

100 WOOD STREET

LONDON, EC2

49,600 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 49,664 sq ft of space available in a fully fitted or Cat A condition.

In addition to this, the building is also undergoing further transformation to feature a 2,500 sq ft gym and multi-purpose studio accessible to all tenants. This cutting-edge, fully automated facility will serve 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 >
The sloped roof v



YOUR NEW OFFICE

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Brand New
On-site Gym



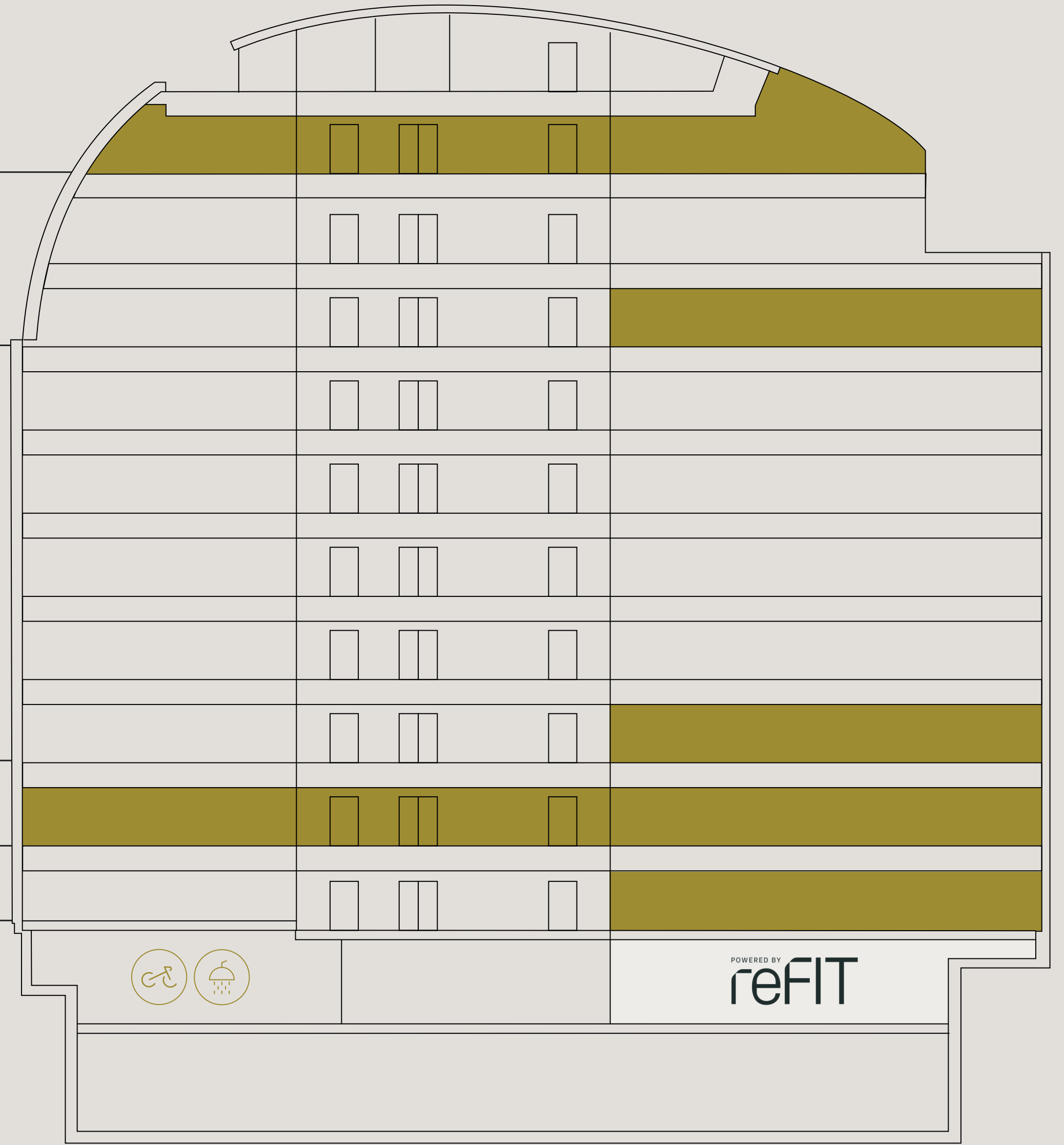
New End of
Journey Facilities



CAT A and
Fitted Space

Current Availability

Floor	SQ FT	Sq M
9 th Floor (inc. private terrace)	11,325	1,052
Part 7 th Floor (Fitted)	9,735	904
Part 2 nd Floor	8,816	819
1 st Floor (Available Q4 2024)	11,732	1,090
Ground Floor	8,056	748



