



LONDON



Contents

Why Mode?

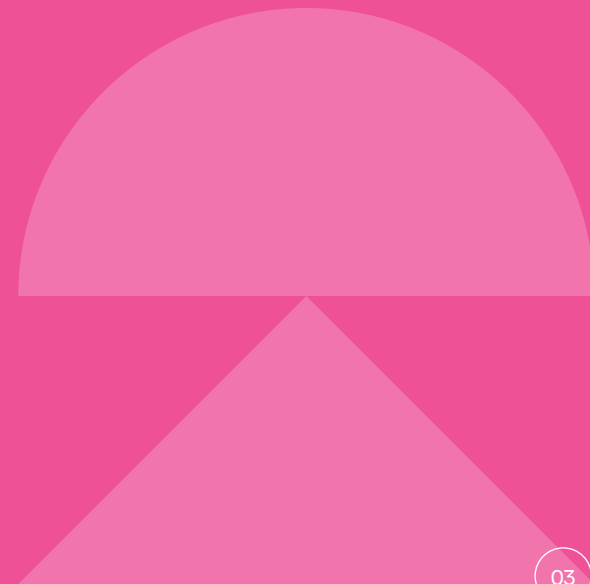
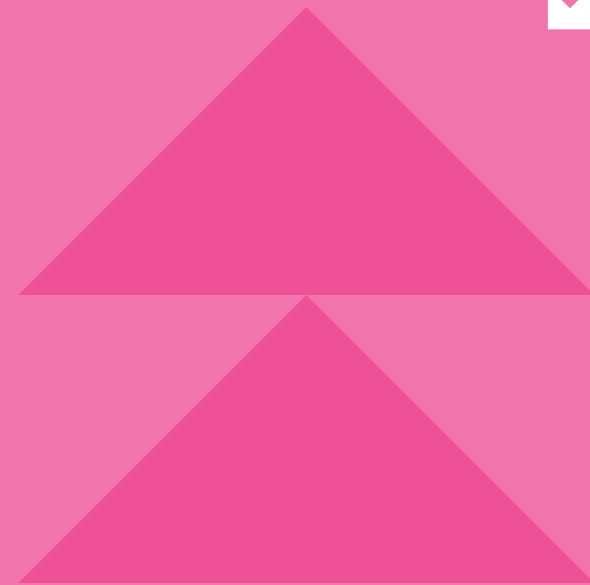
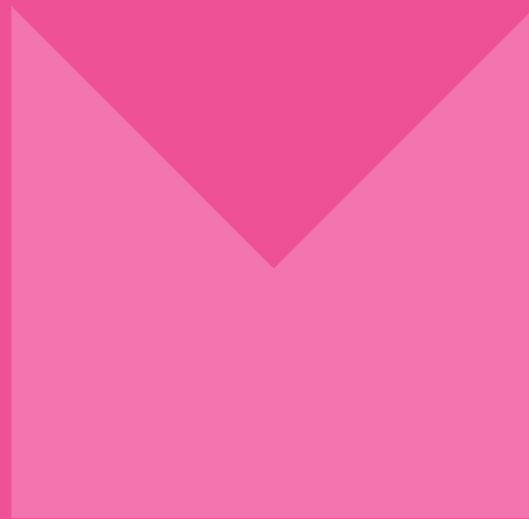
Life Mode

Work Mode

Team Mode

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.





Designed



Where Scale **Meets Substance**

A fully **re-imagined building** on a grand scale.
An outstanding new arrival experience,
sensational on-site amenities and **14,000**
- **210,000 sq ft** of truly contemporary
workspace, **completing Spring 2026.**

to Disrupt



Terry



Farrell

Once a Catalyst **Now a Classic**

Farrell was a leading figure in London's building boom of the 1980s, and his commitment to the Capital is unquestionable. At the heart of his work was a desire to repair the urban fabric left fractured by the stark simplicity of the Modern Movement.

More than any other Farrell project, Mode stands as a test of his vision for urban renewal. It marks the point where the historic city converges with the bold modernist ideals of the Barbican.

Influenced by American post-modernism, Farrell designed Mode with a clarity that balances high-tech innovation with sensitivity to context.





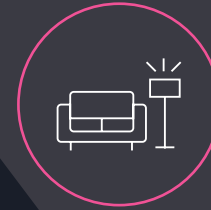
High profile tower with
14,000 - 28,000 sq ft floors



Floor to ceiling
3.2 - 3.5m



1,280 sq ft landscaped
roof garden



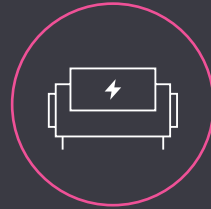
Fully transformed
Highwalk arrival
& reception



Multiple terraces &
private garden square



New 4-pipe air
conditioning system



Exceptional electrical
capacity - dual 11kVA and
generator back up



Large interconnected
floorplates with
ability to expand



Unique Barbican Centre
partnership with direct
tenant benefits

Your Mode

The Centre



Bold Building Big Location

Prominence from every angle. Incredible neighbours, **exceptional amenities**, surprising green spaces and **unmatched connections**.

Of It All





Your Neighbours



All within 10 minutes

4 Gyms

7 Underground
Lines

9 Green Spaces

8 Cultural Attractions

143 Restaurants,
Bars & Cafés



Feast



Trattoria Brutto

Surrounded by some of the City's best restaurants, cafés and cultural landmarks, Mode puts world-class amenity right on your doorstep.

Ivy Asia



The Ned

Mode

Barbie GREEN

SPECIALITY COFFEE

CRAFT BEER

BARBIE GREEN

WELCOME
TO
BARBIE



Caravan



Malmaison



Fox & Anchor

Where's Fred's





IBAI

Ibai - Barts Square



Fast Mode



- London Underground & Mainline Services*
- | | | | |
|-------------|--------------|-----------------|-----------------|
| Central | Jubilee | Waterloo & City | Airport Express |
| Piccadilly | Northern | DLR | |
| Circle | Metropolitan | Overground | |
| District | Victoria | Elizabeth Line | |
| Hammersmith | Bakerloo | National Rail | |

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

Future



Basinghall Walk

65 Gresham Street



Basinghall Walk



Basinghall Walk

Nearby Basinghall Walk (under City Tower) and 65 Gresham Street are set to deliver an abundance of best-in-class, brand new retail and leisure opportunities.



