



**100**  
**WOOD**  
**STREET**  
LONDON EC2

A large, leafy tree stands inside a glass dome structure. The tree's trunk is visible at the bottom center, and its branches spread out towards the top of the dome. The glass panels of the dome are visible, reflecting the sky and the tree. The text is overlaid in the center of the image.

**8,056 TO  
37,892 SQ FT  
OF OFFICE SPACE  
AVAILABLE**

# SIR NORMAN FOSTER'S ICONIC DESIGN

A seamless, curved glass façade overlooks a beautifully landscaped heritage site.



St Alban's Court

THE CITY OF LONDON

HAS EVOLVED

RESTAURANTS, BARS, CAFÉS, CULTURE + GLOBAL OCCUPIERS

A DYNAMIC  
WAVE OF OLD + NEW

Reception Lounge Area



Reception



Lift Lobby



Reception Entrance

# YOUR LOCAL AREA

## FOOD & DRINK

1. Manicomio
2. Haz St Paul's
3. The Anthologist
4. Goodman City
5. Enoteca Rabezzana
6. Hawksmoor Guildhall
7. Coq d'Argent
8. Bad Egg
9. Fox Fine Wines and Spirits
10. Barbie Green
11. Paternoster Chop House
12. Bow Wine Vaults
13. Cabotte
14. Club Gascon
15. Burger & Lobster Bread Street
16. St John
17. Polpo
18. Enoteca da Luca
19. Black Sheep Coffee
20. Lino

## LEISURE & ARTS

1. Guildhall Art Gallery
2. The Barbican
3. Barry's Bootcamp
4. Bloomberg Arcade
5. Puregym
6. London Mithraeum
7. Museum of London
8. The Ned
9. Virgin Active

## BANKS

1. Metro Bank
2. Barclays
3. HSBC
4. ING
5. Lloyds
6. Halifax

## GREEN SPACES

1. Saint Mary Aldermanbury Garden
2. Festival Gardens
3. Carter Lane Gardens
4. Monk Well Square
5. Whittington Gardens
6. Christchurch Greyfriars Church Garden
7. Charterhouse Square
8. Barbican Water Gardens
9. Postman's Park
10. Churchyard of St John Zachary

## RETAIL

1. One New Change: Oliver Bonas, Hugo Boss, Nespresso, Ellis Brigham, Hackett, and much more
2. Louis Vuitton
3. Royal Exchange: Fortnum & Masons, Hermes, Jo Malone, Montblanc, Smythson, Tiffany & Co, Penhaligans & much more
4. Ted Baker
5. Bespoke Cycling
6. Paul Smith
7. Giant Bicycles
8. Sweatshop



