



LONDON



Built to

A 340,000 sq ft Post-Modern Powerhouse

Designed by **Sir Terry Farrell** and now fully transformed by **Gensler & TP Bennett**, **Mode** offers **expansive floorplates** to grow without limits, **panoramic views** from every angle, designed for movement, **collaboration and flexibility**.

Stand Out



Your **Mode**

- Comprehensive repositioning with new central and on floor MEP
- High profile tower with 14,000 - 28,000 sq ft floors
- Panoramic views
- 5,000 sq ft holistic wellness facility
- 300 person capacity event space on The Eighteenth including 1,280 sq ft communal roof terrace
- Transformed arrival with new Highwalk reception
- Multiple terraces & private garden square
- Large interconnected floorplates with ability to expand
- Unique Barbican Centre partnership with direct tenant benefits

All within 10 minutes

4 Gyms

7 Underground
Lines

9 Green Spaces

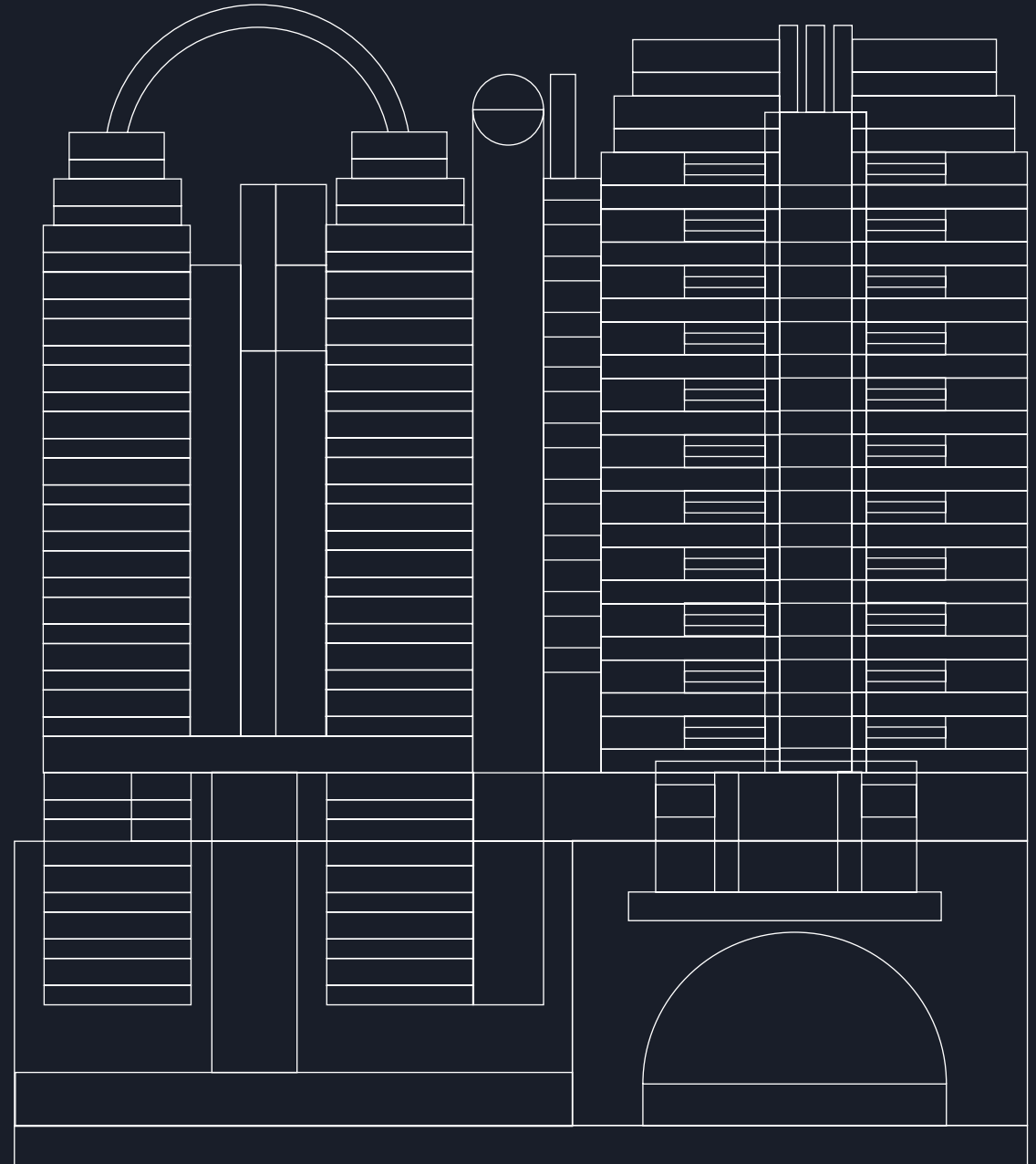
8 Cultural Attractions

143 Restaurants,
Bars & Cafés





Level	Office NIA ^(SQ FT)	Amenities	Terraces
The Eighteenth		3,681	1,292
17	14,058		280
16	UNDER OFFER		
15	UNDER OFFER		
14	22,970		
13	22,098		
12	LET		
11	LET		
10	LET	1,000	
9	LET		
8	21,668		
7	21,808		1,851
6 South	16,447		2,153
5	27,211		
4	LET		
3	22,012		
Receptions & Communal Amenity		8,324	254
Commuter Zone, Wellness, Gym & Studios		10,390	
Mode Studios	21,496		
Total Available Office	189,768	23,395	5,830





Specification



New 4-pipe fan coil air conditioning system

1:8

1:8 sq m occupancy density



10 x 24-person passenger lifts



300 person capacity space on The Eighteenth



Floor to ceiling 3.2 - 3.5m



1,280 sq ft communal roof terrace



Access to Elizabeth Line via Highwalk



14 car parking spaces



253 lockers & 244 cycle spaces



Lobby library on 10th floor



State-of-the-art gym



5,000 sq ft holistic wellness facility



31 showers & changing room facilities



New Highwalk retail



Multiple terraces & private garden square



The Arrival

Ground Floor Layout

Street Level Reception

987 sq ft

91 sq m



Play Teaser Flythrough

- Mode Studios
- Mode Reception
- Vertical Connectivity
- Vip Drop-off & Parking

Indicative only, not to scale.
Subject to final design.



