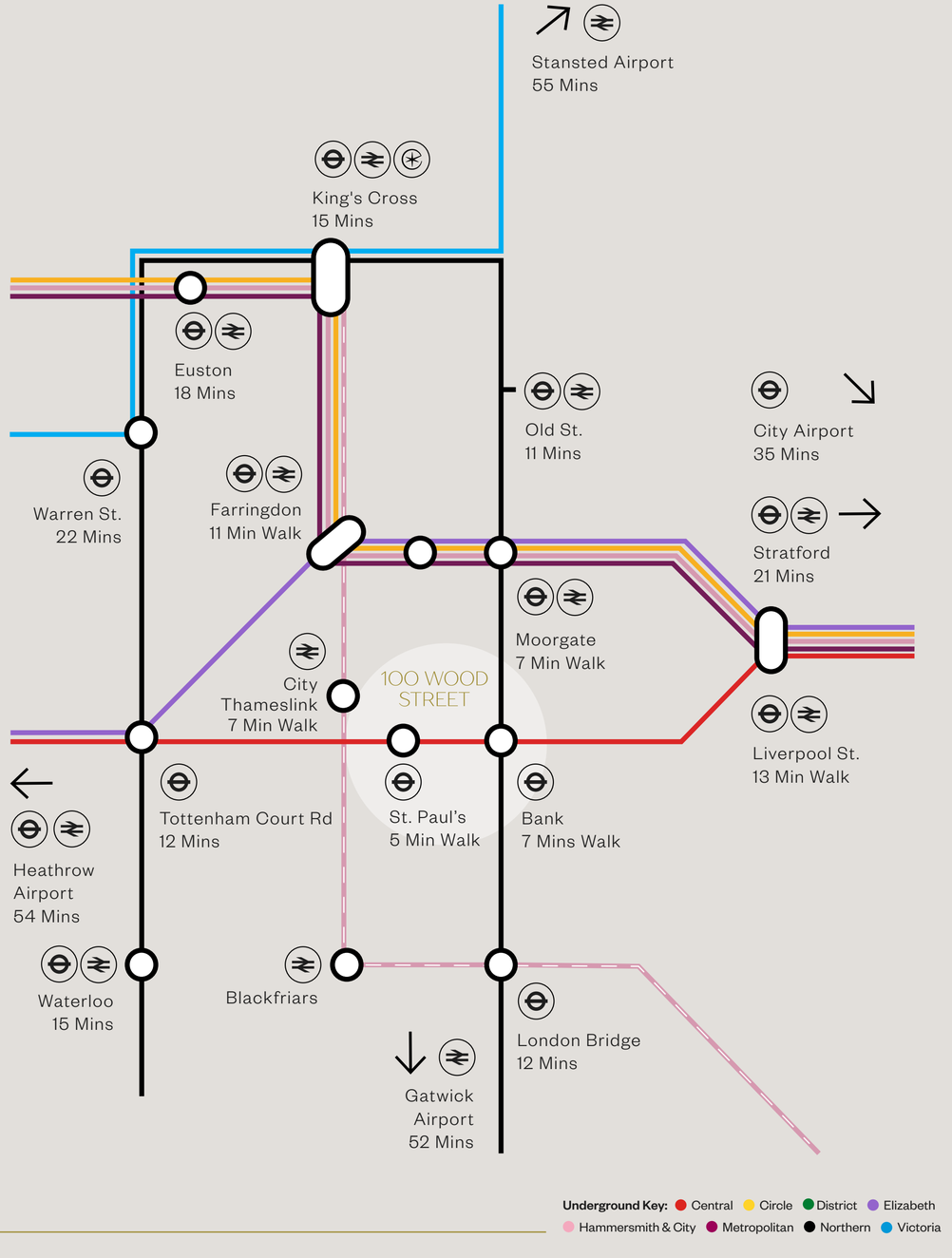
Key

- Restaurants
- Bars
- Cafes
- Shopping
- Culture
- Green Spaces
- Fitness

Primed for work and play

Less than 15 minutes walk to nine transport hubs







For more **information** please **contact** the joint agents.

RX LONDON

HELIE PRYCE
helie.pryce@rx.london
+44 (0)7720 070 438

JACK MOATES
jack.moates@rx.london
+44 (0)7494 232 394

PAUL SMITH
paul.smith@rx.london
+44 (0)7711 468 891

CUSHMAN & WAKEFIELD

HOLLY HAMER
holly.hamer@cushwake.com
+44 (0) 7471 725 112

ALIONA STRUKOVA
aliona.strukova@cushwake.com
+44 (0) 7810 855 734

ALISTAIR BROWN
alistair.brown@cushwake.com
+44 (0) 7771 527 350

38,300 sq ft of office space available

Important Notice: RX London, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and RX London have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. January 2025. Designed by Studio185.london | 863