YOUR NEW OFFICE

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POWERED BY
reFIT

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 x 21 Person Passenger Lifts



4 Pipe Fan Coil Air Conditioning



Car Parking Available



LED Lighting



Reception

YOUR NEW OFFICE

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Remodelled with wellbeing in mind



reFIT

Wellbeing & Sustainability



104 Lockers



11 Individual Showers



Accessible Toilets



Private Terrace on Level 9



Brand New On-site Gym



Bicycle Storage



EPC C*



Wired Score Platinum

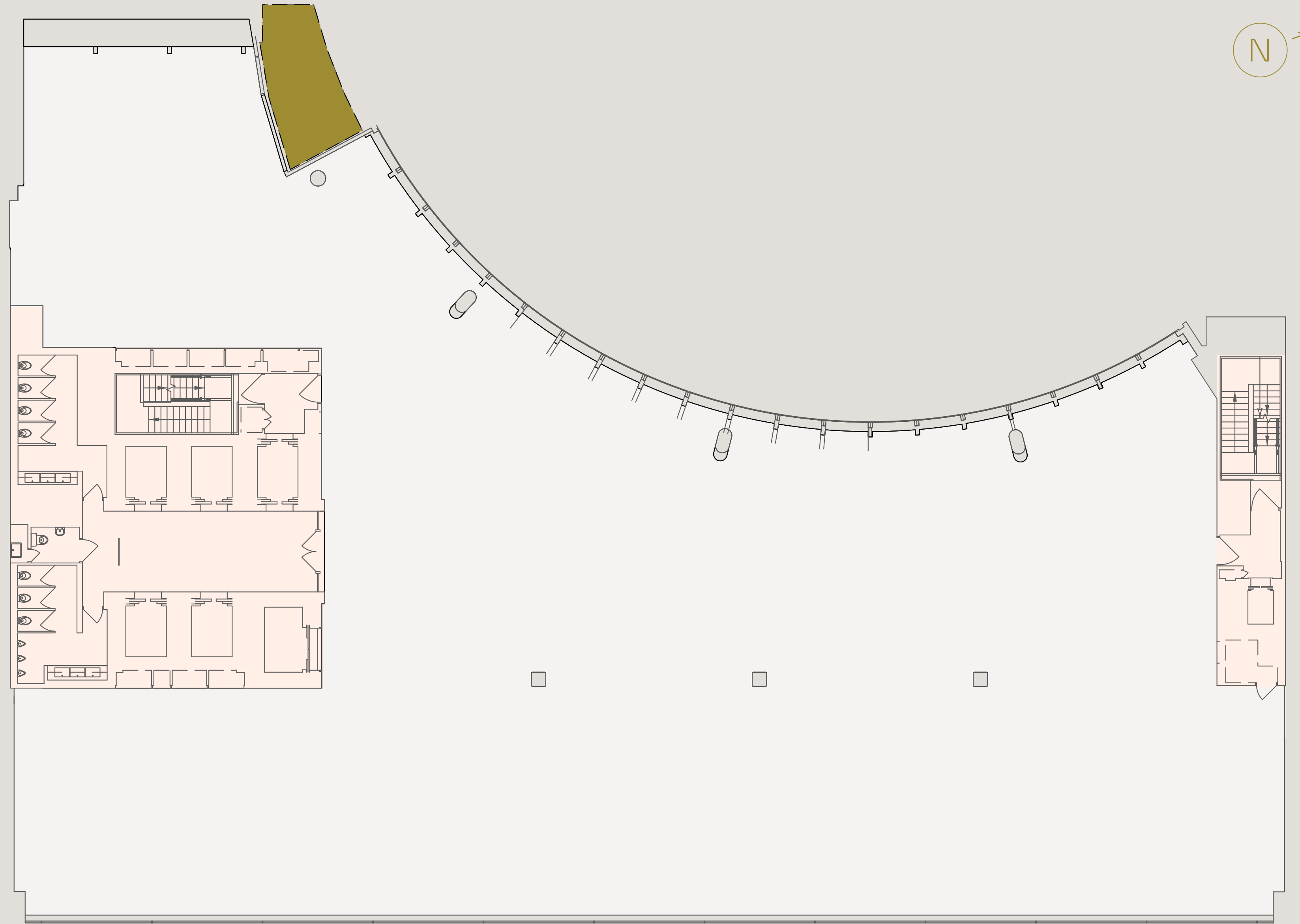
*clear route to achieve 'B' by 2027

9th Floor

Office 11,325 sq ft / 1052.1 sq m



YOUR NEW OFFICE



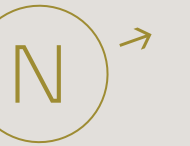
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Key

