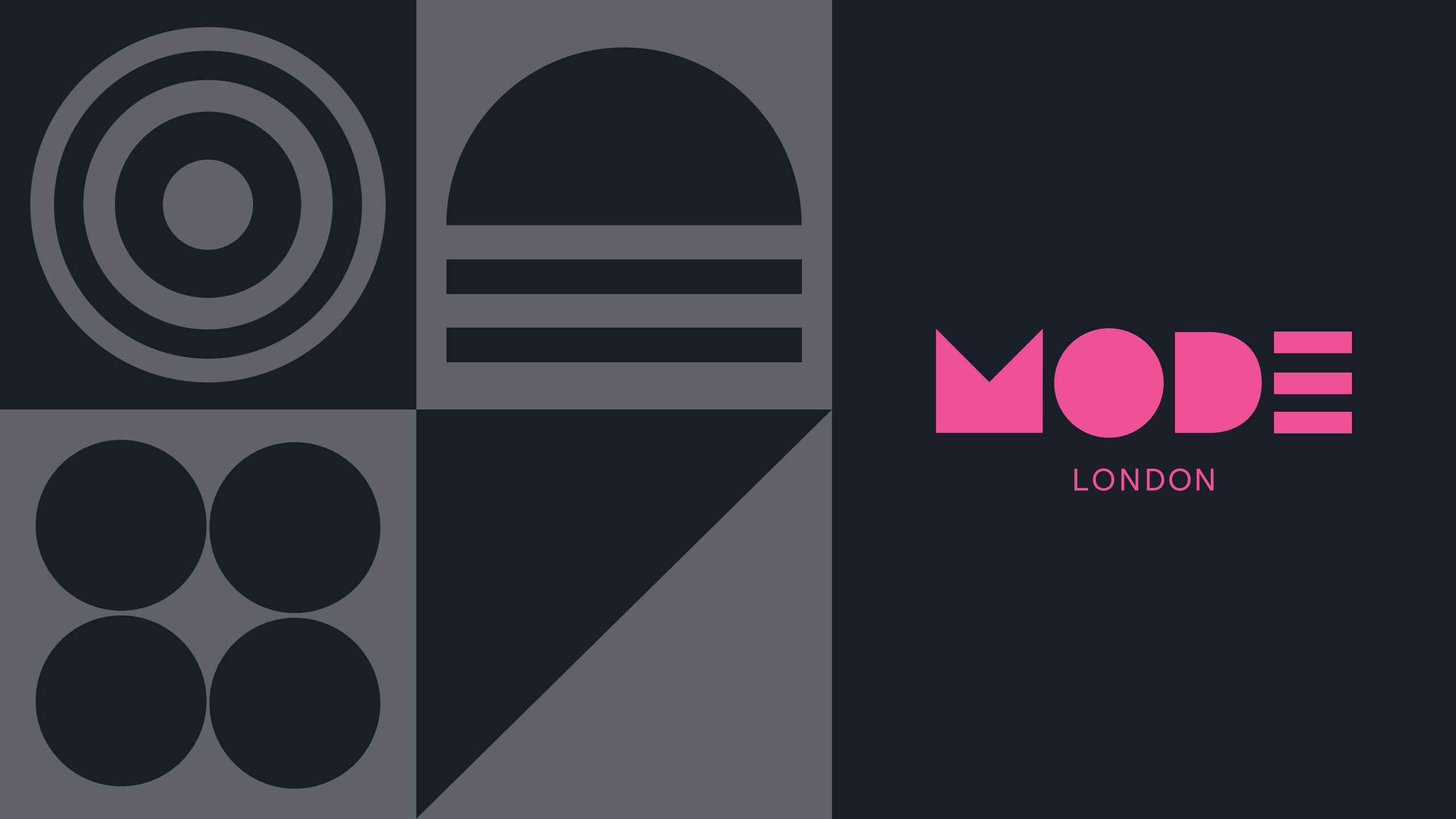

MODE
LONDON



Contents

Why Mode?

Life Mode

Work Mode

Team Mode

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 of high-spec fitness and wellness facilities

The Eighteenth; A 364 capacity destination event space, bar and café with 1,280 sq ft communal roof garden

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

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.



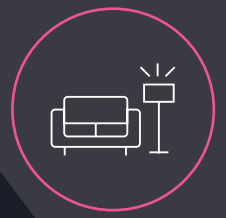
High profile tower with
14,000 - 28,000 sq ft floors



Floor to ceiling
3.2 - 3.5m



1,280 sq ft communal
roof terrace



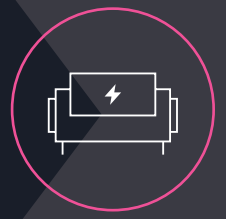
Fully transformed
Highwalk arrival
& reception



Multiple terraces &
private garden square



New 4-pipe fan coil air
conditioning system



Exceptional electrical
capacity - dual 11kVA and
generator back up



The Eighteenth - bookable
event lounge and bar/café



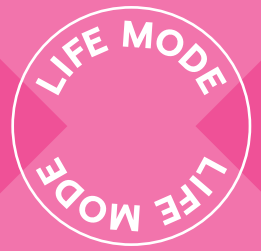
Large interconnected
floorplates with
ability to expand

barbican

Unique Barbican Centre
partnership with direct
tenant benefits

Your Mode

The Centre Of It All



Bold Building
Big Location

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

Your **Neighbours**




LinkedIn
publicis sapient
depop
LIVE NATION
AKQA
GRIMSHAW
LONDON MUSEUM
amazon
lighting design | studio
EMRYS
CARMODY GROARKE
TikTok
DLA PIPER
GoCardless
UBISOFT
ALLFORD HALL MONAGHAN MORRIS
WilkinsonEyre
Orms
Curl la Tourelle Head Architecture
London Symphony Orchestra
Beamery
CITY OF LONDON SCHOOL FOR GIRLS
BENOY
barbican
board
JENSEN HUNT DESIGN
MORROW LORRAINE
GUILDHALL SCHOOL