# TRAVEL TIMES

# AMAZINGLY CONNECTED

## THE ELIZABETH LINE VIA MOORGATE



## ALL WITHIN A TEN MINUTE WALK

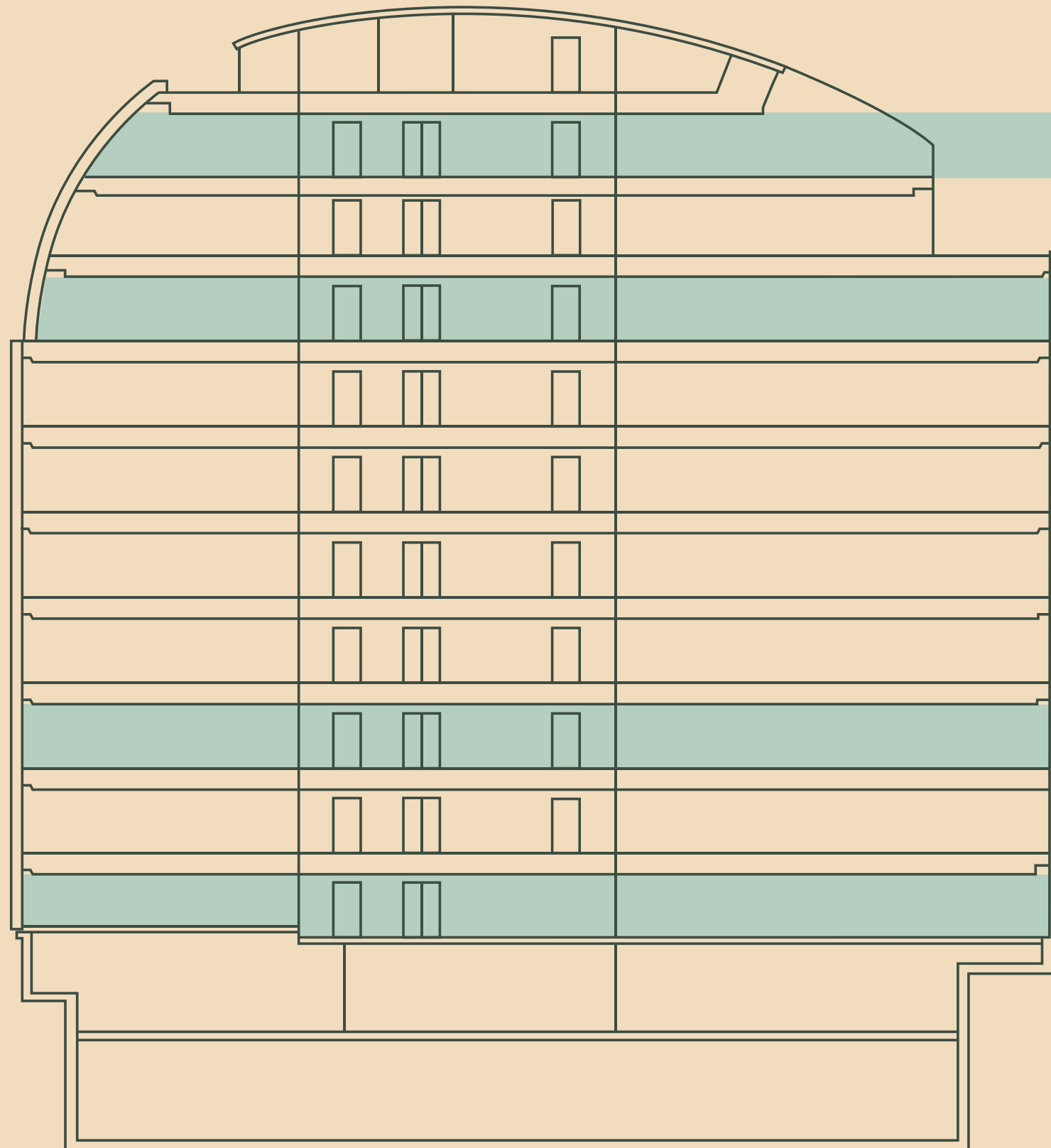
St Paul's	5 mins
Moorgate	8 mins
Farringdon (East)	10 mins
Liverpool Street*	8 mins
City Thameslink	7 mins
Bank	7 mins
Barbican	9 mins
Mansion House	6 mins

All times taken from TFL and Crossrail websites  
Elizabeth Line operational from 2022.