- Office
- Core
- Terrace

9th Floor

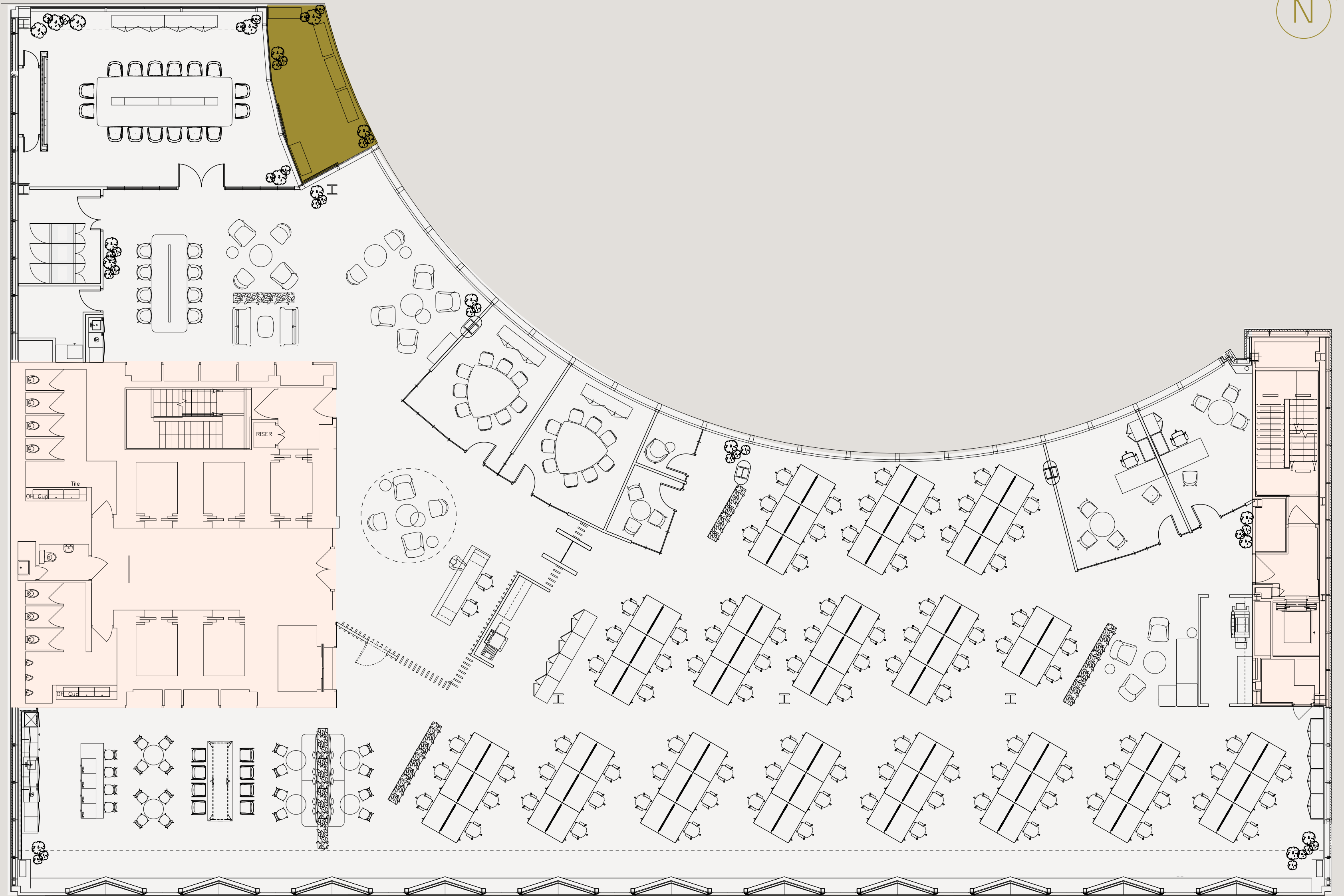
Office 11,325 sq ft / 1052.1 sq m



Indicative Fit-Out

- 01 Reception
- 01 Waiting Area
- 94 Open Plan Desking
- 01 16 Person Boardroom
- 02 9 Person Meeting Room
- 05 Call Rooms
- 02 Executive Office
- 01 Large Breakout
- 01 Teapoint
- 01 Informal Meeting Zones
- 01 Comms Room

