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Introduction

2020 was our twenty-ninth year and without a doubt has been the strangest we've encountered. Like every business in the UK we have faced a host of new challenges and latterly been embroiled in the same debate - what is the role of our physical office space in the future? The demand from staff for flexibility of work location is undeniable, but we also believe strongly that a key component of our success is the magic that happens when we're in the same space.

Fortunately, we have spent the last thirty years helping other businesses think about the importance of their office space and the competitive advantage that can be obtained from it. The same thought processes can be applied to a post-pandemic world since what we're really seeing is the acceleration of a trend towards location flexibility rather than a fundamental change in the nature of work. In fact, pre-pandemic, many businesses had operated "working from elsewhere" policies - in a sense this is nothing new.

Baking-in working from home - perhaps on a rota basis - is beguiling: it can reduce costs and is popular with staff. But it's hard to manage, risks damaging culture, stifling innovation, and undermining staff development. And is

it really thought-through or just a reaction to what has happened? How do you decide who should come in and on which day? Do you downsize, chuck out your desks and put in collaboration booths? Do you dispense with the office completely?

Our stance is that the role of real estate in a business's strategic mix is personal to each company and there are no rules. It's all about management and starts with a root-and-branch review of how physical space supports business strategy. We should celebrate the fact that it is now possible to do so much remotely, and that should be woven into the fabric of how the company operates. In its turn, the office must work hard to prove its worth as the home and beating heart of the business; this is redolent with possibility because we've largely been freed from our desks.

Our job at Modus becomes even more critical now that the primary driver is no longer density of desks; we are working with a key component of our clients' business plans to create spaces that support their sales activities and their people's collaboration, innovation, engagement, health and community. We're imagining magnetic offices where employees want to go because they achieve more when they are there. Spaces that drive sales and client engagement through technology and beautiful design. Where the magic happens.

The projects shown in this, our 29th book, were originated in a world before Covid. However, because we've been advocating activity-based design for many years, all the featured spaces work just as well post-pandemic; these clients are not seeking to change anything. This is a real testament to the clarity of thinking and quality of design that Modus is known for.

We're now in our thirtieth year and looking at a future that is full of possibility and promise. Modus continues to be the company where the industry's talent wants to be and we're confident that there will always be demand for great places to work. So, as the world starts to recover, we're very confident of a bright future.

I want to finish by saying how proud I am of everyone who works with me for the way they dealt with life during the pandemic. Without missing a beat, the company moved online and continued to deliver for our clients. I am blessed by being surrounded by extraordinary people.

Toby Benzecry
Founder & CEO



ALPHA FX

Brunei Building, Paddington



Sector *Financial*
Size *15,000 sq ft*



RECOGNITION & AWARDS



The project entailed designing and building Alpha FX's new home in Paddington's Brunel Building. The brief for the project was to create a space that wasn't just an office, but somewhere that supported a healthy way of life that provided the client with spaces that prioritised their wellbeing. The project needed to represent the company's culture of "working hard but living well".

The design fulfilled the CEO Morgan Tillbrook's vision while respecting the integrity of the building itself. The space included a large, open-plan workspace, with a lift lobby, gym, barbershop, tech room, meeting room, lounge, presentation room, teapoint, bar and dining area.

Alpha FX was shortlisted for:

- Mixology Awards 2020 15,000 to 30,000 sq ft sub-category
- FX Awards 2020 UK Project of the year
- Blueprint Awards - Best interior project (work)

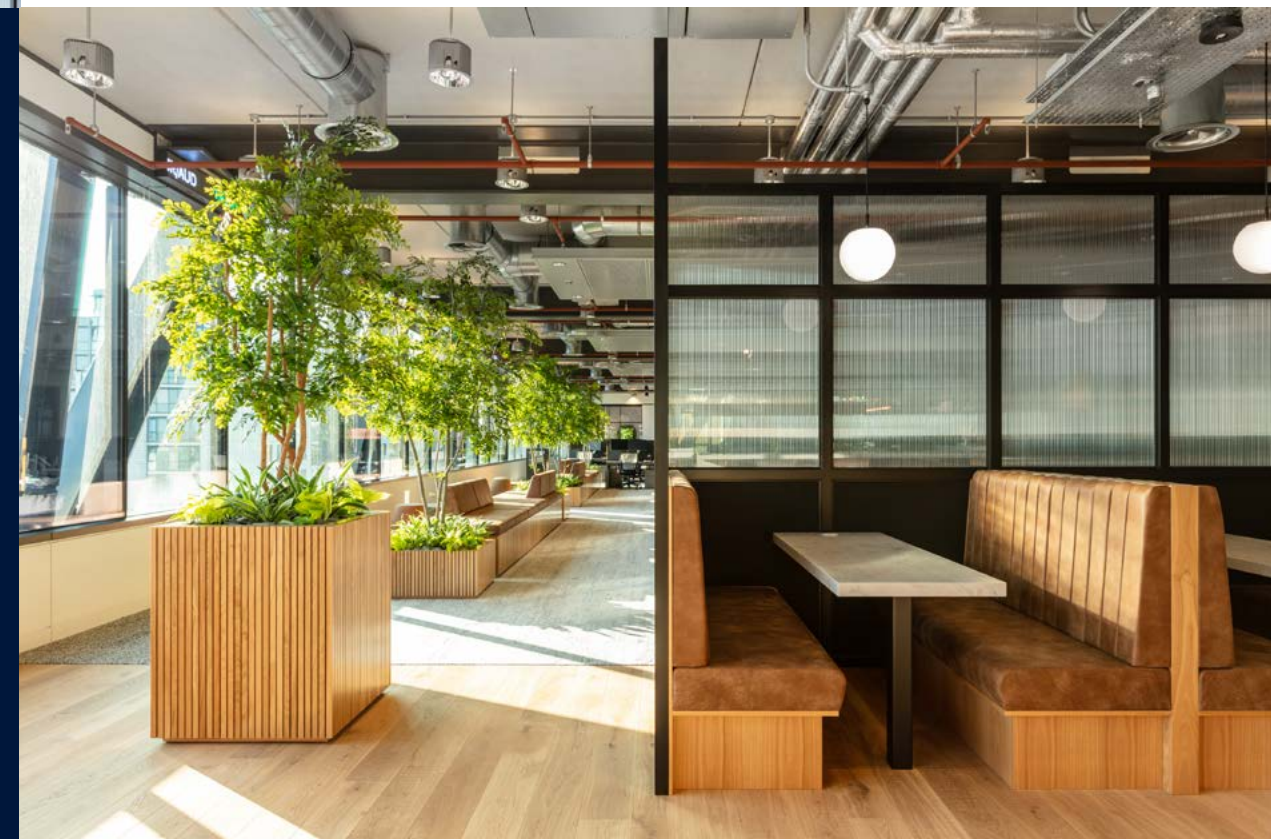
I just wanted to say a BIG THANKS for your support, guidance, expertise, and above all else patience, to get the new Alpha FX office over the line! Fair to say the team are in awe of the new space, with lots of "pinch me" moments still happening!