CLIFFORD
CHANCE

SQUARE | POINT

MOODY'S

Mode



Built to



A Building **Made Properly,** Now **Fully Transformed**

The **intelligent design** and complete transformation will deliver a **next generation workplace** for ambitious companies. This is an enduring building **with a true 21st century outlook.**

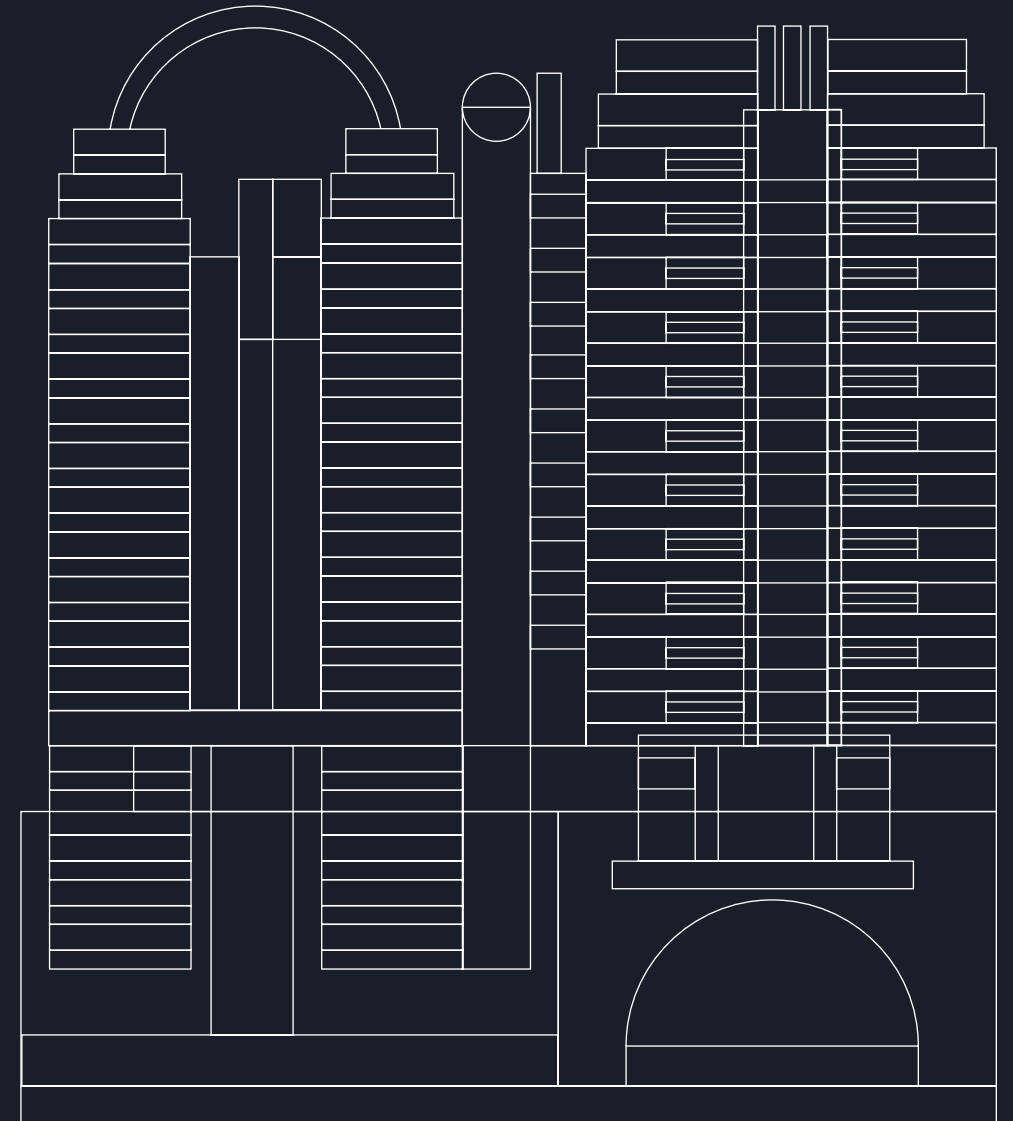
Stand Out



CGI view of the reception



| Level | Office NIA (SQ FT) | Amenities | Terraces |
|---|--------------------|-----------|----------|
| The Eighteenth | | 3,681 | 1,292 |
| 17 | 14,058 | | 280 |
| 16 | 17,954 | | 1,453 |
| 15 | 20,990 | | 947 |
| 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 |
| 6 North | LET | | |
| 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 Office | 228,657 | 23,395 | 8,230 |



Perfectly Connected Impressive Arrival

Offering a **sophisticated reception space** that is easily accessible to London through the **Highwalk's aerial walkway**.



CGI view of the reception



CGI view of the reception and retail

The Arrival

Ground Floor Layout

Street Level Reception

987 sq ft

91 sq m

- Mode Enlarged Reception
- Vertical Connectivity
- VIP drop-off and parking
- Retail/Leisure Opportunity

