

LONDON

INTRODUCING A POST-MODERN
LANDMARK TOWER



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THE TEAM



CGI VIEW OF ALBAN GATE (SUBJECT TO PLANNING)



**269,000 sq. ft of outstanding workspace
with large floorplates, sitting just
moments from the Elizabeth Line.**

SCHEDULE OF AREAS

LEVEL	OFFICE NIA (SQ. FT)	TERRACE AREA (SQ. FT)
18 - THE CANOPY CLUB	4,149	1,592
17	14,508	
16	18,061	1,291
15	21,151	1,248
14	23,370	
13	22,495	
12	UNDER OFFER	
11	UNDER OFFER	
10	UNDER OFFER	
9	LET	
8	21,716	
7	21,767	1,765
6A	16,551	2,152
6B	UNDER OFFER	
5	27,380	
4	28,053	
3	22,552	
PRIVATE CLUB LOUNGE	4,161	
PODIUM RECEPTION	4,163	
GROUND RECEPTION	987	
BASEMENT	17,746	
TOTAL OFFICE	268,810 SQ. FT	8,048 SQ. FT



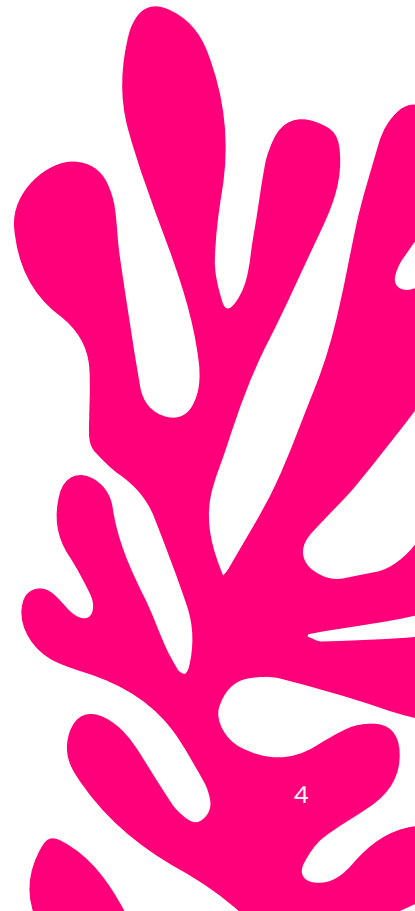
VIEW 360s



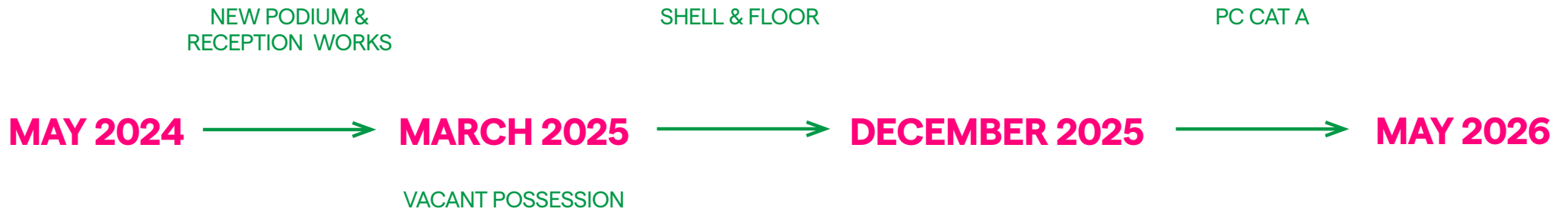
PLAY TEASER FLYTHROUGH



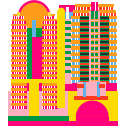
CLICK TO VIEW BLUEPRINT STACKER



DELIVERY TIMELINE



EXECUTIVE SUMMARY



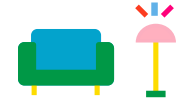
HQ tower with 20,000 sq. ft floors at altitude



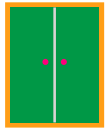
Vertically integrated collaborative floors



Double and triple height winter gardens



4,161 sq. ft private club lounge



Dedicated reception opportunities



3.6m – 4m floor to soffit heights



Targeting Minimum EPC B



Exceptional electrical capacity - dual 11kva and generator back up



Dramatically reimaged podium and amenities



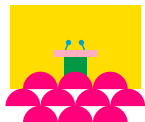
Multiple terraces & private garden square