The Arrival

Highwalk

Reception

4,163 sq ft

386 sq m

Communal Event Space

4,161 sq ft

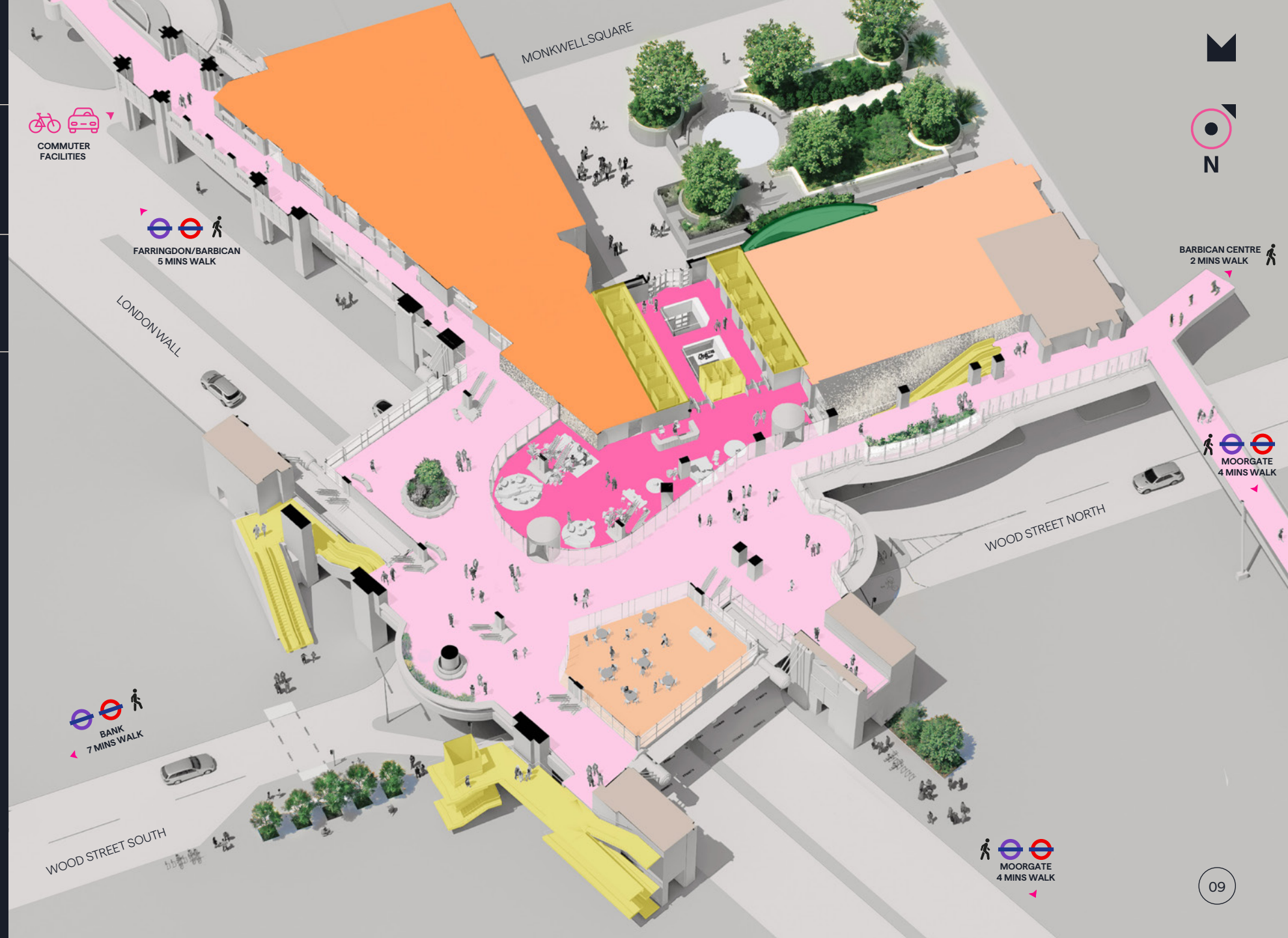
386 sq m



Play Teaser Flythrough

- Mode Studios
- Mode Enlarged Reception
- Vertical Connectivity
- Amenity/Office space
- Retail/Leisure Opportunity

Indicative only, not to scale.
Subject to final design.