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



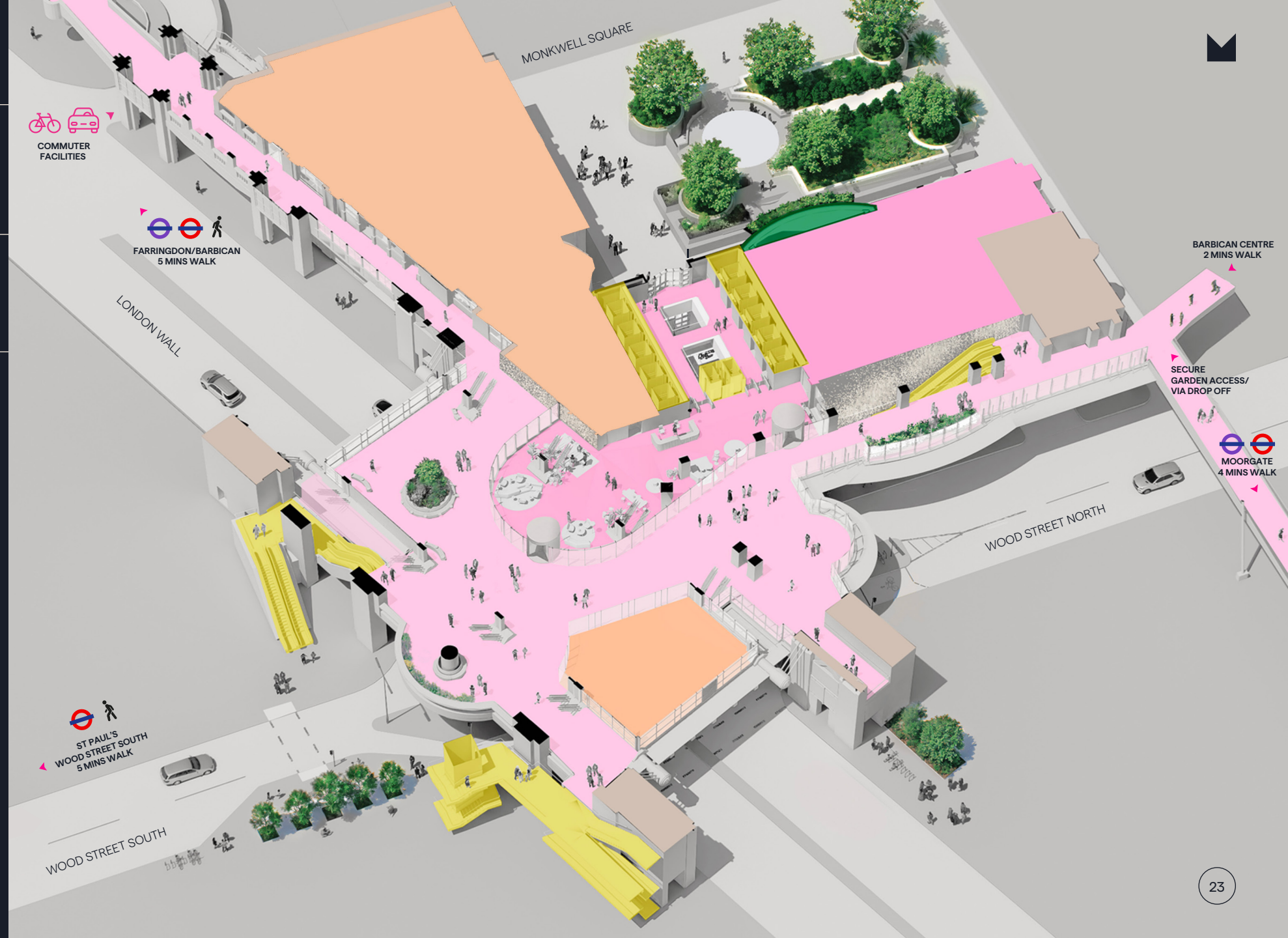
Play Teaser Flythrough



View Blueprint Stacker

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

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



Typical Lower

Level 5

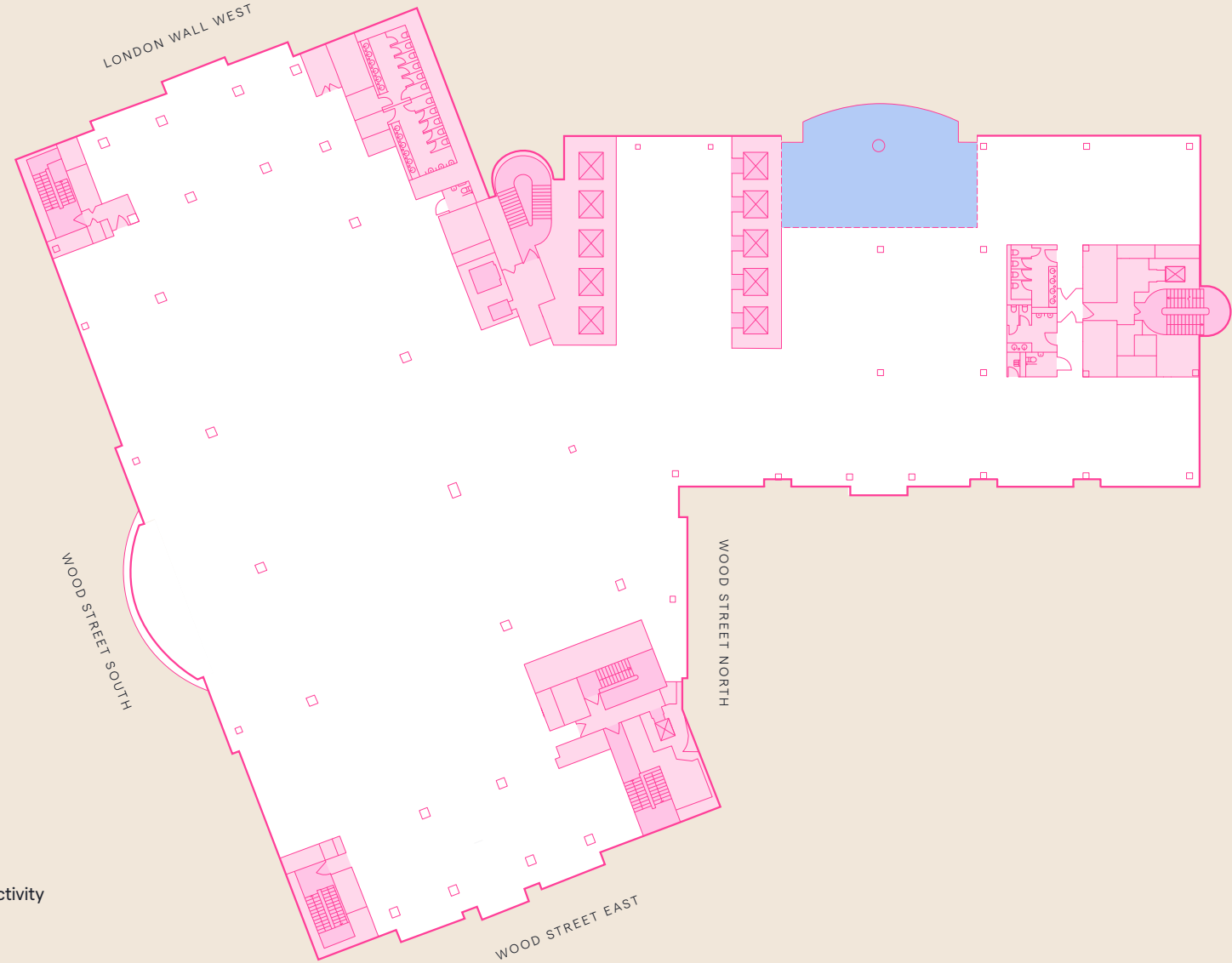
Office

27,211 sq ft

2,528 sq m



Mode Elevation



