



32 YEARS

Welcome to the thirty-second edition of our anniversary book, highlighting a snapshot of our recent award-winning workplace projects. These pages showcase a curated selection of spaces we've crafted, each designed to spark creativity, collaboration, and support wellbeing.

We're particularly proud of our B Corporation certification, reflecting our commitment to ethical practices and positive impact on society and the environment. Our featured projects show how we thoughtfully integrate sustainability into our designs, creating spaces that are both practical and responsible for both communities and the planet.

Looking ahead, we recognise the evolving nature of workplaces. Connecting technology with a focus on human needs, we strive to create office environments that are adaptable and inspiring. Join us in exploring these spaces, designed to empower people and help businesses flourish.



OF MODUS

FINTECH
→
SIZE: 21,000 SQ FT

CAPITAL.COM

An unparalleled design journey, representing the fluidity of commerce.

















Capital.com's pioneering St James' integrates the latest workplace technology and represents the best in sustainable workplace design with a SKA Gold award for sustainable practices and BREEAM Excellent compliant design.

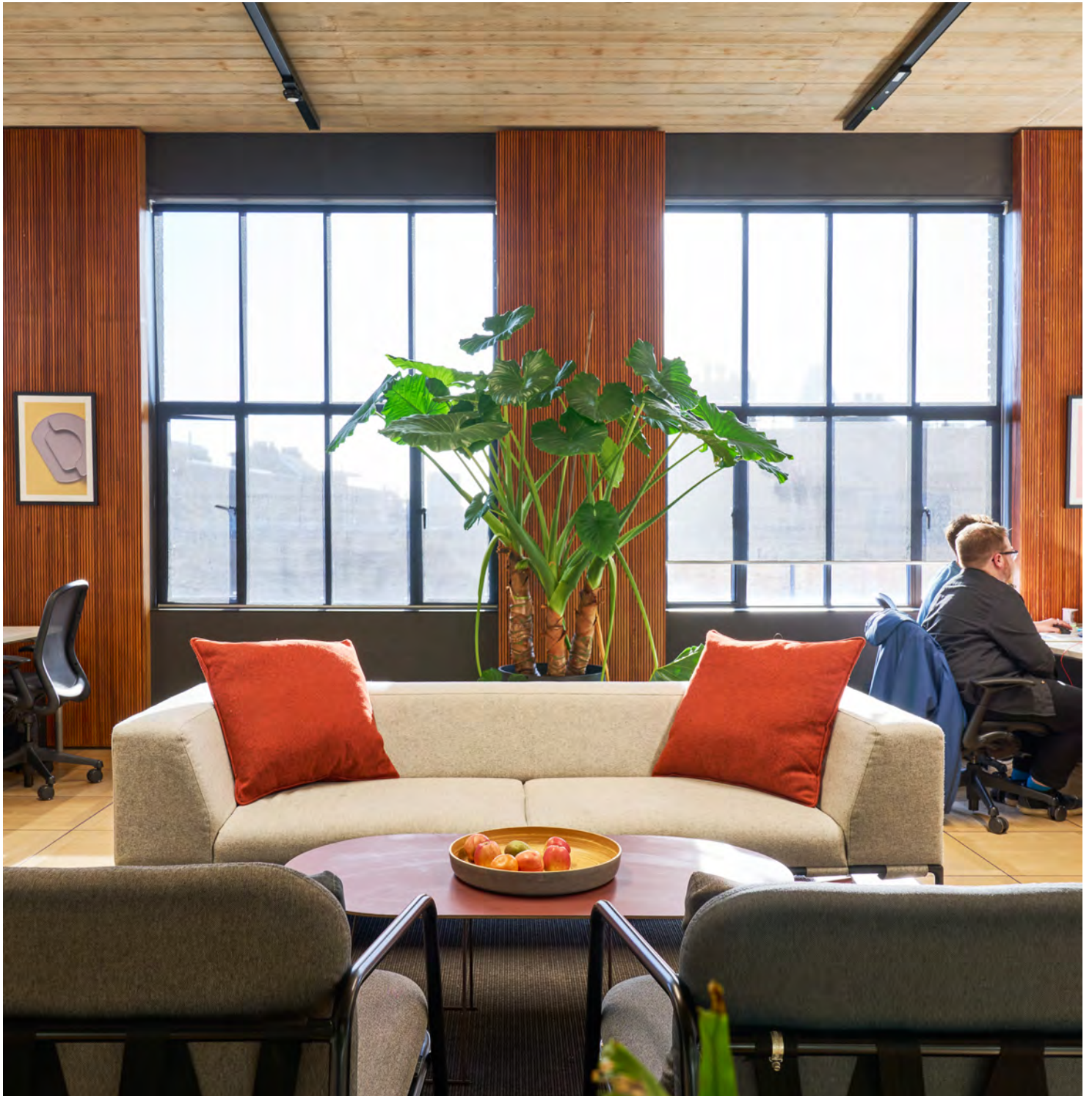
The space is designed to support a seamless, flowing interaction with technology. Curved glass and clean lines flow through the space, emphasising connectivity and fluidity. A standout metaverse room and immersive E-Gaming-inspired zone with neon light add visual intrigue. Capital.com's workplace is an inspiring environment where analytical and creative minds thrive.