YOUR NEW OFFICE



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Key

- Fitted Office
- Core
- Terrace

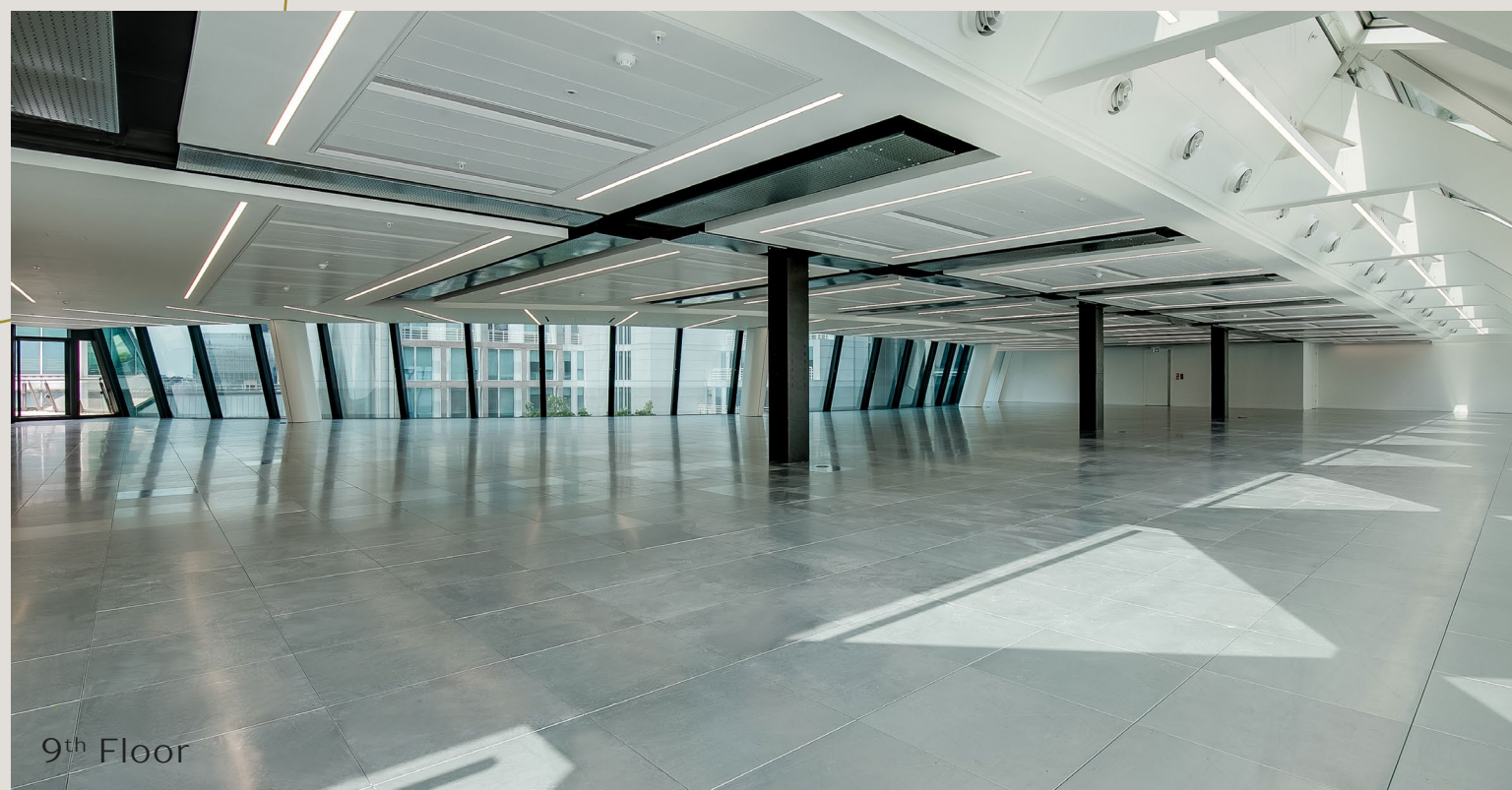
17,285 sq ft of primed to inspire



East-facing Windows



Private Terrace



9th Floor

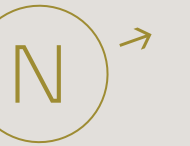


9th Floor

THE 9TH FLOOR of 100 Wood Street is flooded with natural light, with its unique east-facing windows and private terrace adding to its sense of spaciousness and vibrancy. This expansive Cat A floor is the perfect collaborative workspace.