Ability to influence design



1:10 occupancy density



State of the art auditorium and event space



High quality on-site end of trip facilities and extensive on-site parking



VIP drop off

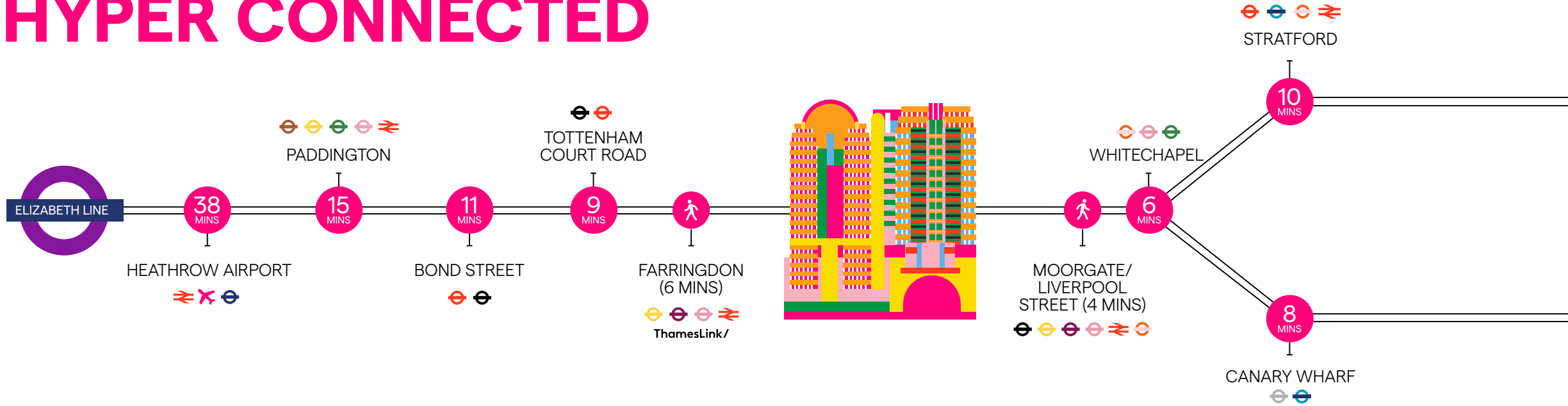


Low risk delivery programme



LOCATION

HYPER CONNECTED



MOORGATE - 4 MIN WALK



ST PAUL'S - 5 MIN WALK



FARRINGDON - 6 MIN WALK



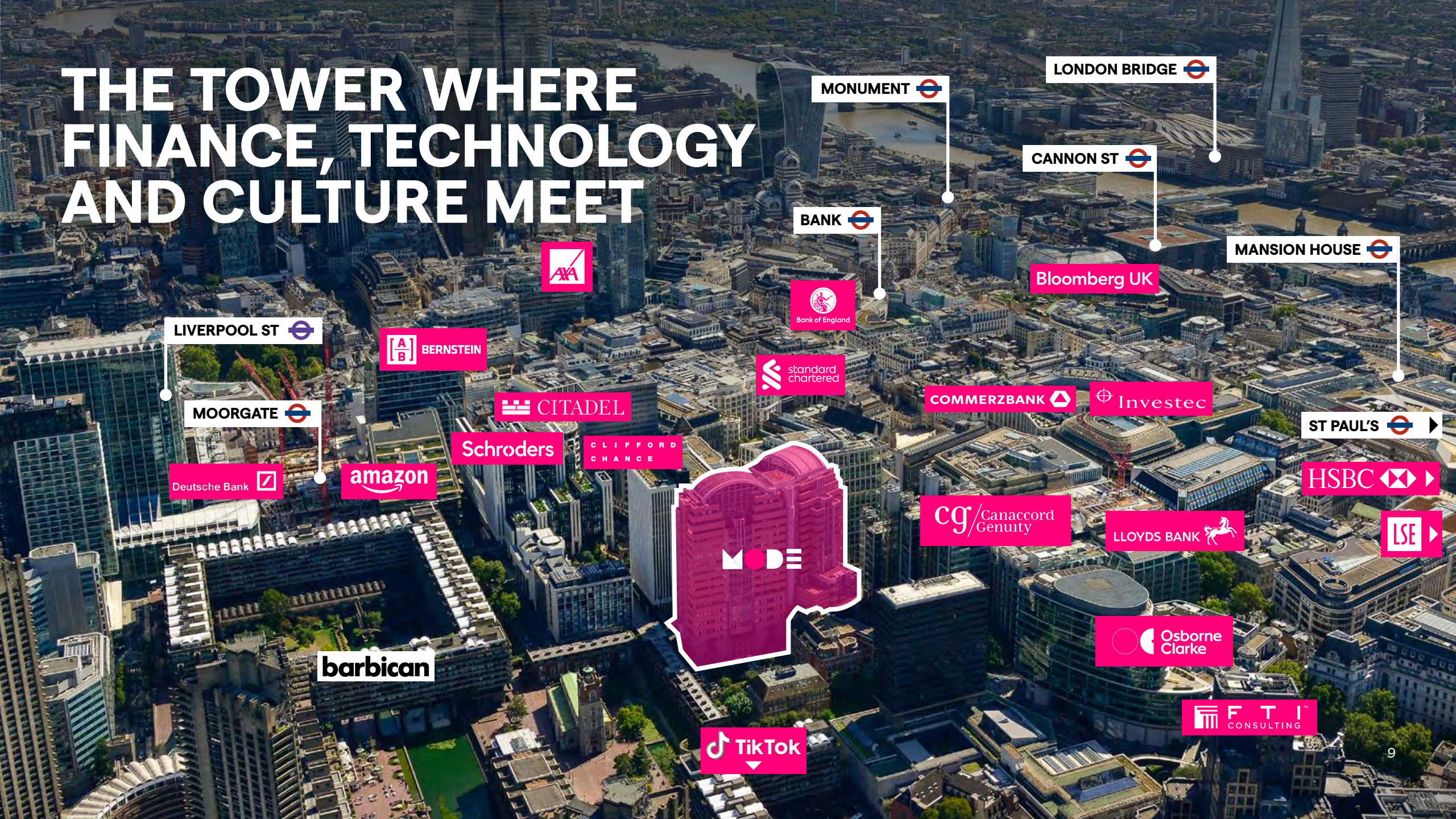
BARBICAN - 6 MIN WALK



- | | |
|--------------------|-----------------|
| CENTRAL | BAKERLOO |
| PICCADILLY | WATERLOO & CITY |
| CIRCLE | DLR |
| DISTRICT | OVERGROUND |
| HAMMERSMITH & CITY | ELIZABETH LINE |
| JUBILEE | NATIONAL RAIL |
| NORTHERN | AIRPORT EXPRESS |
| METROPOLITAN | THAMESLINK |
| VICTORIA | |