RETAIL
→
SIZE: 15,000 SQ FT

JOSEPH
JOSEPH

Celebrating creativity and design ingenuity.

















Bold colours and innovative, sustainable design elements are an all inclusive part of Joseph Joseph's Southwark workplace.

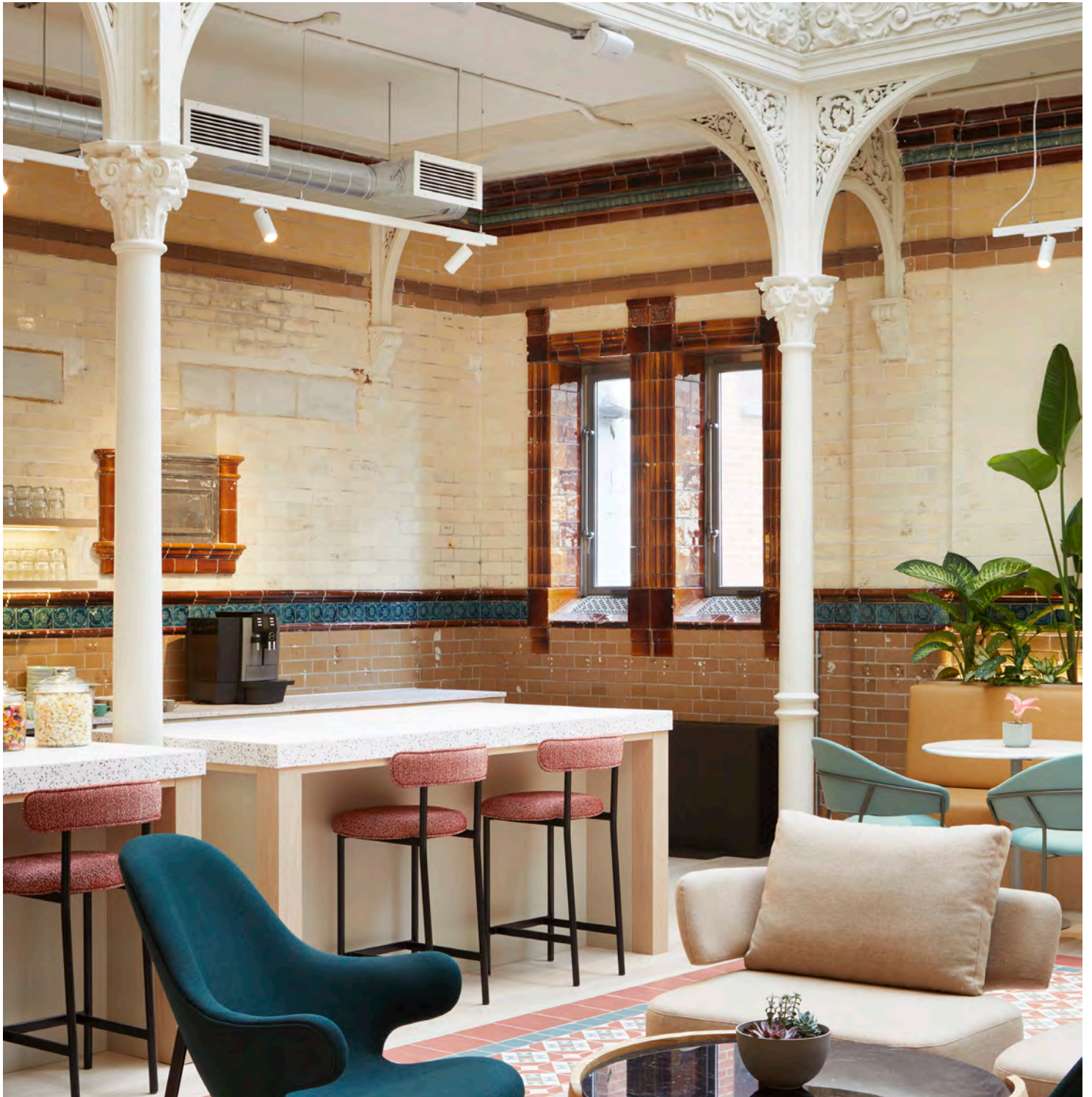
Sustainable wooden walls create a familiar, timeless feel. Joseph Joseph's workplace reflects creative spirit, blending functionality and aesthetics to celebrate their dynamic products and team spirit.