\*Access to Liverpool Street via Moorgate

# SCHEDULE OF AREAS

## AVAILABILITY

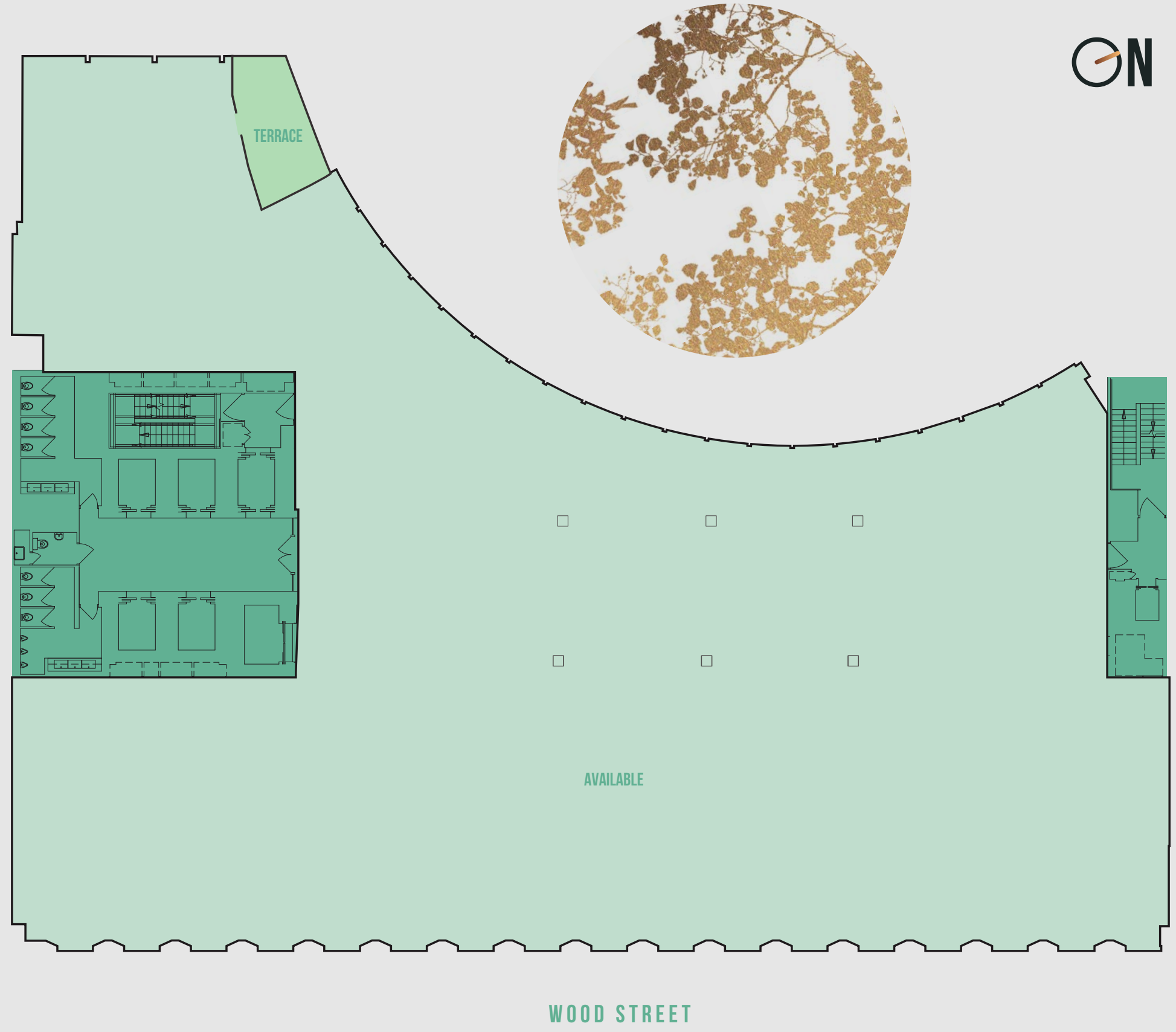


Floor	Sq ft	Sq m
9	11,325	1,052
8	LET	LET
Pt 7	9,735	904
6	LET	LET
5	LET	LET
4	LET	LET
3	LET	LET
Pt 2	8,816	819
1	LET	LET
G	8,056	748
<b>Total</b>	<b>37,892</b>	<b>3,520</b>