Typical Low Rise

Level 5

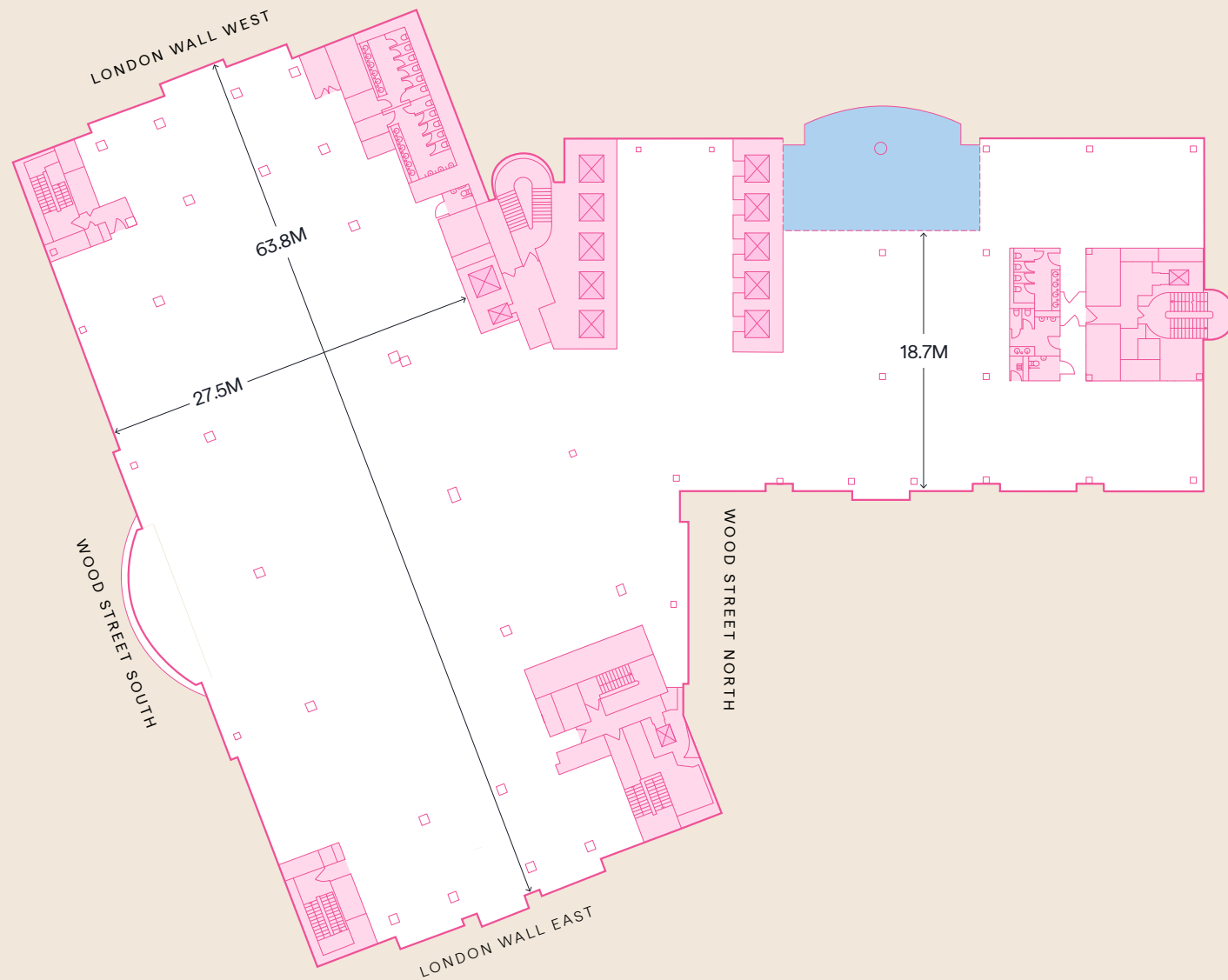
Office

27,211 sq ft
2,528 sq m



Mode Elevation

- Atrium
- Office Space
- Common Parts



Indicative only, not to scale. Subject to final design.



