



**INTRODUCING A POST-MODERN
LANDMARK TOWER**

ARRIVING SUMMER 2025

CONTENTS

3-6

INTRODUCTION

7-24

YOUR NEW BUILDING

31

BARBICAN PARTNERSHIP

33-34

OUR ESG COMMITMENT

35-37

THE TEAM



CGI VIEW OF MODE



15,000 – 230,000 sq. ft of outstanding workspace with large tower floorplates, sitting just moments from the Elizabeth Line.

SCHEDULE OF AREAS

LEVEL	NIA (SQ. FT)	AMENITY SPACE (SQ. FT)	TERRACE AREA (SQ. FT)
18 - THE CANOPY CLUB & TERRACE		3,993	1,292
17	14,230		280
16	17,933		1,453
15	20,753		947
14	23,099		
13	22,227		
12	22,271		
11	LET		
10	LET		
9	LET		
8	21,668		
7	21,808		1,851
6A	16,551		2,153
6B	LET		
5	27,211		
4	LET		
3	22,001		
PRIVATE CLIENT EVENT SPACE	4,161		254
RECEPTIONS AND COMMUNAL AMENITY		4,163	
EOJ, WELLNESS, GYM & STUDIOS		10,390	
TOTAL OFFICE	229,752 SQ. FT	22,707 SQ. FT	8,230 SQ. FT

Mode offers **large floorplates** at height with **panoramic views** and an **array of interconnectivity** opportunities.

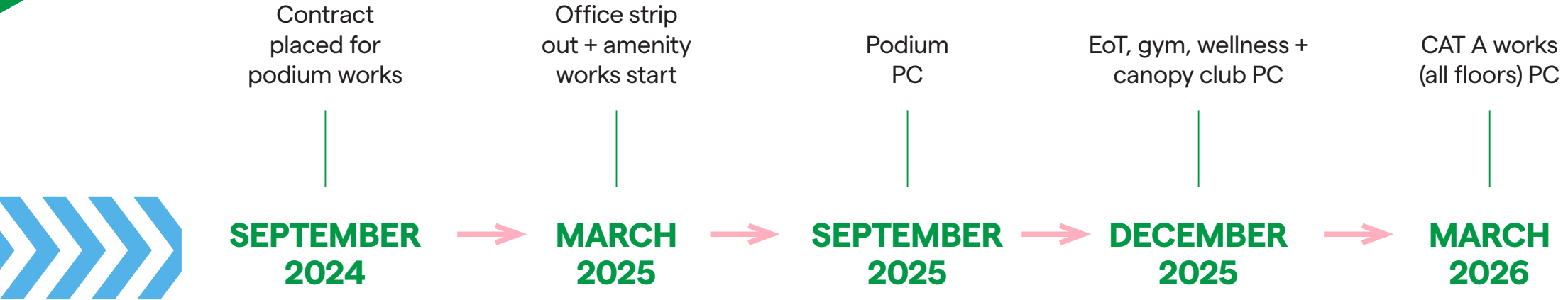


Mode Studios is a **prominent building** offering a range of uses interfaced with the **new podium** and London Wall.

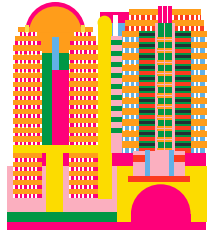
MODE
STUDIOS

LEVEL	NIA (SQ. FT)
4	4,016
3	4,682
2 (PODIUM LEVEL)	4,154
1	4,662
STREET LEVEL	3,927
TOTAL	21,441 SQ. FT

DELIVERY TIMELINE



KEY BENEFITS



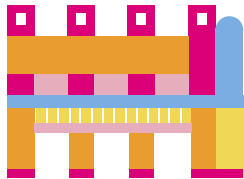
HQ tower with 20,000 sq. ft floors at altitude



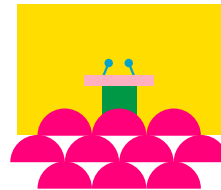
Multiple terraces & private garden square



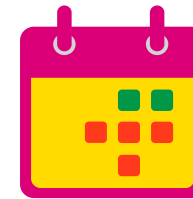
Exceptional electrical capacity - dual 11kVA and generator back up