CO-WORKING
→
SIZE: 35,000 SQ FT

FORA GREENCOAT

An inviting, sophisticated coworking environment - seamlessly merging history and innovation.











Invest in
our planet

Why Earth Day
is the best business strategy
and investment opportunity
#earthday2020







Transformed from a 19th-century warehouse, storeroom, and food hall for the Army and Navy Stores, Fora at Greencoat Place blends historic charm with contemporary details.

Original features like vaulted ceilings, cast-iron columns, and steel doors have been restored and modernised. The double-height reception creates an impressive entrance, leading to two historic halls – one serving as a versatile communal space and the other as a skylight-filled workspace. Exposed brickwork and preserved paint layers reveal the building's rich history.

MANUFACTURING



SIZE: 11,000 SQ FT

AMC











AMC



TECHNOLOGY
→
SIZE: 8,634 SQ FT

BENTLEY SYSTEMS

A workplace to strengthen culture at new heights.









Bentley Systems' workplace on the 43rd floor of 8 Bishopsgate exemplifies cutting-edge design and sustainability.

A dynamic experience studio with a bespoke LED screen and versatile cocktail bar that transitions from an ideation hub to a dining area. Exposed ceilings with bold red pipes reflect Bentley's engineering roots with materials used reflecting Bentley Systems' proud B Corp status.









RETAIL



SIZE: 75,000 SQ FT

WATCHES OF SWITZERLAND















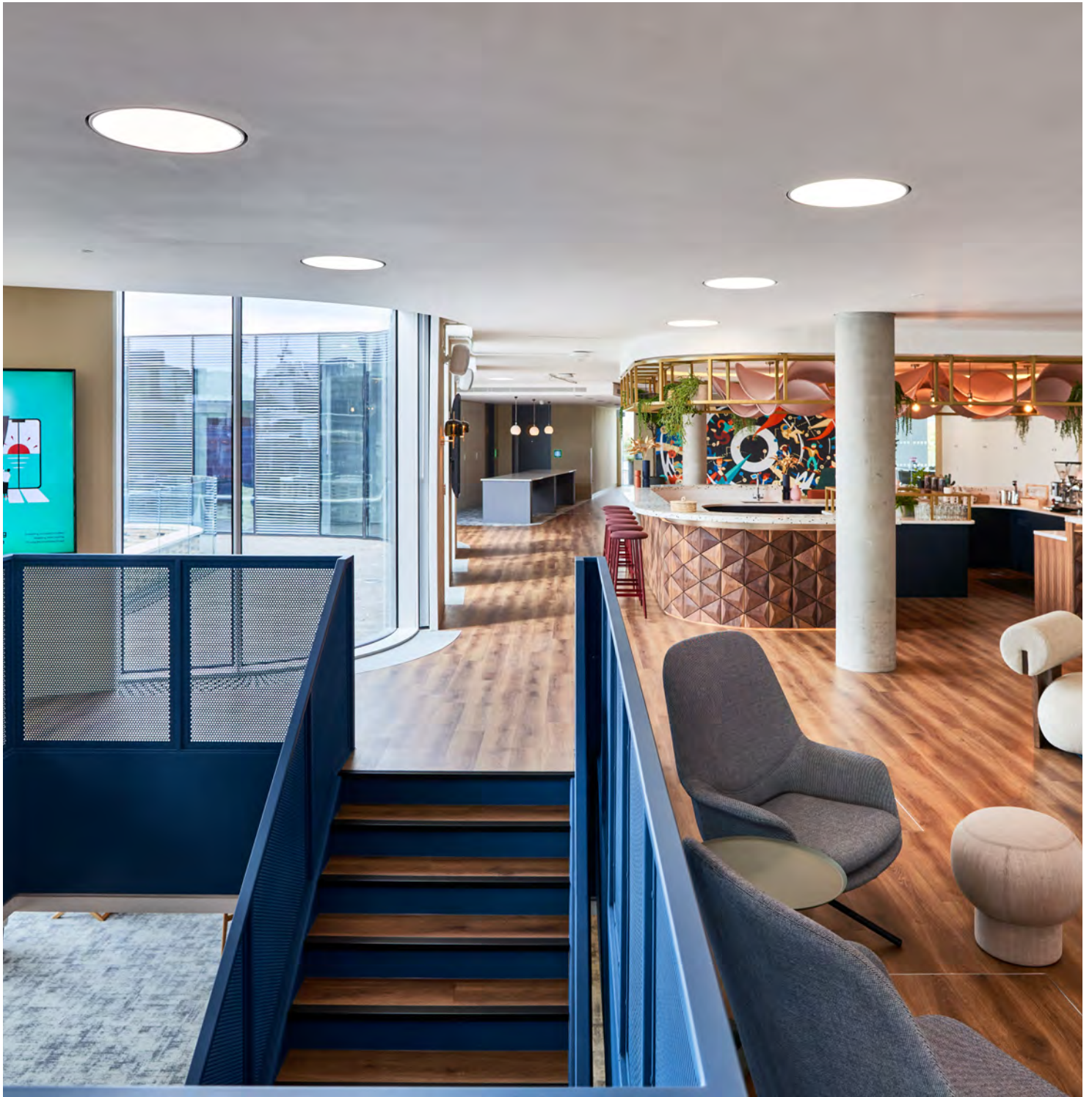


CONSULTING
→
SIZE: 46,000 SQ FT

PUBLICIS SAPIENT

A workplace to strengthen culture at new heights.