- Vertical connectivity
- Office Space
- Common Parts

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



Connect & Collaborate

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







CGI view of the level 7 terrace

Typical Middle

Level 7

Office

21,808 sq ft
2,026 sq m

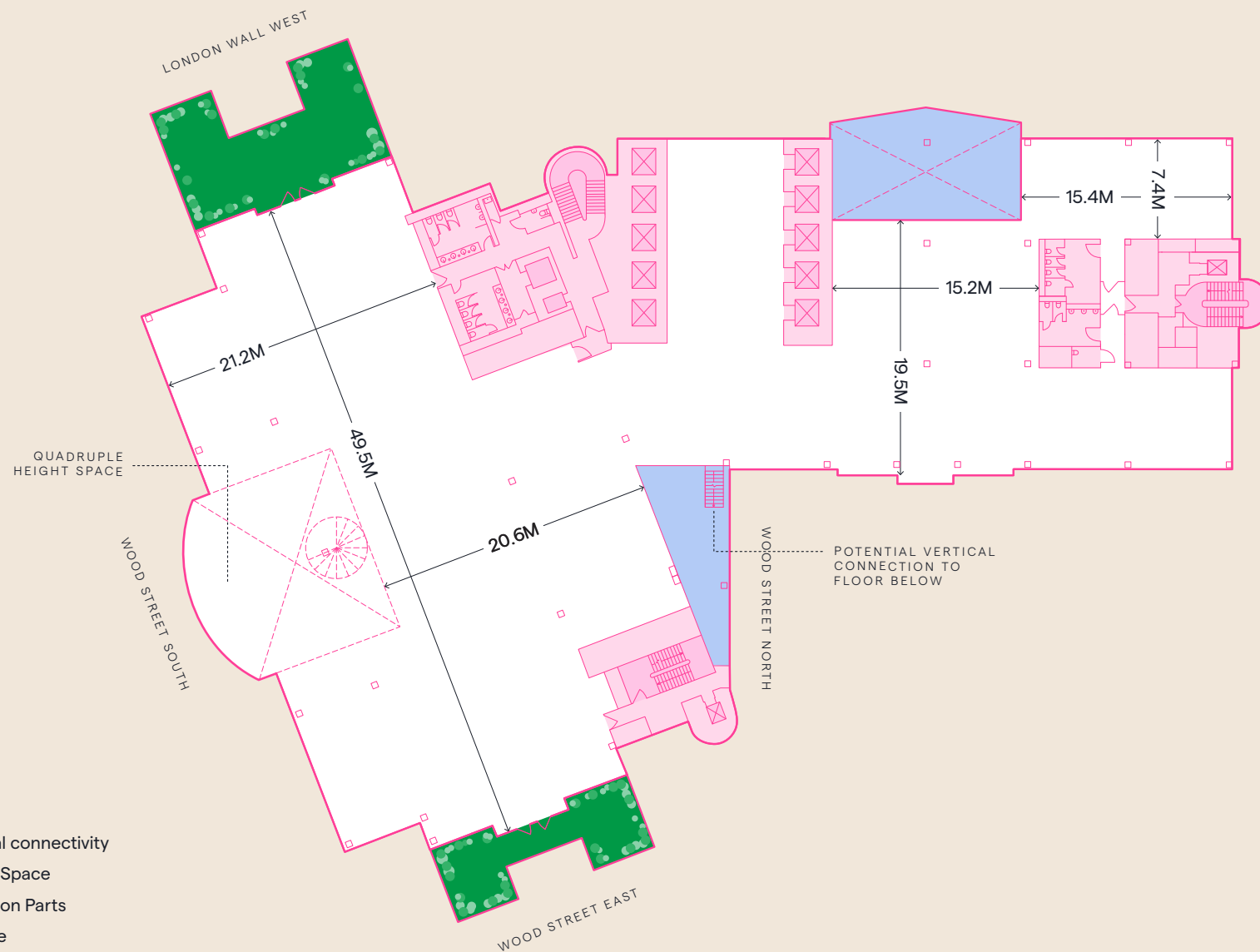
Terraces

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.