# 9TH FLOOR

11,325 SQ. FT | 1,052 SQ. M



ST. ALBANS COURT

WOOD STREET

# 9TH FLOOR LAYOUT 1

11,325 SQ. FT | 1,052 SQ. M



## SCHEDULE OF ACCOMMODATION KEY

•••➔ 2 Receptions / Concierge

● 65 Workstations

● 8 Hot Desk Spaces

● 2 Offices

**77 TOTAL WORK POINTS (1:14)**

## ADDITIONAL FACILITIES

● 5 Meeting Rooms

● 1 Quiet Pods

● 4 Lounge / Seating

● 2 Teapoints

● 2 Print Areas

● 2 Locker / Coat Area / Store

● 1 Comms Room



**WOOD STREET**

# 9TH FLOOR LAYOUT 2

11,325 SQ. FT | 1,052 SQ. M



## SCHEDULE OF ACCOMMODATION KEY

...➔ 2 Receptions / Concierge

76 Workstations

33 Hot Desk Spaces

111 TOTAL WORK POINTS (1:10)

## ADDITIONAL FACILITIES

6 Meeting Rooms

8 Quiet Pods

10 Lounge / Seating

1 Teapoint

2 Print Areas

2 Locker / Coat Area / Store

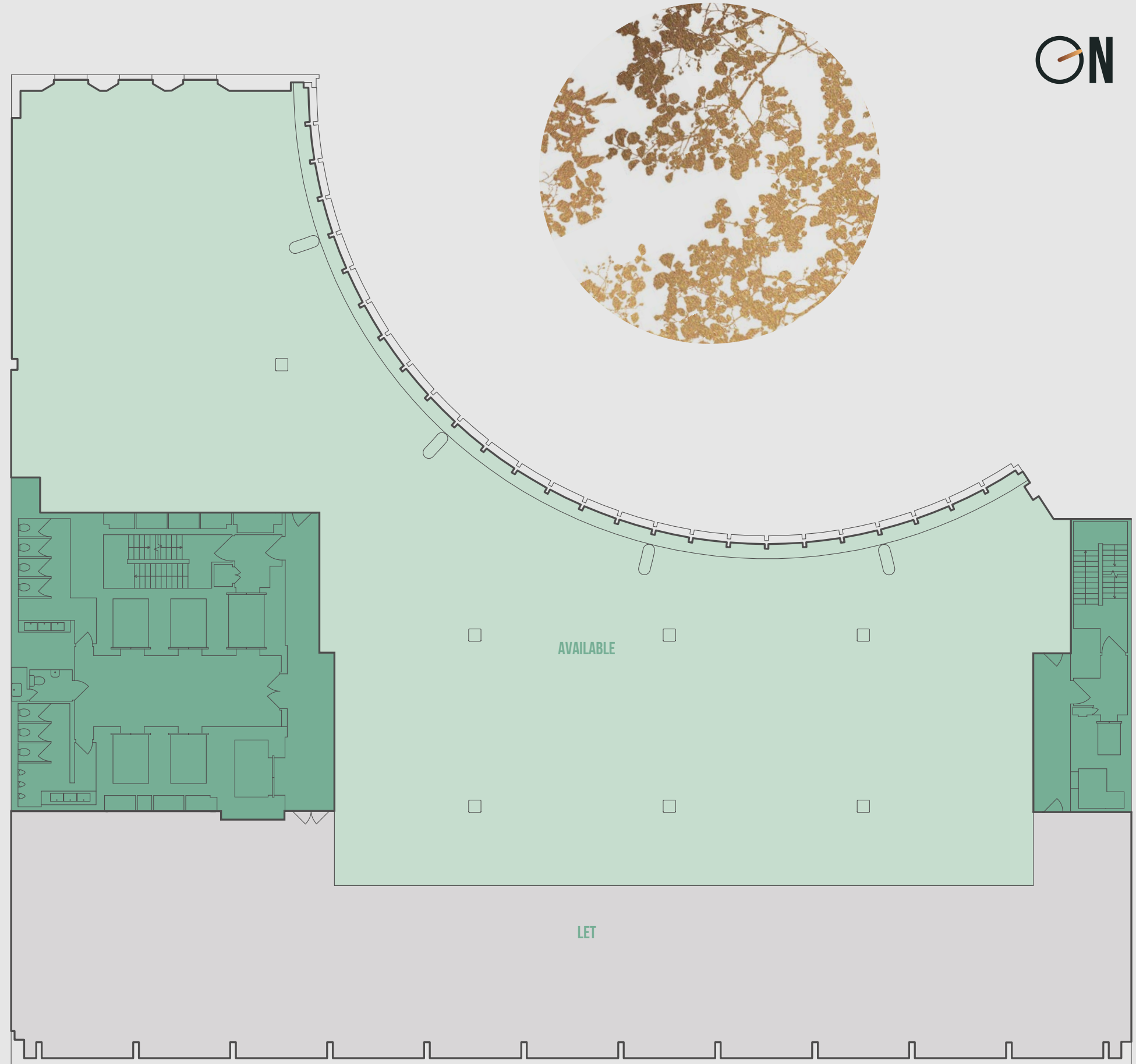