SAPIENT







Publicis Sapien's workplace supports neurodivergent needs with eco-friendly practices and re-used materials integrated throughout.

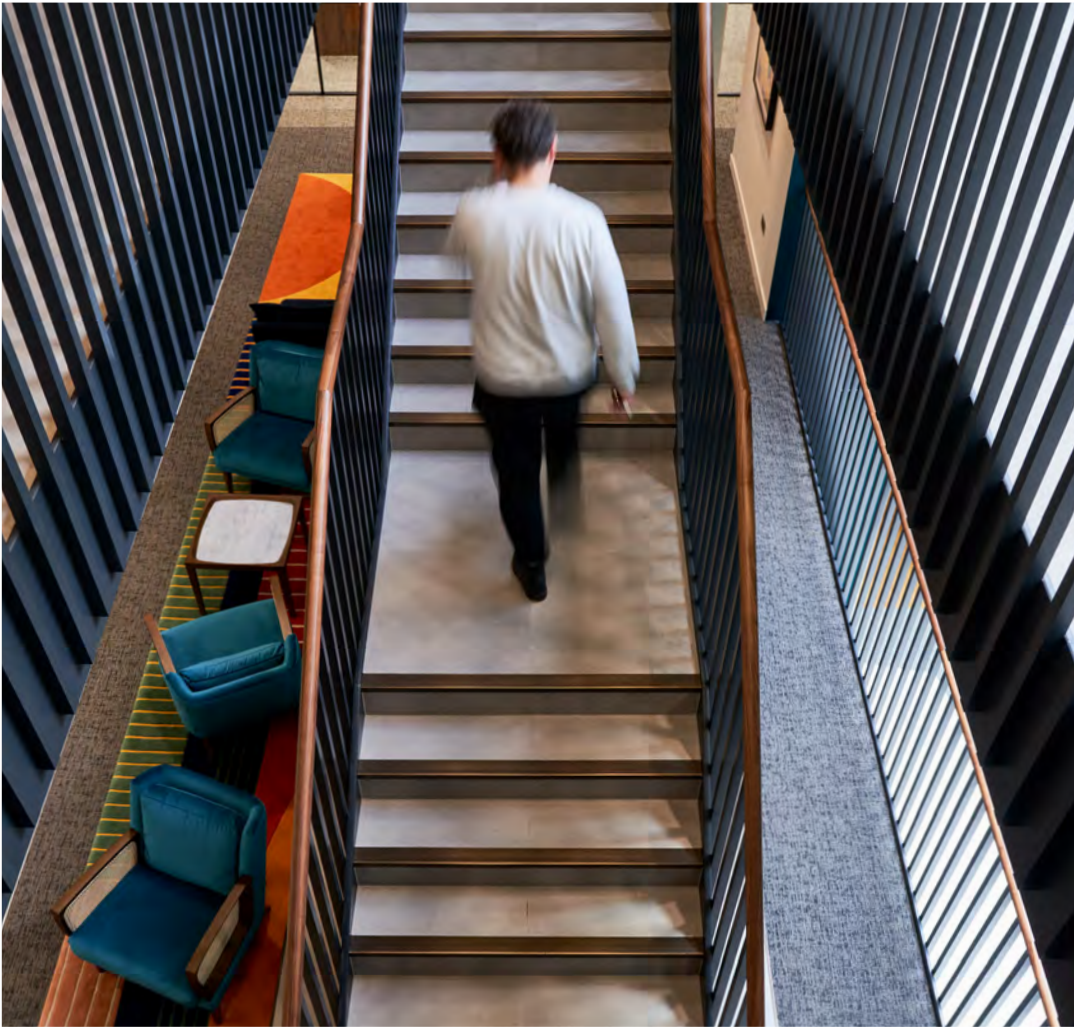
The workspace features natural, recyclable elements, energy-efficient lighting, and biophilic details for improved air quality and well-being. This dynamic, sustainable environment encourages creativity and social connections, setting a new standard for contemporary eco-conscious interiors.

