



**INTRODUCING A POST-MODERN
LANDMARK TOWER**

ARRIVING SUMMER 2025

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THE TEAM



CGI VIEW OF MODE



15,000 – 250,000 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		4,149	1,439
17	14,508		
16	18,061		1,195
15	21,151		1,119
14	22,714		
13	22,495		
12	22,497		
11	19,756		
10	LET		
9	LET		
8	21,716		
7	21,873		1,851
6A	16,551		2,190
6B	LET		
5	27,380		
4	UNDER OFFER		
3	22,552		
AMENITY / RETAIL		1,708	
PODIUM EVENT AND TERRACE SPACE		4,161	254
PODIUM RECEPTION		4,163	
STREET RECEPTION		987	
EOJ, WELLNESS, GYM & STUDIOS		10,390	
TOTAL OFFICE	251,254 SQ. FT	25,558 SQ. FT	8,048 SQ. FT

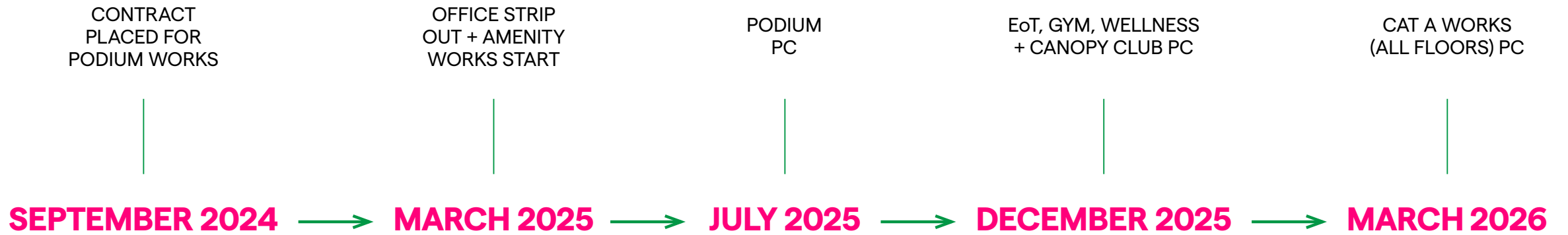
Mode offers **large floorplates** at height with **panoramic views** and an **array of interconnectivity** opportunities.

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

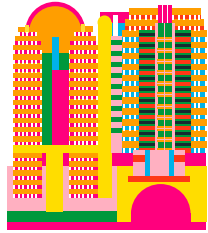


LEVEL	NIA (SQ. FT)
4	4,016
3	4,682
2 (PODIUM LEVEL)	4,154
1	4,662
STREET LEVEL	3,927
TOTAL	21,441 SQ. FT

DELIVERY TIMELINE



KEY BENEFITS



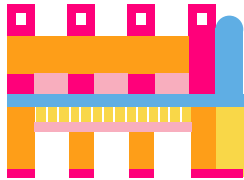
HQ tower with 20,000 sq. ft
floors at altitude



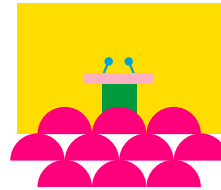
Multiple terraces &
private garden square



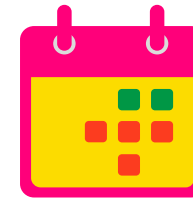
Exceptional electrical capacity -
dual 11kVA and generator back up