All within 10 minutes

4 Gyms

7 Underground Lines

9 Green Spaces

8 Cultural Attractions

143 Restaurants, Bars & Cafés



Feast



Trattoria Brutto



Ivy Asia

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



The Ned

Mode



Barbie Green



Caravan



Malmaison



Fox & Anchor

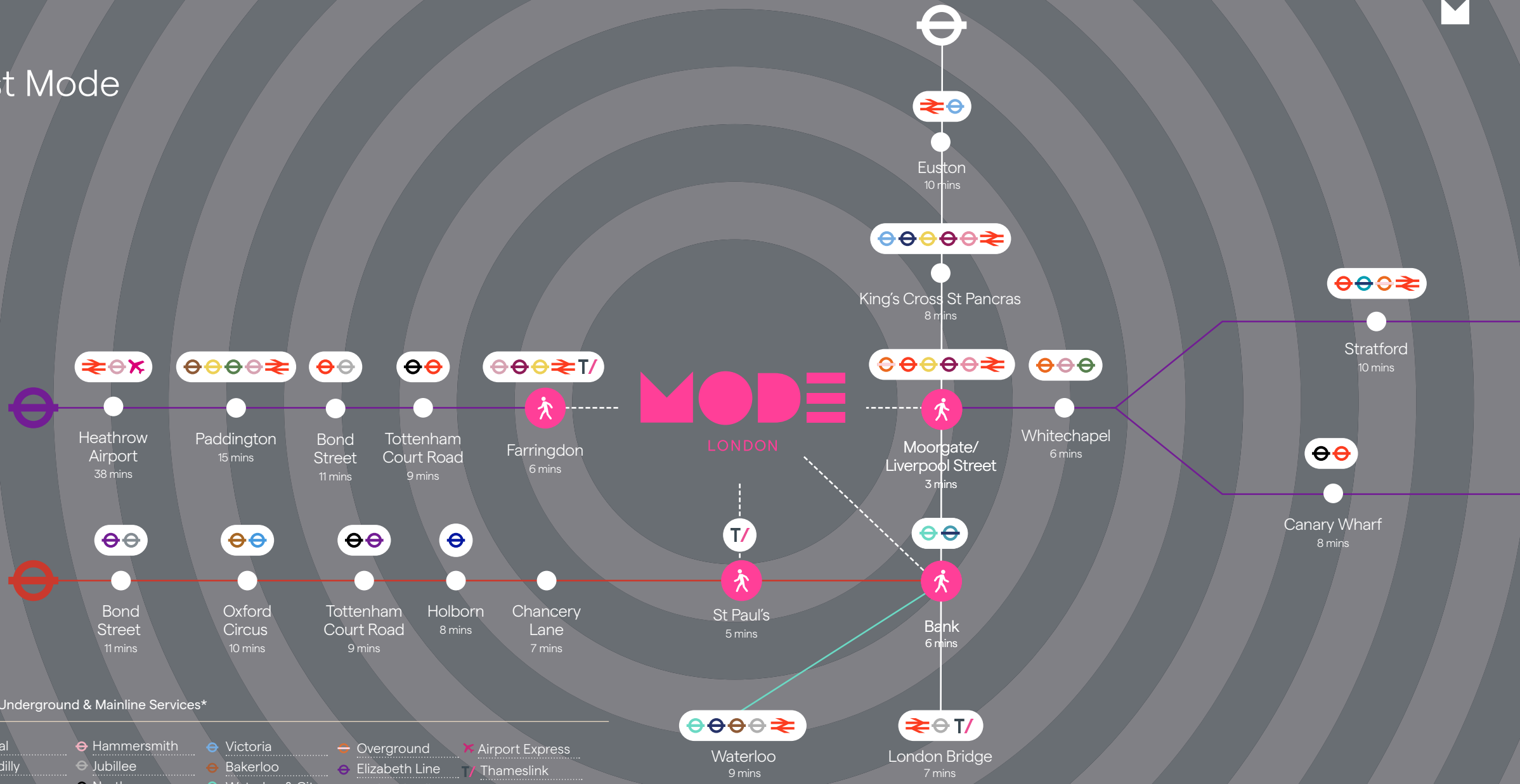
Where's Fred's





Ibai - Barts Square

Fast Mode



London Underground & Mainline Services*

- Central
- Piccadilly
- Circle
- District
- Hammersmith
- Jubillee
- 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.** Northern line travel times are blended from Moorgate.

Built to Stand Out



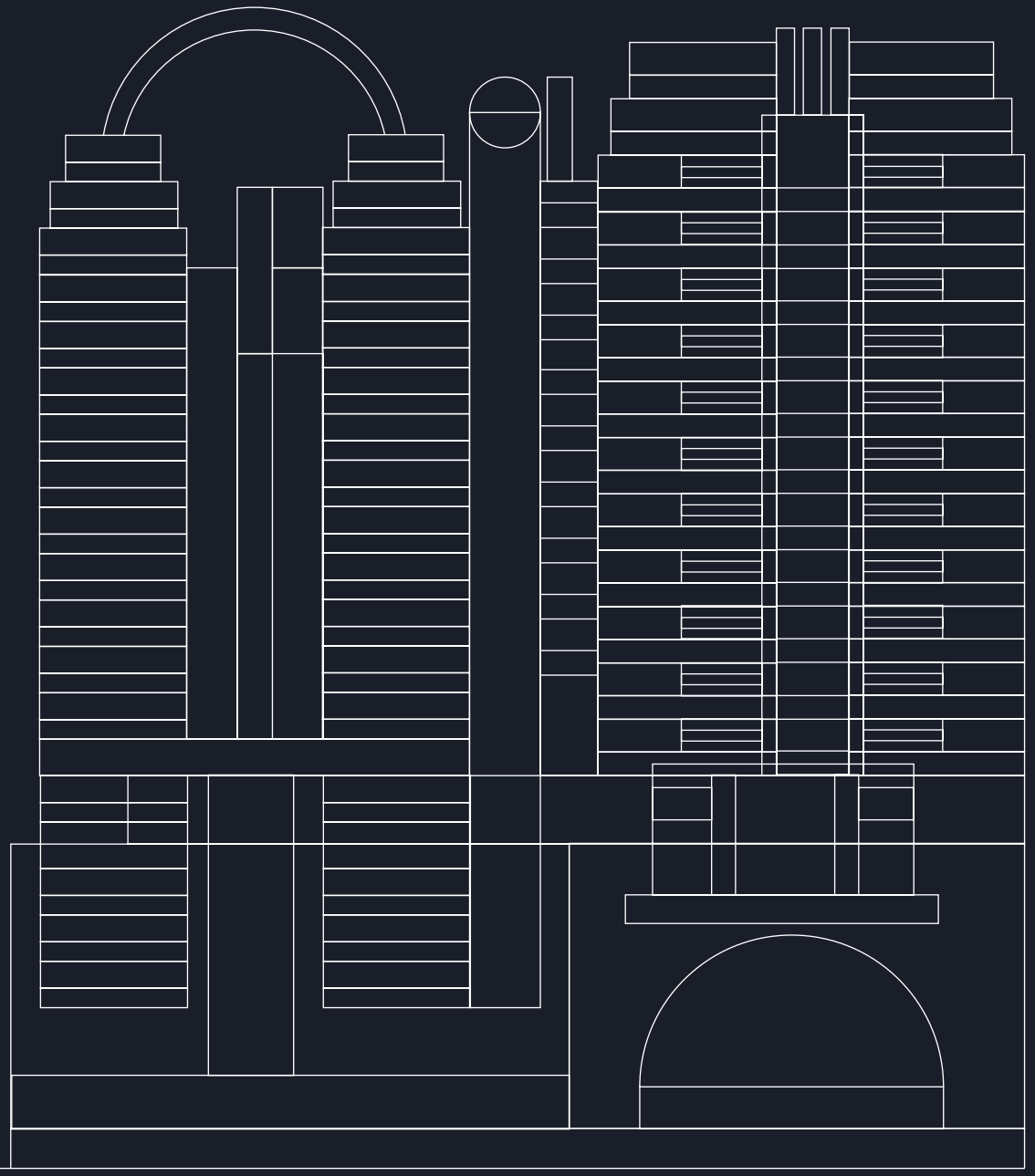
A Building **Made Properly,** Now **Fully Transformed**