Rachel Mee, *Alpha FX HR Manager*



mixology

**BLUEPRINT
AWARDS**



MINDSPACE

Aldgate, London



Sector **Co-working**
Size **32,000 sq ft**



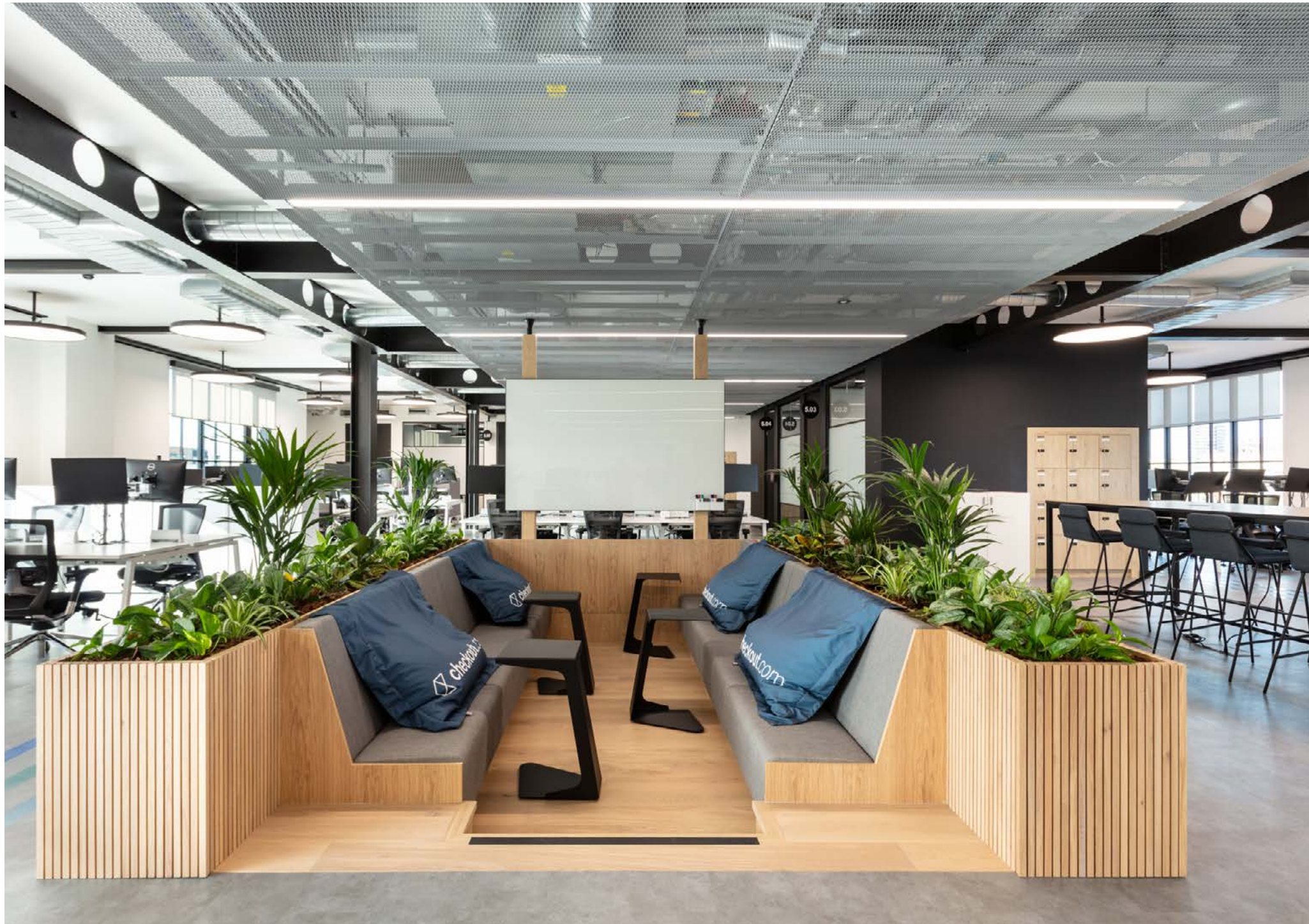




Sector **FinTech**
Size **27,000 sq ft**

CHECKOUT.COM

Wenlock Works, Old Street







PRIVATE MEMBERS' CLUB

Fitzrovia, London



Sector **Members' club**
Size **27,000 sq ft**





FUJITSU

Baker Street, Marylebone



Sector **Technology**
Size **26,000 sq ft**



I am blown away. Every space looks fantastic, the 'feel' is exactly what we were striving for and it sets a new standard globally for Fujitsu... the feedback is unanimous that we have transformed the workspace - it underpins the culture and image we are striving to create.

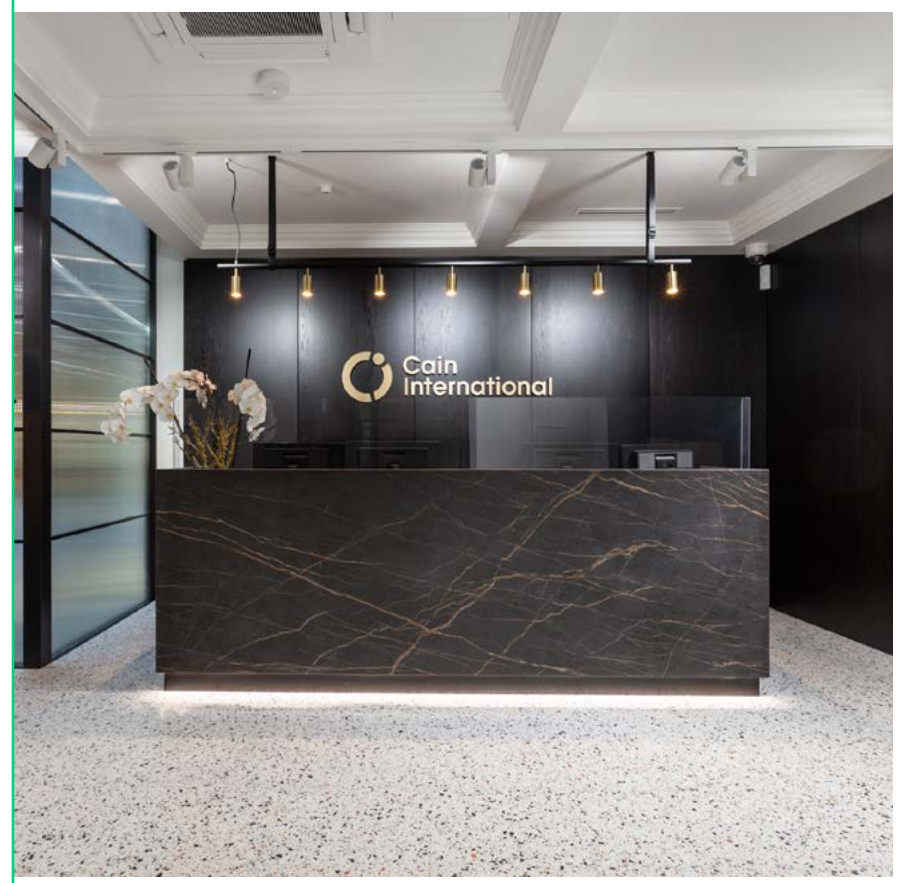
Paul Brown
Head of Shared Services, Fujitsu



CLIENT TESTIMONY

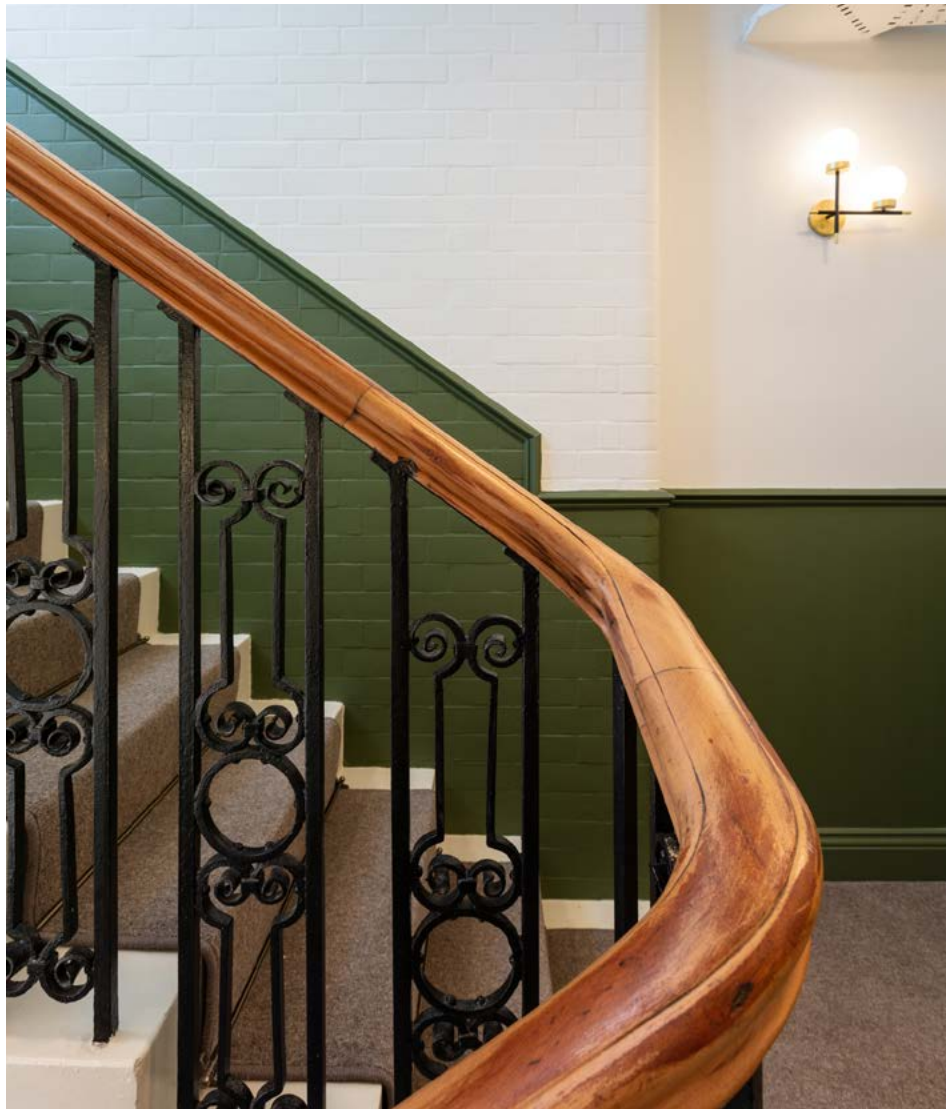
CAIN INTERNATIONAL

116 Upper Street, Islington



Sector **Financial**
Size **10,000 sq ft**







Sector **Retail brands**
Size **30,000 sq ft**

SLG BRANDS

The Brewery Quarter, Cheltenham



RECOGNITION & AWARDS



Modus has won the Best Office Interior in the South West award for Studio 19, the HQ of SLG Brands at the recent International Property Awards.