Typical Mid Rise

Level 7

Office

21,808 sq ft
2,026 sq m

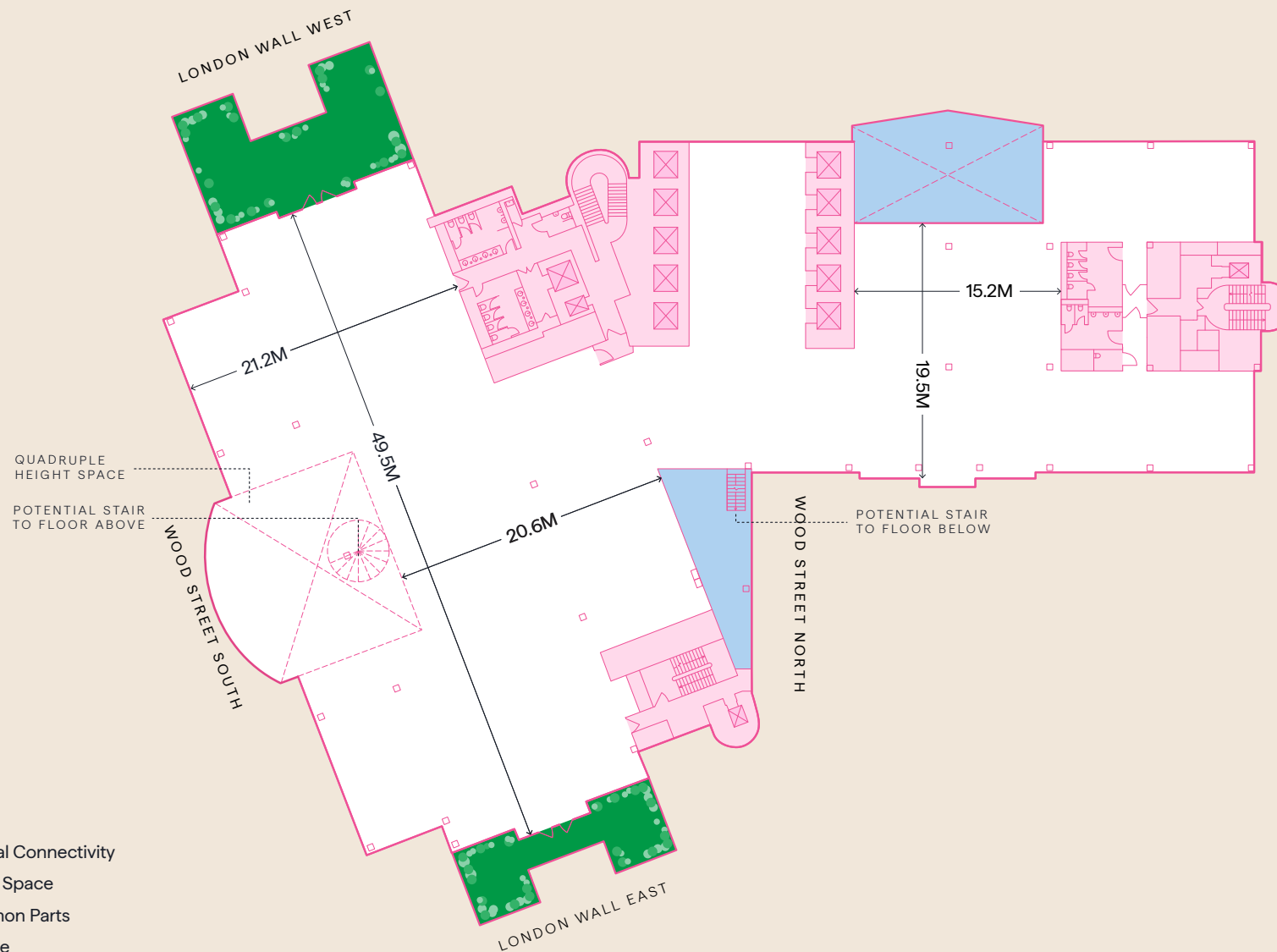
Terraces

1,851 sq ft
172 sq m



Mode Elevation

- Vertical Connectivity
- Office Space
- Common Parts
- Terrace



Indicative only, not to scale. Subject to final design.