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.**



Image of the reception

Level	Office NIA (SQ FT)	Amenities	Terraces
MODE THE EIGHTEENTH		3,681	1,292
17	**14,058**		**280**
16	LET		
15	LET		
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
reFIT		10,390	
MODE STUDIOS	21,496		
Total Available Office	**189,768**	23,395	5,830



Perfectly Connected
Impressive Arrival

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

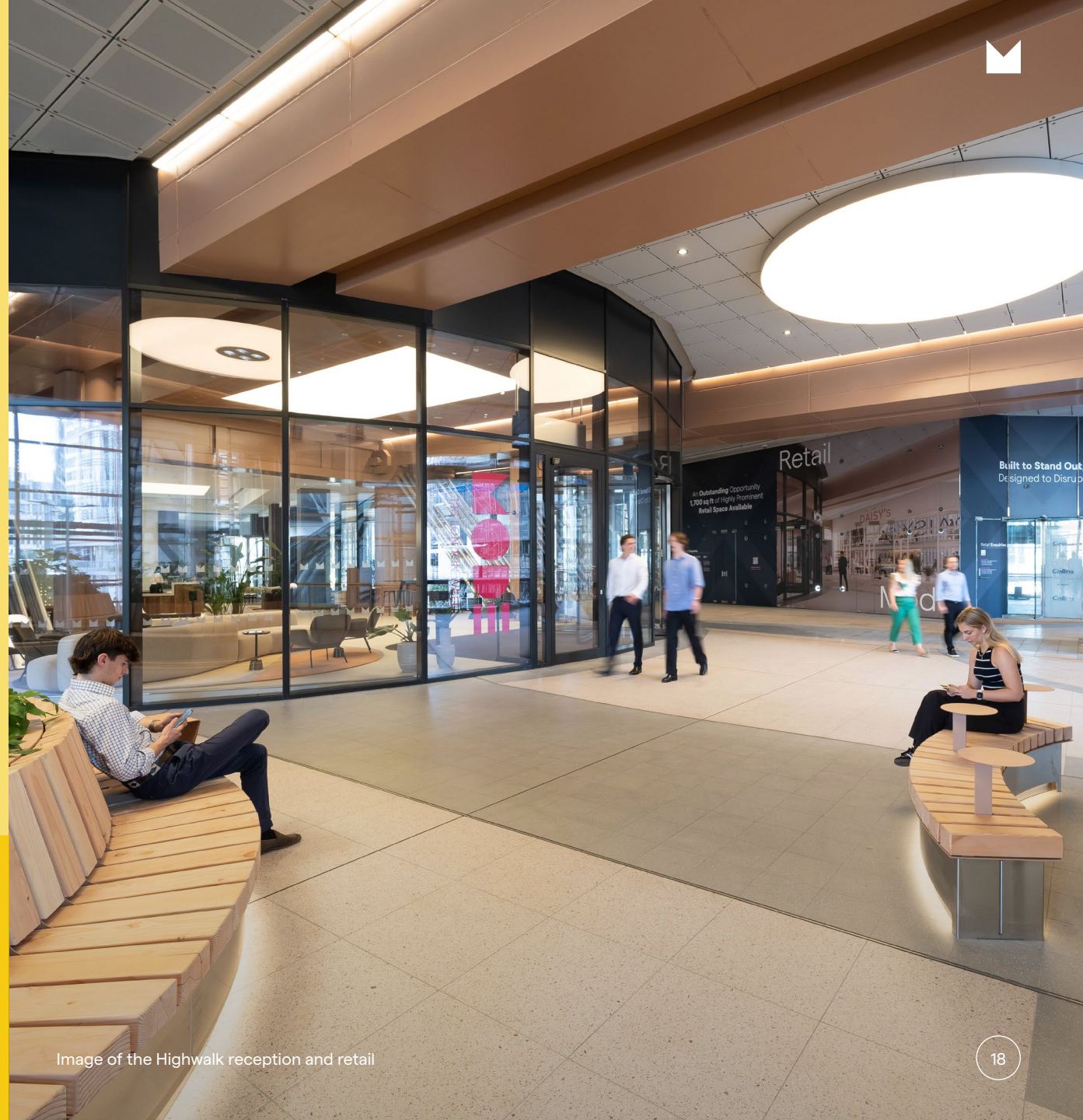


Image of the Highwalk reception and retail



Image of the Highwalk reception and retail

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

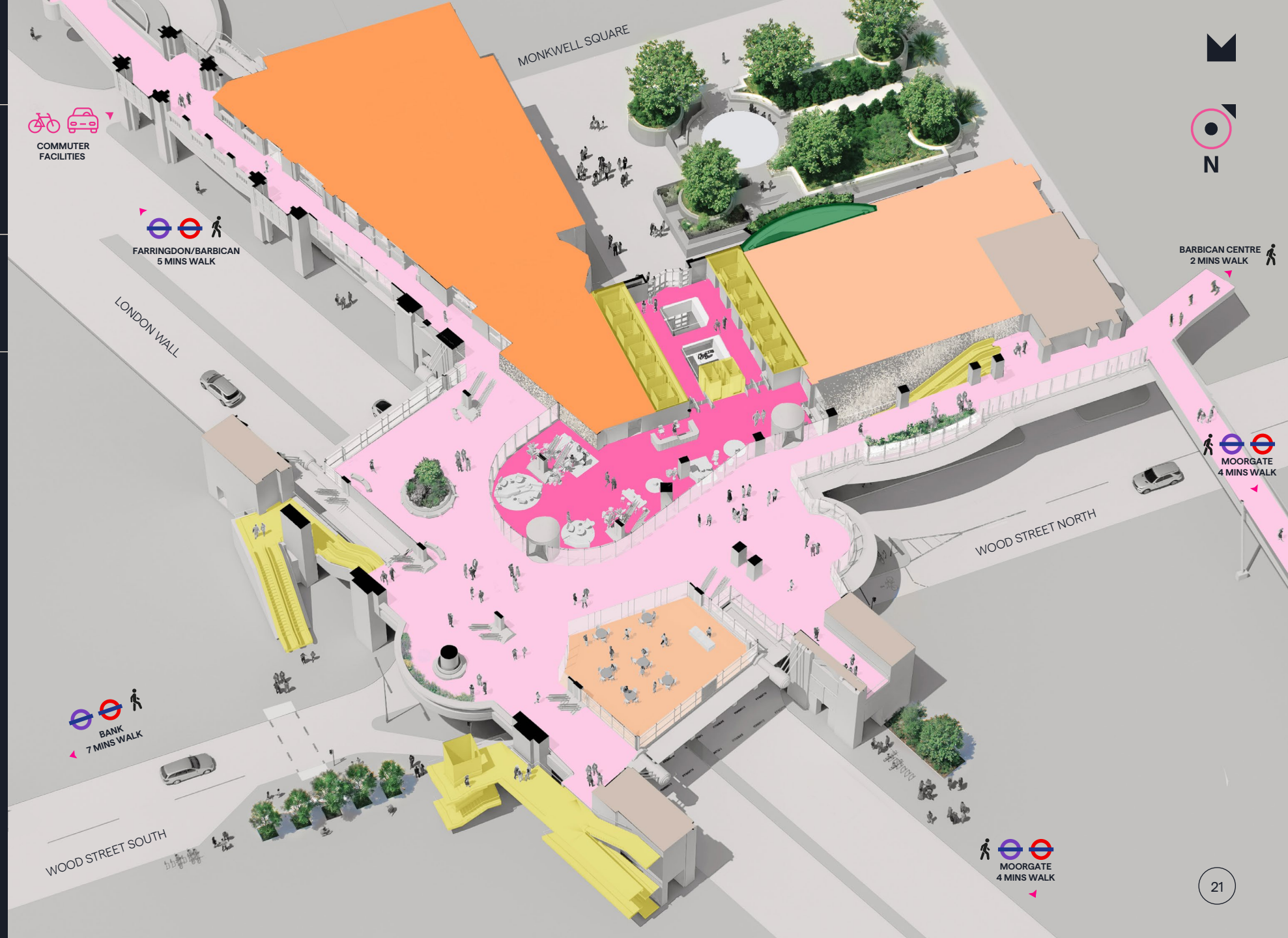
4,161 sq ft