Hosted virtually on the 11th of December, the awards were judged by an independent panel of over 80 industry experts, the judging focuses on design, quality, service, innovation, originality and commitment to sustainability.

Chaired by Lord Caithness, Lord Best, Lord Waverley and members of the House of Lords in the UK Parliament, the United Kingdom Property Awards are the largest, most prestigious, and widely recognised programme throughout the regions.

Despite 2020 being an unusual year, it has been great to see the extraordinary work being completed around the world and here in the UK and wish to congratulate all the entrants for this year's International Property Awards. The team here at Modus are absolutely delighted to be named the winners as our friends at SLG Brands.

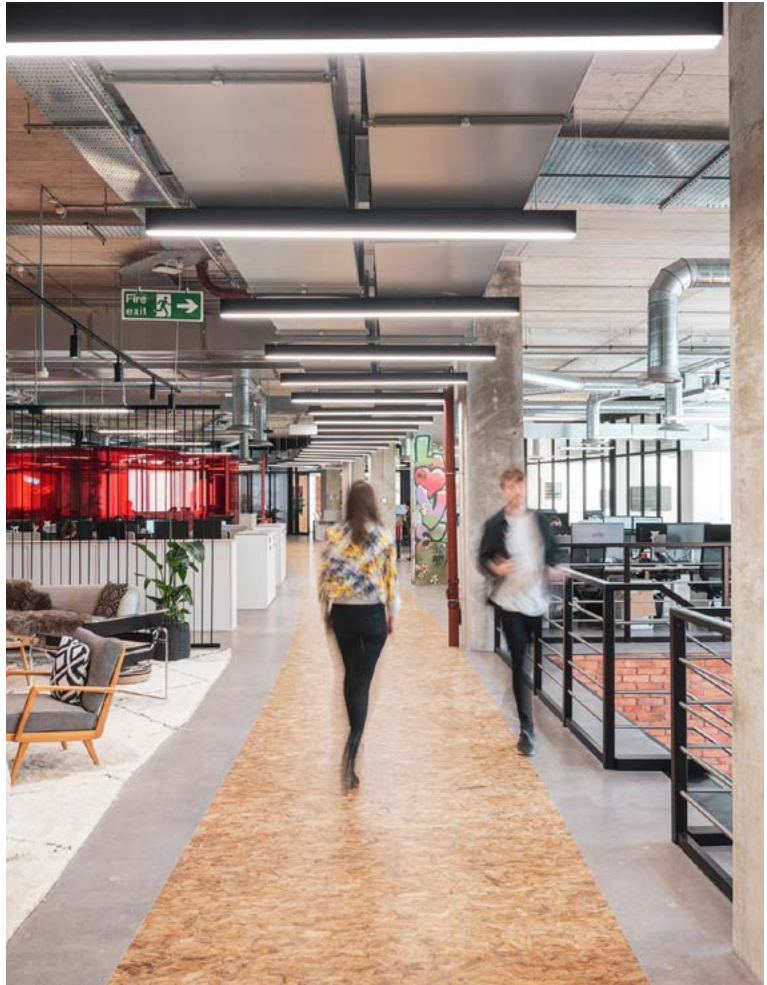
Modus was also shortlisted for the 2020 Mixology awards in the Project of the Year - Workplace Interiors over 30,000 sq ft category.

“As a creative-led beauty brand business, we had a very clear vision of what Studio 19 should be – an emphatic design statement with an effortless sense of cool. We shared that vision with Modus. They understood, built on the vision and made it happen.”

Miles Dunkley, *CEO of SLG Brands*

mixology







“Modus have executed the scheme with extraordinary brilliance.

So many creative challenges have been solved along the way and the results are incredible”