Typical Upper

Level 16

Office

17,954 sq ft
1,668 sq m

Terraces

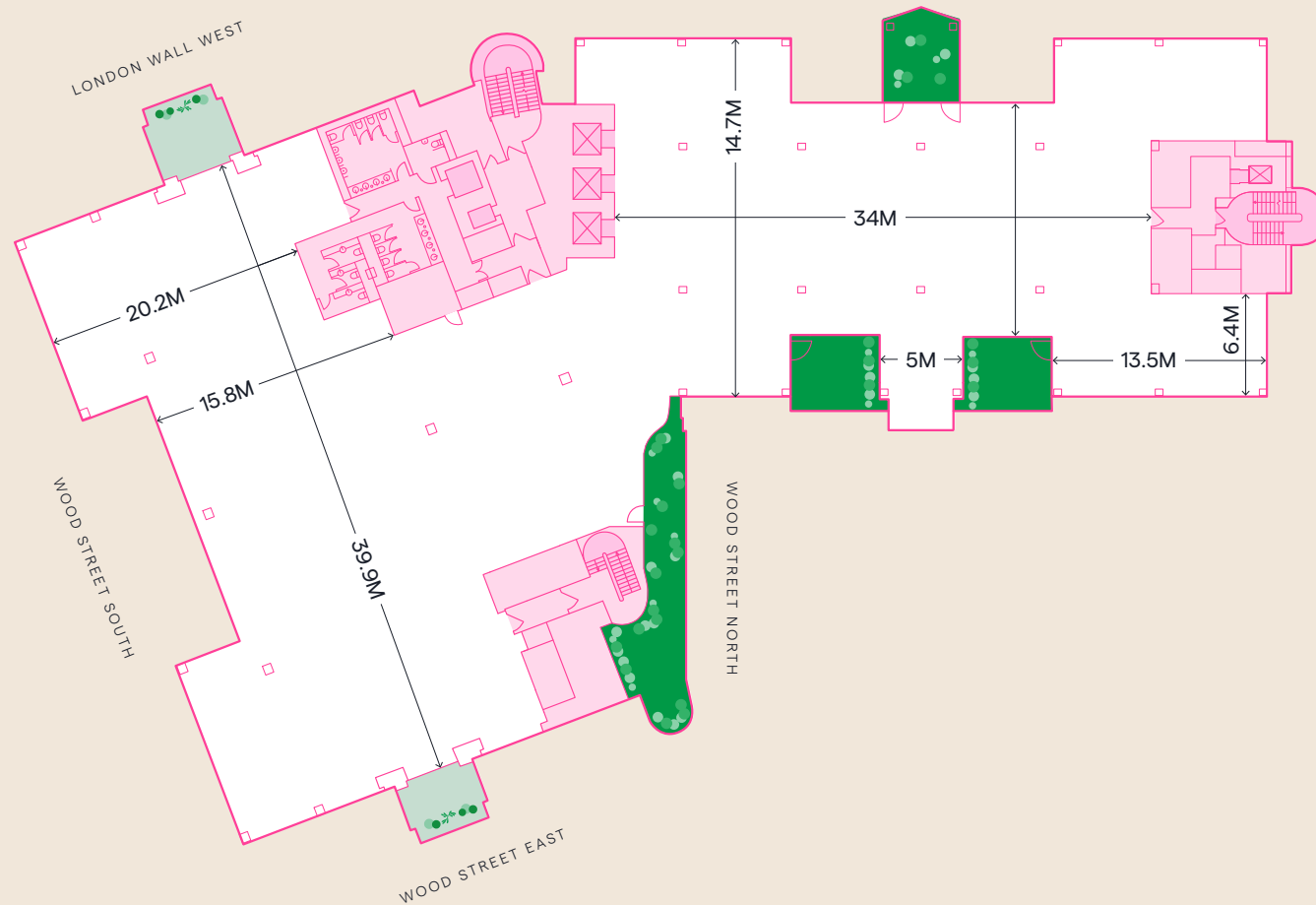
1,453 sq ft
135 sq m



Mode Elevation

- Office Space
- Common Parts
- Winter Garden
- Terrace

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



View Virtual Tour
360°
View Virtual Tour

Upper Floor

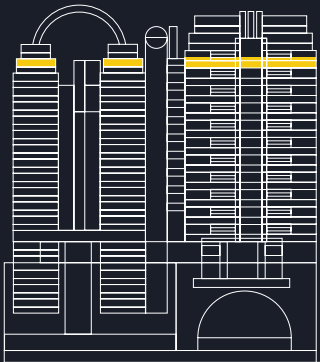
Level 17

Office

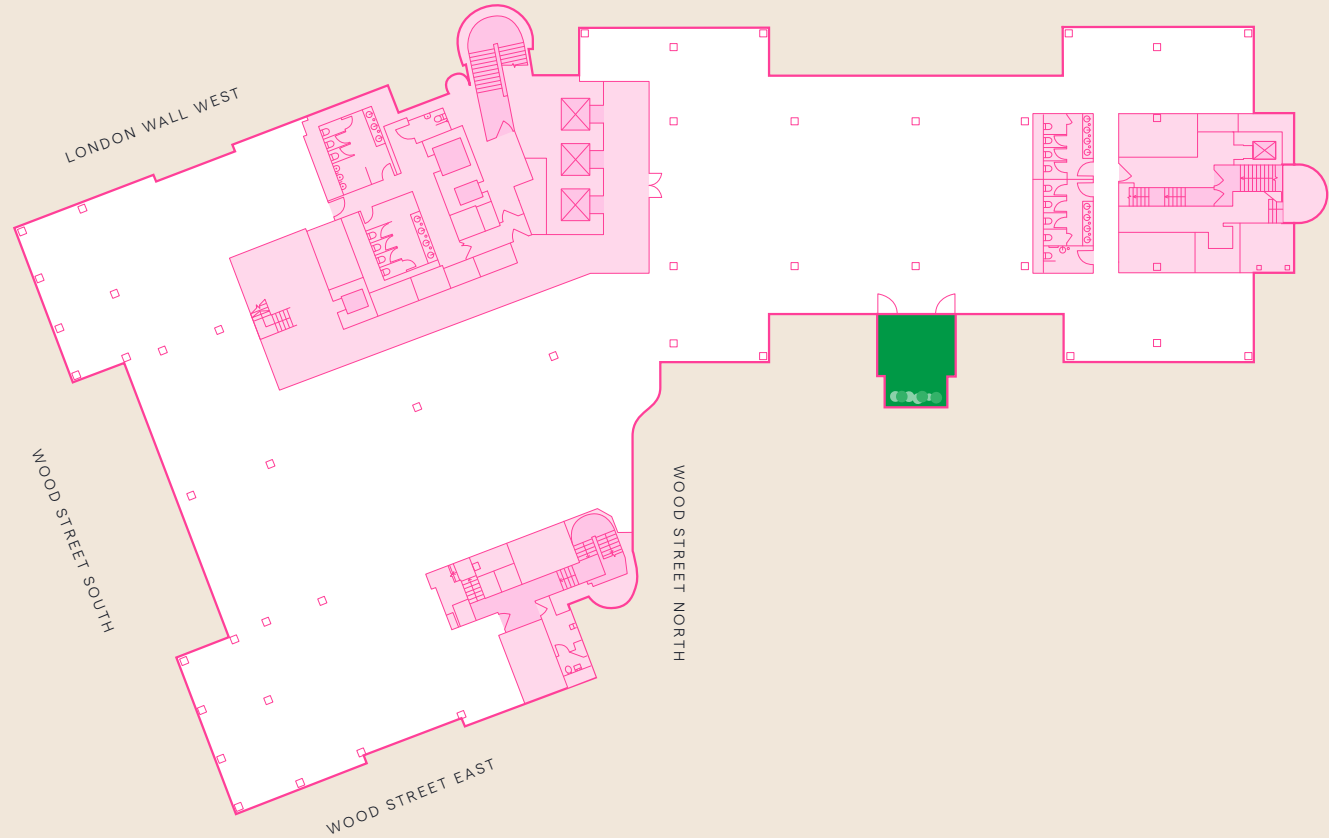
14,058sq ft
1,306 sq m

Terraces

280 sq ft
26 sq m



Mode Elevation



- Office Space
- Common Parts
- Terrace

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





1,280 sq ft landscaped
roof garden



Access to City
Highwalk



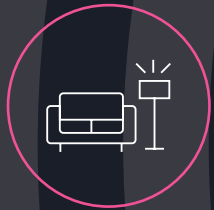
Multiple private roof
terraces across floors



Lobby library
on 10th floor



300 person capacity
space on the 18th floor



Fully transformed
Highwalk arrival
& reception



1:8 sq m occupancy
density



31 showers & changing
room facilities



253 lockers &
244 cycle spaces



5,000 sq ft holistic
wellness facility



14 car parking spaces



On-site retail



New 4-pipe air
conditioning system



10 x 24-person
passenger lifts



Floor to ceiling
3.2 - 3.5m

Sky

Elevate Your **Perspective**

Access to views improves concentration
and memory tasks by 10–25%.

Repeatedly ranks in the **top 3 workplace
amenities** by employees.