Unique Barbican Centre partnership with direct tenant benefits

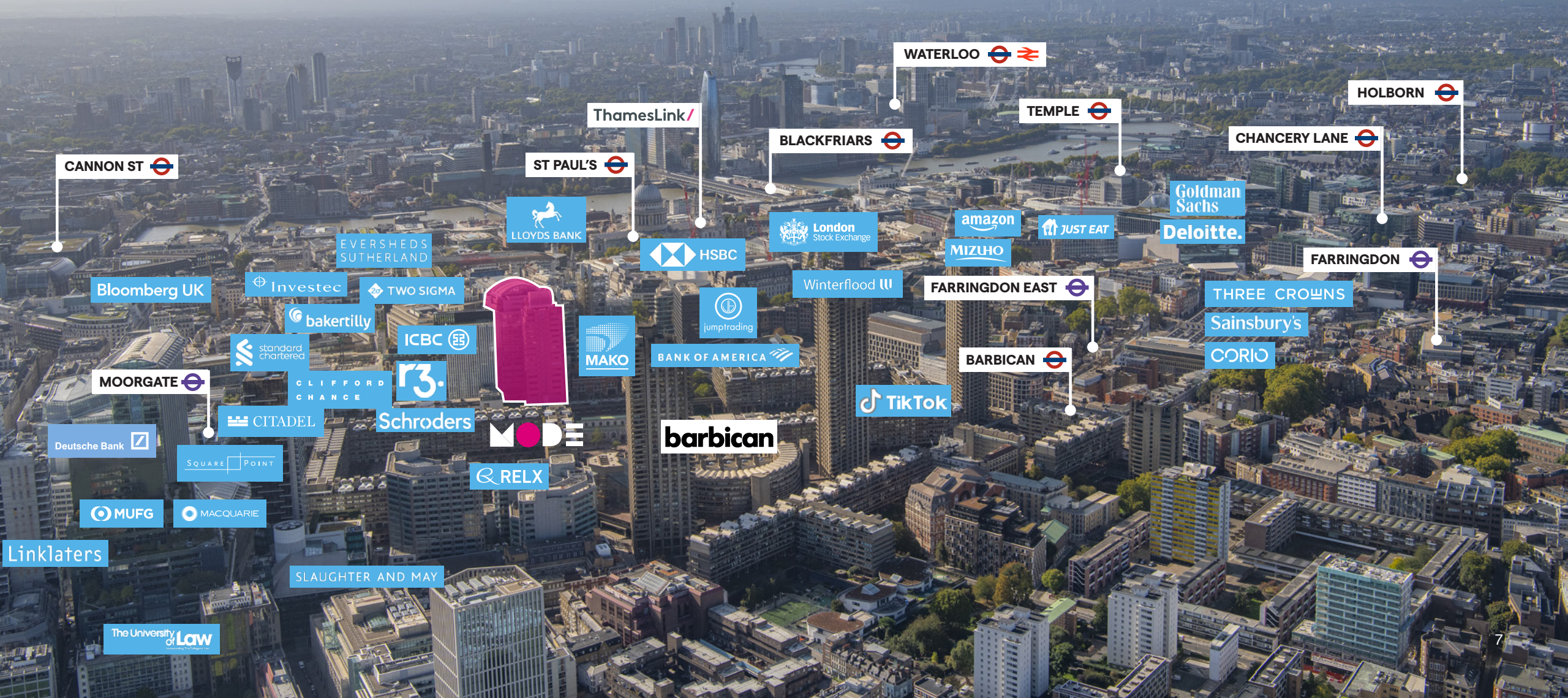


State of the art auditorium and club space

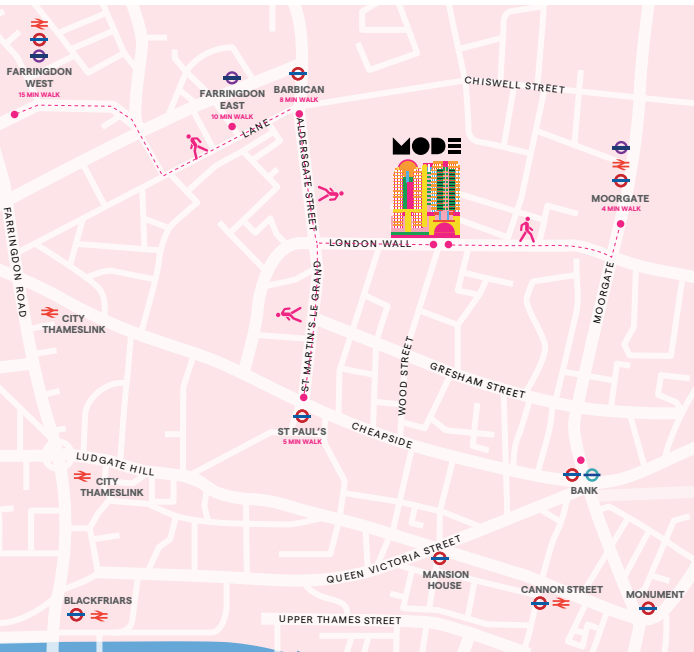
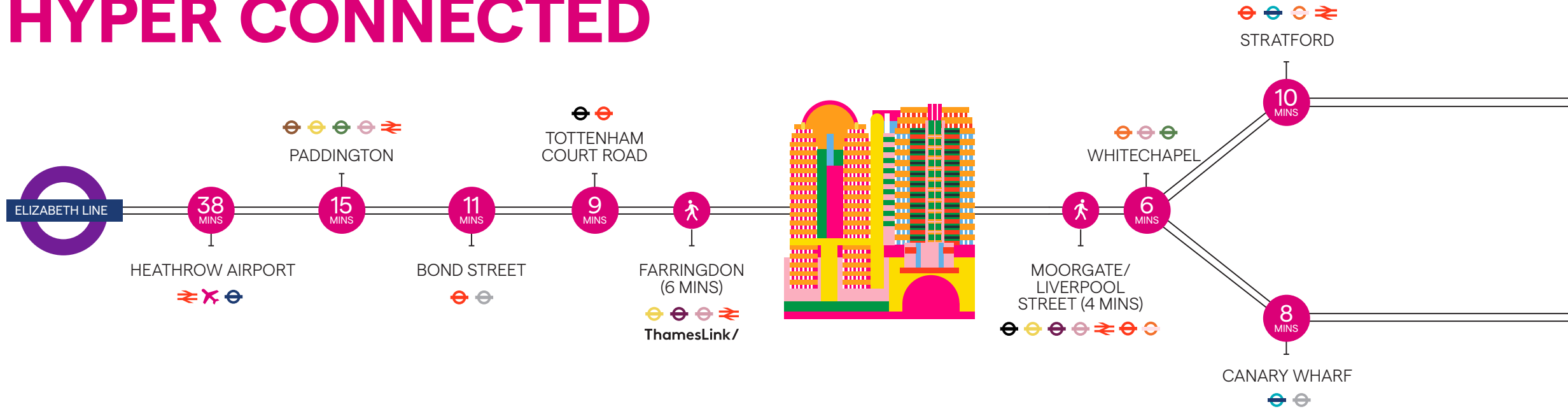


Low risk delivery programme

WHERE TECHNOLOGY AND PROFESSIONAL SERVICES COLLIDE



HYPER CONNECTED



Positioned at the heart of London's transport network with a global reach



MOORGATE - 4 MIN WALK



ST PAUL'S - 5 MIN WALK



FARRINGDON - 6 MIN WALK



BARBICAN - 6 MIN WALK



- CENTRAL
- PICCADILLY
- CIRCLE
- DISTRICT
- HAMMERSMITH
- JUBILEE
- NORTHERN
- METROPOLITAN
- VICTORIA
- BAKERLOO
- WATERLOO & CITY
- DLR
- OVERGROUND
- ELIZABETH LINE
- NATIONAL RAIL
- AIRPORT EXPRESS
- THAMESLINK

* Door to door travel times taken from TFL and Google.