* Door to door travel times taken from TFL and Google

THE TOWER WHERE FINANCE, TECHNOLOGY AND CULTURE MEET



LIVERPOOL ST

MOORGATE

Deutsche Bank

amazon

BERNSTEIN

Schroders

CITADEL

CLIFFORD CHANCE

barbican

TikTok

MONUMENT

BANK

Bank of England

standard chartered

COMMERZBANK

Investec

cg/Canaccord Genuity

LLOYDS BANK

Osborne Clarke

FTI CONSULTING

LONDON BRIDGE

CANNON ST

MANSION HOUSE

Bloomberg UK

ST PAUL'S

HSBC

LSE

CENTRED BETWEEN THE MOORGATE AND FARRINGDON ELIZABETH LINE INTERCHANGES, MODE IS SURROUNDED BY DIVERSE OCCUPIER SECTORS, WORLD-CLASS CULTURE, AND AMENITIES.





BARBIE GREEN



9
cultural attractions within 12 mins

BOW LANE



ABUNDANT GYMS AND LEISURE CENTRES



BARBICAN

9

green spaces within 10 mins



ST PAUL'S

173

restaurants, bars and cafés within 15 mins



FESTIVAL GARDENS


YOUR NEW BUILDING





SIR TERRY FARRELL

LONDON'S PRE-EMINENT,
POST MODERN ARCHITECT



“A latter-day London landmark; a high point from a time when the ‘Big Bang’ financial deregulation was literally reshaping the City.”

Source: 20th Century Society, November 2023

FURTHER FARRELL ARCHITECTURE



NEW ENLARGED DUAL-LEVEL RECEPTION



CGI VIEW OF THE PLANNED RECEPTION LOOKING NORTH

PODIUM LEVEL LAYOUT



- Reception
- Amenity/Leisure
- Podium Amenity Space

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



CGI VIEW OF THE IMPROVED PODIUM ARRIVAL



CGI VIEW OF THE NEW PODIUM LEVEL

REVOLUTIONISED ARRIVAL



CGI VIEW OF THE PLANNED NEW PODIUM RECEPTION

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LEVEL	OFFICE NIA (SQ. FT)	TERRACE AREA (SQ. FT)
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VIEW 360s



PLAY TEASER FLYTHROUGH

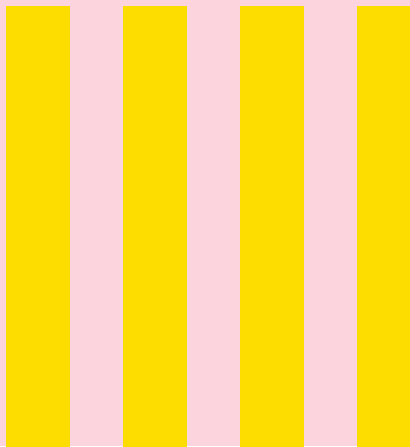
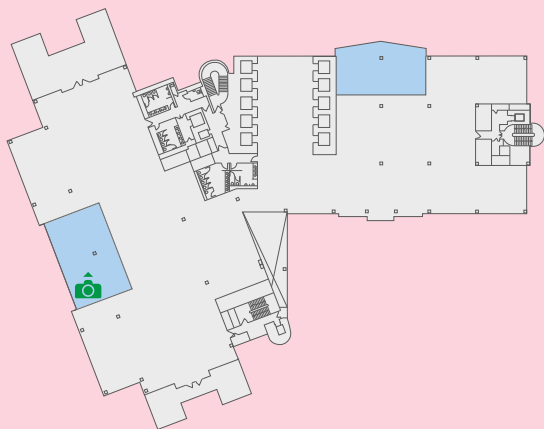