FINANCE



SIZE: 12,000 SQ FT

PRIVATE EQUITY FUND















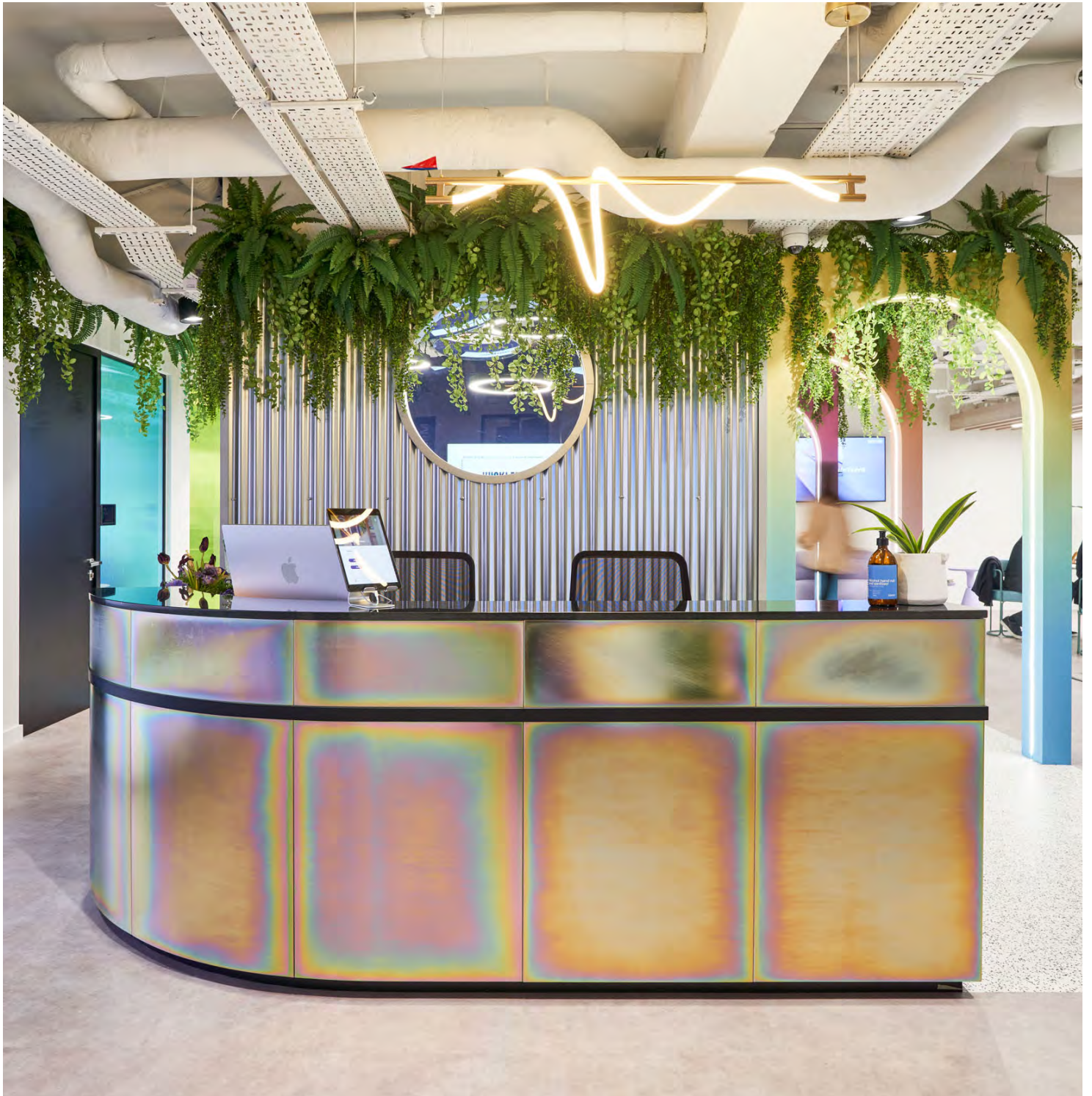


CO-WORKING
→
SIZE: 22,000 SQ FT

HUCKLETREE

A cutting-edge co-working space spanning two light-filled floors

















Huckletree's Jubilee House is an immersive coworking experience that encourages innovation and helps redefine the concept of co-working.

Two large enterprise studios and several smaller studios utilise communal facilities. Members are greeted by colourful, dynamic arches and reflective surfaces, creating an ever-changing sensory environment. The design blends creativity, technology, and unique elements like dichroic film and an LED-lit infinity mirror.

FINANCE



SIZE: 15,500 SQ FT

ALPHA FX

Industrial charm with contemporary elegance in the iconic Brunel Building.









Alpha FX's Paddington workspace space features a symmetrical layout that maximises natural light and city views

Original concrete and steel elements are preserved, highlighted by orange LED lights. With a spacious open-plan area, gym, barbershop, tech rooms, and various meeting spaces, this workspace has something to offer for everyone. The design blends industrial and natural materials, creating a vibrant and inspiring environment.