Unique Barbican centre partnership
with direct tenant benefits

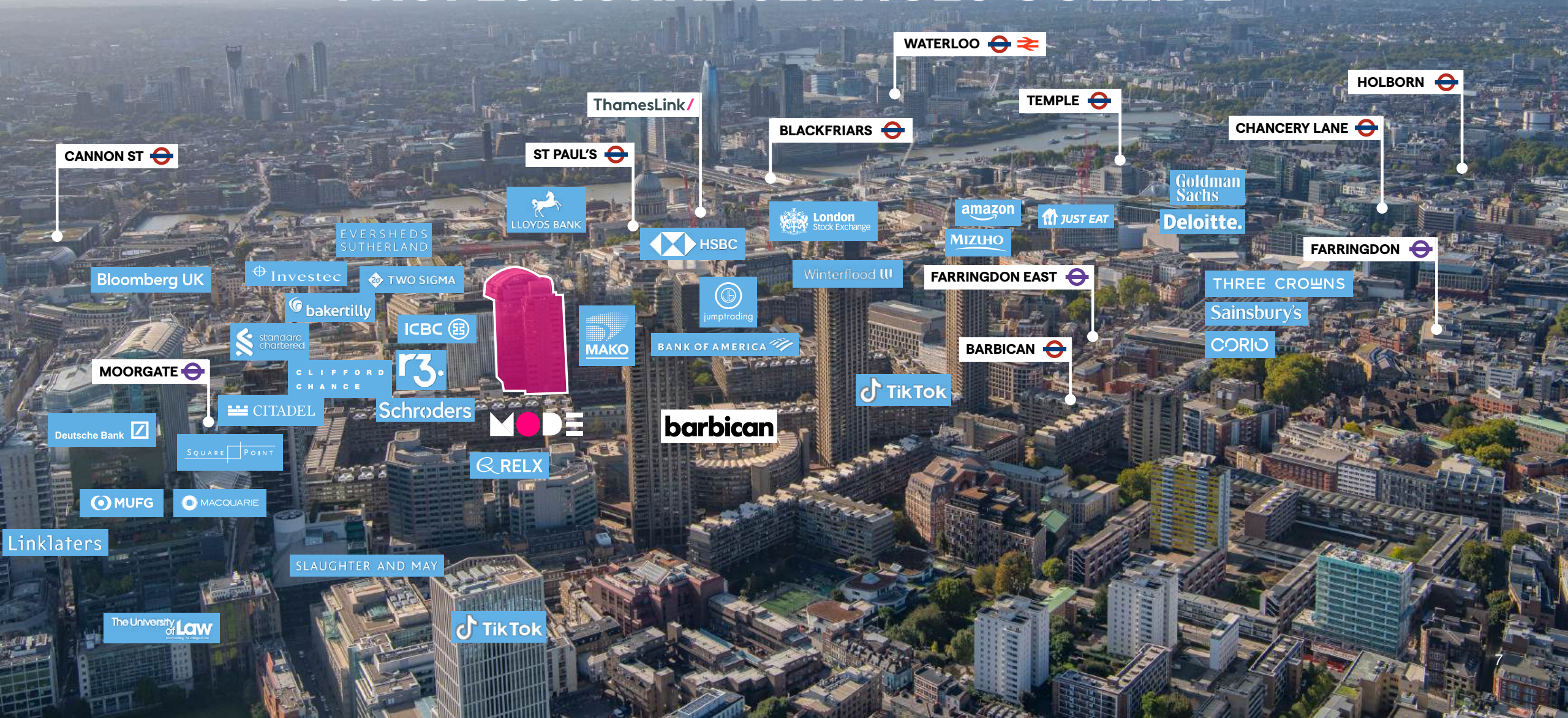


State of the art auditorium
and club space

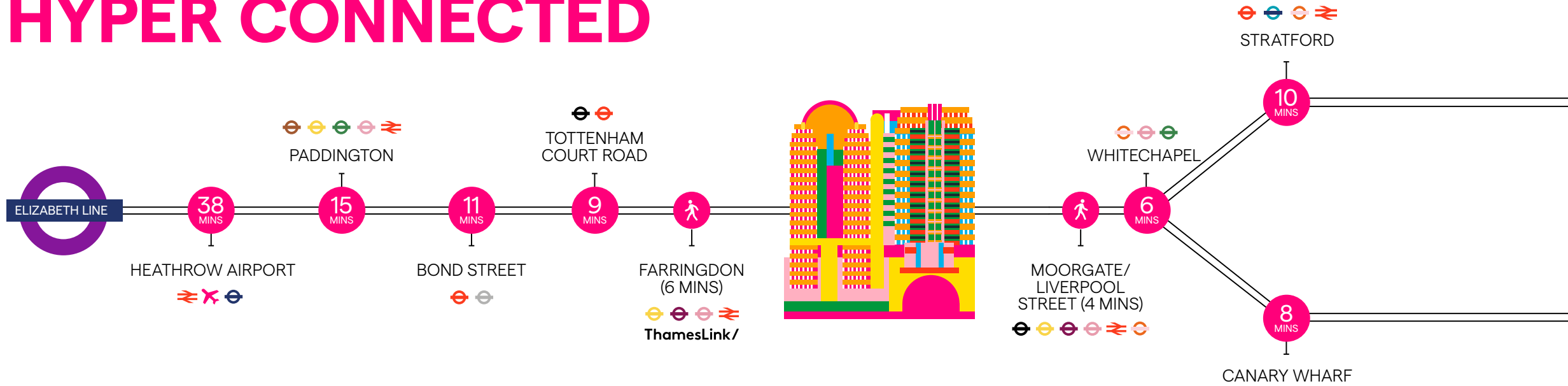


Low risk delivery
programme

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.