CLICK TO VIEW BLUEPRINT STACKER





**ACTIVATED ATRIUM SPACES
TO CONNECT YOUR NEW
HQ WORKSPACE, WITH A
STRONG FOCUS ON LIGHT
AND WELLBEING.**

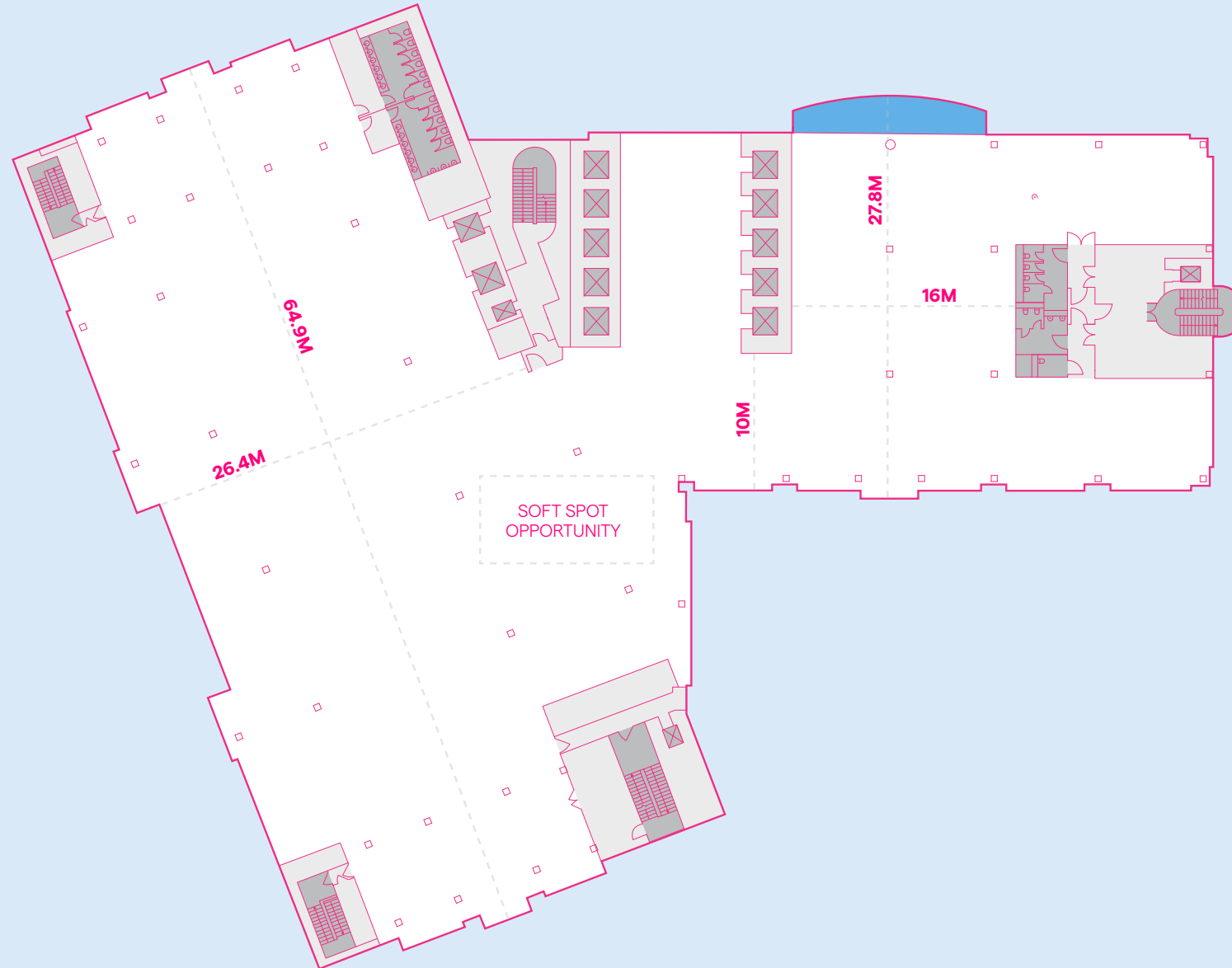


INDICATIVE CGI OF SOUTHERN WINTER GARDEN

TYPICAL LOWER

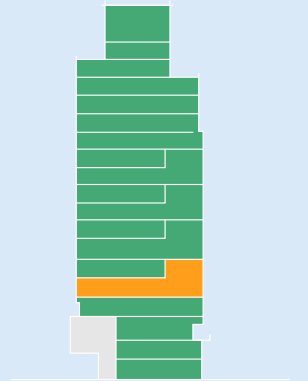
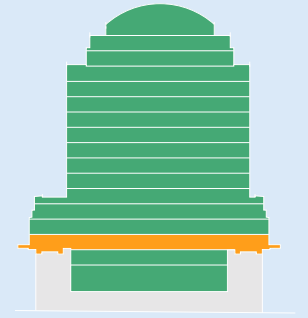
4TH FLOOR