PODIUM LEVEL LAYOUT

Podium Reception:
4,163 sq. ft

Street Level Reception:
987 sq. ft

- MODE Studios Amenity/Leisure
- Mode Enlarged Reception
- Podium Outdoor Amenity

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



**INTERACTIVE STACKER
AND REFERENCE
CALCULATOR**



**PLAY TEASER
FLYTHROUGH**



**CLICK TO VIEW
BLUEPRINT STACKER**

ENLARGED AMENITY-RICH PODIUM



TYPICAL LOWER

5TH FLOOR

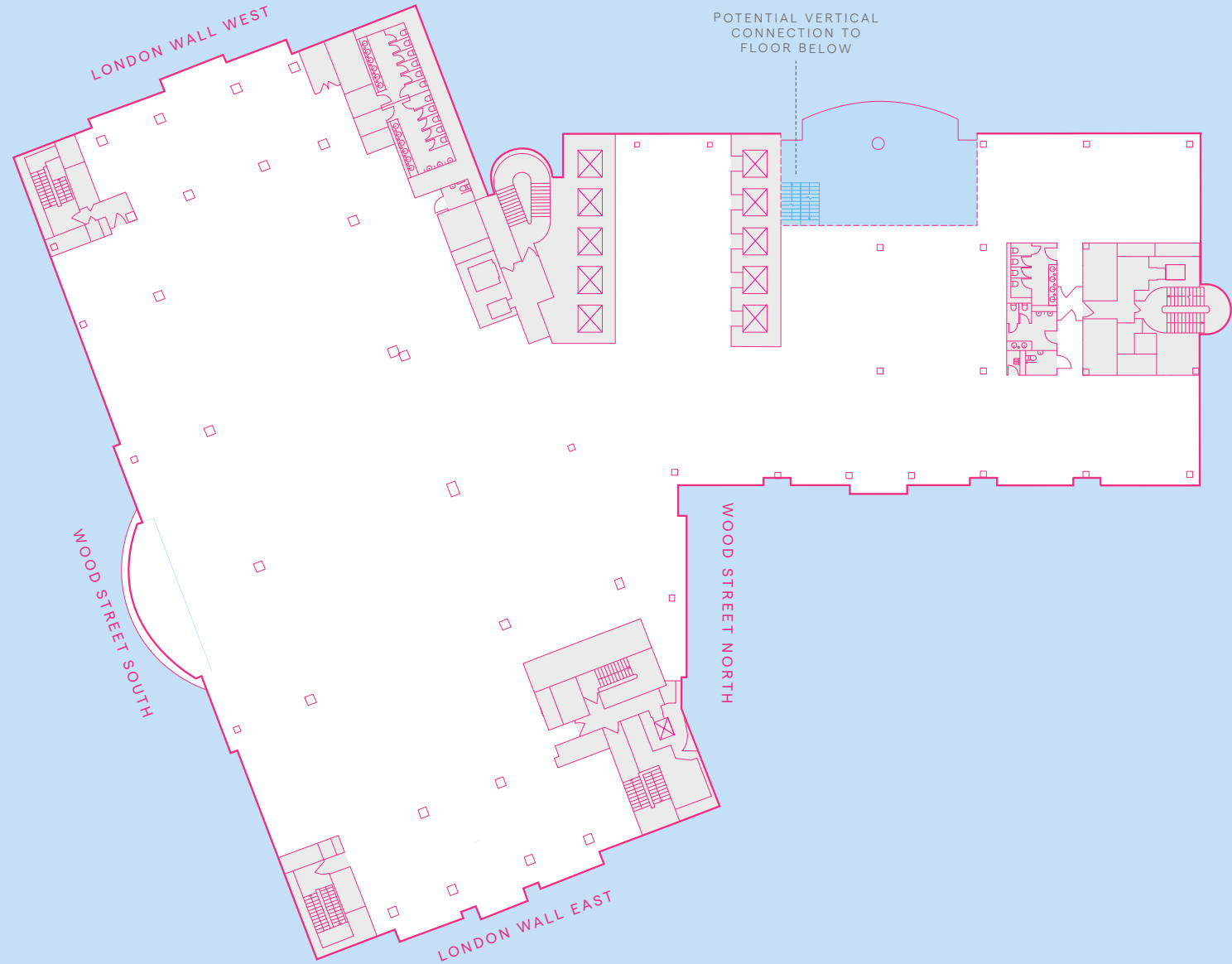
Office

27,211 sq. ft

2,528 sq. m

- Vertical connectivity
- Office Space
- Common parts

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN

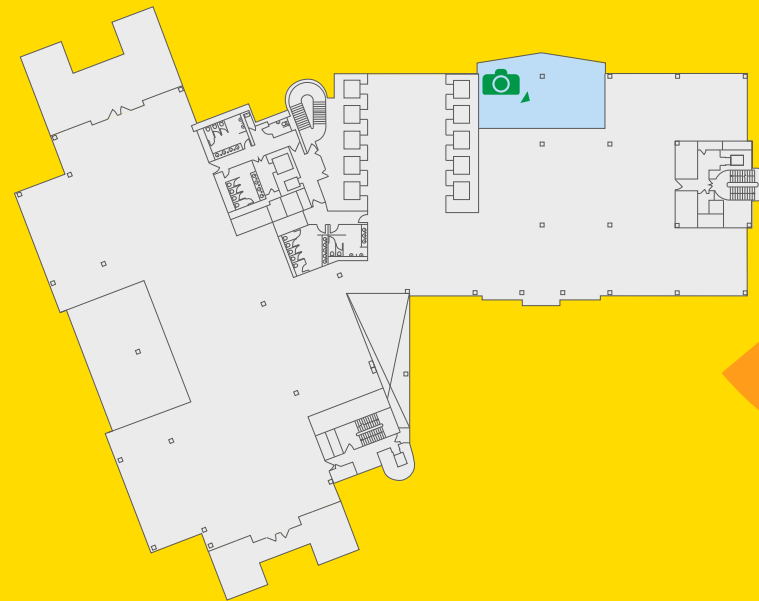




CGI VIEW OF THE POTENTIAL EXTENDED WESTERN CUT BACKS

A CONNECTED, COLLABORATIVE SPACE

A diverse array of **configuration opportunities** exist throughout the building to provide **interconnectivity** between floors.