CGI view of the level 7 terrace







Level 14

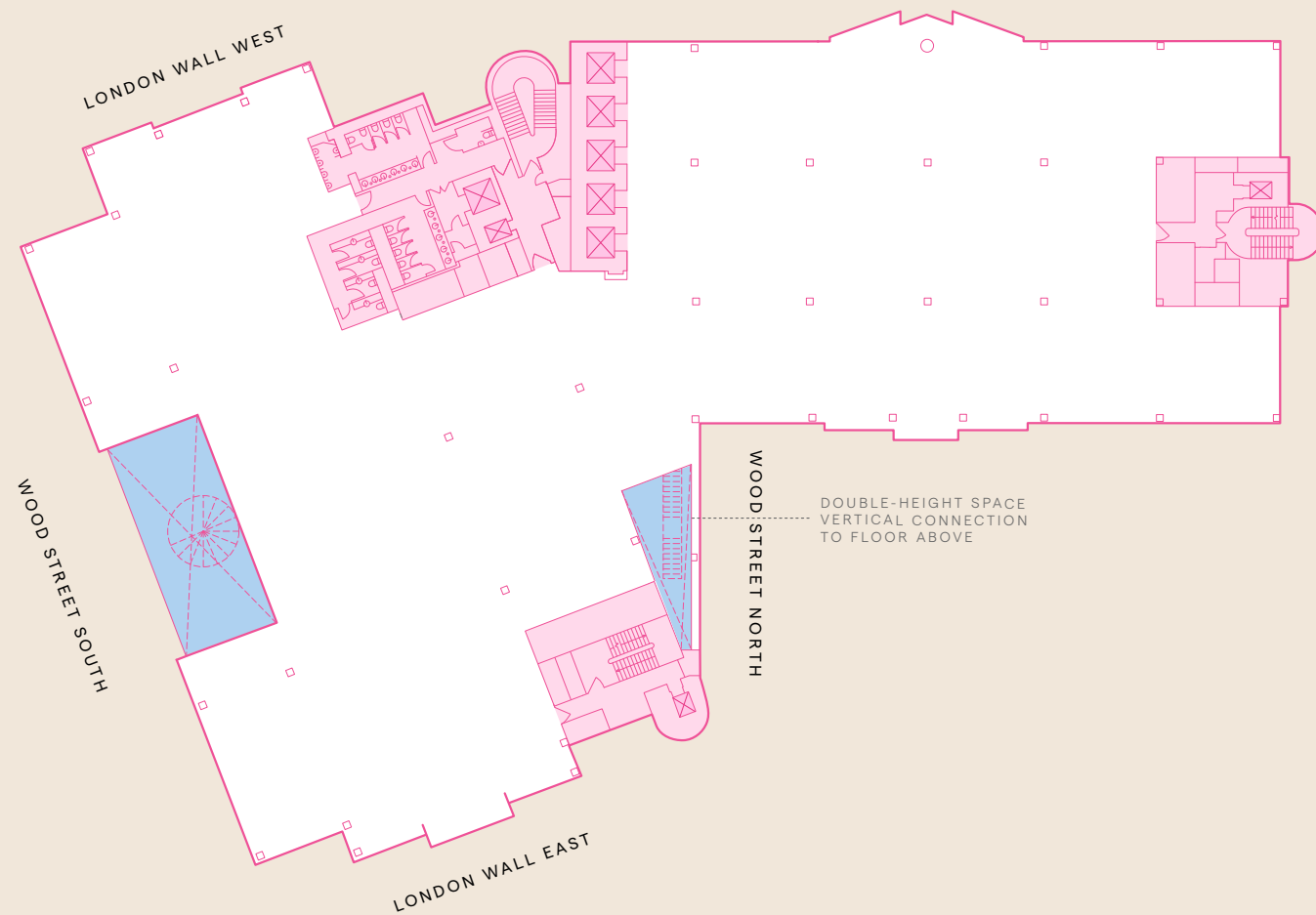
Office

22,970 sq ft

2,133 sq m



Mode Elevation



- Vertical Connectivity
- Office Space
- Common Parts

Indicative only, not to scale. Subject to final design.