Miles Dunkley
CEO of SLG Brands

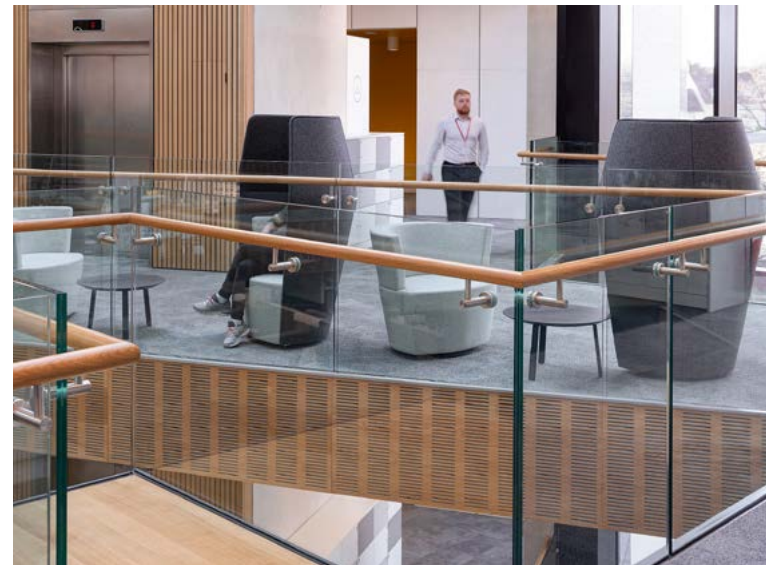


CLIENT TESTIMONY

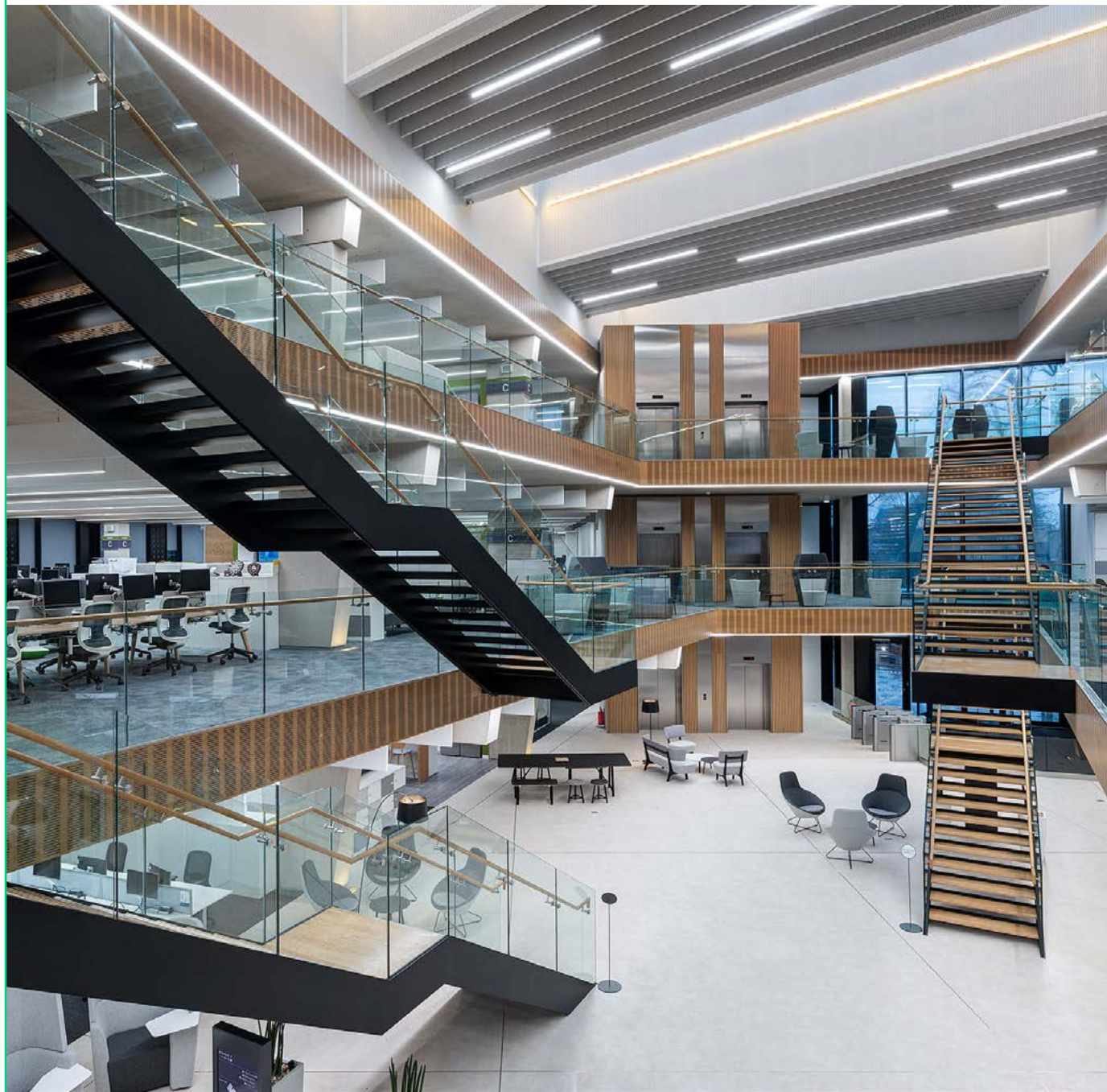


ATKINS

Woodcote Grove, Epsom



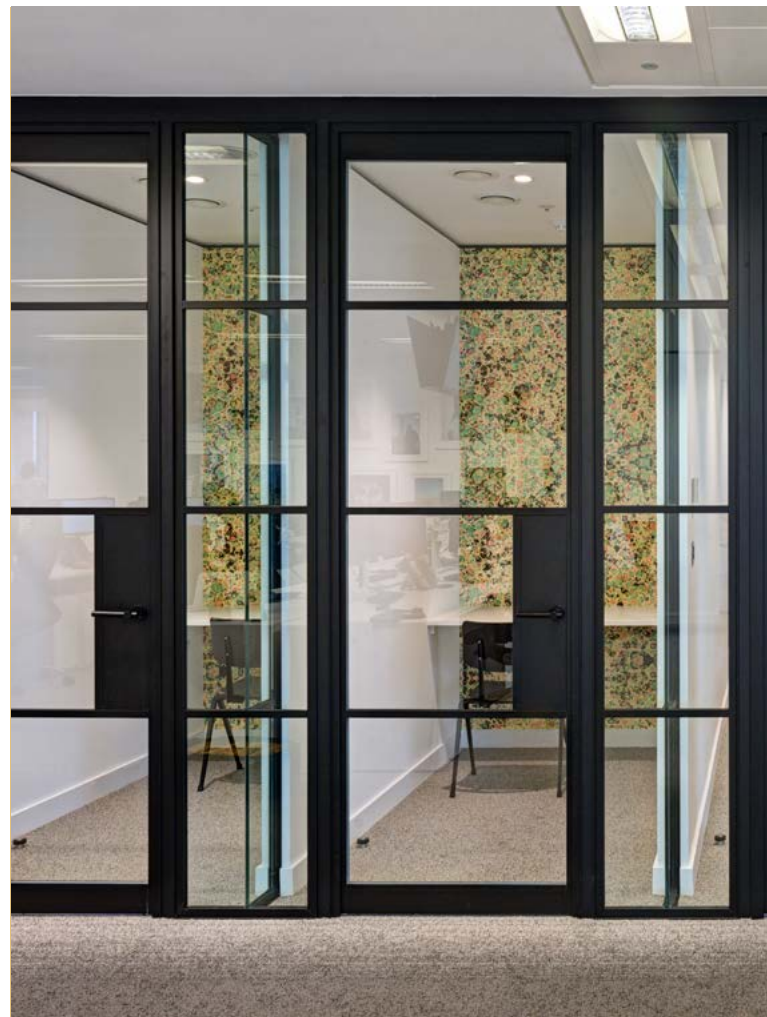
Sector **Engineering**
Size **50,000 sq ft**





MATCHES FASHION.COM

The Shard, London Bridge



Sector *Fashion*
Size **33,000 sq ft**



29th

24



JOSEPH JOSEPH

100 Union Street, Southwark

Sector *Retail*
Size *15,000 sq ft*





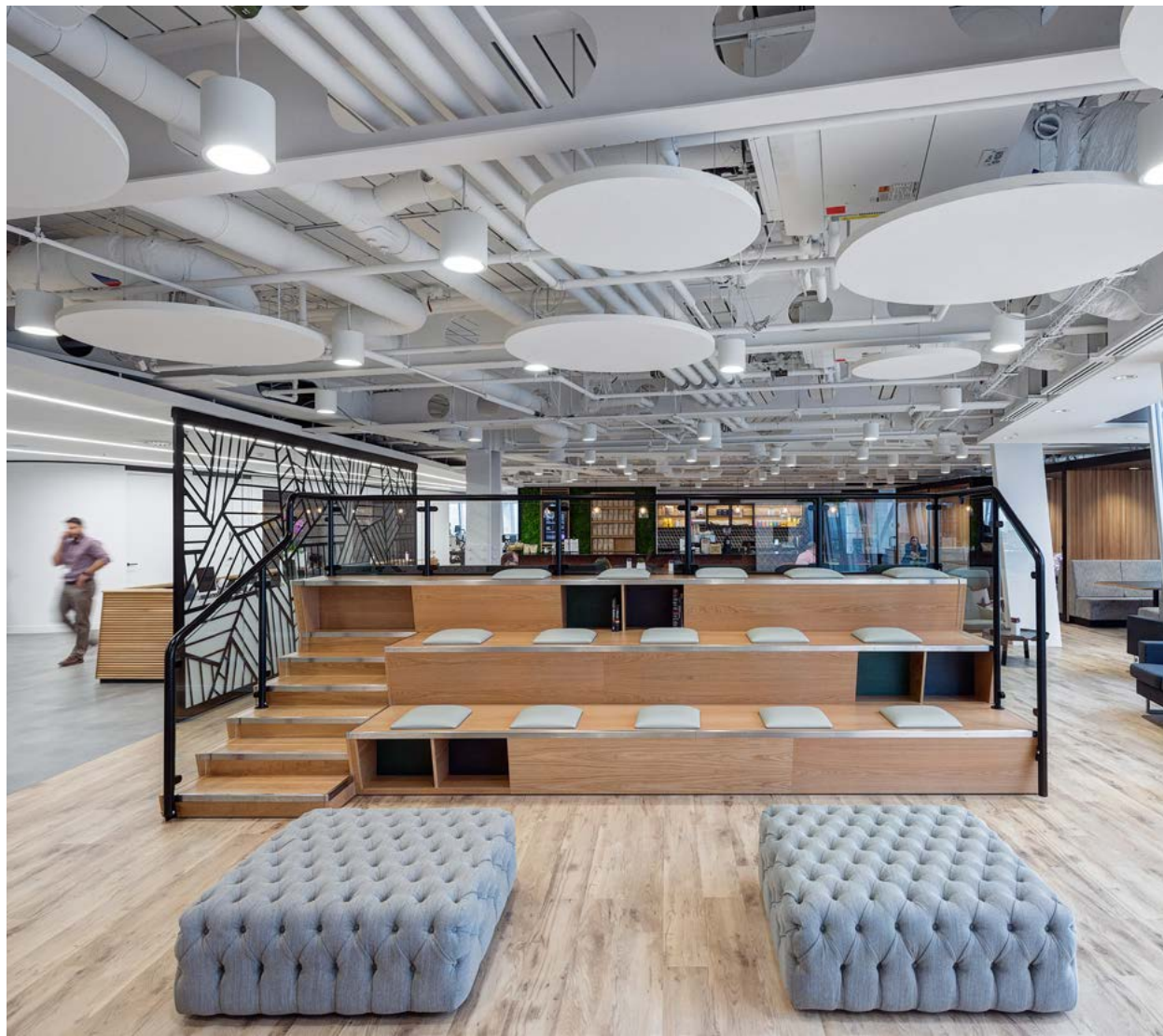
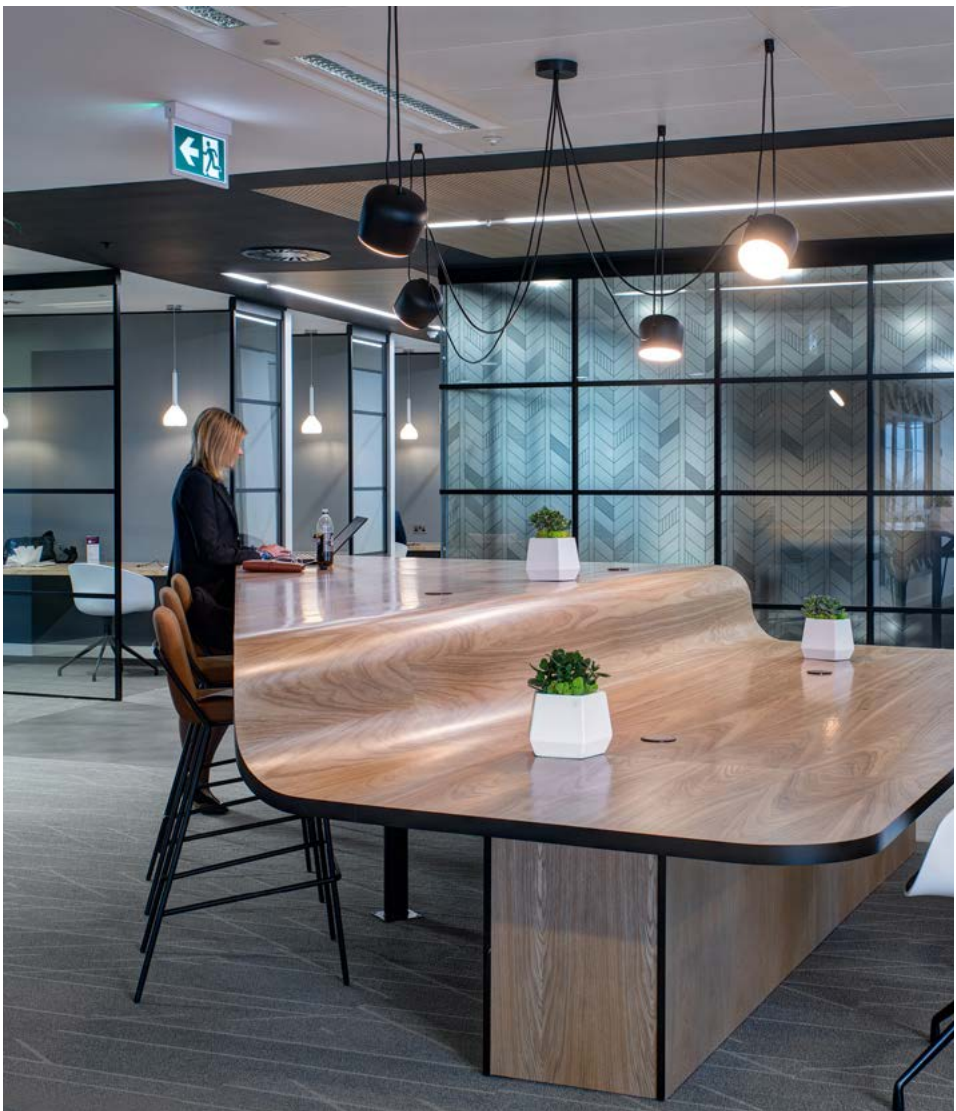
MITIE