360°





CGI OF LEVEL 7 TERRACE

TYPICAL MIDDLE

7TH FLOOR

Office

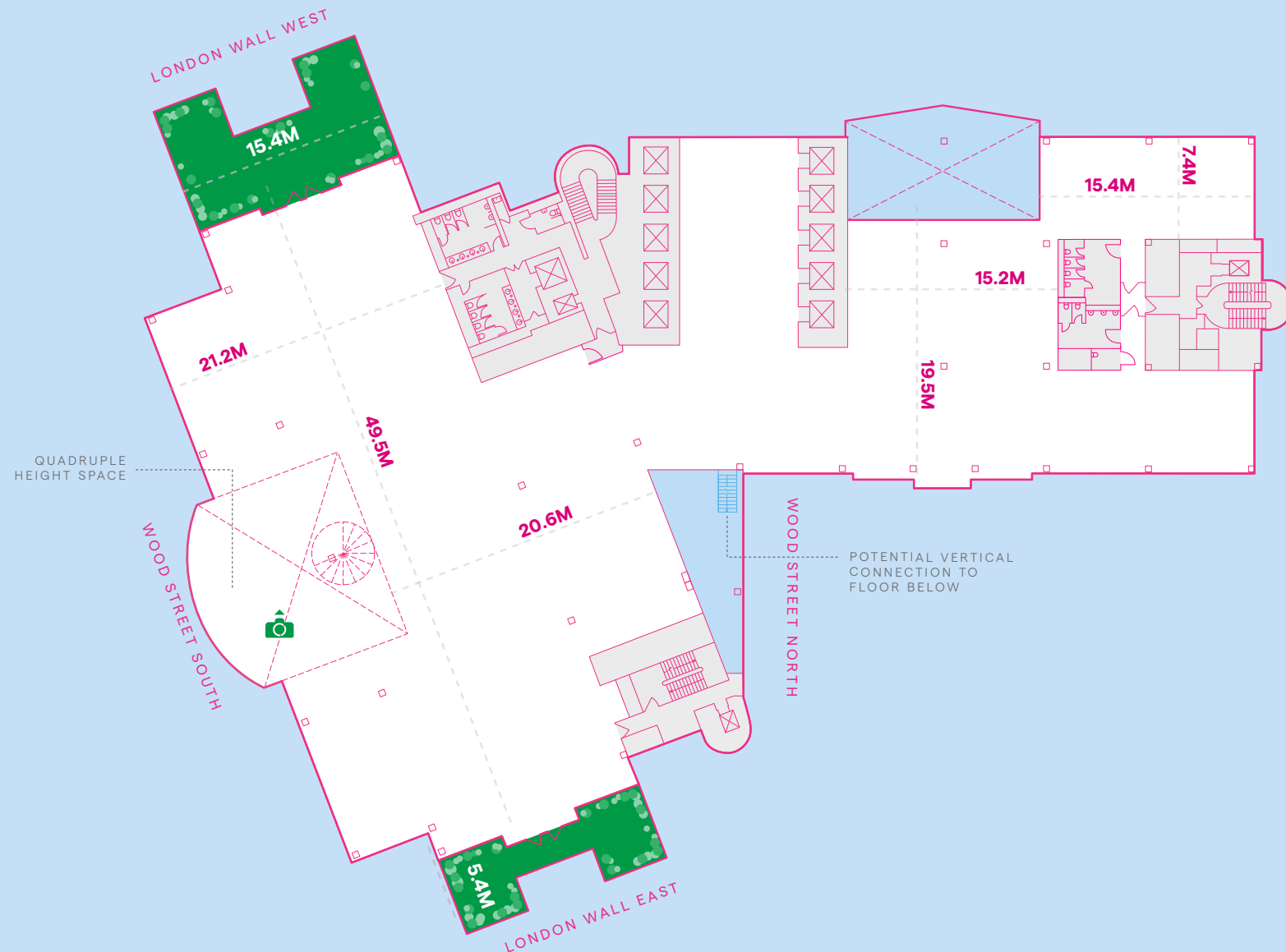
21,808 sq. ft
2,026 sq. m

Terrace

1,851 sq. ft
172 sq. m

- Office space
- Vertical connectivity
- Common parts
- Terrace

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



TYPICAL UPPER



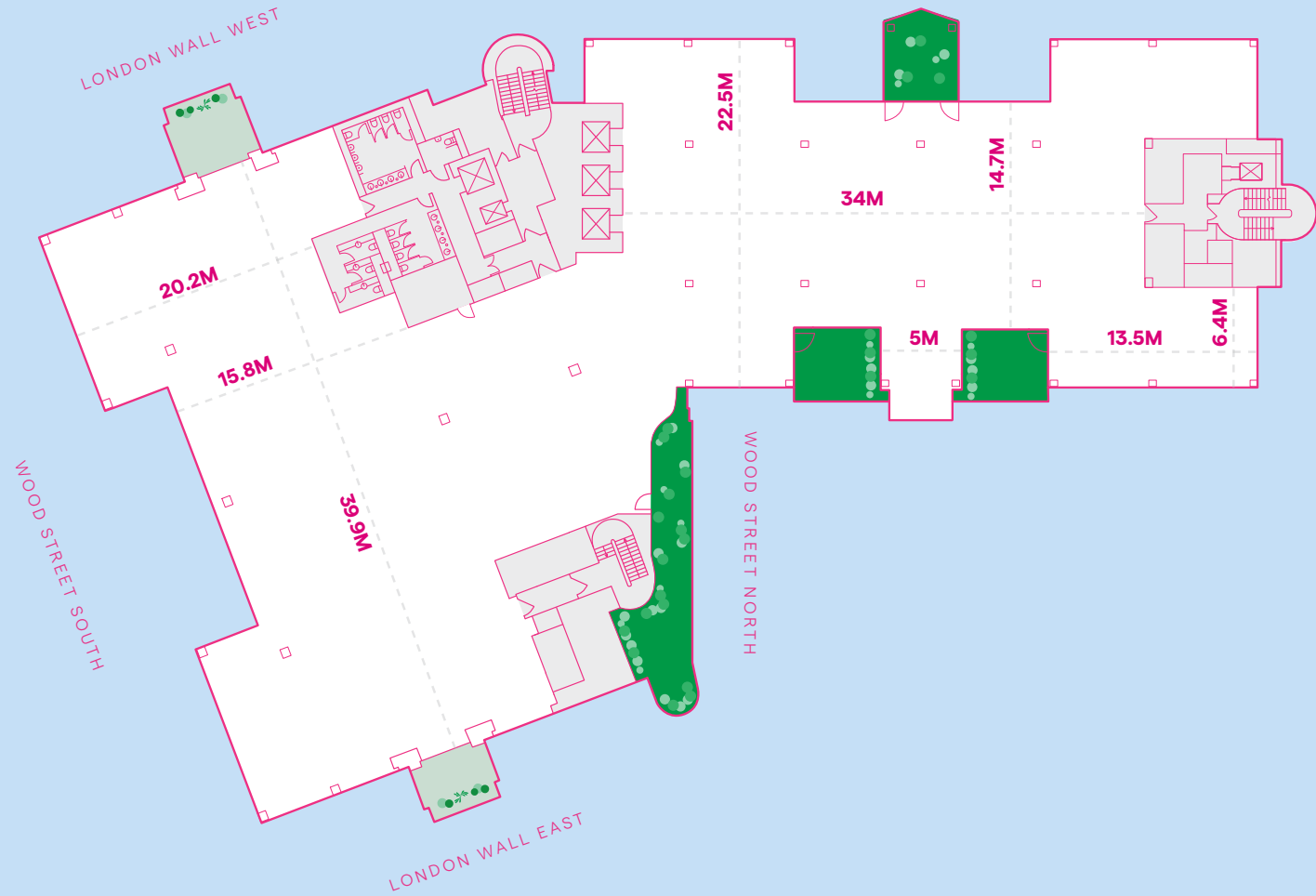
16TH FLOOR

Office