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

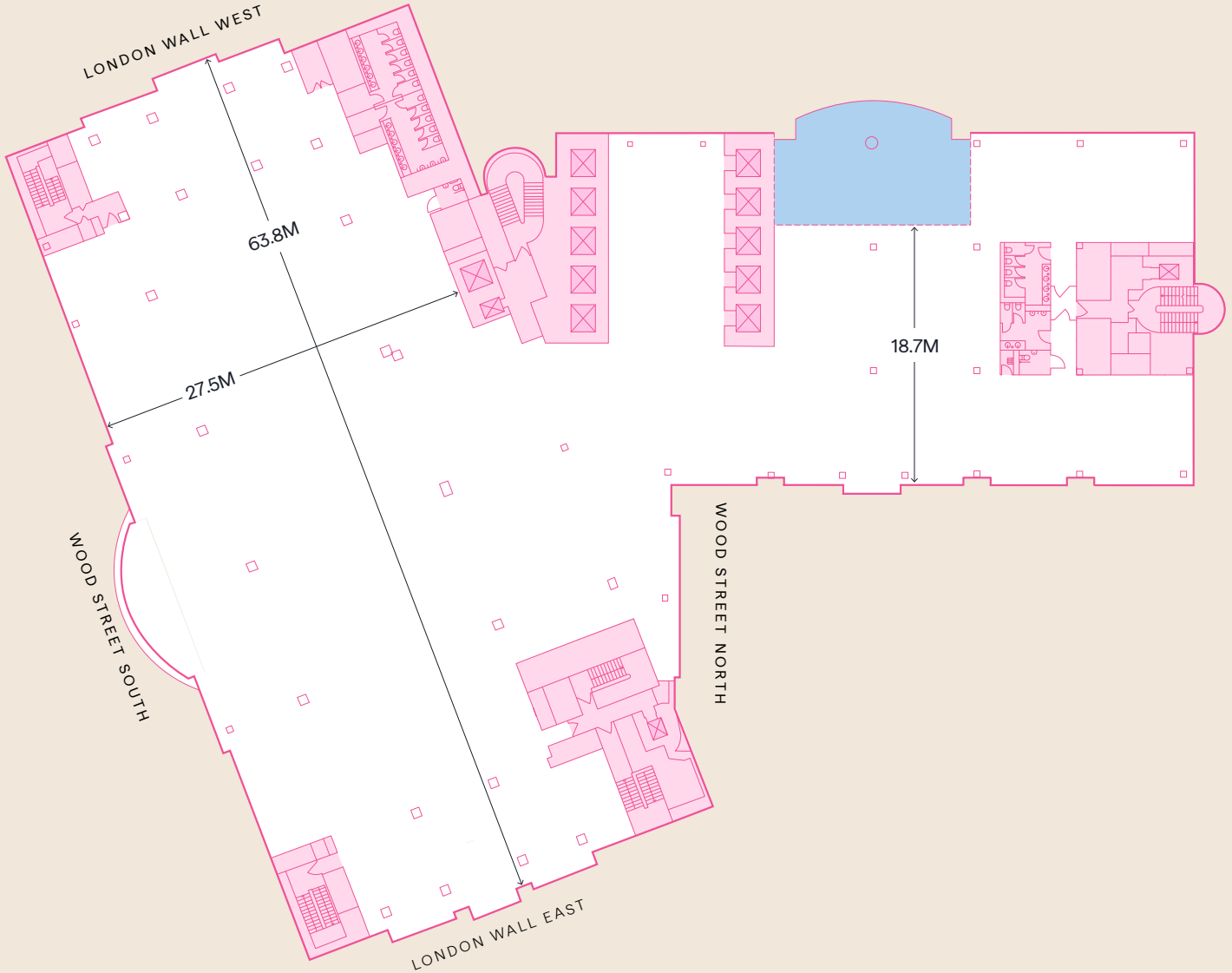
Office

27,211 sq ft

2,528 sq m



Mode Elevation



- Atrium
- Office Space
- Common Parts

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

N



An indicative view of level 6 fitout



An indicative view of level 6 terrace fitout

Connect & **Collaborate**

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



CGI view of the level 7-8 winter garden

Typical Mid Rise

Level 7

Office

21,808 sq ft

2,026 sq m

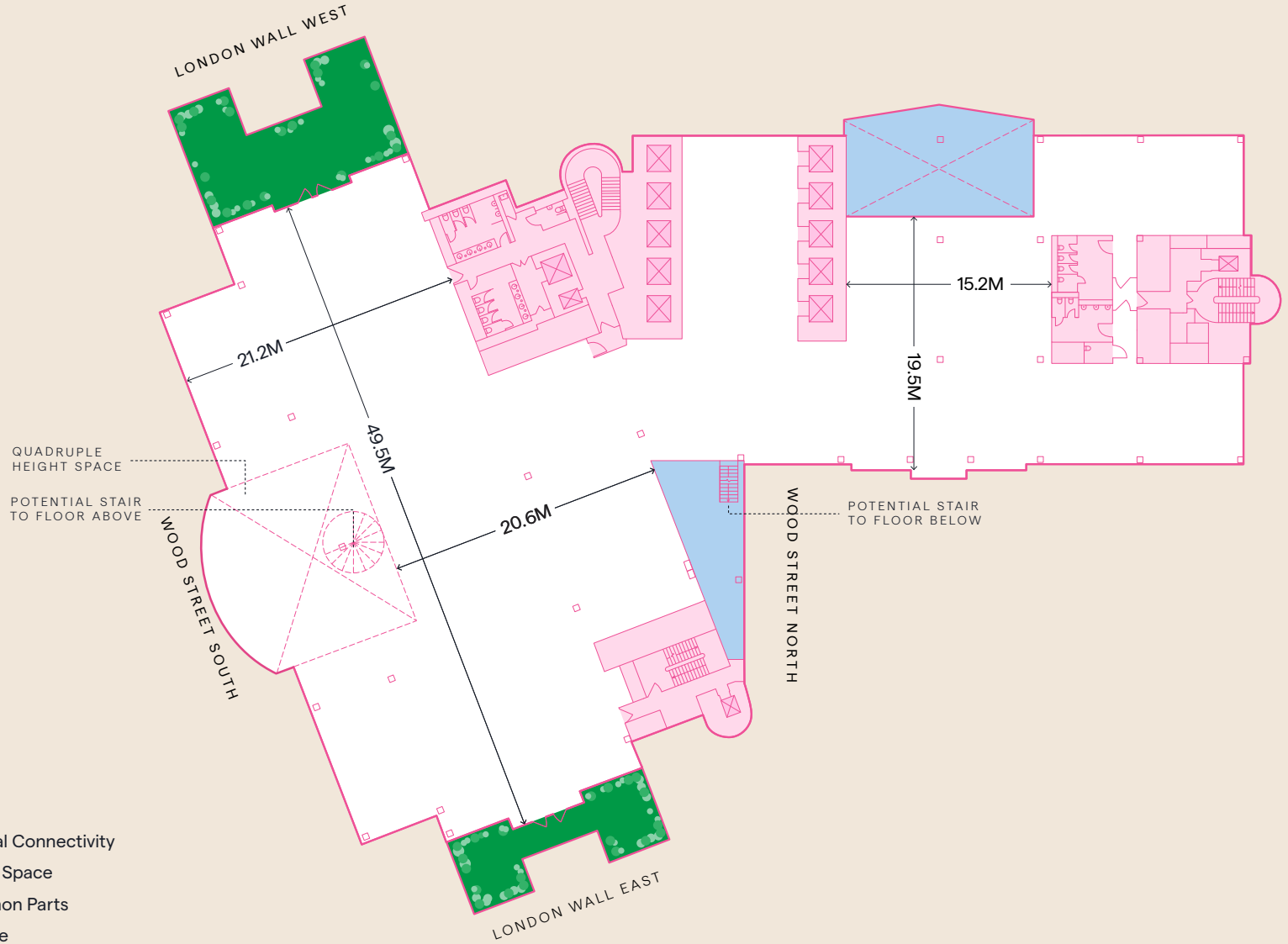
Terraces

1,851 sq ft

172 sq m



Mode Elevation



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



CGI view of the level 7 terrace



An indicative view of level 6 fitout