Part 7th Floor

Office: 9,735 sq ft / 904.4 sq m

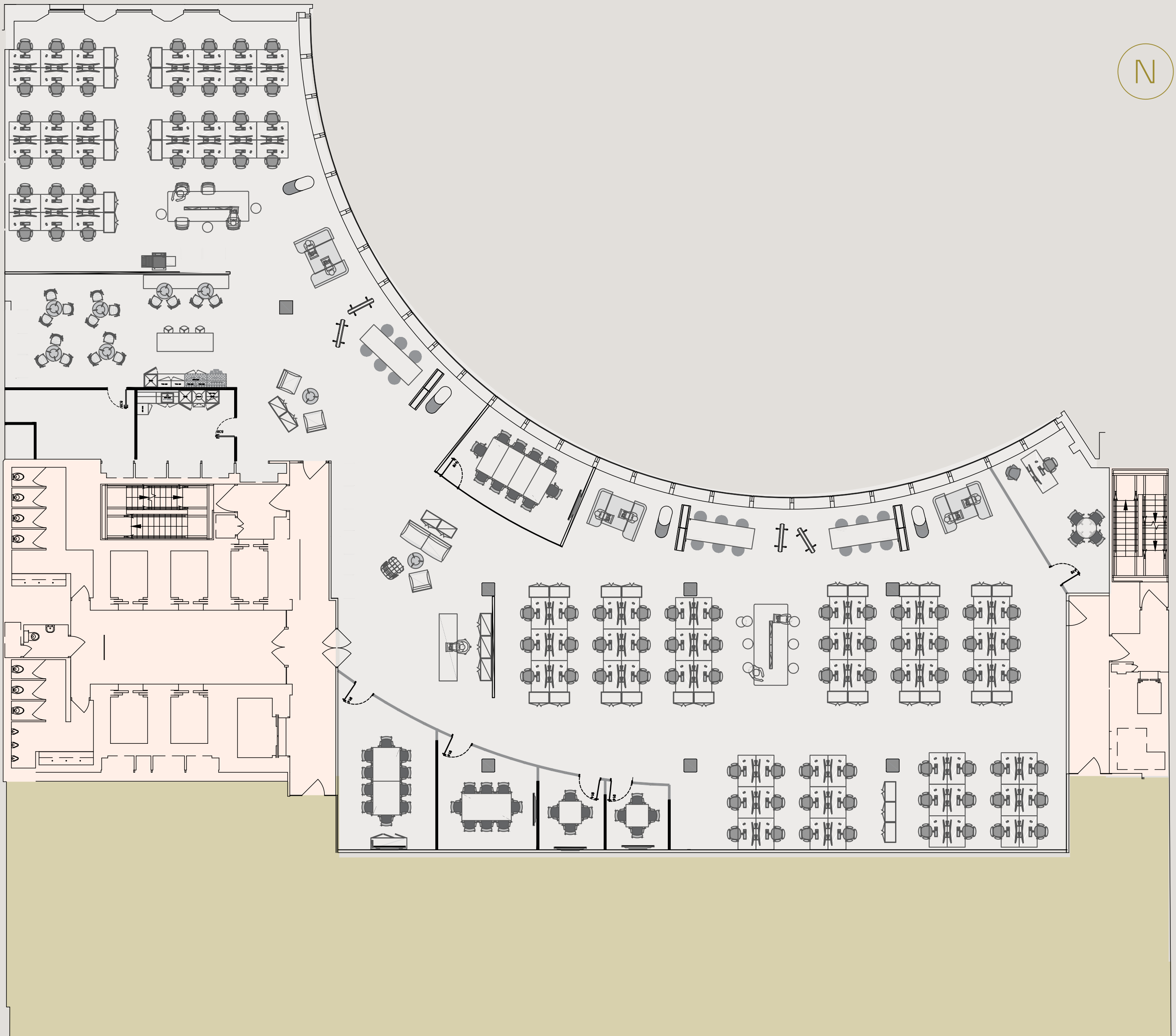


Indicative Fit-Out

- 01 Reception
- 01 Waiting Area
- 94 Open Plan Desking (1400 x 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.

YOUR NEW OFFICE



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.

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](#)

YOUR NEW GYM



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