FINANCE



SIZE:45,000 SQ FT

NUMIS

Breaking down communication barriers for employee and client experiences.









Spacious terraces with stunning city views connect to informal work areas.

Numis' workspace hosts a dramatic central staircase, connecting the two floors promoting seamless interaction. The 125-person auditorium is an impressive central connection point for the entire office.









RETAIL

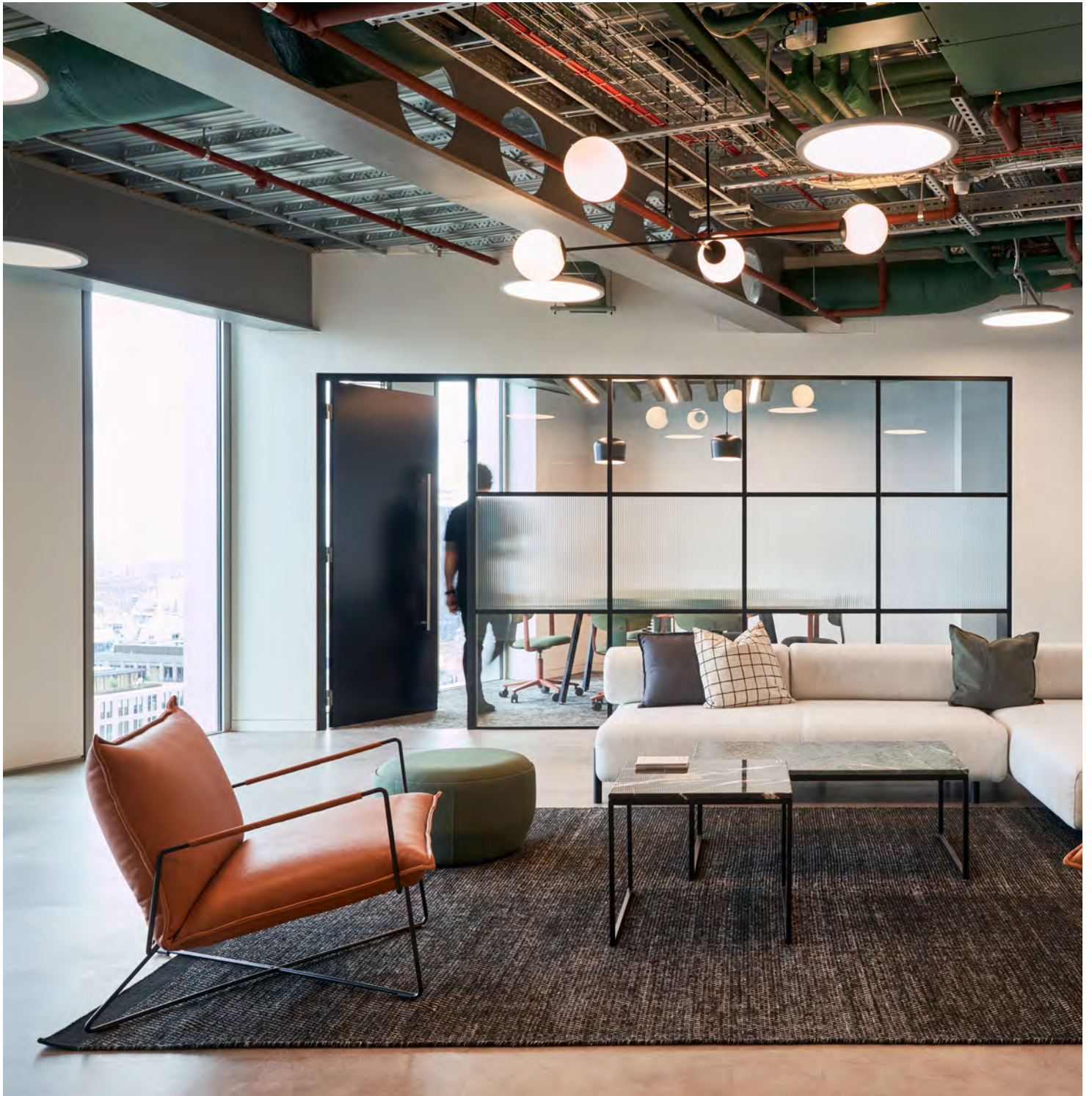


SIZE: 10,000 SQ FT

HYLO

A vibrant, elegant space that embodies the spirit of London.











HYLO







Inspired by nearby Barbican and Shoreditch neighbourhoods, the design blends industrial and natural elements, with each area reflecting the local essence.

Multipurpose spaces are designed as intimate and feel like an exclusive members club. Eco-friendly furniture is incorporated throughout using recycled wood for meeting space seating and locally sourced furniture throughout.

CO-WORKING
→
SIZE: 22,000 SQ FT

FORA WELLS MEWS

A welcoming, innovative atmosphere, prioritising aesthetics and functionality
as a leading co-working space.

