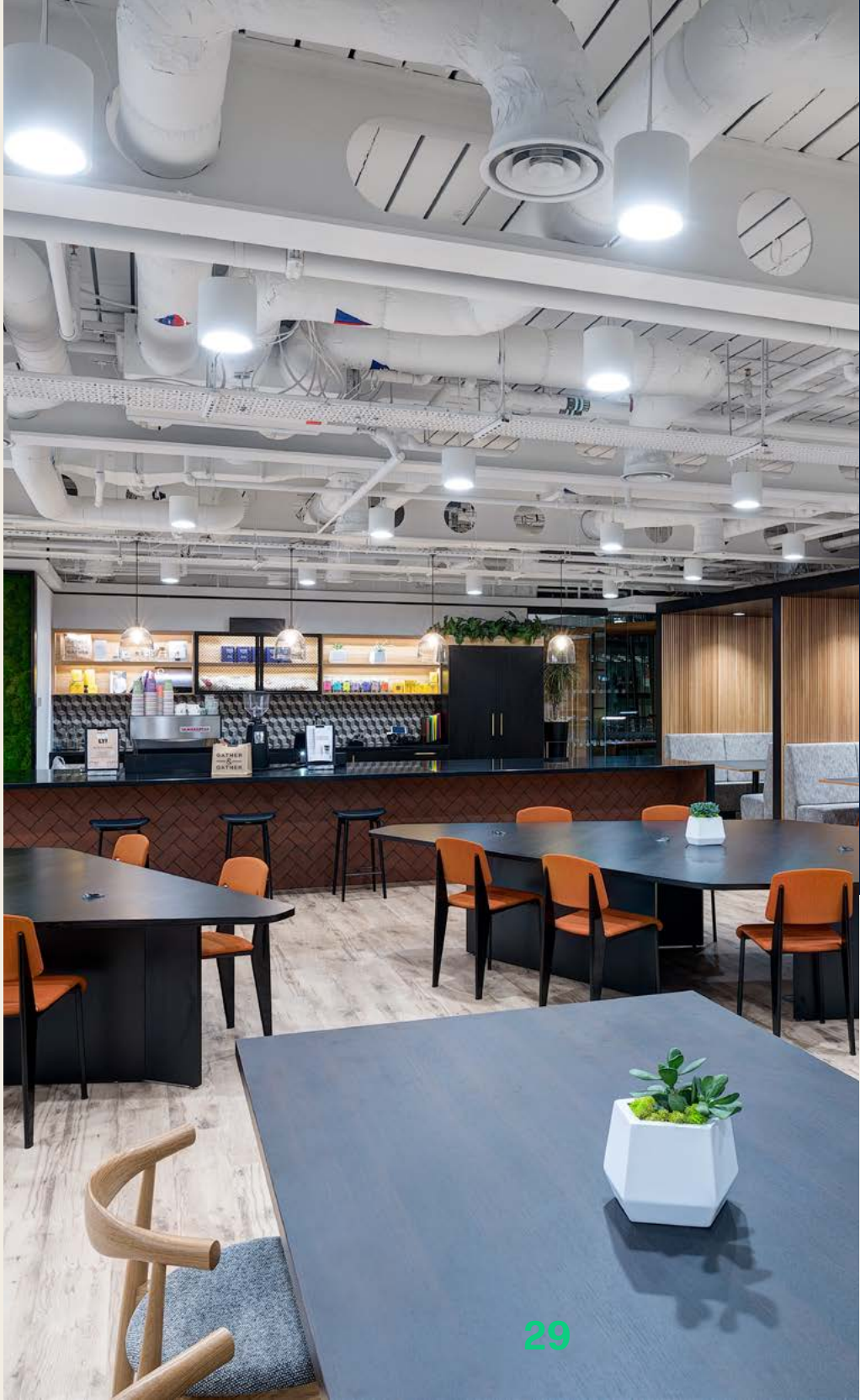
The Shard, London Bridge



Sector **Business Services**
Size **30,000 sq ft**







“My previous experience in property is that once the project is done, contractors just move on, not Modus, the day 2 support team were on top of everything.

After 25 years in property, I wish I had found Modus earlier.”

Marc Selby
Property Director, Group Property
Mitie



CLIENT TESTIMONY



Sector **Co-working**
Size **40,000 sq ft**

THE OFFICE GROUP

91 Wimpole Street, Marylebone





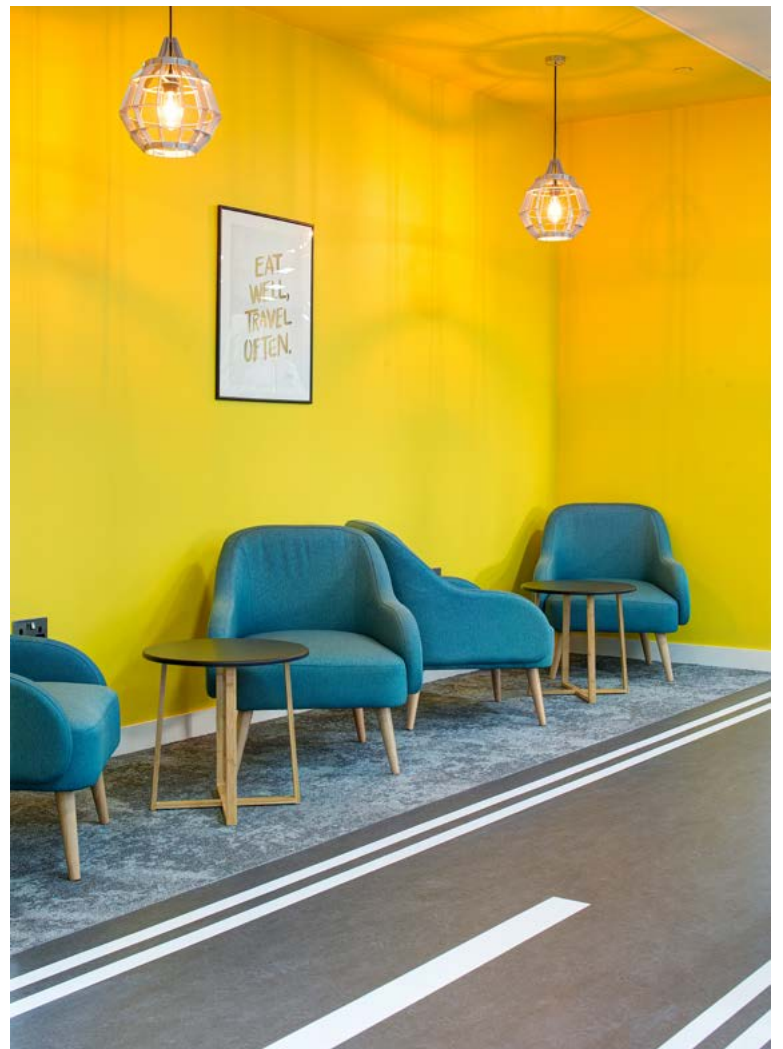


DELIVEROO

The River Building, City of London



Sector **Food delivery**
Size **18,500 sq ft**



OSI

Keble College, Oxford



Sector *Co-working*
Size *20,000 sq ft*





RECOGNITION & AWARDS



“I couldn’t be prouder to be part of this team. This project with Modus has been an amazing and satisfying achievement for everyone involved, and I do mean everyone. Our office has grown in size and stature in recent years and has really pulled together during the Covid crisis so we will all enjoy this one - just not all in the same room!”