– World Green Building Council

Mode



Rooftop

The Eighteenth

Amenity

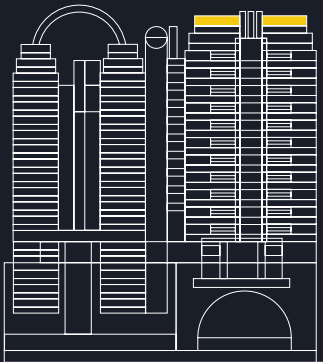
3,681 sq ft

342 sq m

Terraces

1,292 sq ft

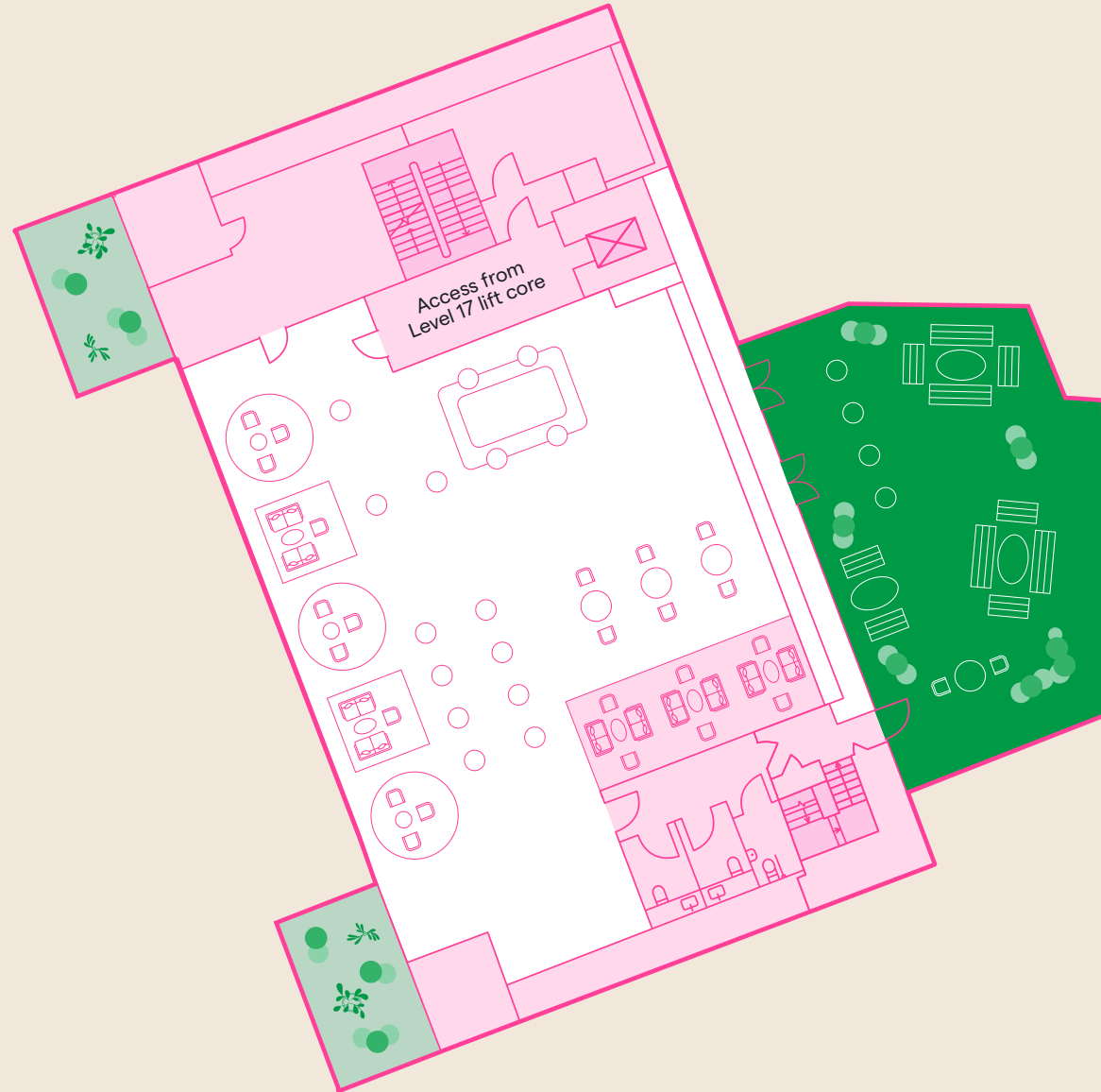
120 sq m



Mode Elevation

- Amenity Space
- Common Parts
- Biodiverse Roof
- Terrace

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



View Virtual Tour • 360° • View Virtual Tour





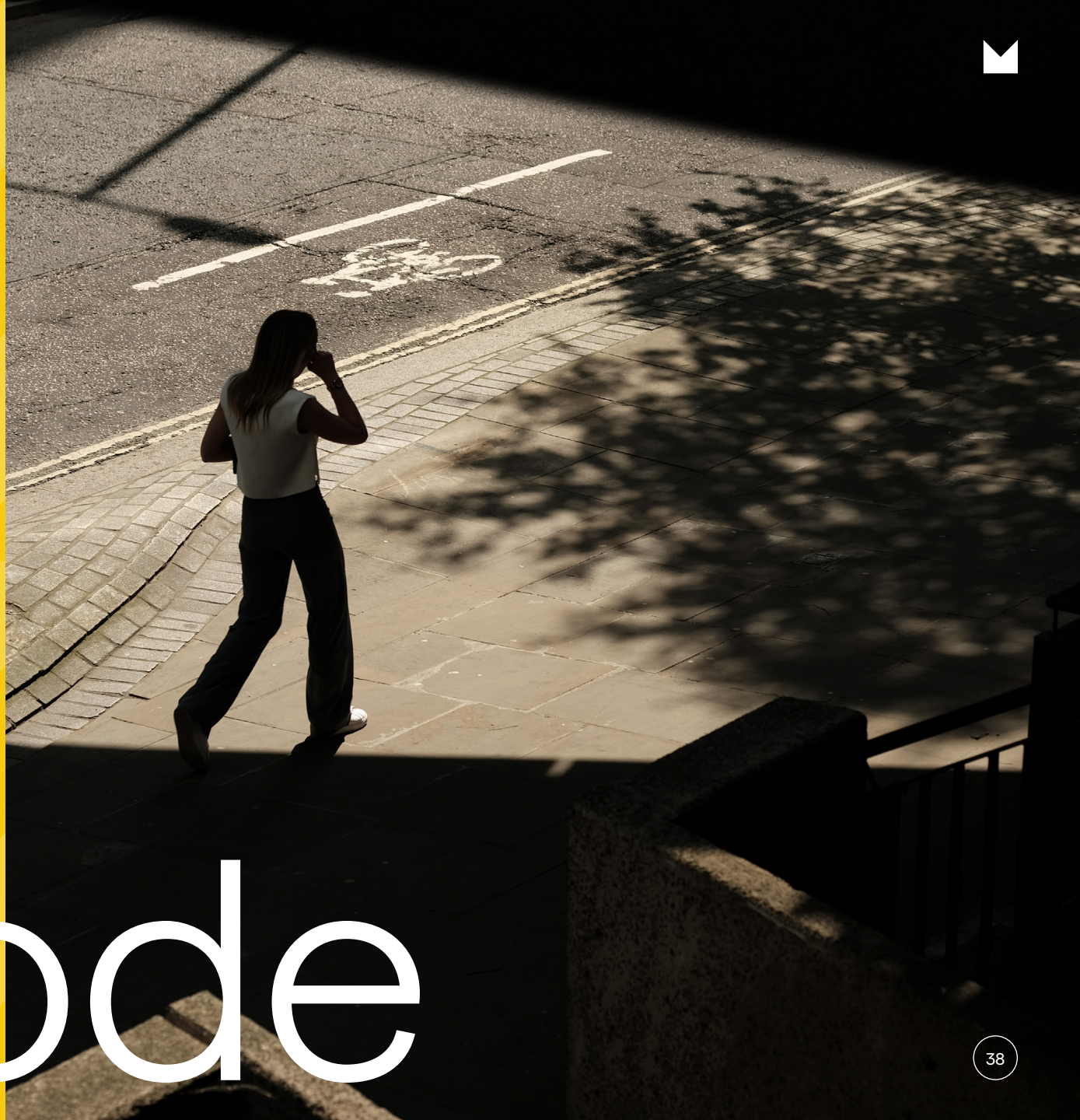


Reset

An Unrivalled **Amenity Offering**