Fora Wells Mews is a state-of-the-art workspace in a 1930s textile warehouse, blending heritage with contemporary design.

The space encapsulates biophilic design and includes vertical farm towers. The ground floor includes a lounge area, coffee bar, tech-enabled meeting rooms, a well-being studio, and secure cycle storage. Each floor tells a unique design story, reflecting Fora's vibrant patterns and greenery while preserving the building's historical significance.

HEALTHCARE
→
SIZE 6,910 SQ FT

OURONYX

















RETAIL
→
SIZE: 30,000 SQ FT

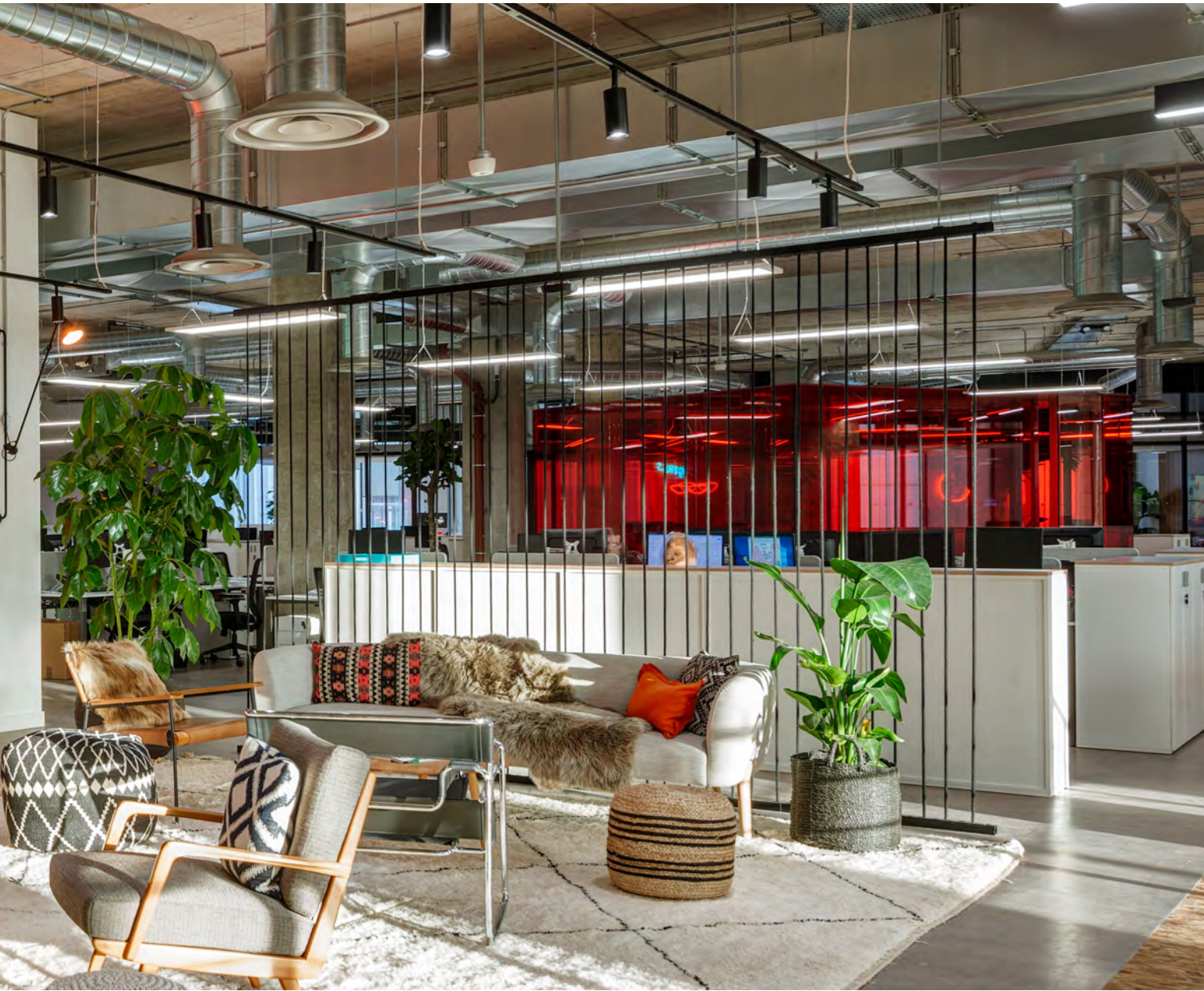
SLG

A global destination clinic focused on a sensory experience.

















The design promotes relaxation and well-being, transporting clients from the busy streets of London into a tranquil, sensory-rich environment.