NEW ENLARGED DUAL-LEVEL RECEPTION



CGI VIEW OF THE PLANNED RECEPTION LOOKING NORTH

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

360°

CGI VIEW OF THE IMPROVED PODIUM ARRIVAL



CGI VIEW OF THE NEW PODIUM LEVEL

REVOLUTIONISED ARRIVAL

360°

CGI VIEW OF THE PLANNED NEW PODIUM RECEPTION

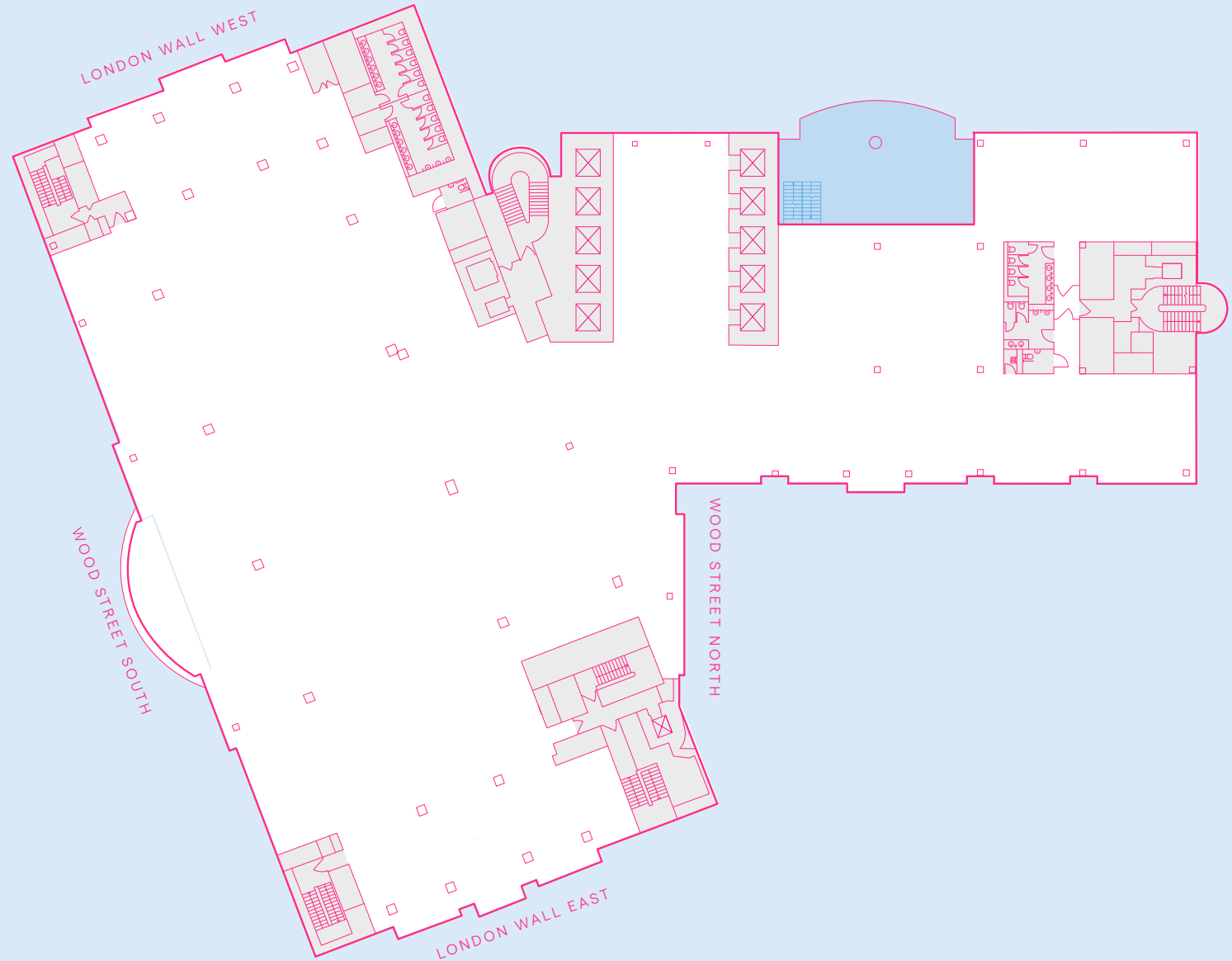
TYPICAL LOWER

5TH FLOOR

Office

27,380 sq. ft

2,543 sq. m



- Vertical connectivity
- Office Space
- Common parts

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SUBJECT TO FINAL DESIGN

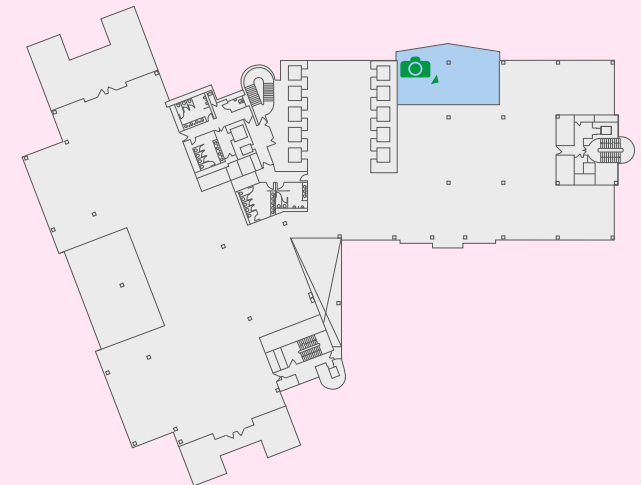
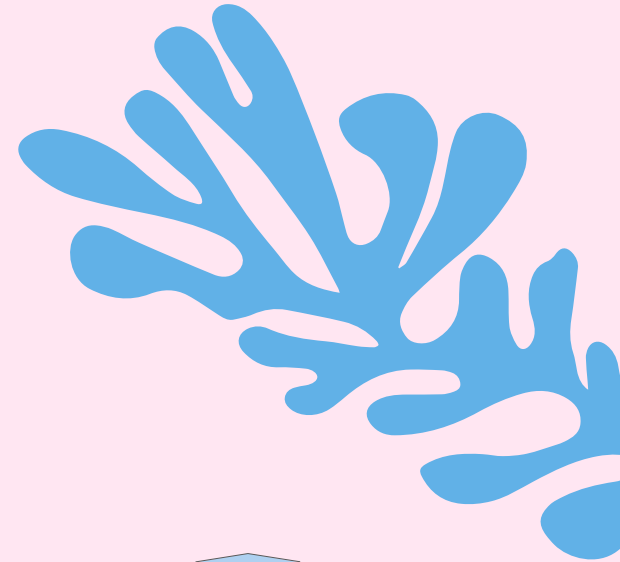