Rooftop

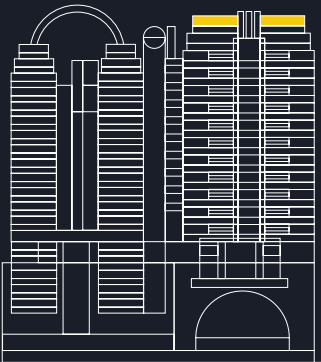
The Eighteenth

Amenity

3,681 sq ft
342 sq m

Terraces

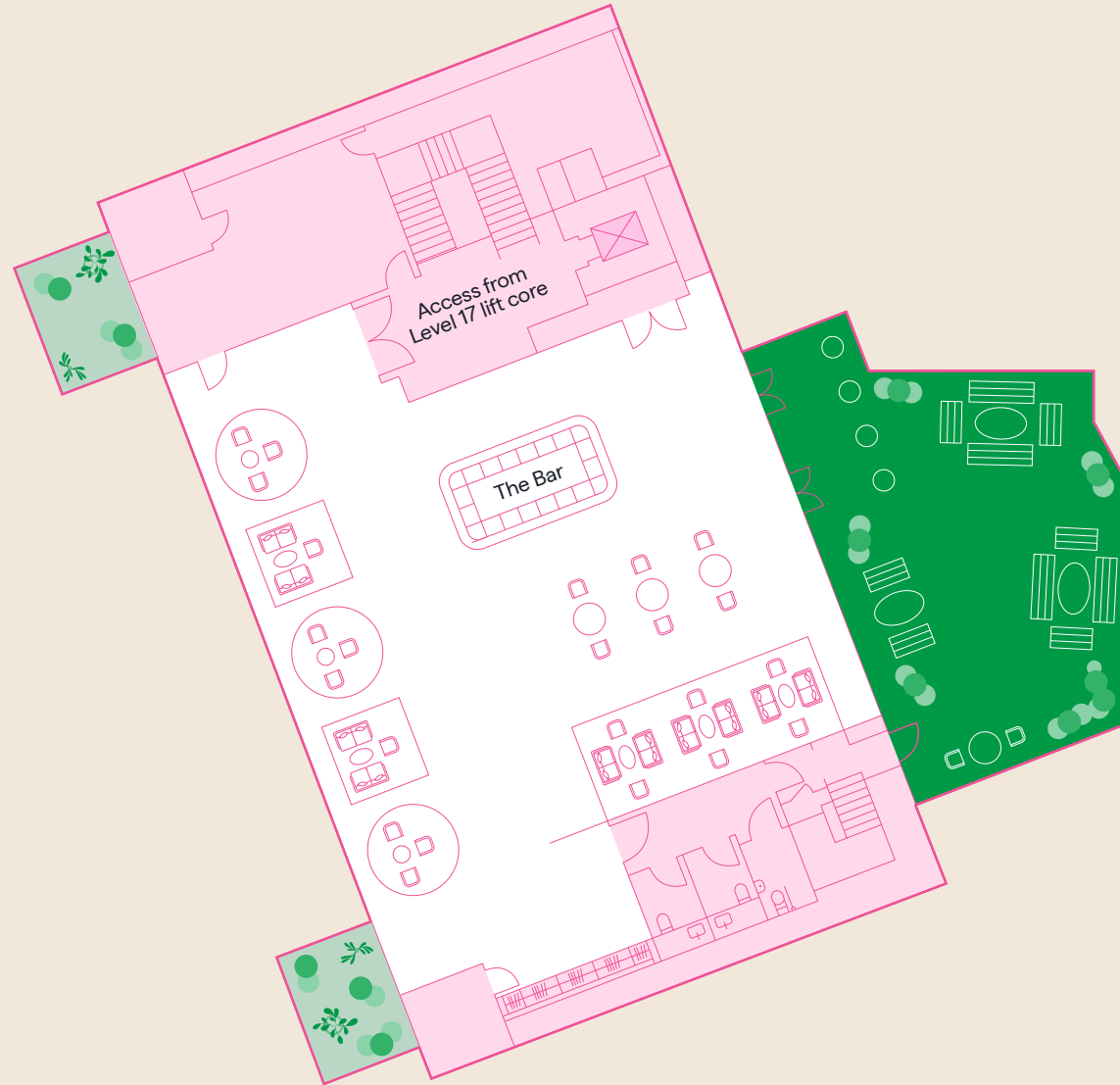
1,292 sq ft
120 sq m



Mode Elevation

- Amenity Space
- Common Parts
- Green Roof
- Terrace

Indicative only, not to scale. Subject to final design.