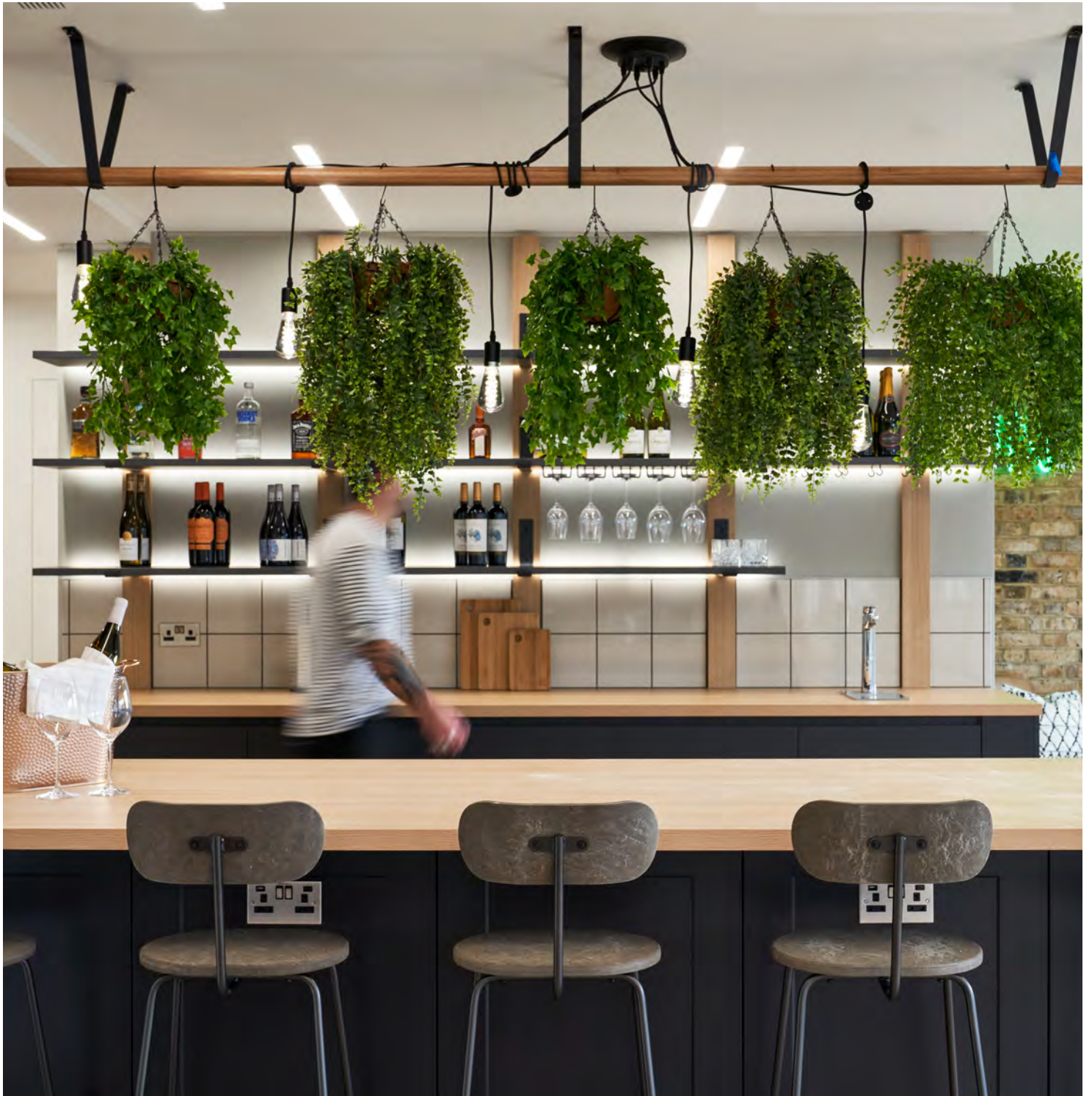
The Cheltenham Brewery Quarter workplace design features a bold orange glass meeting room, a red shipping container staff shop, graffiti walls, abundant greenery, and a central spine for skateboarding. The design balances bold aesthetics, like the biophilic living walls, colourful bathrooms, and a multi-functional lab.

FINTECH
→
SIZE: 15,000 SQ FT

ADYEN

A welcoming environment that enhances the work experience.

















Adyen, a fintech company, created a wellbeing-focused workspace.

The workspace includes soft seating and handpicked decorative textiles, creating a home-like atmosphere. Also included are a wellness space, gym facilities and a multi-functional privacy room catering to prayer, meditation, breastfeeding, and event preparation.

MEMBERS CLUB



SIZE: 26,000 SQ FT

PRIVATE MEMBERS CLUB

















FLEX OFFICE
→
SIZE: 15,000 SQ FT

STOREY – 2KS

















FINANCE
→
SIZE: 50,000 SQ FT

HOULIHAN
LOKEY

















MODUS.SPACE