Office:
28,053 sq. ft
2,606 sq. m



- Atrium base
- Office Space
- Common parts

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



TYPICAL LOWER

4TH FLOOR

Office:
28,053 sq. ft
2,606 sq. m

14 Meeting Rooms

3 Quiet Rooms

5 Private Offices

2 Breakout Areas

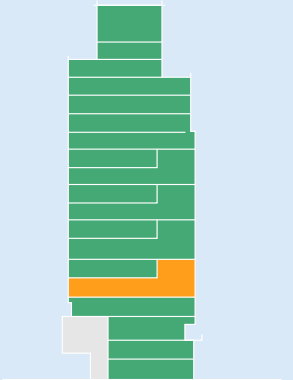
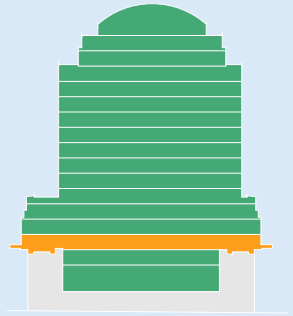
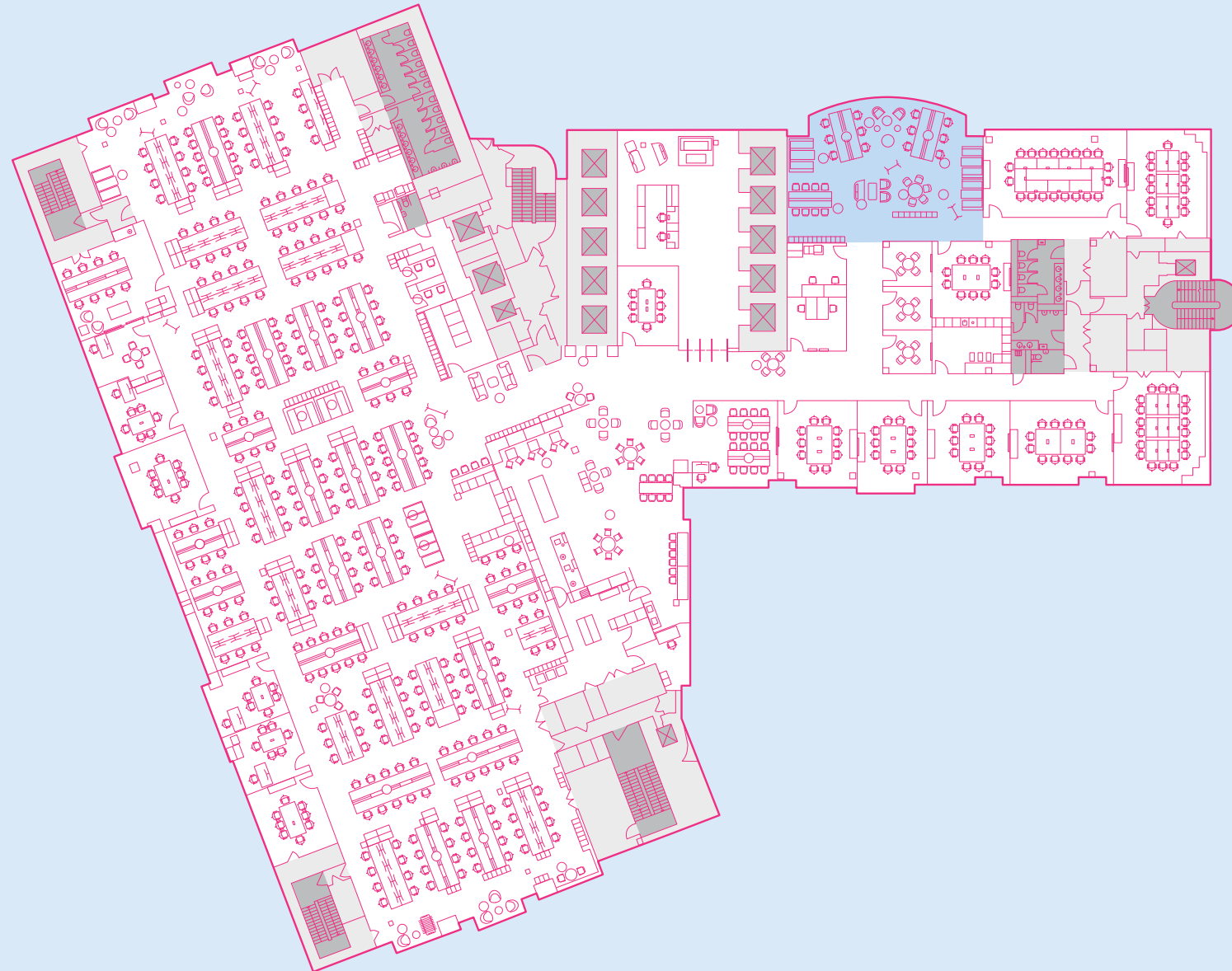
300 Workspaces