17,933 sq. ft
1,666 sq. m

Terraces

1,453 sq. ft
135 sq. m



- Office space
- Common parts
- Winter garden
- Terraces

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



UNBEATABLE VIEWS

VIEW FROM LEVEL 18

17TH FLOOR

Office

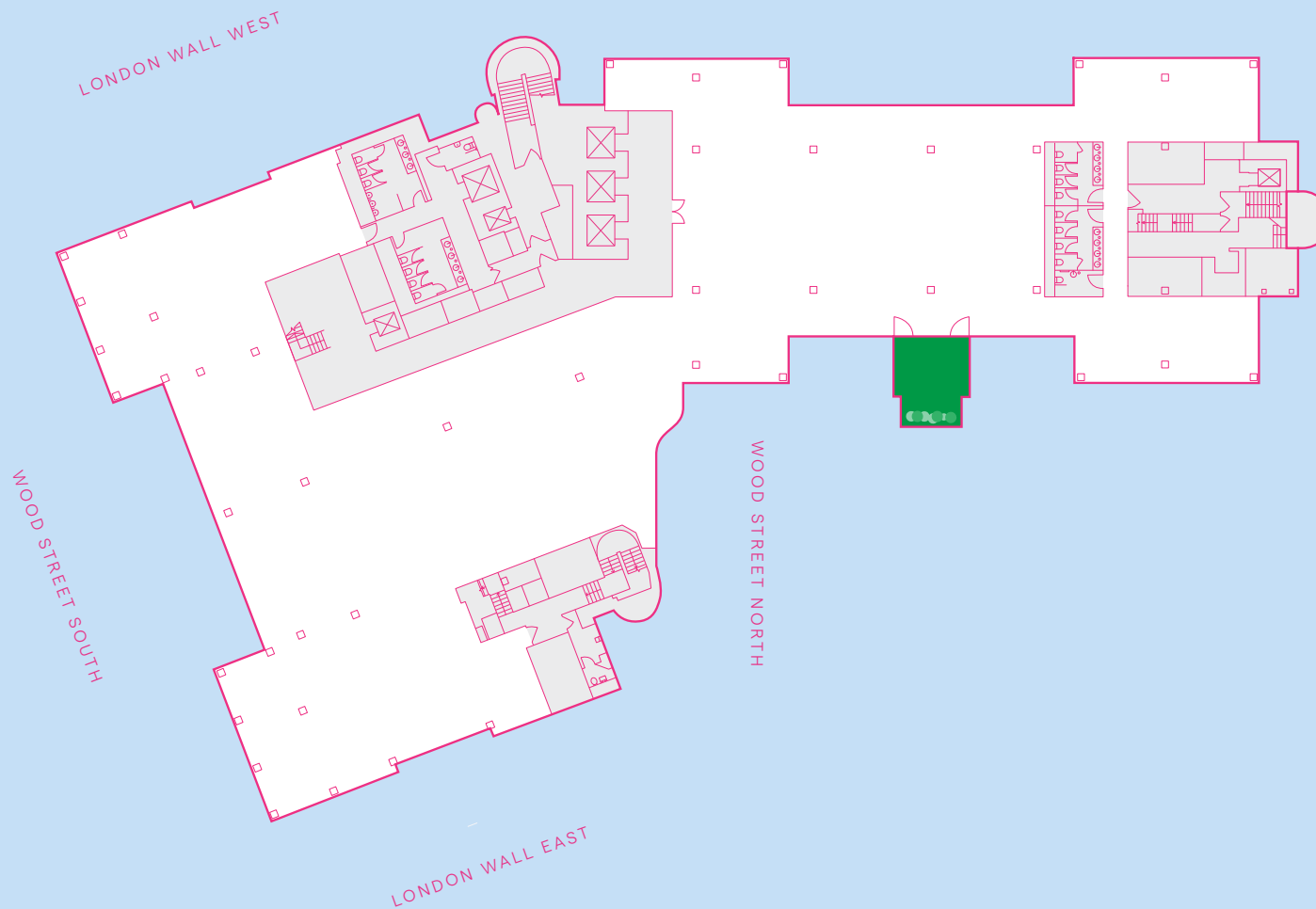
14,230 sq. ft

1,322 sq. m

Terraces

280 sq. ft

26 sq. m



- Office space
- Terrace
- Common parts