An indicative view of level 6

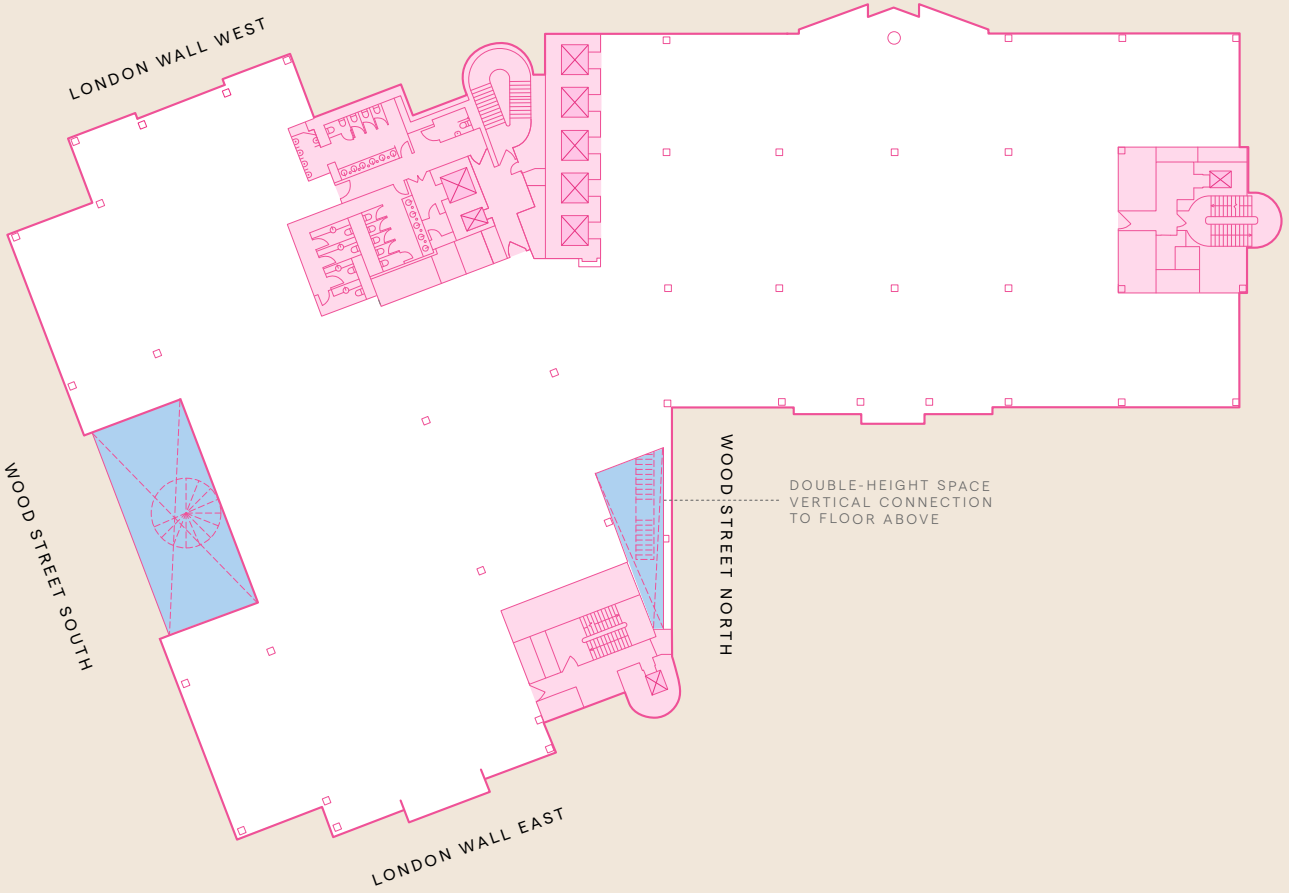
Level 14

Office

22,970 sq ft
2,133 sq m



Mode Elevation



- Office Space
- Common Parts
- Vertical Connectivity

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

Upper Floor

Level 17

Office

14,058 sq ft

1,306 sq m

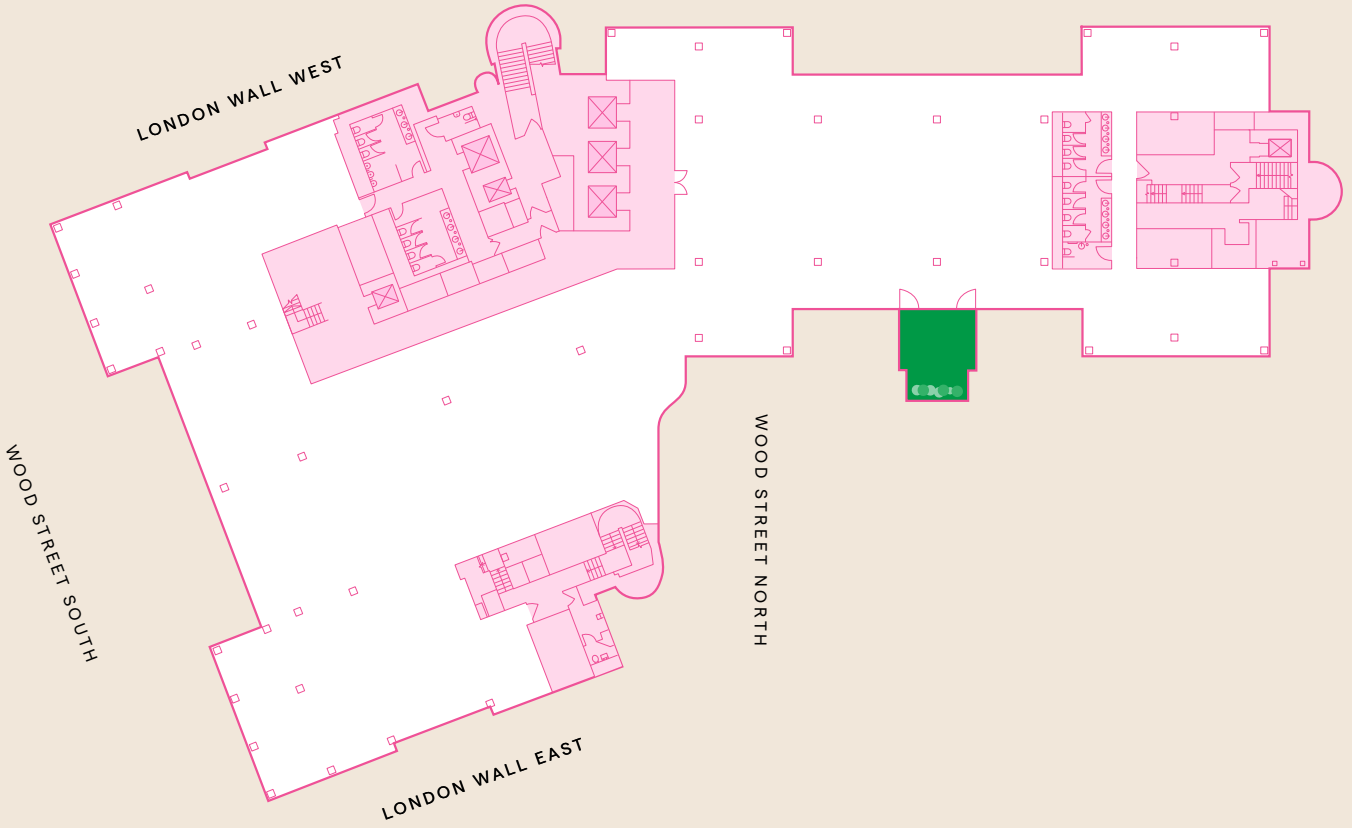
Terraces

280 sq ft

26 sq m



Mode Elevation



- Office Space
- Common Parts
- Terrace

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

N





Images of terrace with indicative furniture layout



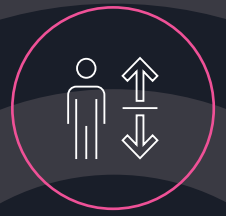
Specification



New 4-pipe fan coil air conditioning system



1:8 sq m occupancy density