1



2



3



5



6

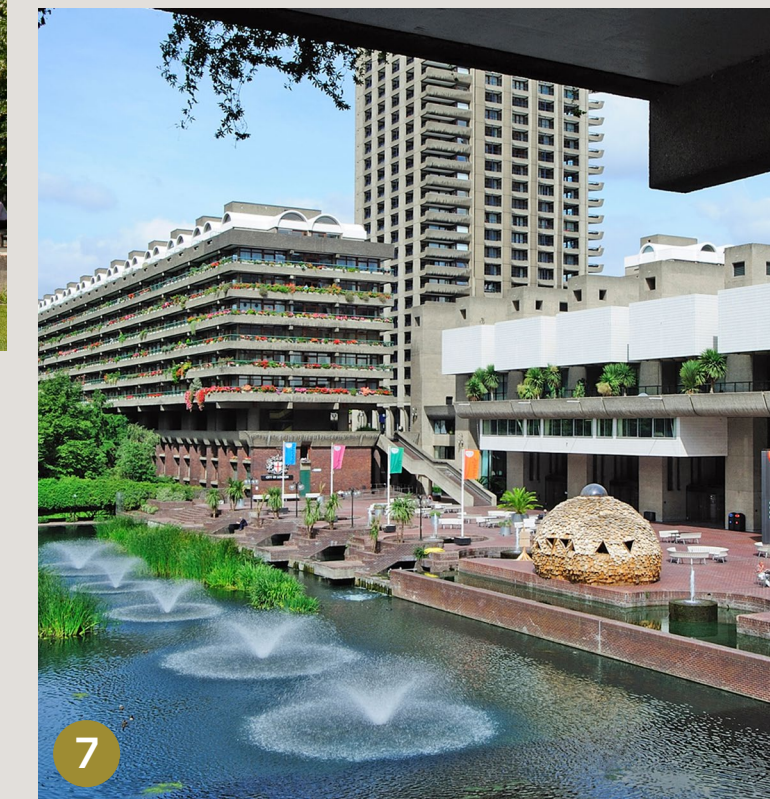
- 1. Barbie Green
- 2. Blank Street Coffee
- 3. Cabotte
- 4. Where's Fred's
- 5. St Paul's Cathedral
- 6. The Ned
- 7. The Barbican
- 8. Saint Espresso



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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 Pauls 🍷
- 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