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



FLOORPLAN

CANOPY CLUB

Amenity Space

3,993 sq. ft

371 sq. m

Terraces

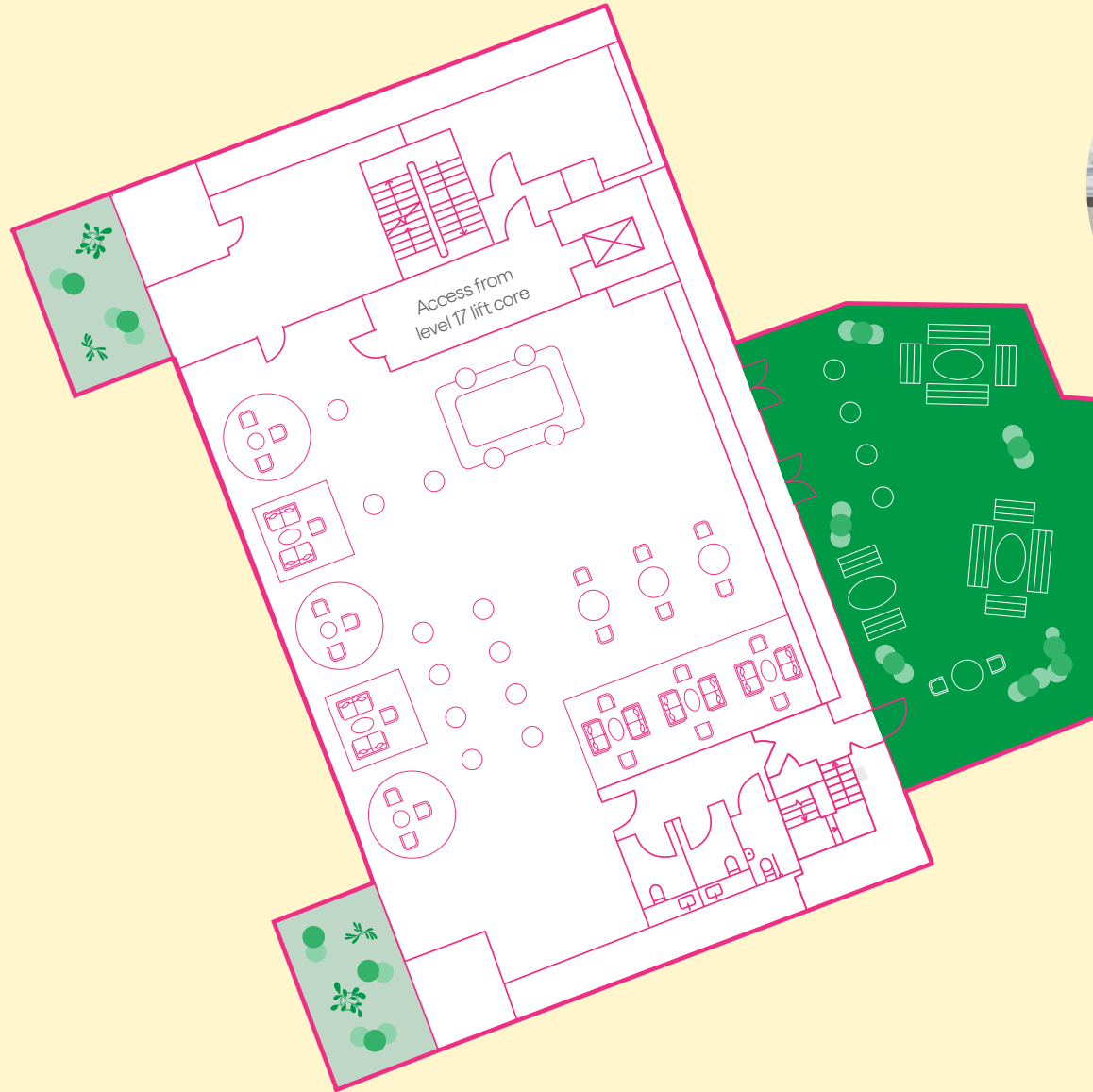
1,292 sq. ft

120 sq. m

A flexible space with panoramic views, the Canopy Club has potential to serve as a **wellness suite, auditorium** or **private function space** with a state of the art bar.