1:8 Occupancy Density

○ Office space

● Common parts

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN







LEVEL 7 TERRACE



CGI VIEW OF THE EXTENSIVE, ACTIVATED LEVEL SEVEN TERRACE

TYPICAL MIDDLE

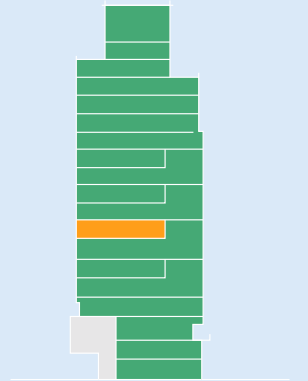
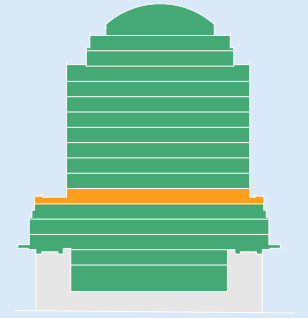
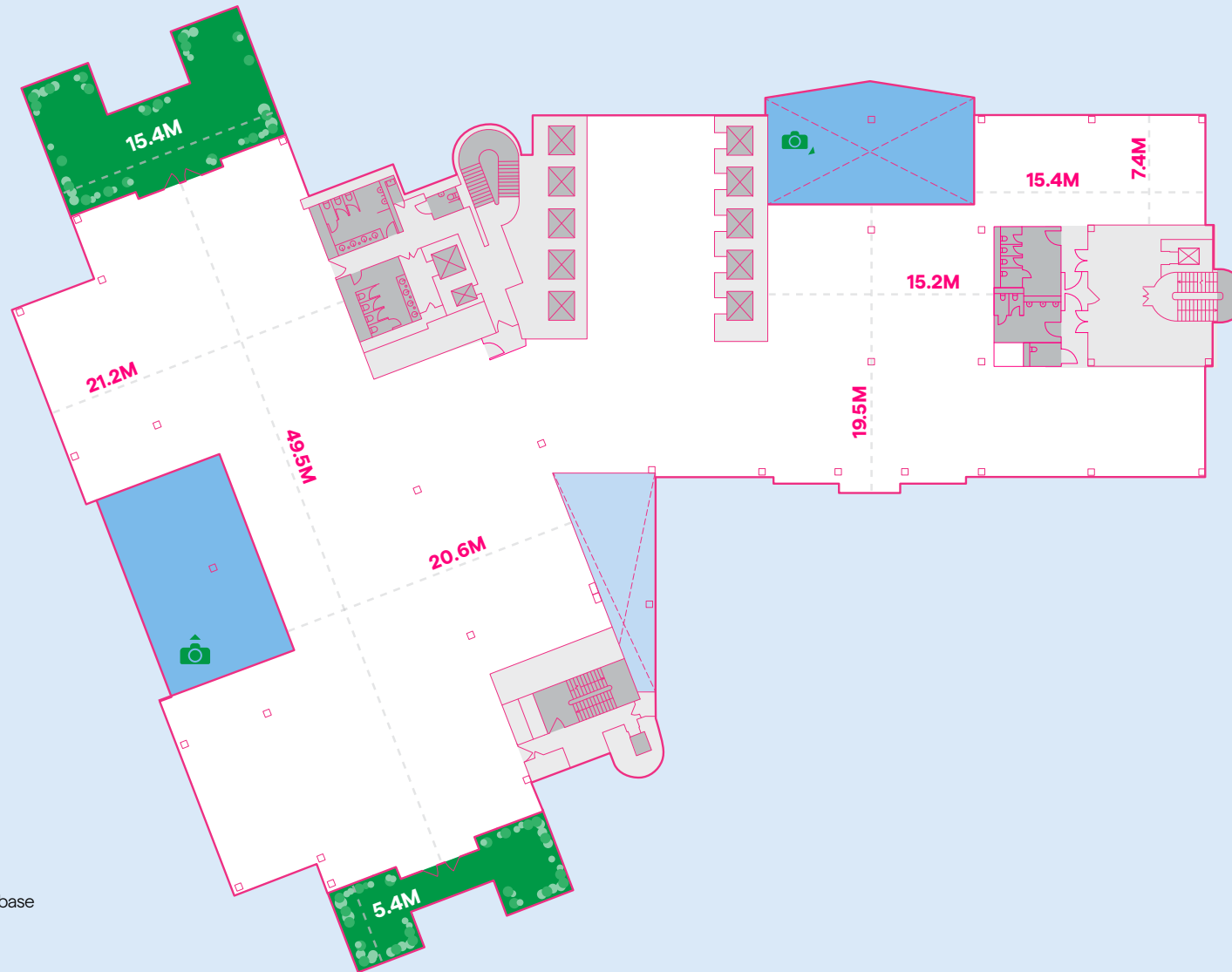
7TH FLOOR

Office:
21,767 sq. ft
2,022 sq. m

Terrace:
1,765 sq. ft

- Office space
- Vertical connectivity
- Atrium base
- Common parts
- Terrace

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



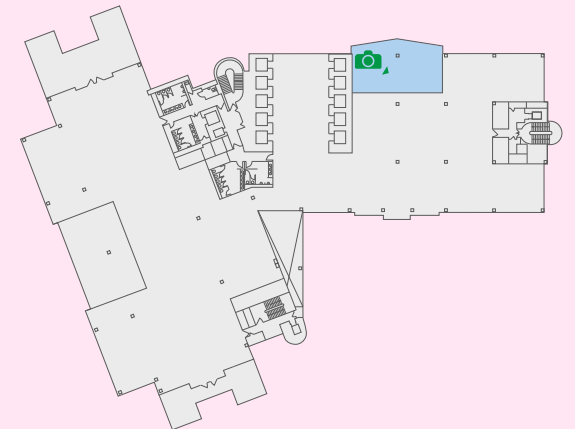
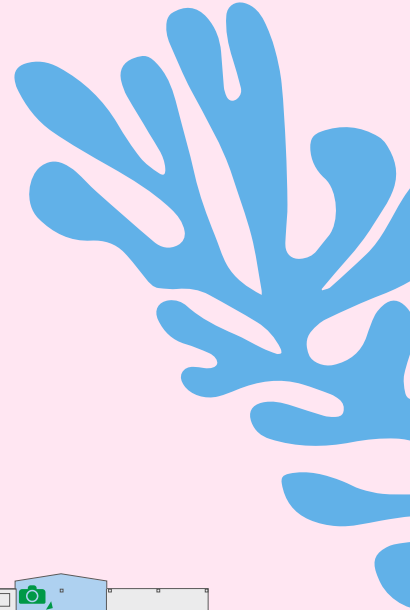