View Virtual Tour • 360° • View Virtual Tour



CGI view of the wellness space on The Eighteenth







Extensive Commuter Zone & Wellness

Lower Ground

Amenity Space

10,390 sq ft

965 sq m

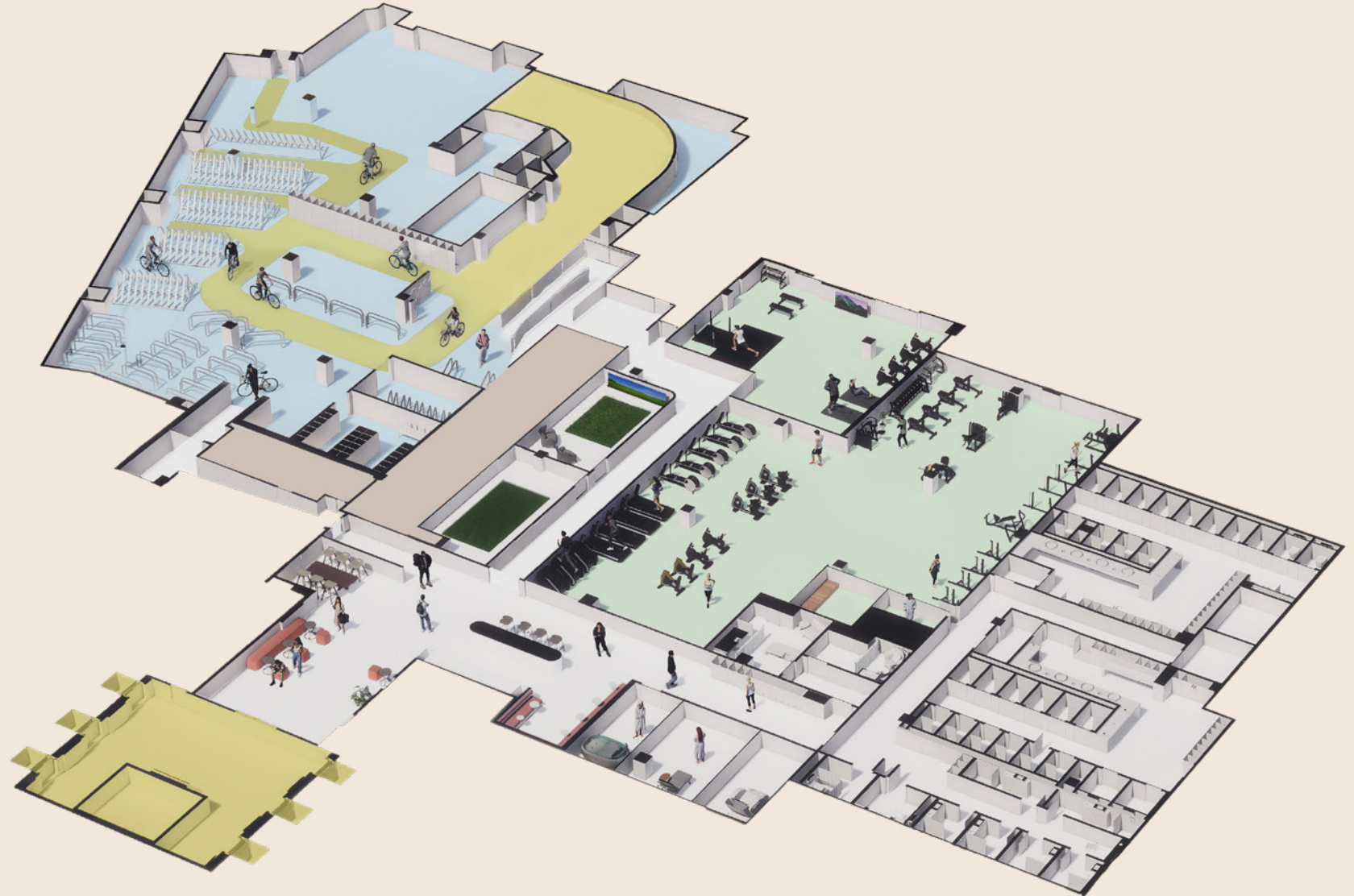
Including Wellness Area

5,000 sq ft

465 sq m

- Studio & Gym
- Golf Simulator
- Commuter Facilities
- Lift Lobby / Access
- Wellness Zone

Indicative only, not to scale.
Subject to final design.





CGI view of the wellness facilities

Take it easy in the **dedicated wellness space** located in the **lower ground** with **treatment rooms**, a **refresh area** and a **sleep retreat space** for when you need time to reset.

These have been found to improve **performance** and **concentration** by **34%** and **54%** respectively.

Chill

Mode



Outstanding Wellness Amenities

1. Gym
2. Studio
3. Parent Room
4. Massage Pod
5. Golf Simulator
6. Sleep Pod



Beast



Mode



CGI view of the gym space

With state-of-the-art on-site gym facilities, Mode is designed to support **high-performance** living, from early morning workouts to **post-meeting reset**.

Leisure