- Amenity space
- Terrace
- Common parts
- Biodiverse roof

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN







CGI VIEW OF EVENT SPACE FOR LEVEL 18



OUTSTANDING WELLNESS AMENITIES

Amenities including outstanding Gym & Studio, Holistic Treatment Rooms and a Sleep Retreat & Wellness Suite

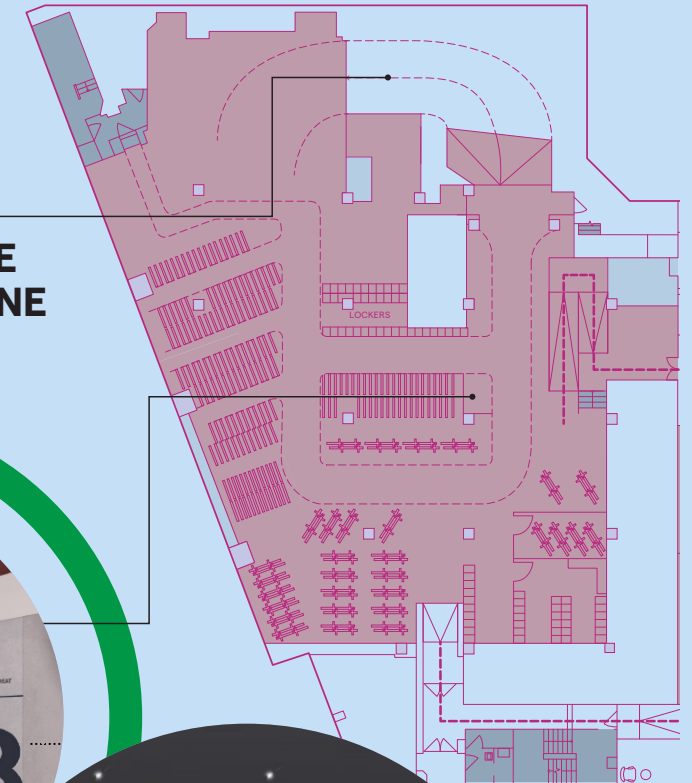
- 244 secure cycle-in bike spaces
- Semi-vertical bike racks
- Sheffield stands
- Folding bike lockers
- E-bike charging
- 253 lockers
- Cyclist lockers
- Drying room lockers
- Shower lockers
- Drying room
- Dry-cleaning service/ collection point
- Free Brompton bike hire
- Bike maintenance and cleaning area
- 12 male showers
- 12 female showers
- 6 neutral showers/ changing
- 1 DDA showers
- Vanity station, hair styling stations
- Ironing facilities
- Treatment room
- Parenting room
- Sleep retreat