Richard Todd
Head of Bidwells Oxford office



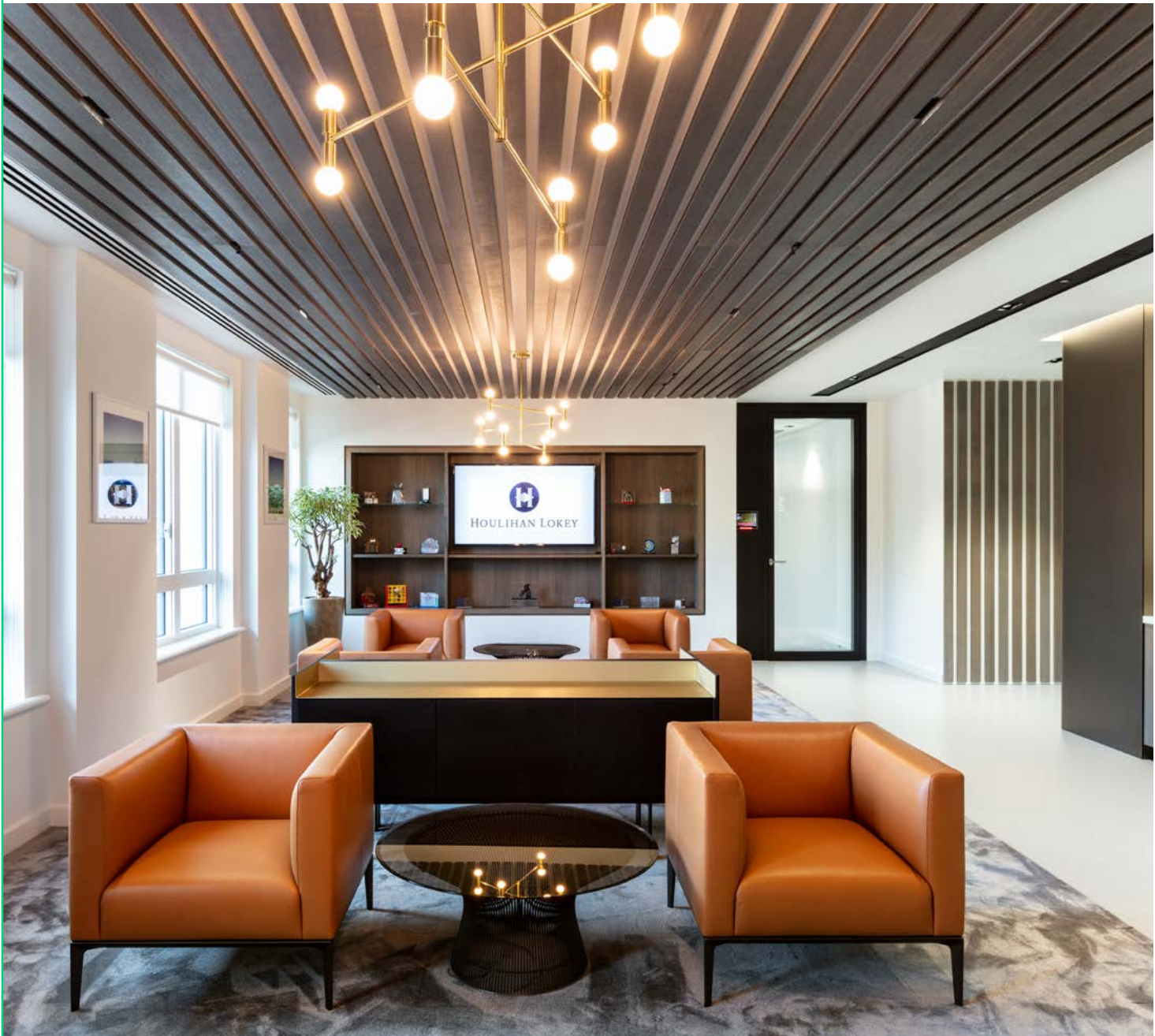
Team Modus and Bidwells reunited virtually on the 15th of September to receive the award for Best Interior (Cool and Funky space) at the recent Oxfordshire Property Awards ceremony, live streamed from Bicester Motion.

Together with Sam Potts, Partner in building surveying, we picked up the best interior award for OSI’s 2,000 sqm open-plan hub, which was a space designed for start-ups to incubate, collaborate and innovate and described by judges as “Oxford’s latest and definitely funkiest workspace”.

The spaces combine acoustically secure rooms of varying sizes with generous communal areas and breakout spaces for more relaxed working and downtime. Attention to detail was key in ensuring the space feels both cossetting and expansive with architectural acoustic panels ensuring the base materials do not overwhelm the rooms.

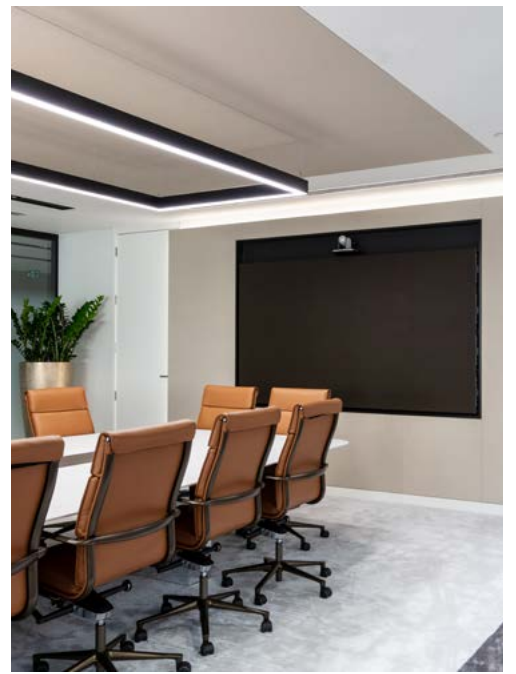
The UK Property Forum runs the Oxfordshire Property Awards annually and this year the Awards were hosted by the CEO of Oxfordshire Local Enterprise Partnership’s (OXLEP) Nigel Tipple and Jayne Norris, Director at Edgars Planning.





HOULIHAN LOKEY

1 Curzon Street, Mayfair



Sector **Finance**
Size **50,000 sq ft**





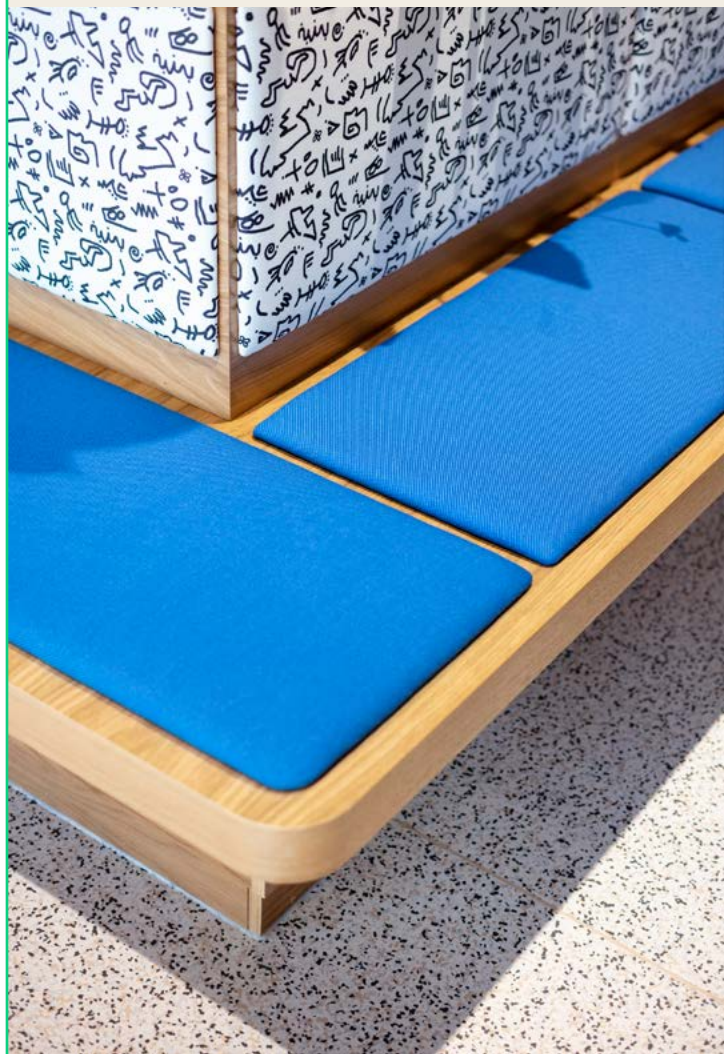
Sector **Online retailer**
 Size **17,500 sq ft**

TRAVELFUSION

70 St Mary Axe, City of London







“A big thank you for the outstanding support, professionalism, creativity, energy and perseverance shown by ALL involved! I could not have done it without you...I can safely say that without the competent Modus team, both on site and in back-office, the deadline might not have been reached, so hats-off to each and everyone of you!