CGI VIEW OF THE POTENTIAL EXTENDED WESTERN CUT BACKS

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

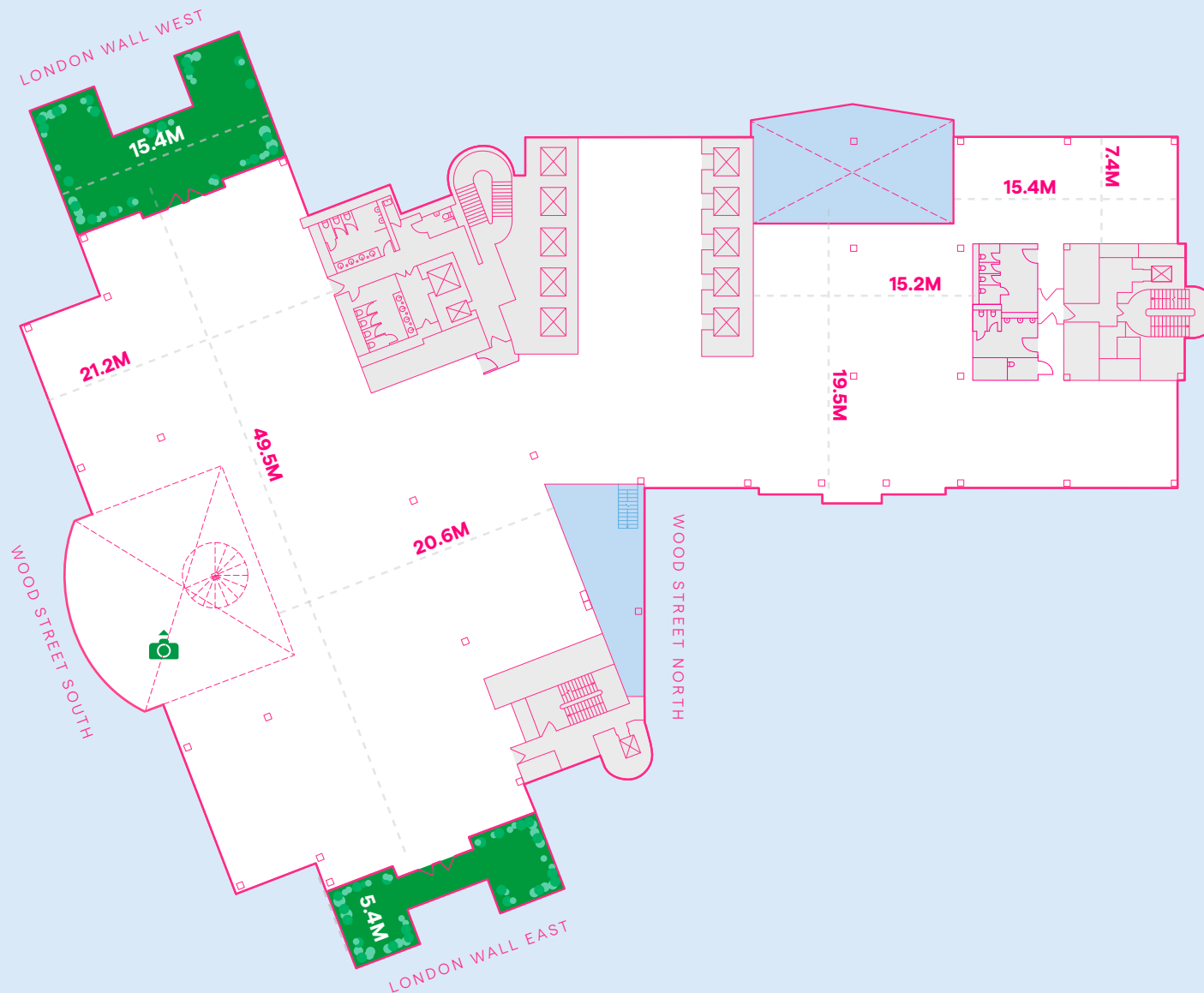
21,873 sq. ft

2,032 sq. m

Terrace

1,851 sq. ft

172 sq. m



- Office space
- Vertical connectivity
- Common parts
- Terrace

INDICATIVE ONLY, NOT TO SCALE,
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TYPICAL UPPER

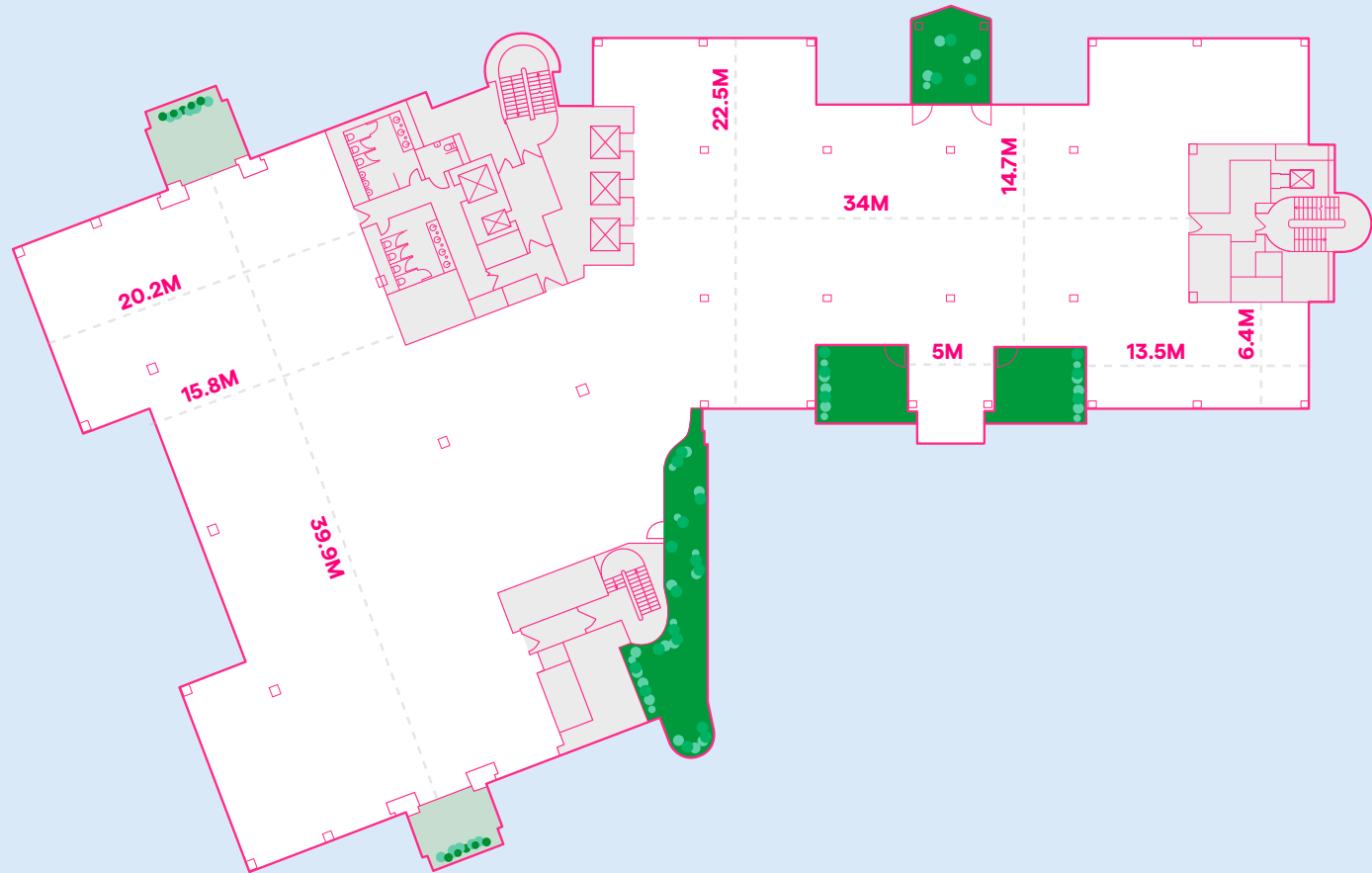
16TH FLOOR

Office

18,061 sq. ft
1,677 sq. m

Terraces

1,195 sq. ft
111 sq. m



- Office space
- Winter garden