The **on-site amenities** and **wellness suite** at Mode, delivered by **reFIT** provides our occupiers with everything they need to **reset, rewind & refuel**.

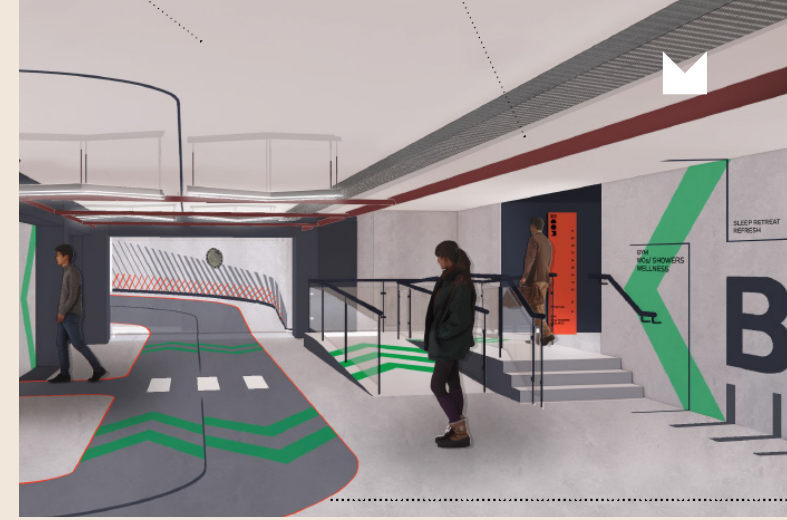
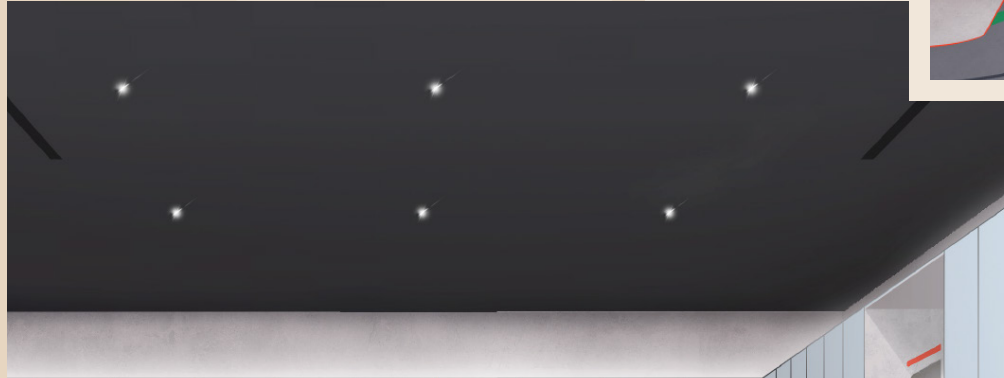
Mode



Travel



CGI views of the commuter facilities



Mode offers best-in-class commuter facilities, including 244 secure cycle spaces, 253 lockers, and fully equipped changing rooms—ensuring ample provision for all users.