CGI VIEW OF THE POTENTIAL EXTENDED WESTERN CUT BACKS

A CONNECTED, COLLABORATIVE SPACE

**A DIVERSE ARRAY
OF CONFIGURATION
OPPORTUNITIES EXIST
THROUGHOUT THE
BUILDING TO PROVIDE
INTERCONNECTIVITY
BETWEEN FLOORS.**

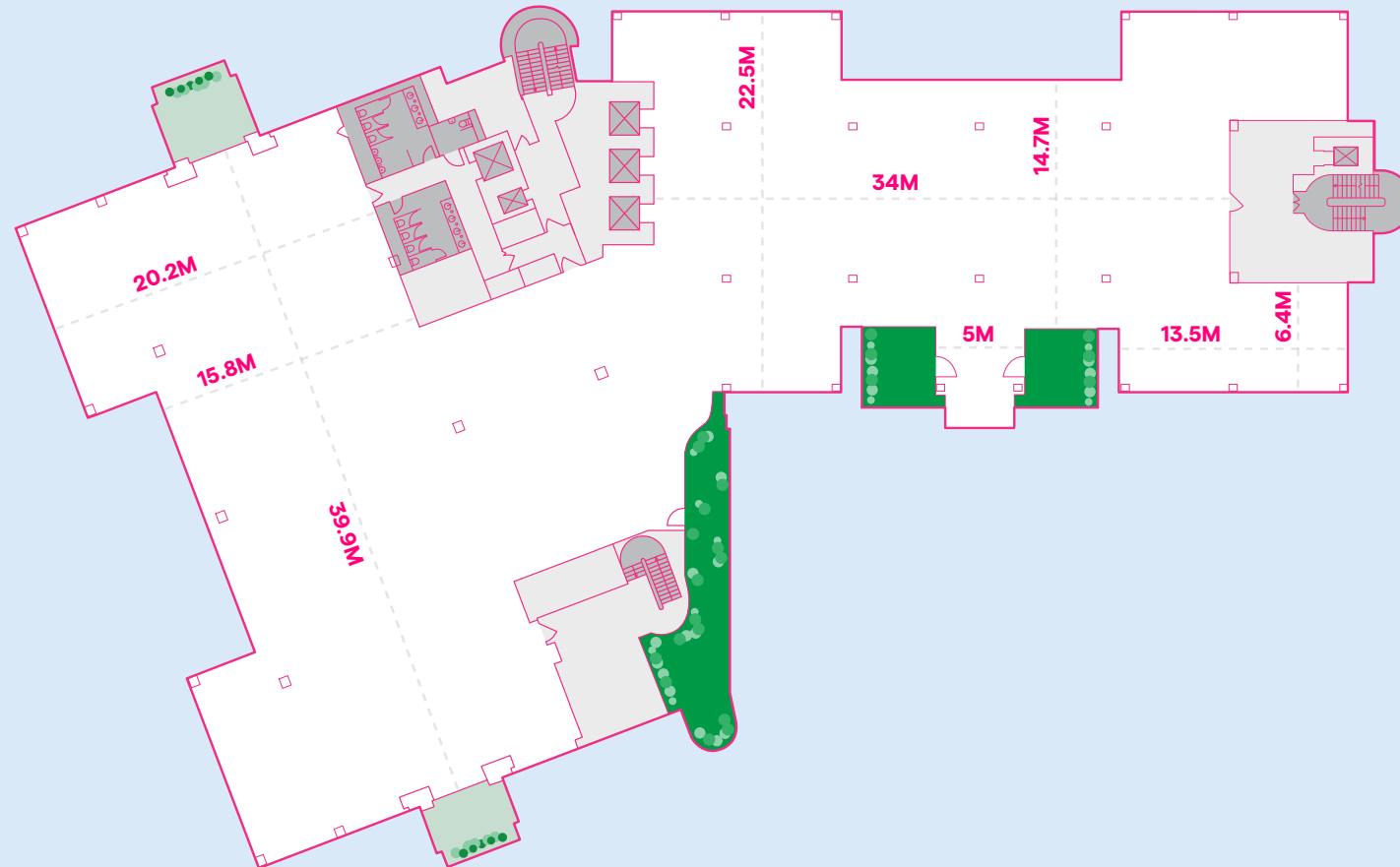


TYPICAL UPPER

16TH FLOOR

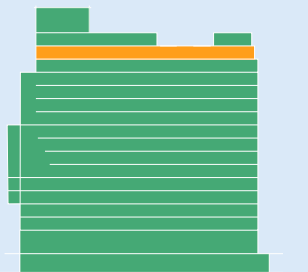
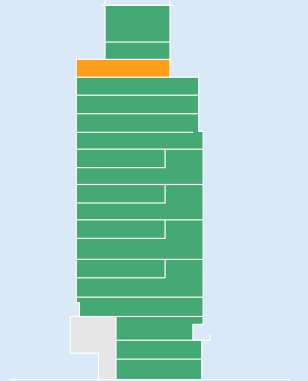
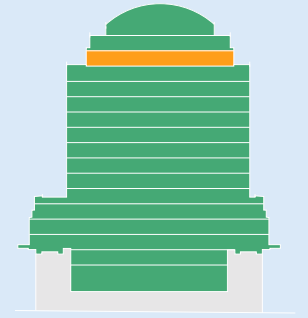
Office:
18,061 sq. ft
1,677 sq. m