- Common parts
- Terrace

INDICATIVE ONLY, NOT TO SCALE,
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UNBEATABLE VIEWS



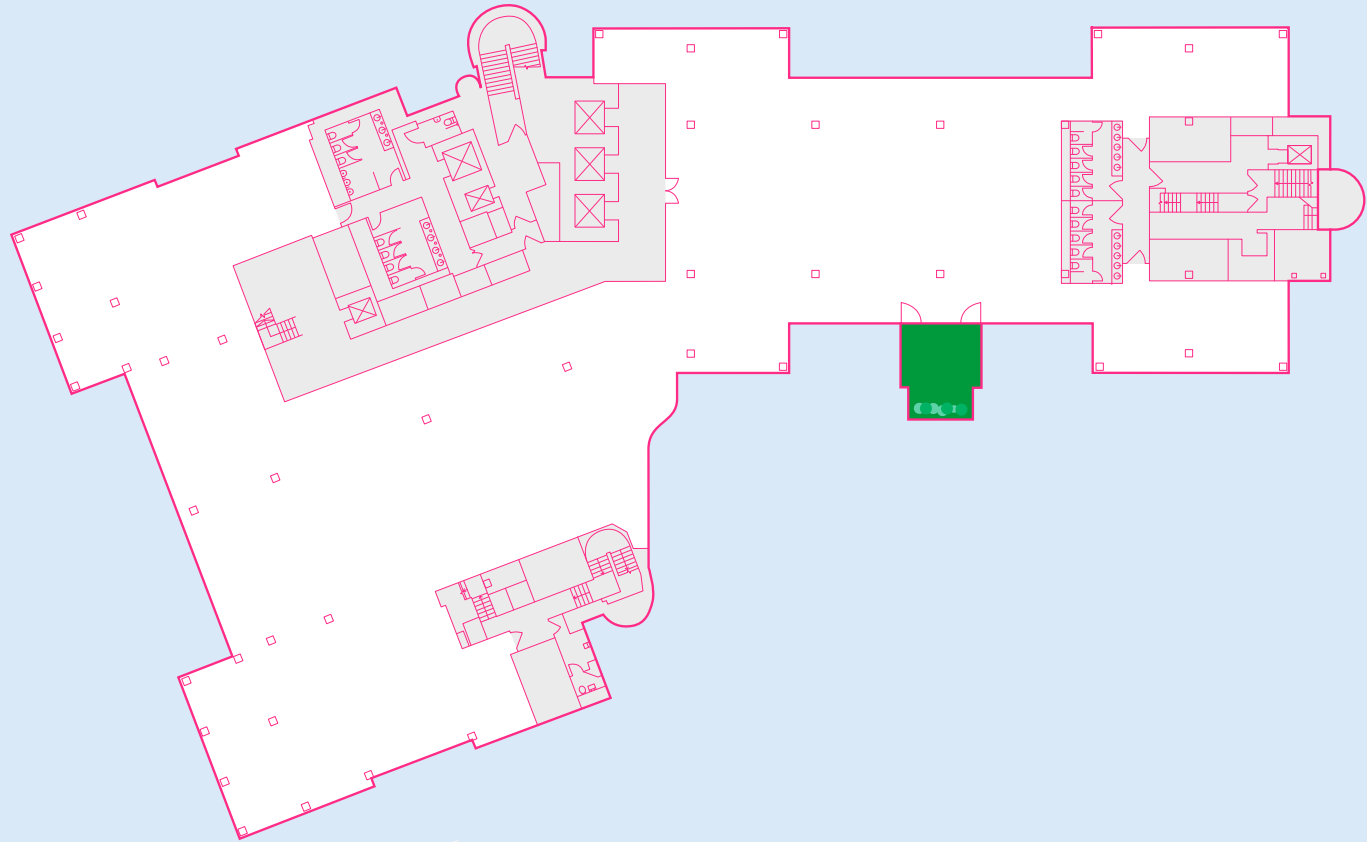
VIEW FROM LEVEL 18

17TH FLOOR

Office

14,456 sq. ft

1,343 sq. m



- Office space
- Biodiverse roofs
- Common parts

INDICATIVE ONLY, NOT TO SCALE,
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CANOPY CLUB

Office

4,149 sq. ft

385 sq. m

Terraces

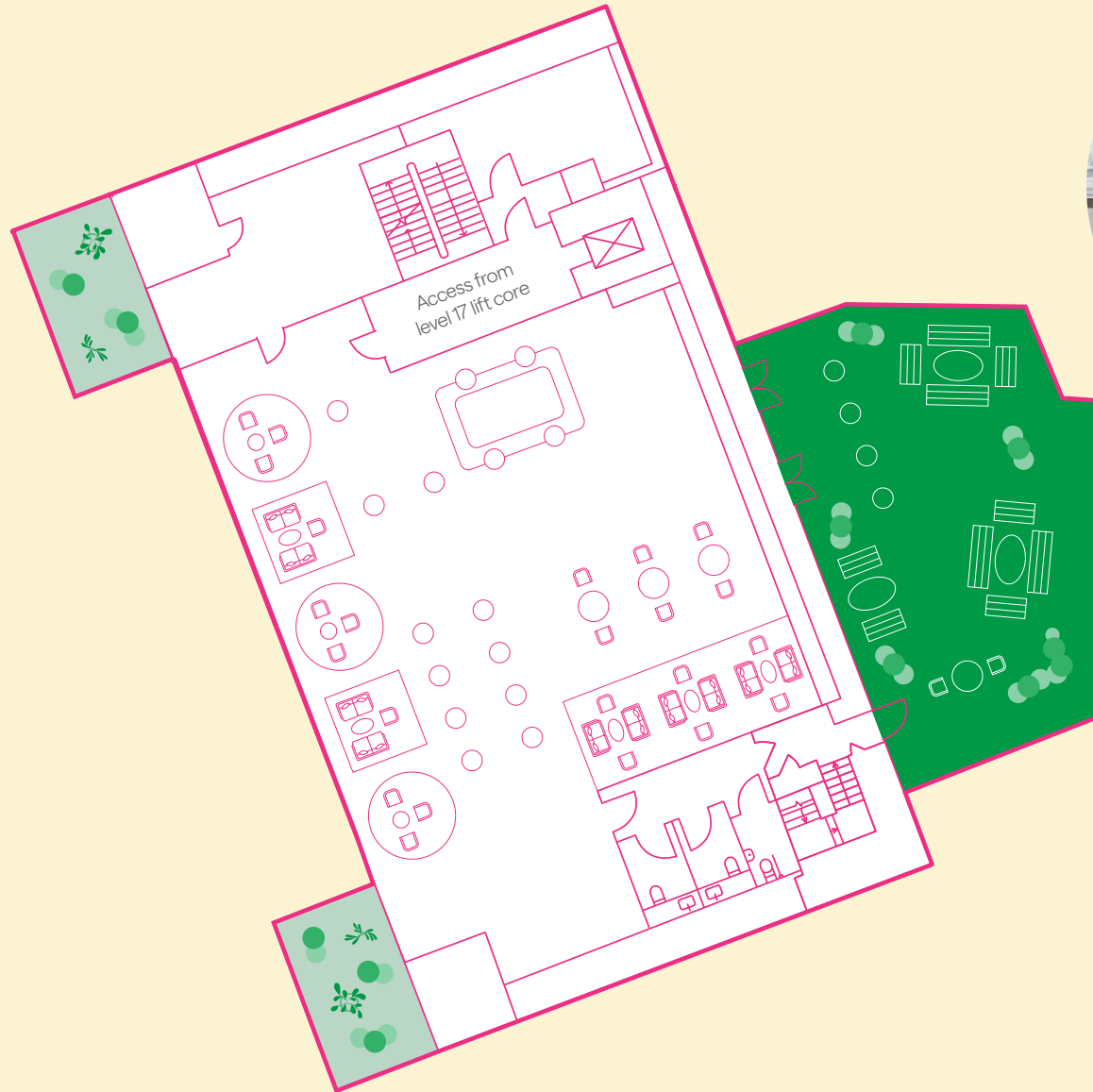
1,439 sq. ft

134 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.