Mode

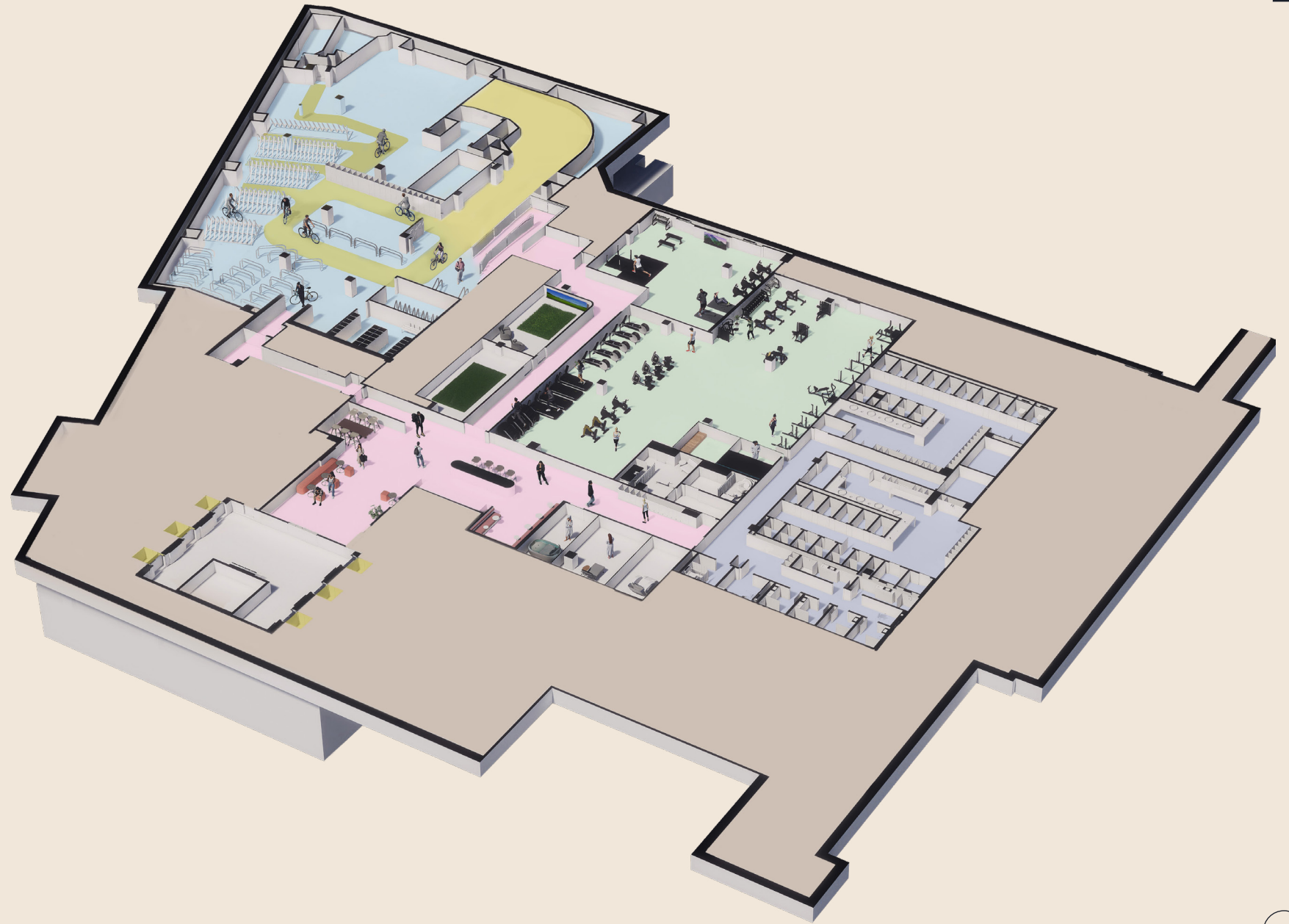
Huge Commuter Zone & Wellness

Lower Ground

10,390 sq ft
965 sq m

- Reception
- Studio & Gym
- Showers & Lockers
- Wellness Areas
- Commuter Facilities
- Access

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

Including outstanding **Gym & Studio**, **Holistic Treatment Rooms** and a **Sleep Retreat & Wellness Suite**

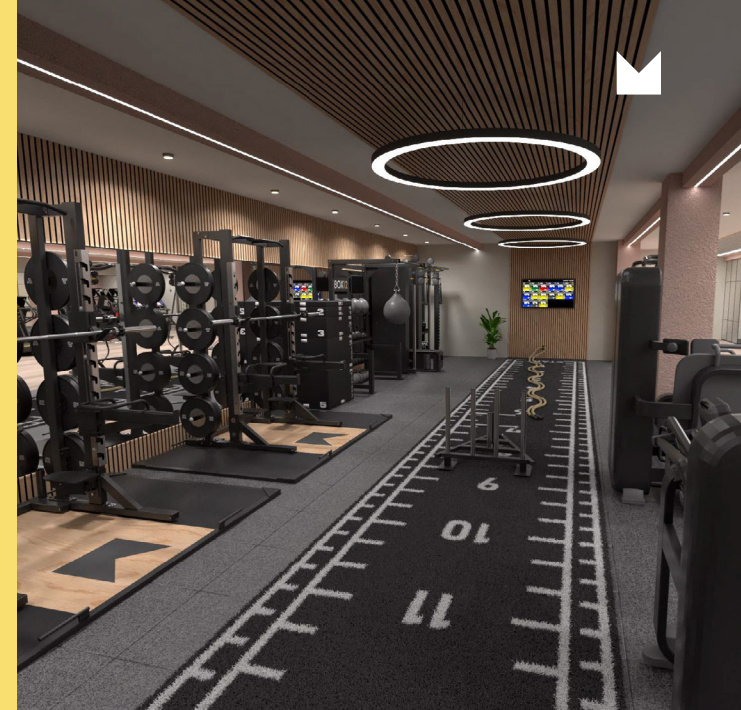
1. Gym
2. Studio
3. Parent Room
4. Massage Pod
5. Sauna
6. Golf Simulator
7. Plunge Pool
8. Sleep Pod



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 plunge pool



CGI view of the sauna

CGI view of the wellness studio



CGI view of the golf simulator

Wellbeing comes first with a calming plunge pool, rejuvenating sauna, and 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

A Responsible Innovation

Now transformed for today's world. **Architecturally iconic.** Environmentally intelligent. A refurbishment that leads on **carbon reduction.**

Mode





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

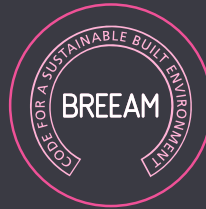
All new central plant replacement strategy to ensure CRREM alignment



Targeting Minimum EPC B



Targeting ActiveScore Platinum



Targeting BREEAM Excellent



Targeting WELL Platinum



Targeting ModeScore Platinum



The Barbican

A La Mode

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.

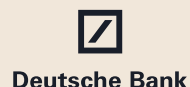
The Barbican



Enjoy Your Unique Barbican Partnership

At Mode our membership packages we have available suit a variety of scopes and budgets, with many benefits on offer

Joining this exclusive group of members



Bloomberg

Linklaters

SLAUGHTER AND MAY



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

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)

Crediting

- Across materials where Barbican supporters are credited



Think



From Concept to **Completion**

Mode is a true masterclass in **collaboration and craft**. Driven by a **dedicated team**, it brings together passion, expertise, and experience at every stage delivering a **world-class workspace** designed to inspire and **endure for years to come**.

Bigger





Low-risk Delivery Timeline

**October
2025**

Highwalk +
Reception PC

**March
2025**

CAT A, On floor Works,
The Eighteenth, Wellness
and Commuter zone PC

**June
2026**

Citigen and central
plant PC



Delivery Team

ARAX PROPERTIES

Developer

KING STREET.

Developer

Gensler

Concept Architect

tp bennett

Delivery Architect

**Chapman
+BDSP**

MEP

 **PeterDann**

Structural Engineer

ARUP

Fire Engineer

HOLLEN+

Project Manager



Property Manager

JAW

Sustainability



ARAX PROPERTIES

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**.



LONDON



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Discover More at mode-london.com

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