

LONIC

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LONDON & NEW YORK

**TWO PART GRADE A OFFICE OPTIONS WITHIN STUNNING
SIR NORMAN FOSTER DESIGNED BUILDING**

2,200 - 4,500 SQ. FT.

204 - 418 SQ. M.

**100 Wood Street
 EC2V 7AN**



**Viewings
 through
 sole agents:**

Jonny Novick
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 07909 224 095

Virtual Tour : <https://my.matterport.com/show/?m=RLK63EU4vtv>

**Two Part Grade A Office
 Options Within
 Stunning Sir Norman
 Foster Designed
 Building**

PART 4TH FLOOR SQ. FT. SQ. M.	RENT PA /SQ. FT.	BUSINESS RATES PA /SQ. FT.	SERVICE CHARGE PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM
OPTION A 2,200 204	£121,000 £55.00	£52,800 £24.00	£33,000 £15.00	£206,800 £17,233
OPTION B 4,500 418	£247,500 £55.00	£108,000 £24.00	£67,500 £15.00	£423,000 £35,250

LEASE: Sub-lease(s) expiring in February 2025. The lease(s) are excluded from the Landlord & Tenant Act 1954.



**100 WOOD STREET
EC2V 7AN**

Amenities:

Sir Norman Foster Designed Building

5 x 21 Passenger Lifts

24 Hour Access

2,200 – 4,500 Sq. Ft. Options Available

Fantastic Floor To Ceiling Height

Use of Shared Access Meeting Rooms

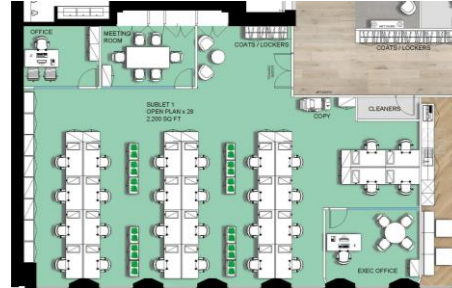
& Kitchen By Separate Arrangement

Air Conditioning

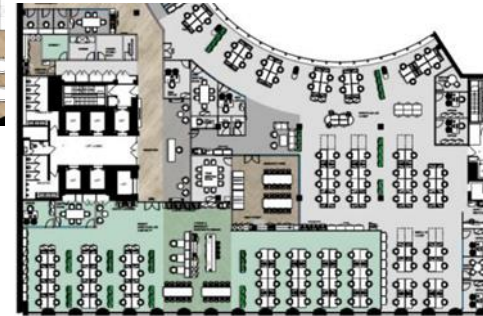
Bicycle Storage

Property Manager On Site

OPTION A GREEN SHADED AREA



OPTION B GREEN SHADED AREA



LOCATION:

100 Wood Street is located in the heart of The City, equidistant from St Pauls, Bank, Moorgate, Barbican and Cannon Street Stations. One New Change, the first new shopping centre in the City, is located close to the property, as are the renowned retail offerings on Cheapside.

ACCOMODATION:

Designed by world famous Foster + Partners. The building is clad in Portland Stone on the Wood Street facade; with the rear of the building overlooking St Mary's Churchyard, has a great curved glass façade. Option A (2,200 sq. ft) is highlighted in the green shaded area on the above floor plan on the left-hand side. Option B (4,500 sq. ft.) is highlighted in the green shaded area on the above floor plan on the right-hand side. In addition, sub-tenant(s) can benefit from use of additional high-end meeting rooms and kitchenette by separate arrangement.

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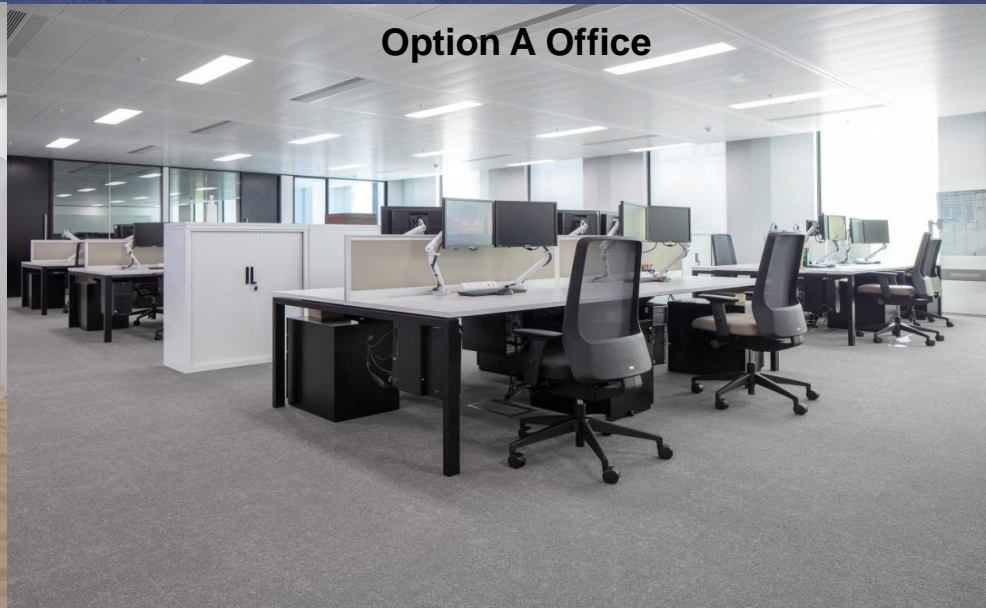
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These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

Kitchenette / Break Out Area



Option A Office



Option A Office



4th Floor Reception