- Office space
- Terrace
- Common parts
- Building extent

INDICATIVE ONLY, NOT TO SCALE,
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360°





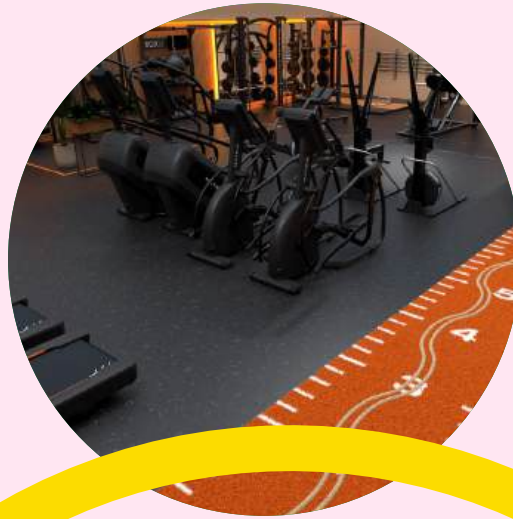
CGI VIEW OF AUDITORIUM FOR LEVEL 18



CGI VIEW OF EVENT SPACE FOR LEVEL 18



EXCEPTIONAL AND DIVERSE ON-SITE WELLBEING



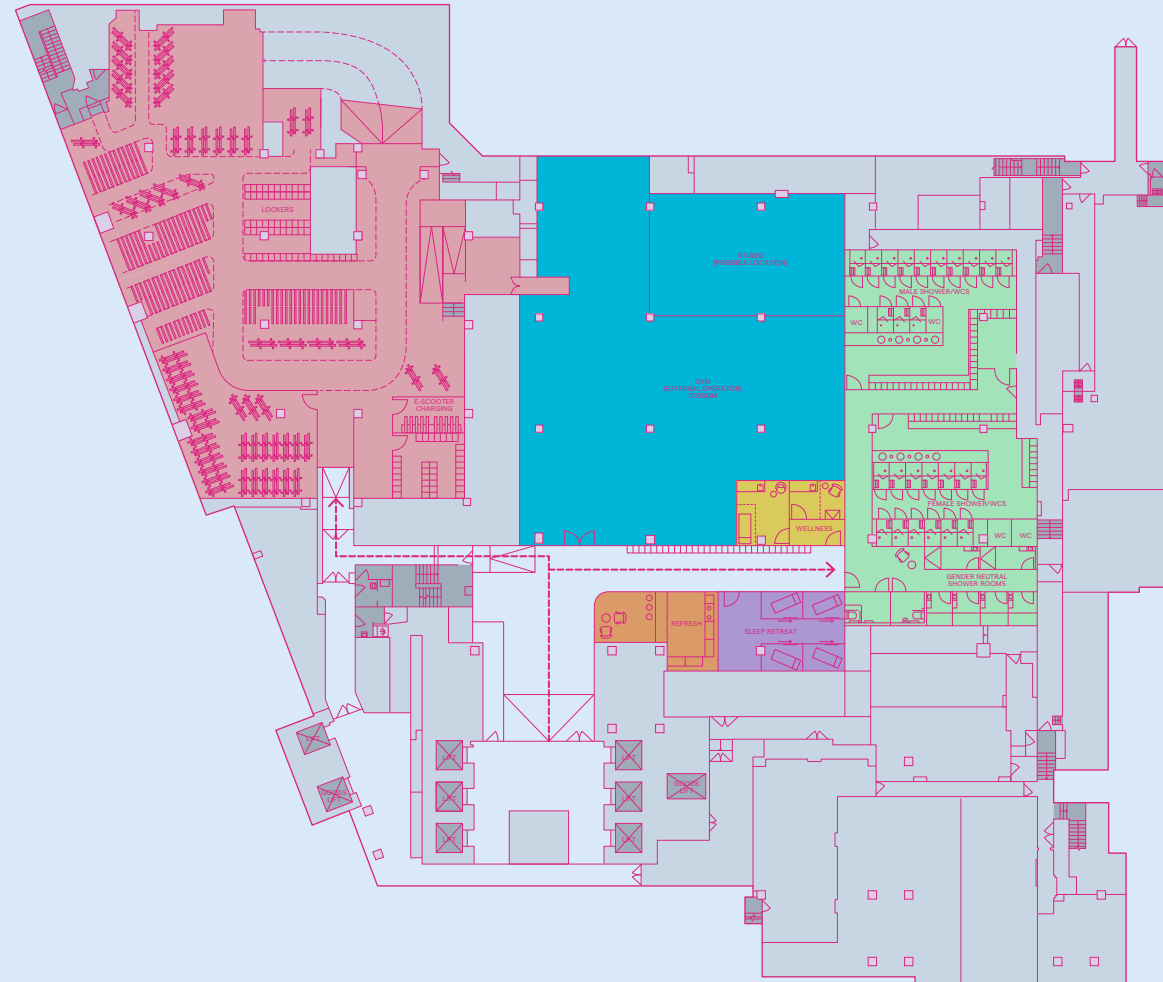
OUTSTANDING WELLNESS AMENITIES

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
- 2 DDA showers
- Vanity station, hair styling stations
- Ironing facilities
- Treatment rooms
- Sleep retreat



INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



Secure Bike/ Scooter Zone

State of The Art
Gym and Studios

Treatment Rooms

Showers &
Changing Rooms

Sleep Retreat

Refresh Zone

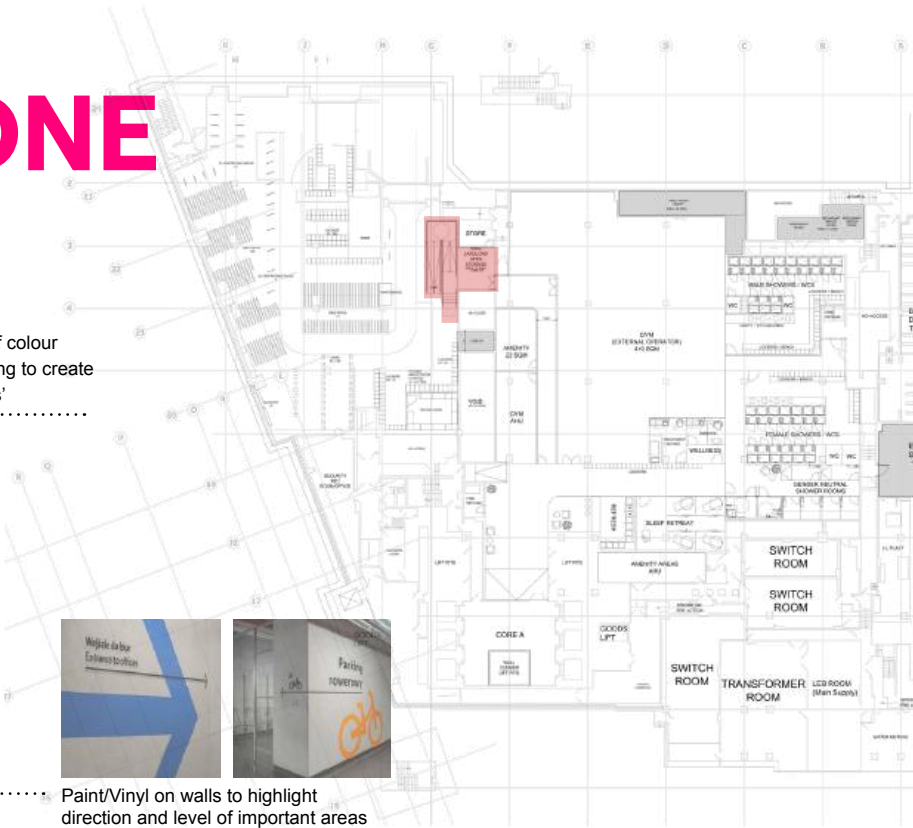
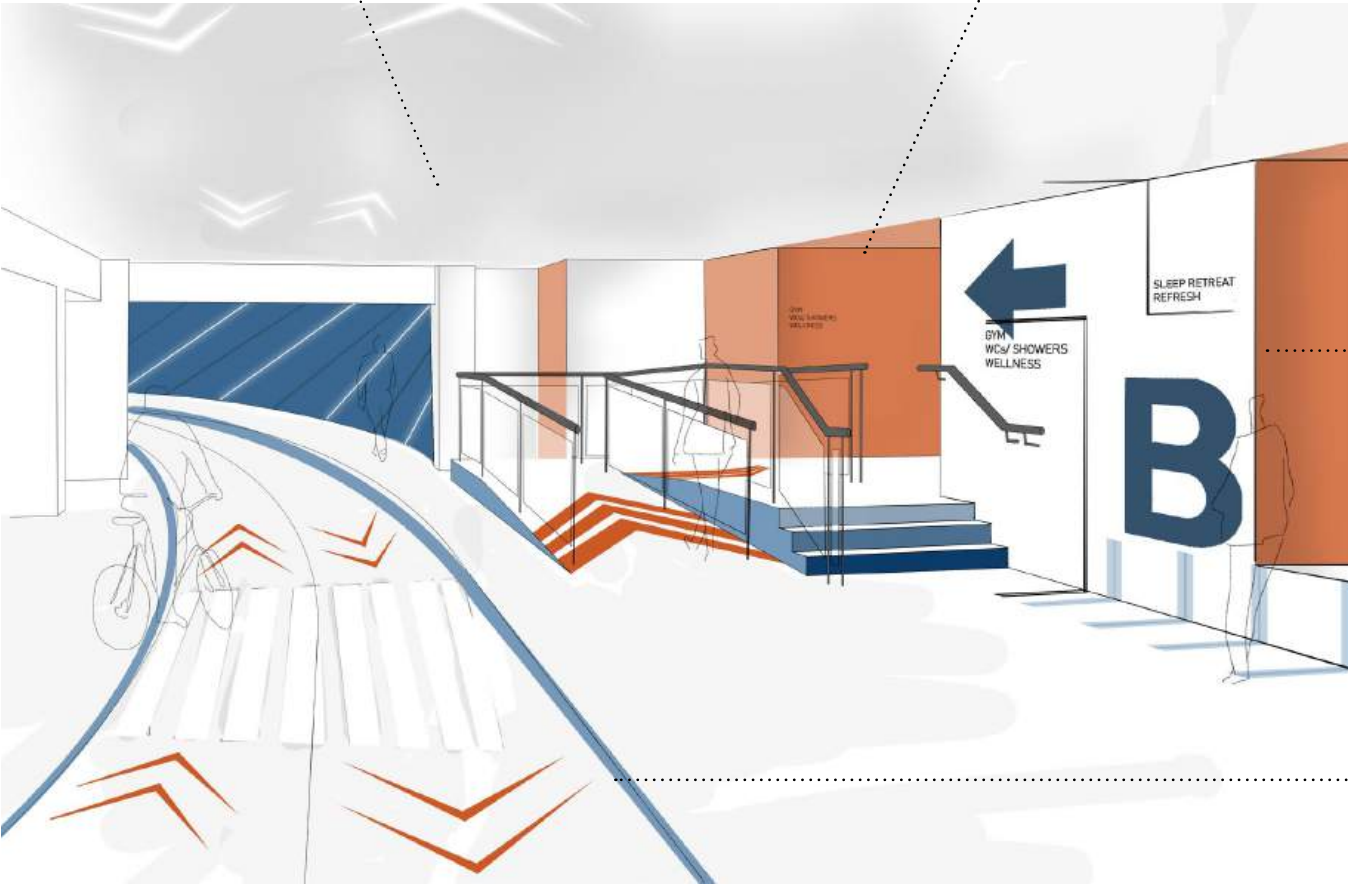
BEST IN CLASS COMMUTER ZONE



Arrow lightings and on the floor to guide lanes for cyclists



Use of colour blocking to create 'zones'