10 x 24-person passenger lifts



364 person capacity event 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

Sky Mode

Elevate Your Perspective at **The Eighteenth**

- An exclusive destination **event space on the top floor**
- **High quality**, all-day **café and bar**
- Private use of whole floor with **no hire fees**
- Fully **managed events**
- A seamless **digital experience** with **dedicated app** and fully integrated **AV technology**
- **Food and drink delivered** directly to your office floor **Open Mon-Fri, 07:00-23:00**



Daytime Layout

MODE
THE EIGHTEENTH

Amenity

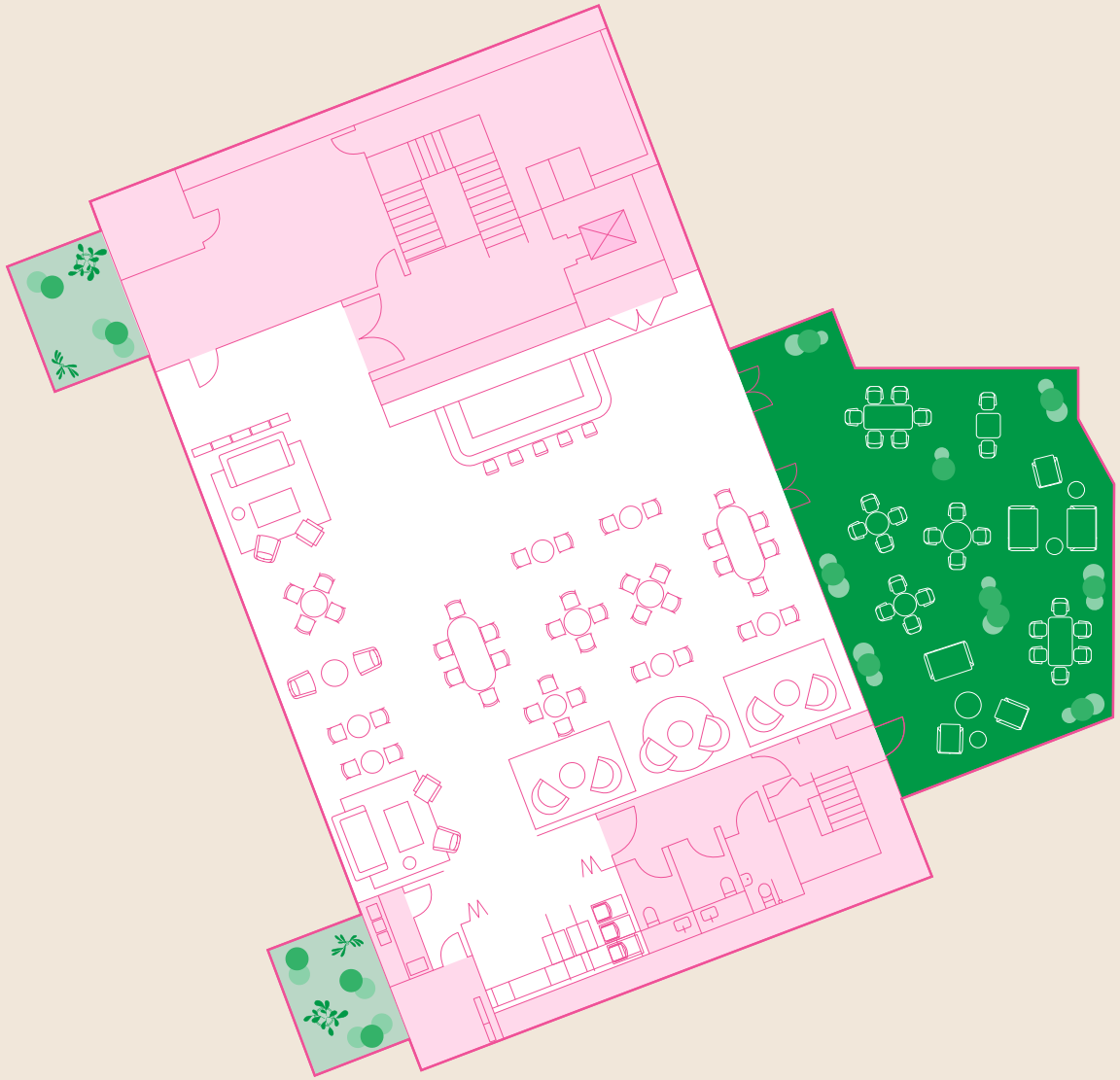
3,681 sq ft
342 sq m

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.