And, the result is outstanding! One of the best projects I have ever worked on, I am very pleased with every detail.”

Elli Vardy
Project Design Manager and Director of VAR design, Travelfusion

CLIENT TESTIMONY

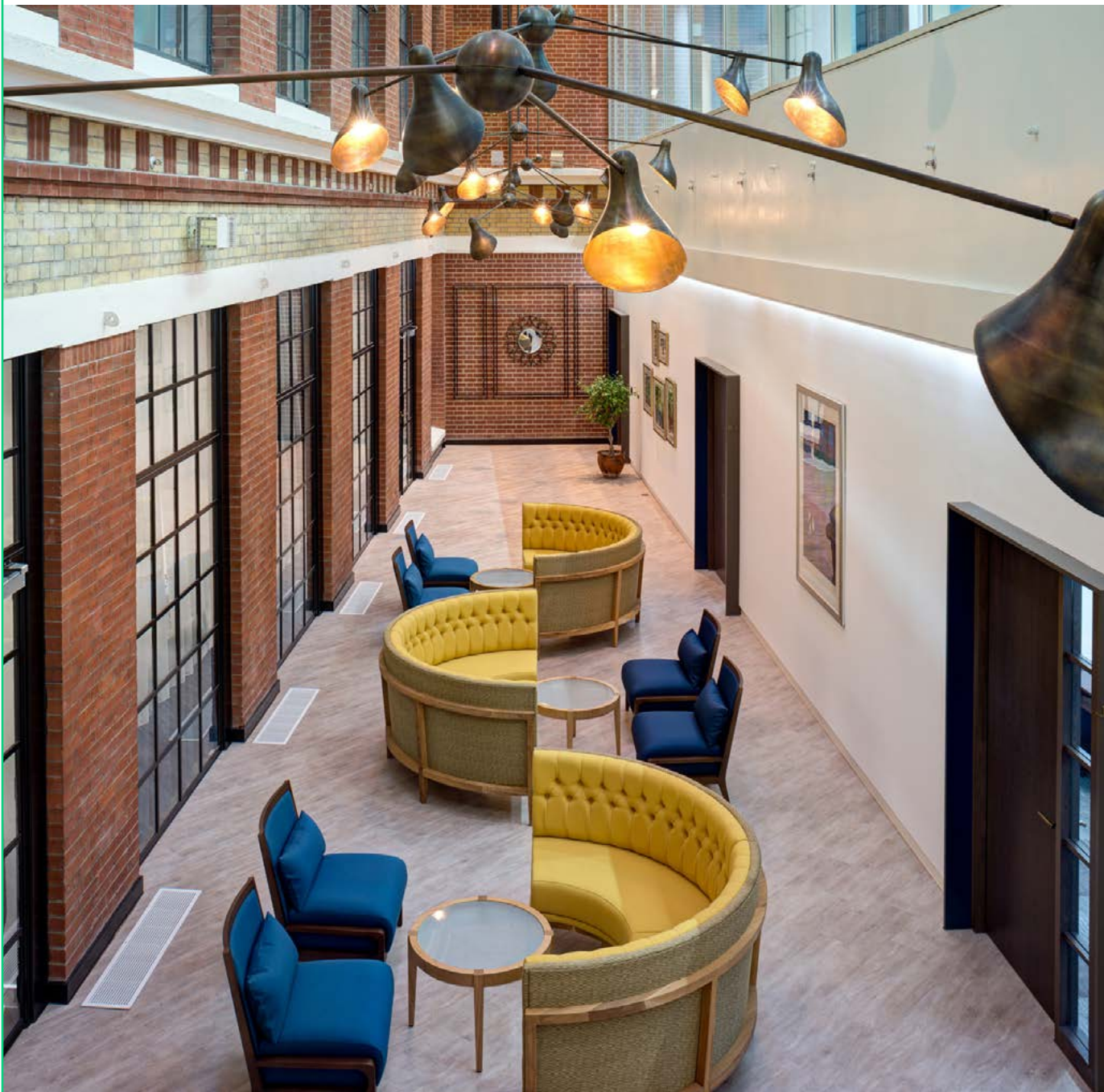


LEO

St Pauls, City of London



Sector **Co-working**
Size **40,000 sq ft**

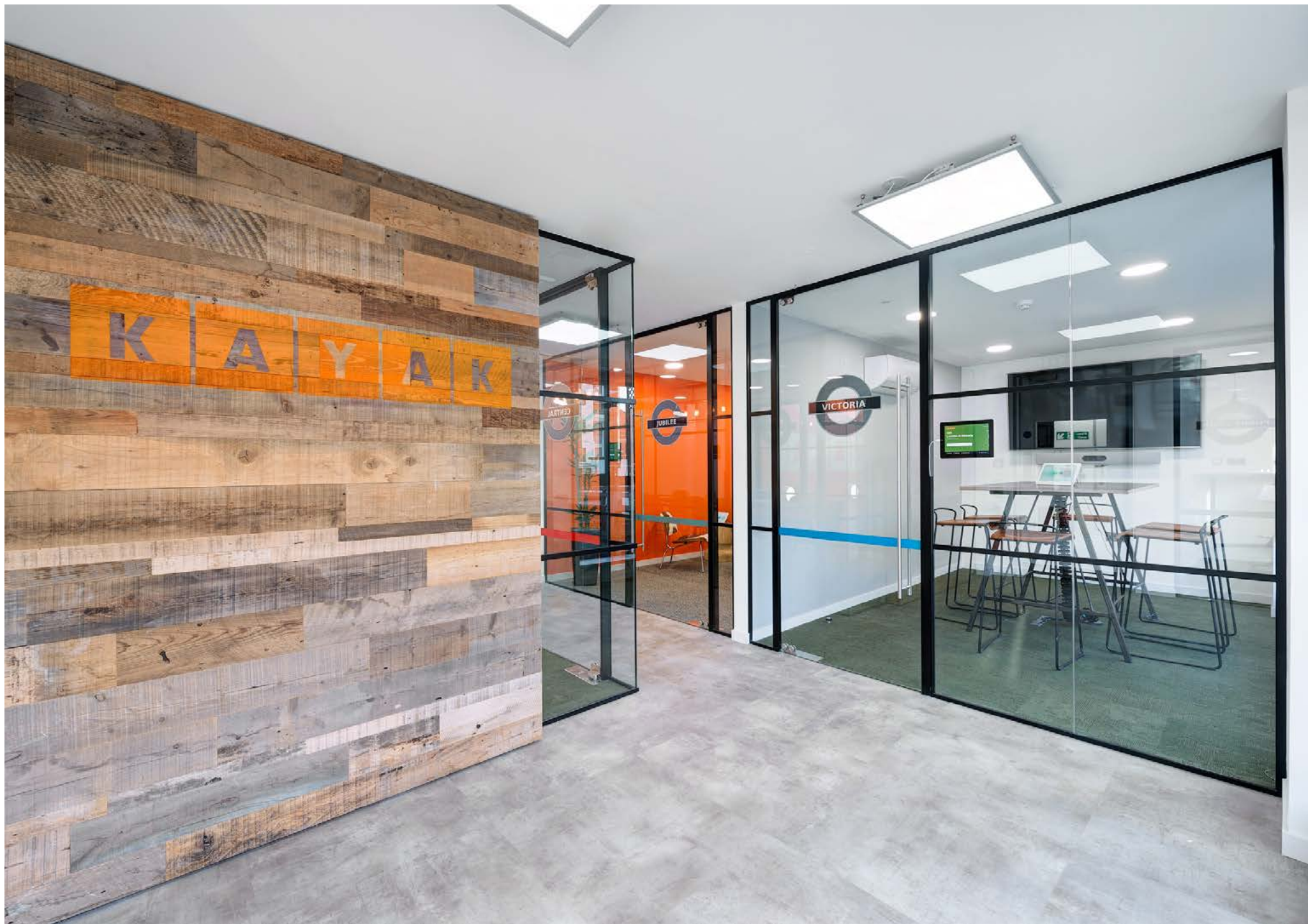


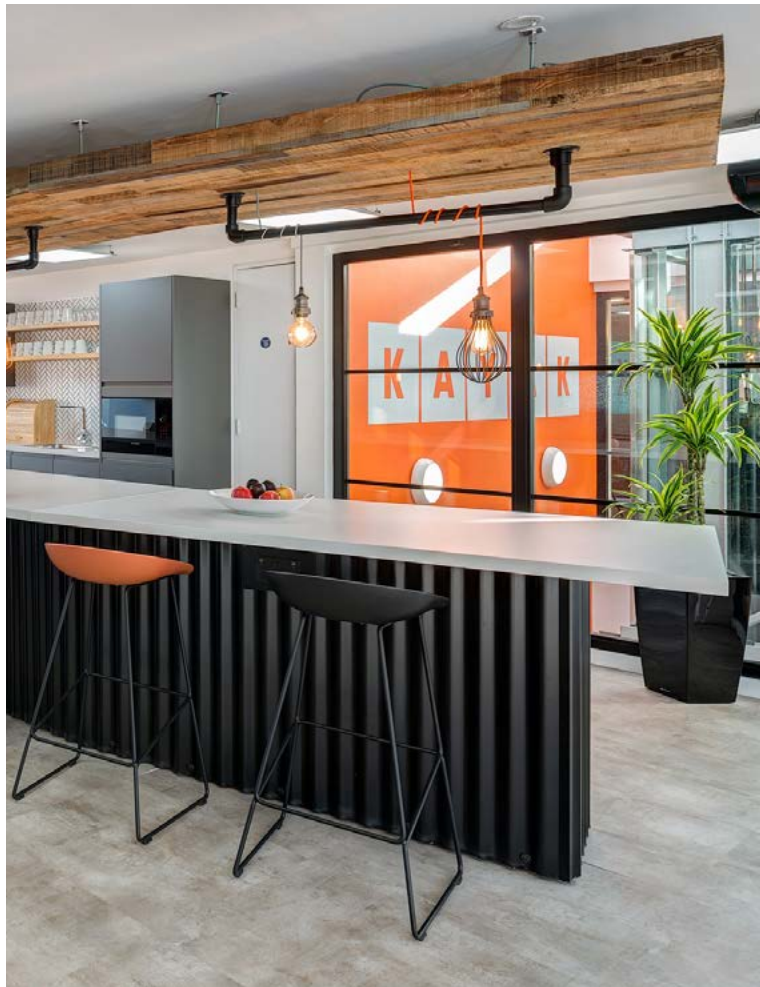


Sector **Online travel retailer**
 Size **7,000 sq ft**

KAYAK

The Lightwell, Laystall Street, Farringdon

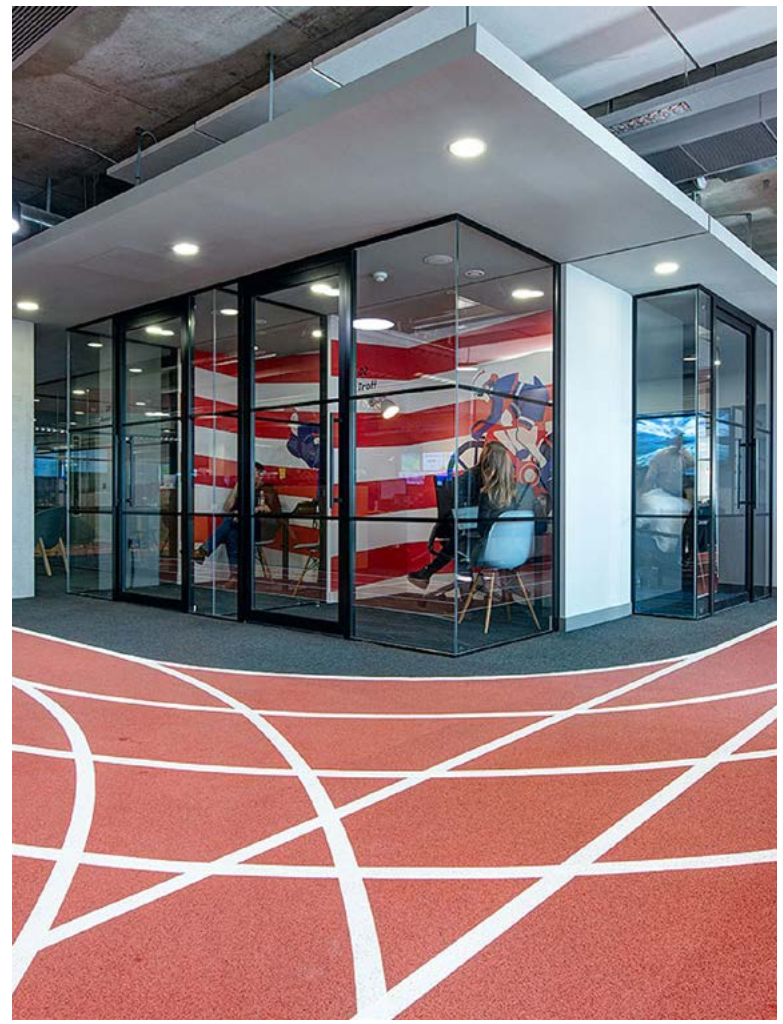




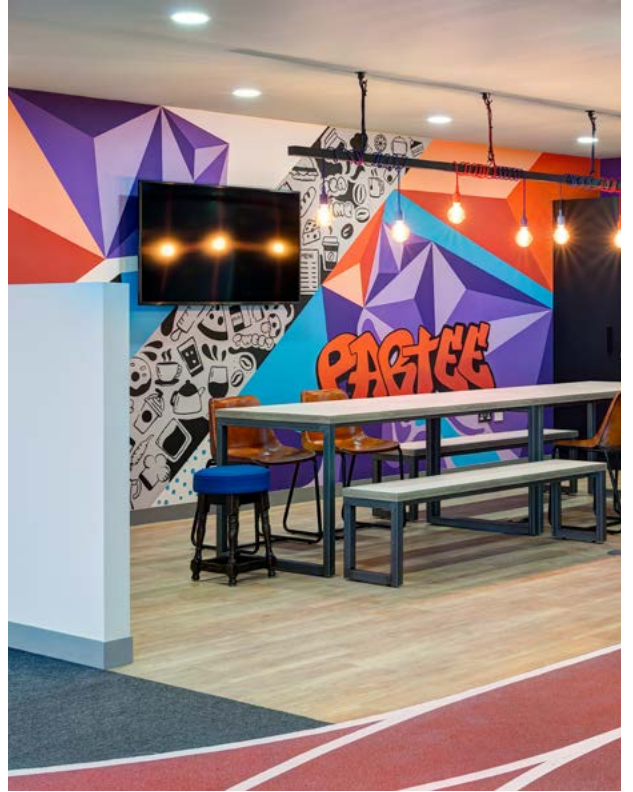