THIS IS THE CITY

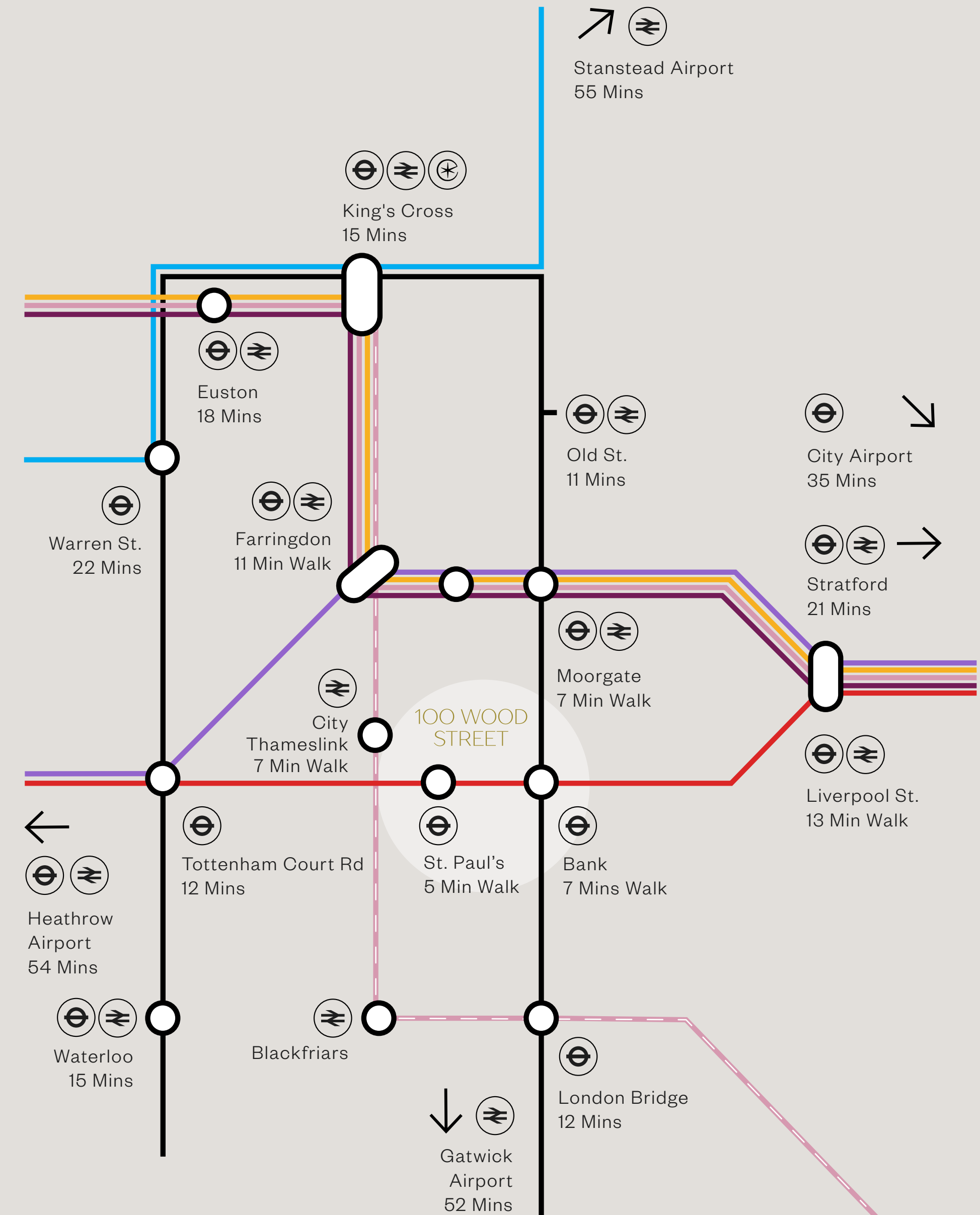
Primed for work and play

Less than 15 minutes walk to nine transport hubs



THIS IS THE CITY

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Underground Key: Central (Red), Circle (Yellow), District (Green), Elizabeth (Purple), Hammersmith & City (Pink), Metropolitan (Magenta), Northern (Black), Victoria (Blue)



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



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19,600 sq ft of office space available

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