1 Comms Room



WOOD STREET

# PART 7TH FLOOR

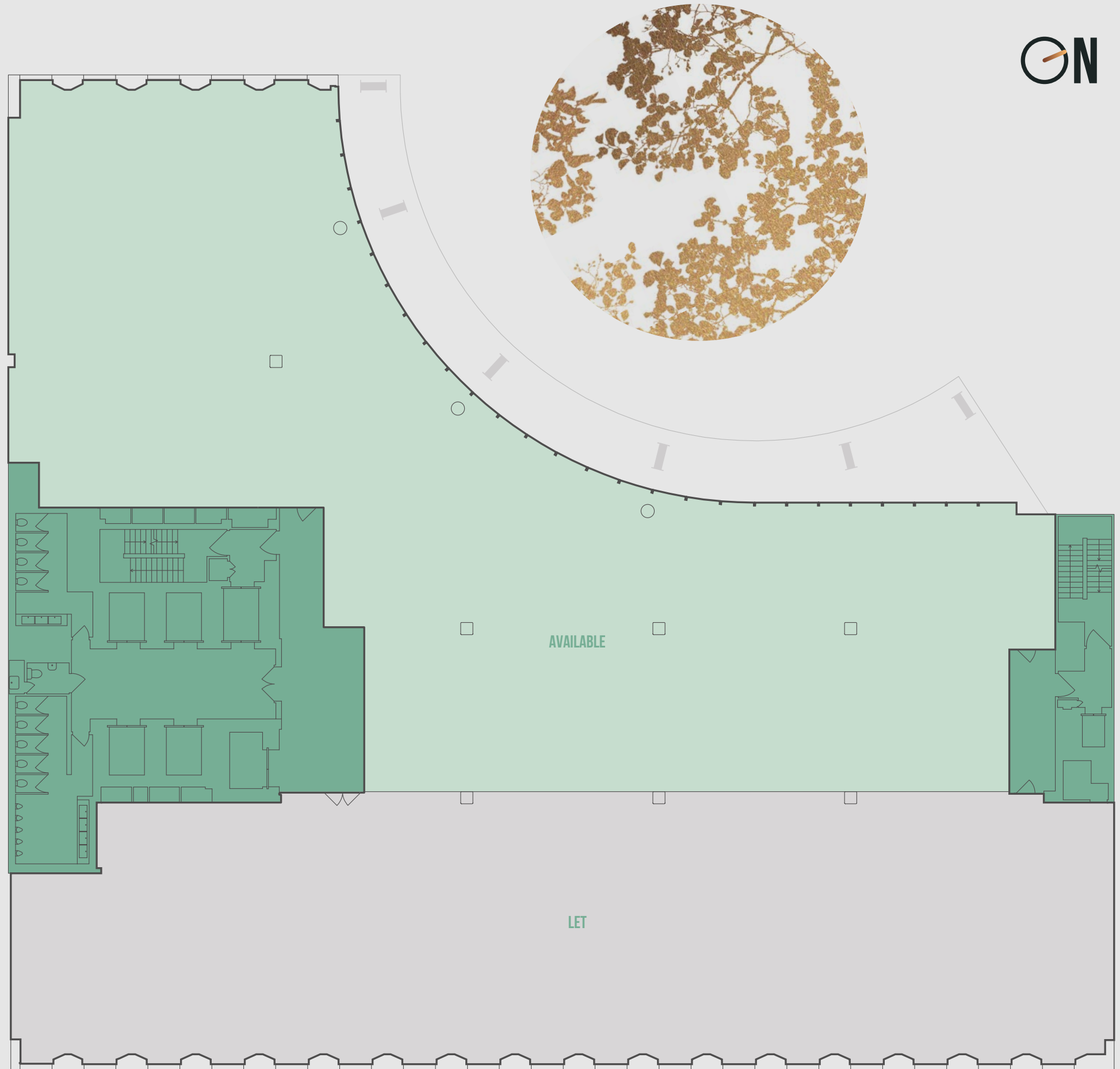
9,735 SQ. FT | 904 SQ. M



ST. ALBANS COURT

# PART 2ND FLOOR

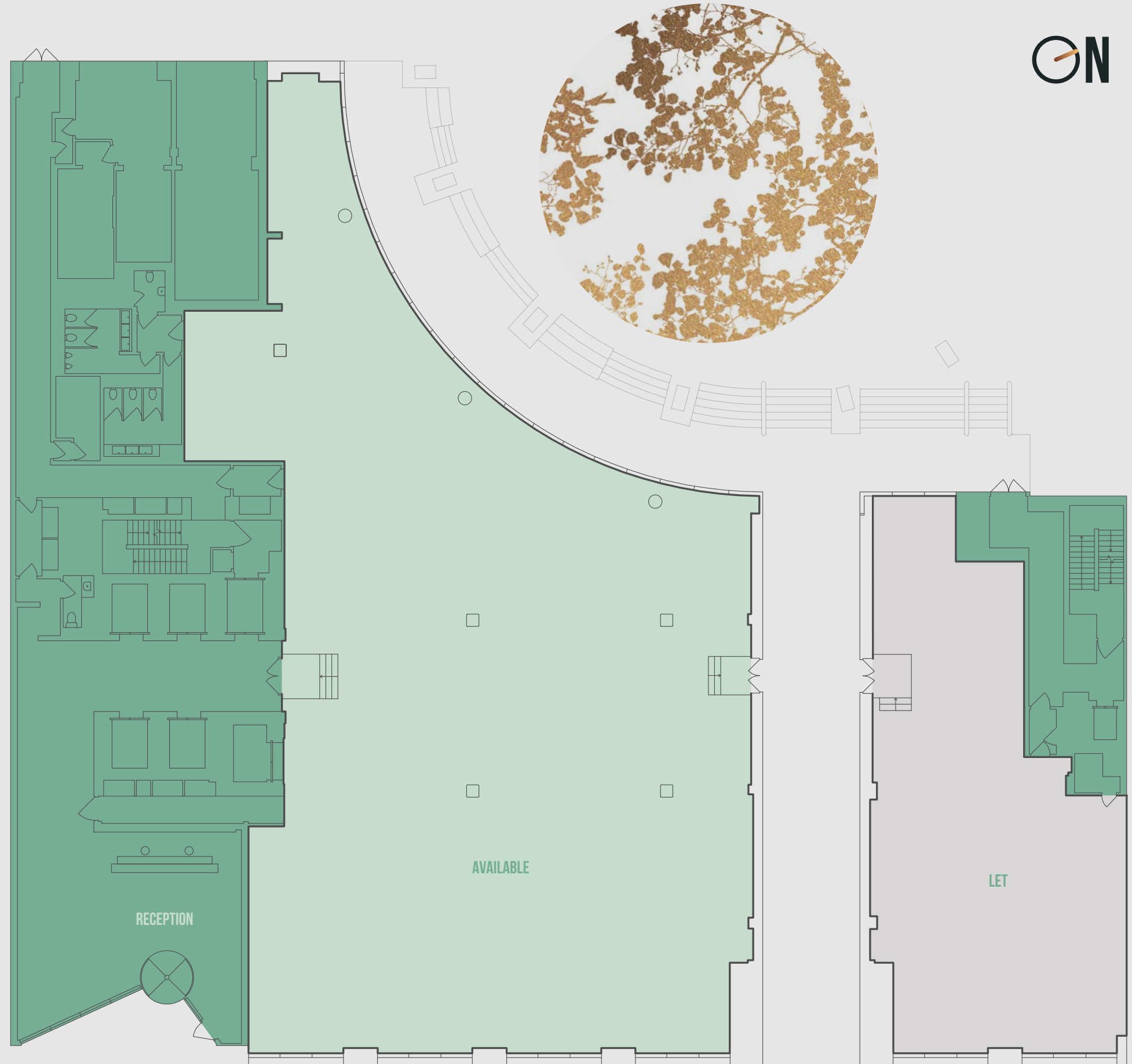
8,816 SQ. FT | 819 SQ. M



ST. ALBANS COURT

# GROUND FLOOR

8,056 SQ. FT | 748 SQ. M



ST. ALBANS COURT



**FLOODED WITH  
NATURAL LIGHT**

Photograph of 9th floor



Photograph of 9th floor





Photograph of 9th floor private terrace



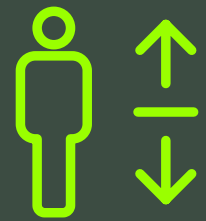
CGI of Indicative Fit-out



CGI of Indicative Fit-out

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

# SUMMARY SPECIFICATION



5X21 PERSON  
PASSENGER LIFTS



1X3,000 KG  
GOODS LIFT



24 HOURS  
RECEPTION  
& SECURITY



NEW 4 PIPE  
FAN COIL AIR  
CONDITIONING



LED LIGHTING



WiredScore  
PLATINUM

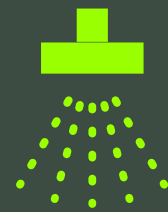
WIRED SCORE  
CERTIFICATION  
PLATINUM



BIKE  
STORAGE



104 LOCKERS



8 SHOWERS  
4 FEMALE/4 MALE



2.75M FLOOR TO  
CEILING HEIGHT



150MM  
FULL ACCESS  
RAISED FLOOR



CAR PARKING

# BUILDING BENEFITS

# CONTACT US

**RX**  
LONDON

**Helena Pryce**

+44 (0)7720 070 438  
helena.pryce@rx.london

**Dan Burn**

+44 (0)7515 607 011  
dan.burn@rx.london

**Paul Smith**

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

 **CUSHMAN &  
WAKEFIELD**

**Alistair Brown**

+44 (0)2032 962 007  
+44 (0)7771 527 350  
alistair.brown@cushwake.com

**Holly Hamer**

+44 (0)2032 963 942  
+44 (0)7471 725 112  
holly.hamer@cushwake.com

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. October 2022.

[www.100woodstreet.co.uk](http://www.100woodstreet.co.uk)