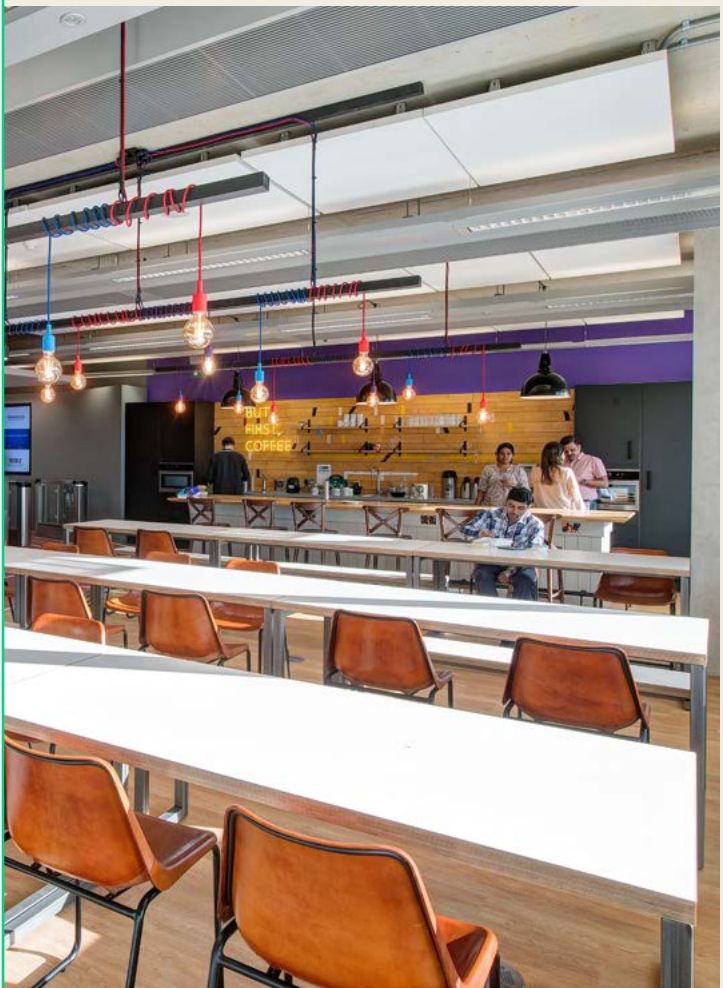
LADBROKES CORAL

Olympic Park, Stratford, London



Sector **Betting and gaming**
Size **50,000 sq ft**





“The whole process was a revelation, it felt like we were truly in partnership to deliver the project.

Modus really thought about the end-user and how they would operate and the team absolutely love the space. Modus nailed the design.”

Jon Kerr
Ladbrokes Coral



CLIENT TESTIMONY

INSTAGRAM

@modusworkspace

LINKEDIN

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PINTEREST

@modusworkspace

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info@modus.space