CGI view of the golf simulator

Wellbeing comes first with a dedicated wellness studio designed for balance and restoration. For moments of leisurely escape, the golf simulator offers a playful yet refined way to unwind.

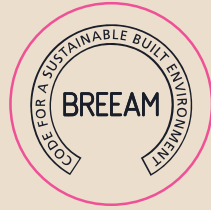
Mode



Green Mode



Targeting
ActiveScore Platinum



Targeting BREEAM
Excellent



Targeting WELL
Platinum



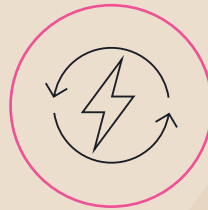
Targeting
ModeScore
Platinum



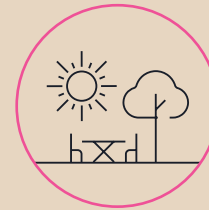
Targeting Minimum
EPC B



Embodied Carbon Saving
Through comprehensive
re-purposing of the
building structure



Electric Building
Supported by Citigen
District Heat Network



Green Spaces
Private garden &
outside spaces



CRREM
All new central plant
replacement strategy to
ensure CRREM alignment



Low-risk Delivery Timeline

**February
2026**

Highwalk +
Reception PC

**May
2026**

CAT A, On-floor Works,
The Eighteenth, Wellness
and Commuter Zone PC
(phased delivery March - May)

**June
2026**

Citigen and Central
Plant PC

The building remains fully operational throughout .



LONDON

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