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN

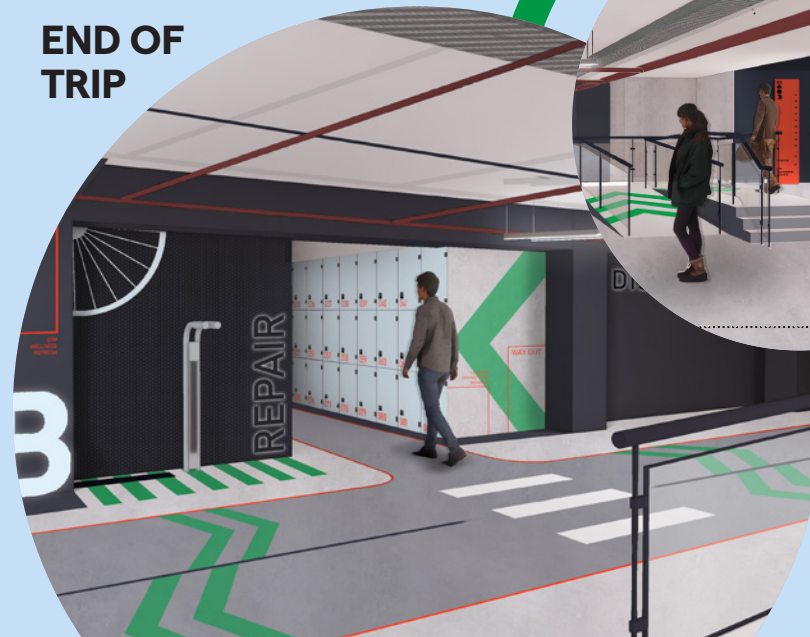


CYCLE
IN ZONE

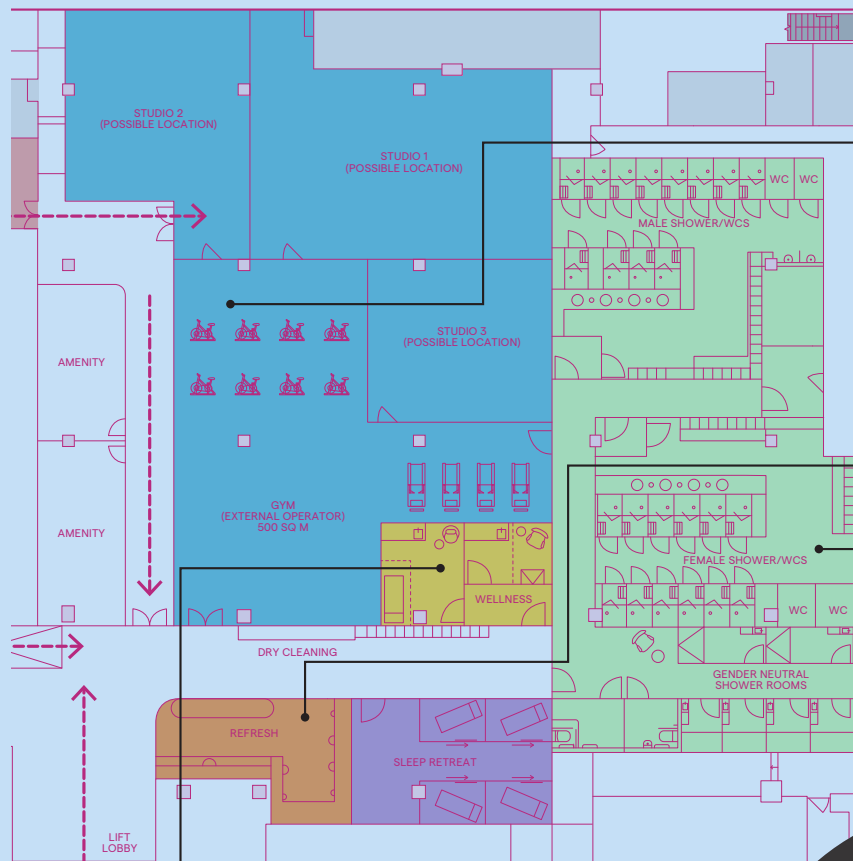
Secure Bike/Scooter Zone



END OF
TRIP



● Treatment Rooms
 ● Refresh Zone
 ● Sleep Retreat
 ● State-of-The-Art Gym and Studios
 ● Showers & Changing Rooms



GYM



REFRESH



SHOWERS



WELLNESS



BARBICAN PARTNERSHIP

Our unique partnership with Barbican unlocks integrated Premium Membership Access and CSR Benefits.

The Barbican's Corporate Membership scheme provides unparalleled access to the Barbican's diverse artistic offer.

This will provide you with year-round opportunities to engage with clients and colleagues through the world's finest arts and culture.



MEMBERSHIP PACKAGES

The membership packages we have available suit a variety of scopes and budgets, with the following benefits on offer:

PRIVATE EVENTS



- Complementary hire of the conservatory
- Cinema private screening (150-280 pax)
- Evening Exhibition Private View incl. private reception space
- Morning Exhibition Private View incl. private reception space
- 20% discount on additional venue hires (for our Mode hosted events only)

STAFF & CLIENT ACTIVITY



- Access to Barbican exhibitions
- Invitations to Corporate Supporter Private Views (allocation per private view)
- Architecture tours (20 pax)
- Lunch and Learn events hosted at Mode
- 15% discount: bars, cafés/ restaurants, shops, online retail
- Ticket offers and discounts selected each month by the Barbican
- Members' Lounge access for individual Mode tenants plus 3 guests
- Invitations for senior leadership to VIP Barbican-hosted events

CREDITING



- Across materials where Barbican supporters are credited

Cinema, theatre, arts & music: there is something for everyone at the Barbican.

Joining this exclusive group of members

Bloomberg



Deutsche Bank



SLAUGHTER AND MAY/



BANK OF AMERICA


Pinsent Masons

Linklaters



BMO

BoltBurdonKemp

 **NORTON ROSE FULBRIGHT**

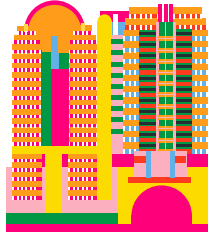


**Through refurbishment and reuse
of the existing structure we are
saving 26,779 tonnes CO₂e*. This is
equivalent to the annual emissions
of 2,879 UK households.**



*STUDY CONDUCTED BY ELEMENT FOUR COMPARED WITH LETI 2020 – ASSUMING UK
HOUSEHOLDS PRODUCING 9.3 TONNES CO₂E PER YEAR (ONS).

OUR ESG COMMITMENT



EMBODIED CARBON SAVING

Through comprehensive re-purposing of the building structure.



HEATING & COOLING

District heating and cooling network.



CRREM

All new central plant replacement strategy to ensure CRREM alignment.



GREEN SPACES

Private garden and outside spaces.



TARGETING MINIMUM EPC B



TARGETING BREEAM EXCELLENT



TARGETING WELL PLATINUM



TARGETING ACTIVE SCORE



TARGETING MODE SCORE

DELIVERY TEAM

ARAX PROPERTIES

KING STREET.

ARCHITECTS

Gensler

Concept Architect

tp bennett

Delivery Architect

PROJECT MANAGER

HOLLEN+

PROPERTY MANAGER



SUSTAINABILITY



MEP

**Chapman
+BDSP**


STRUCTURAL ENGINEER

akt II

FIRE ENGINEER

ARUP





Arax Properties is a private real estate operating partner, headquartered in London with offices in Paris, Berlin, and Luxembourg. Arax prides itself on its hands-on asset management approach and local expertise, with a keen focus on micro location dynamics and prioritising the needs of occupiers.

ARAX PROPERTIES

CONTACT US



Tim Plumbe

tim.plumbe@cushwake.com
+44 (0)203 296 2005
+44 (0)7768 146 280



Dan Gaunt

dan.gaunt@knightfrank.com
+44 (0)207 861 1314
+44 (0)7818 008 981



Jeremy Attfield

jeremy.attfield@jll.com
+44 (0)207 399 5675
+44 (0)7703 234 261

Tom Fayers

tom.fayers@cushwake.com
+44 (0)203 296 4226
+44 (0)7973 821 247

Mike Voller

mike.voller@knightfrank.com
+44 (0)207 861 1318
+44 (0)7739 763 699

Rory Paton

rory.paton@jll.com
+44 (0)207 852 4381
+44 (0)7900 245 221

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. Q2 2025.

DISCOVER MORE AT [MODE-LONDON.COM](https://www.mode-london.com)