N

View Virtual Tour • 360° • View Virtual Tour

Event Layout

MODE
THE EIGHTEENTH

Amenity

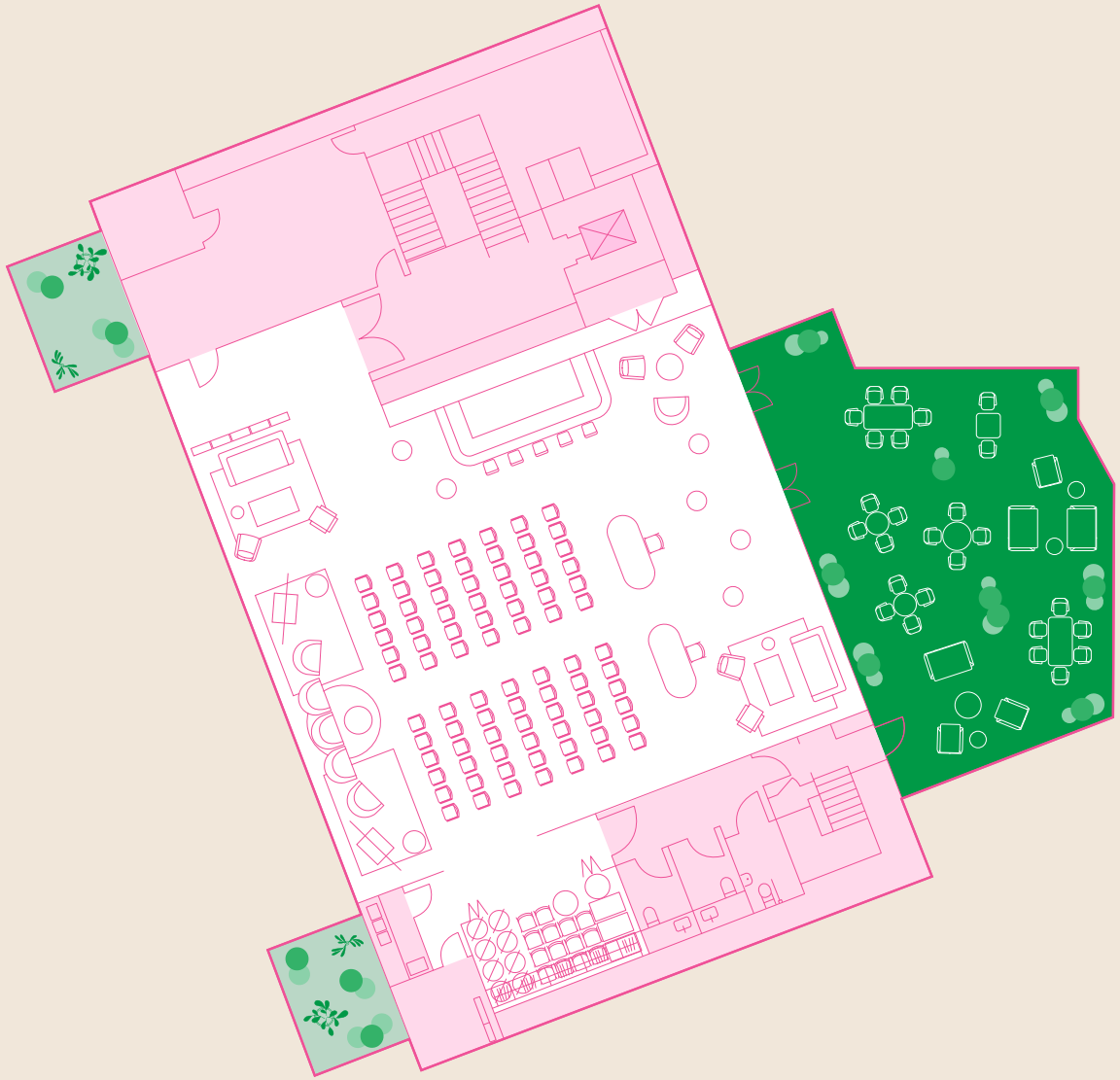
3,681 sq ft
342 sq m

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.