Paint/Vinyl on walls to highlight direction and level of important areas



Colour to flooring to provide safe areas to cross

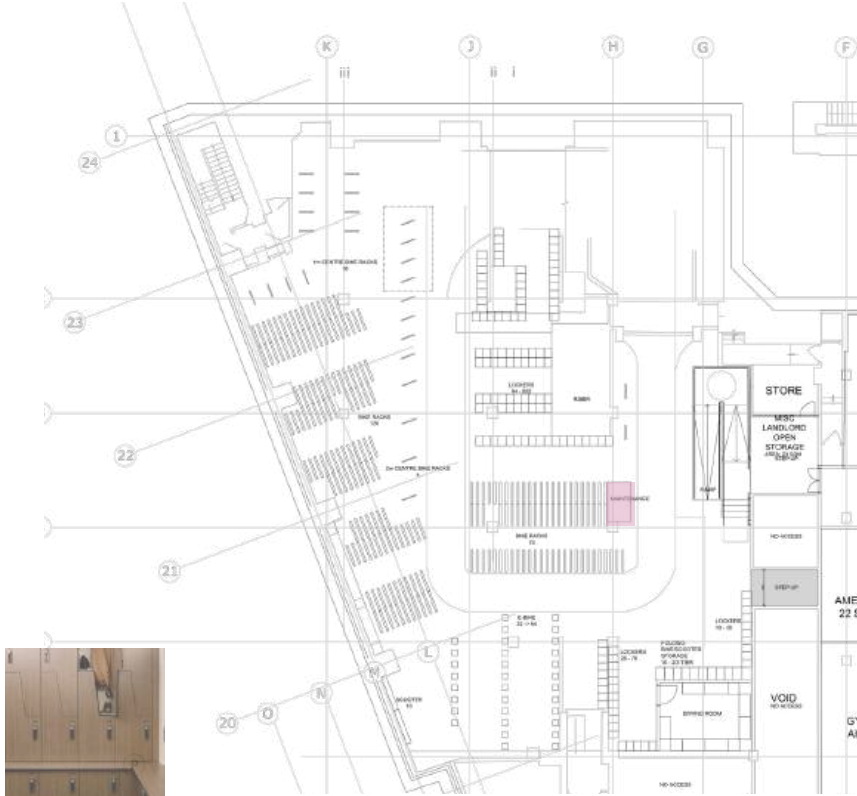
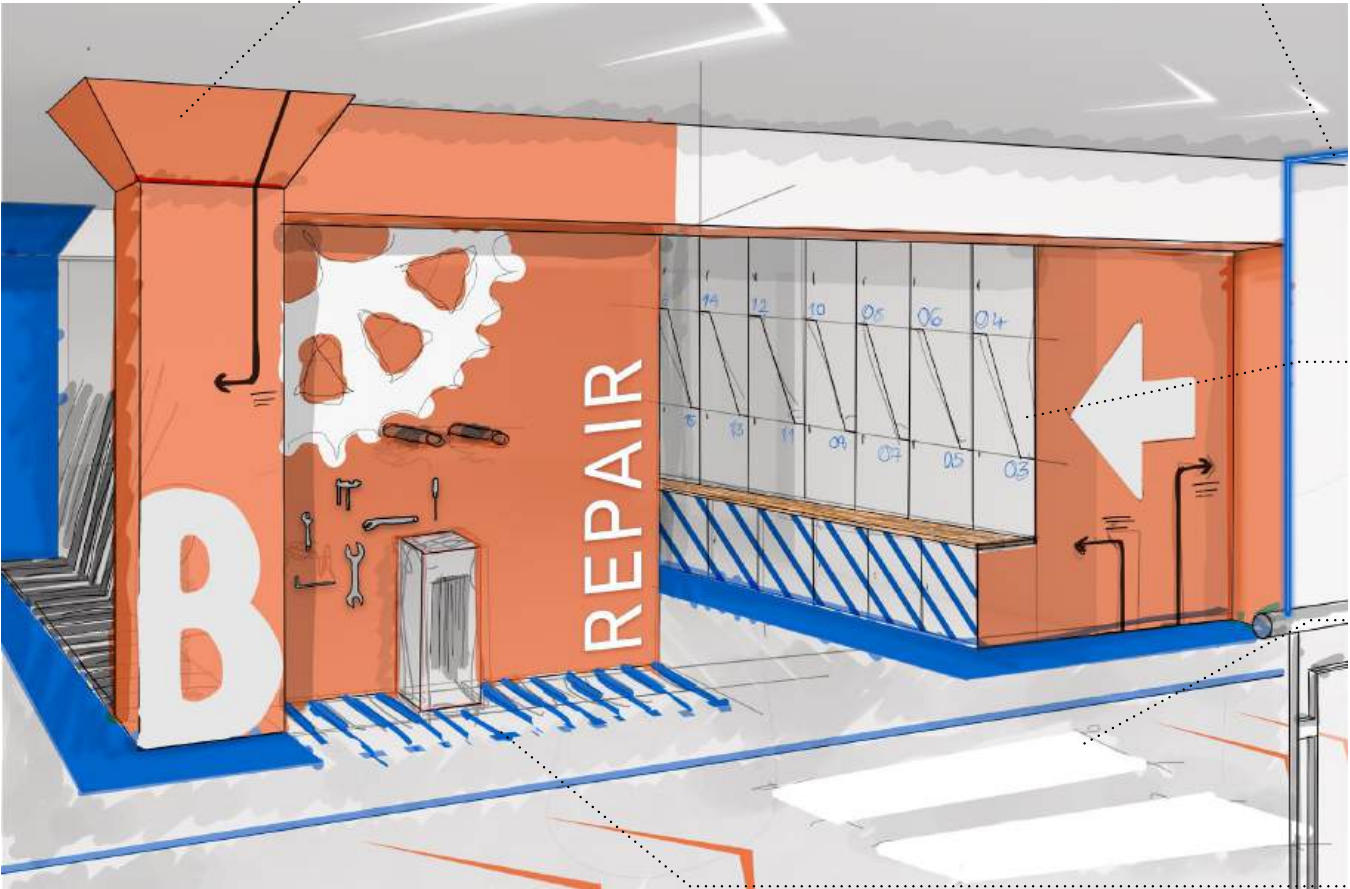
END OF TRIP



Painted columns with exposed arrows/graphics
Smaller 3D signage to provide texture and dimension to painted columns and walls



Use of lighting to frame entry/exit



Z lockers with shoe locker and bench



Zebra crossing from main pedestrian route to new point of arrival



Use of colour blocking to create 'zones'

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.



**VIEW ANNUAL
REVIEW VIDEO**

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

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


Pinsent Masons


Deutsche Bank

Linklaters

 Osborne
Clarke

 standard
chartered

SLAUGHTER AND MAY/


BMO 

 UBS

BoltBurdonKemp

BANK OF AMERICA 

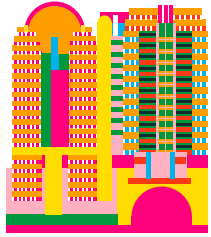
 NORTON ROSE FULBRIGHT



**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

Radcliffes

PROPERTY MANAGER

 **BNP PARIBAS**

SUSTAINABILITY


**ELEMENT
FOUR**

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

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