

To Let

88 Wood Street, London, EC2V 7QQ

11,099 to 32,996 sq ft

- High Quality Plug & Play Office
- Landmark Building



Location

Located in the heart of the City of London, situated between Gresham Street and London Wall. The building is within 500 meters of key institutions, including the Guildhall, the Bank of England and St Paul's Cathedral. 88 Wood St is well located for transport connectivity and is within a short walking distance of Bank, St Pauls, Moorgate and Barbican Underground stations.

Specification

The 6th and 7th floors are available in a fitted out 'plug & play' condition and are currently joined by an interconnecting feature staircase.

The Part 6th floor currently serves as a client facing suite and is fitted out to an exceptionally high quality providing a reception, a number of meeting rooms, conference suites, and a large auditorium which can be partitioned via concertina walls when not in use.

The 7th floor is fitted to a legal specification with a largely cellular layout, open plan areas, kitchen facilities and other ancillary areas.

Key items:

- Large double height ground floor reception
- Richard Rogers designed building completed in 1999
- Full height glazing
- Design density 1:10 msq
- 8 passenger lifts

Terms

Both floors are held on separate leases (inside the act) until 28th September 2022 and are available via a sublet or assignment.

The remainder of the 6th floor has a subtenant in situ for the remainder of the term so there is potential for expansion beyond that date.

Accommodation

Floor / Unit	Sq ft	Availability
7th	21,897	Available
6th	11,099	Available
Total	32,996	

EPC

This property has been graded as 113 E.

Rent

£52.50 per sq ft

Business Rates

Rates Payable (2018/2019): £22.71 per sq ft

Service Charge

£12.87 per sq ft



Contacts

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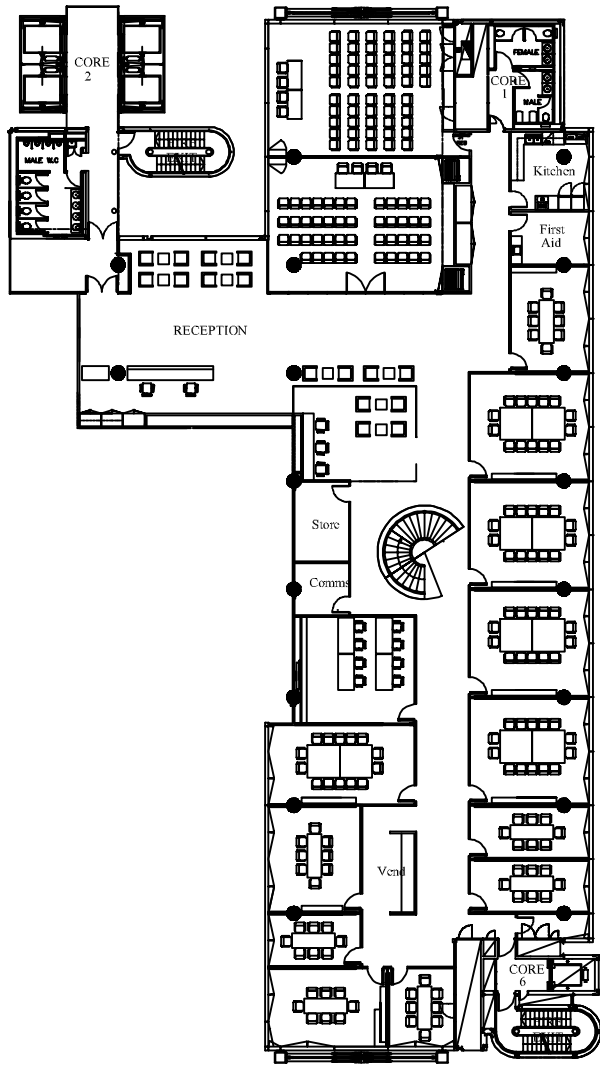
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6th floor
Reception and Meeting Suite



7th floor Office Occupation