N

View Virtual Tour • 360° • View Virtual Tour



CGI view of the auditorium on The Eighteenth

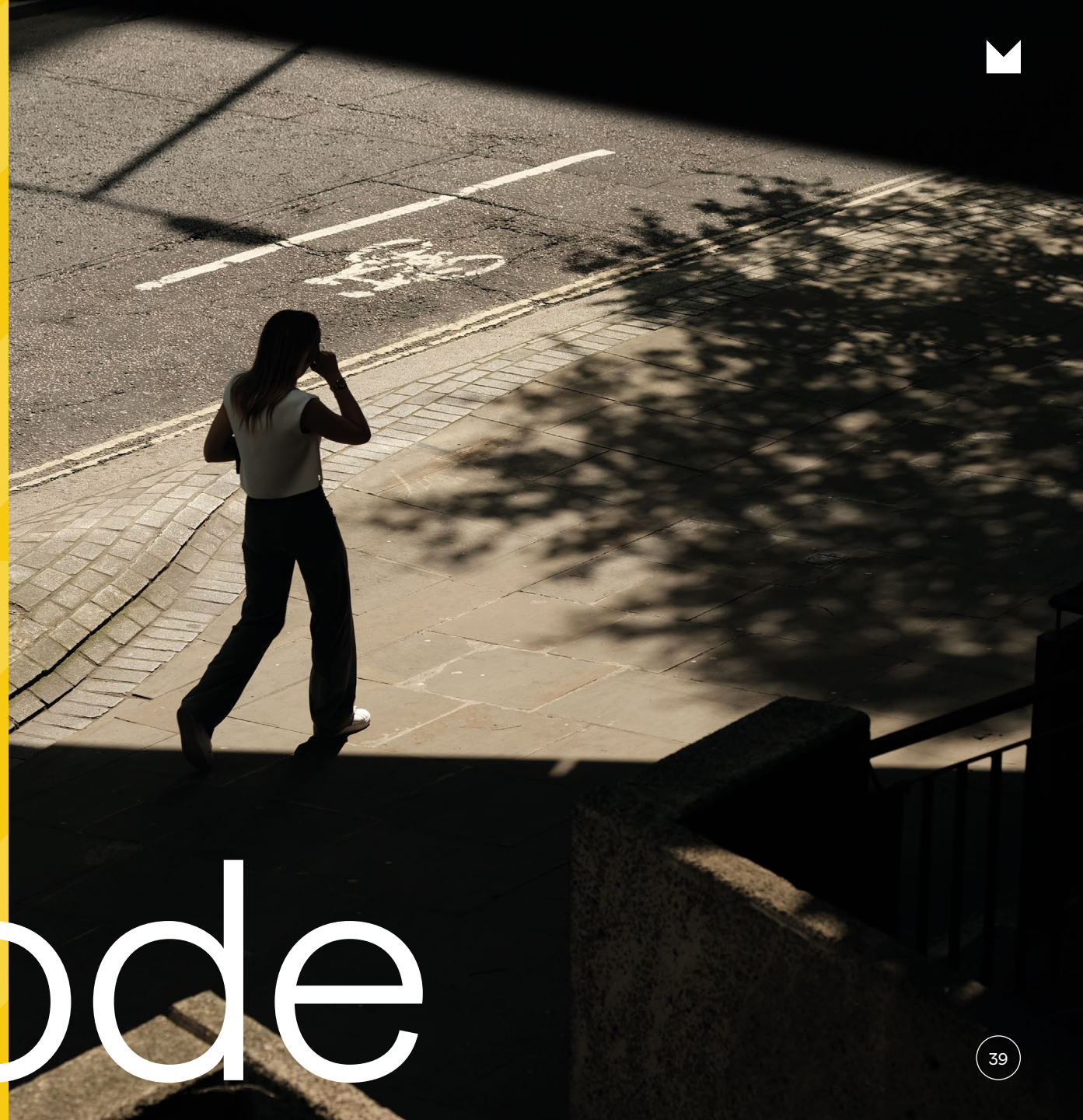


CGI view of the event space on The Eighteenth

Reset Mode

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.**



Travel



CGI views of the commuter facilities







Mode

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.

Extensive Commuter Zone & Wellness

Lower Ground

Amenity Space

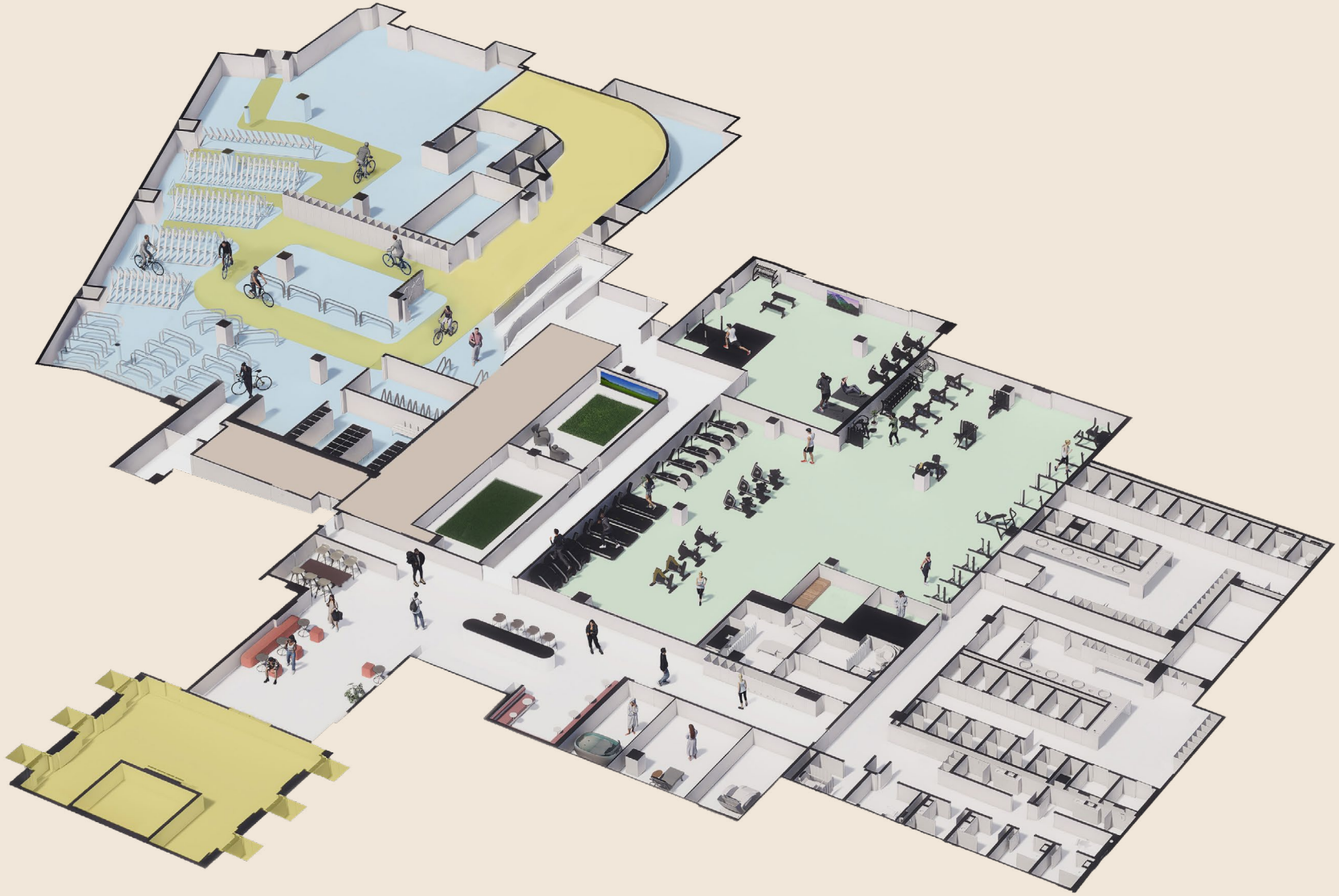
10,390 sq ft

965 sq m

Including Wellness Area

5,000 sq ft

465 sq m



- Gym & Multi-purpose Studio
- Golf Simulators
- Commuter Facilities
- Lift Lobby / Access
- Wellness Zone

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

Outstanding **Wellness Amenities**

1. Gym
2. Multi-Purpose Studio
3. Golf Simulators
4. Rest Retreat
5. Nursing Room
6. Treatment / Physio

POWERED BY reFIT



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 resets.** Free to all occupiers of the building.



CGI view of the gym space





Leisure Mode





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

For moments of **leisurely escape,** the **golf simulators** offers a playful yet refined way to unwind.

Green Mode

A Responsible **Innovation**

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



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



The Barbican

À 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

Deutsche Bank
Pinsent Masons
standard chartered
Osborne Clarke
Bloomberg
Linklaters
SLAUGHTER AND MAY
BMO
BANK OF AMERICA
NORTON ROSE FULBRIGHT
UBS
BoltBurdonKemp

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



The Barbican

Think Bigger



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.**

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	Colliers 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.**

MODE LONDON

Get In **Touch**

Knight Frank

Dan Gaunt
dan.gaunt@knightframk.com
+44 (0)7818 008 981

Mike Voller
mike.voller@knightfrank.com
+44 (0)7739 763 699

Abby Dwan
abby.dwan@knightfrank.com
+44 (0)7976 084 158

CUSHMAN & WAKEFIELD

Tim Plumbe
tim.plumbe@cushwake.com
+44 (0)7768 146 280

Tom Fayers
tom.fayers@cushwake.com
+44 (0)7973 821 247

Jack Syradd
jack.syradd@cushwake.com
+44 (0)7385 687 526

JLL

Jeremy Attfield
jeremy.attfield@jll.com
+44 (0)7703 234 261

Freddie MacGregor
freddie.macgregor@jll.com
+44 (0)787 210 7539

Meghan Murray
meghan.murray@jll.com
+44 (0)7710 035 230

A Development by

ARAX PROPERTIES

Discover More at **mode-london.com**

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