Terraces:
1,291 sq. ft



- Office space
- Biodiverse roofs
- Common parts
- Terrace

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



TYPICAL UPPER

16TH FLOOR

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

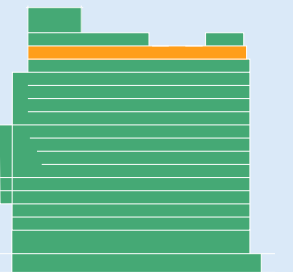
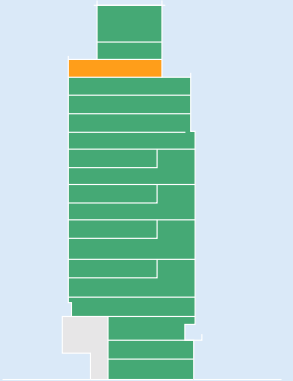
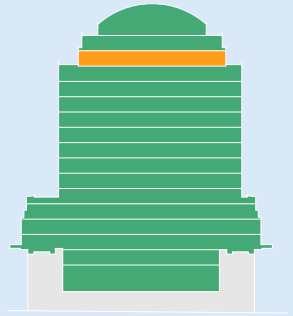
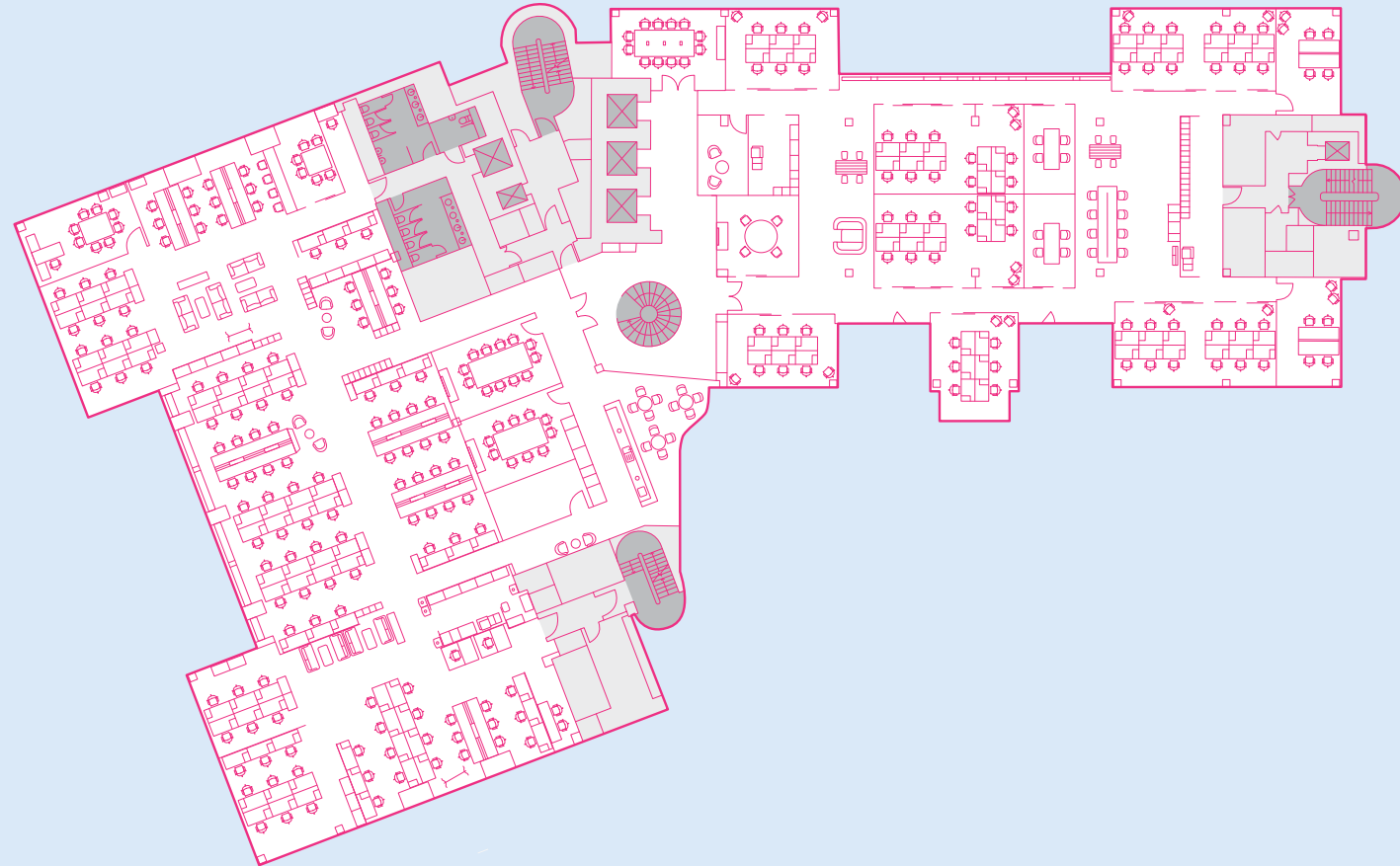
- 10 Meeting Rooms
- 7 Quiet Rooms
- 1 Private Office
- 2 Breakout Areas
- 1 Multipurpose Space

160 workspaces

1:10 occupancy density

- Office space
- Common parts

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



PANORAMIC VIEWS

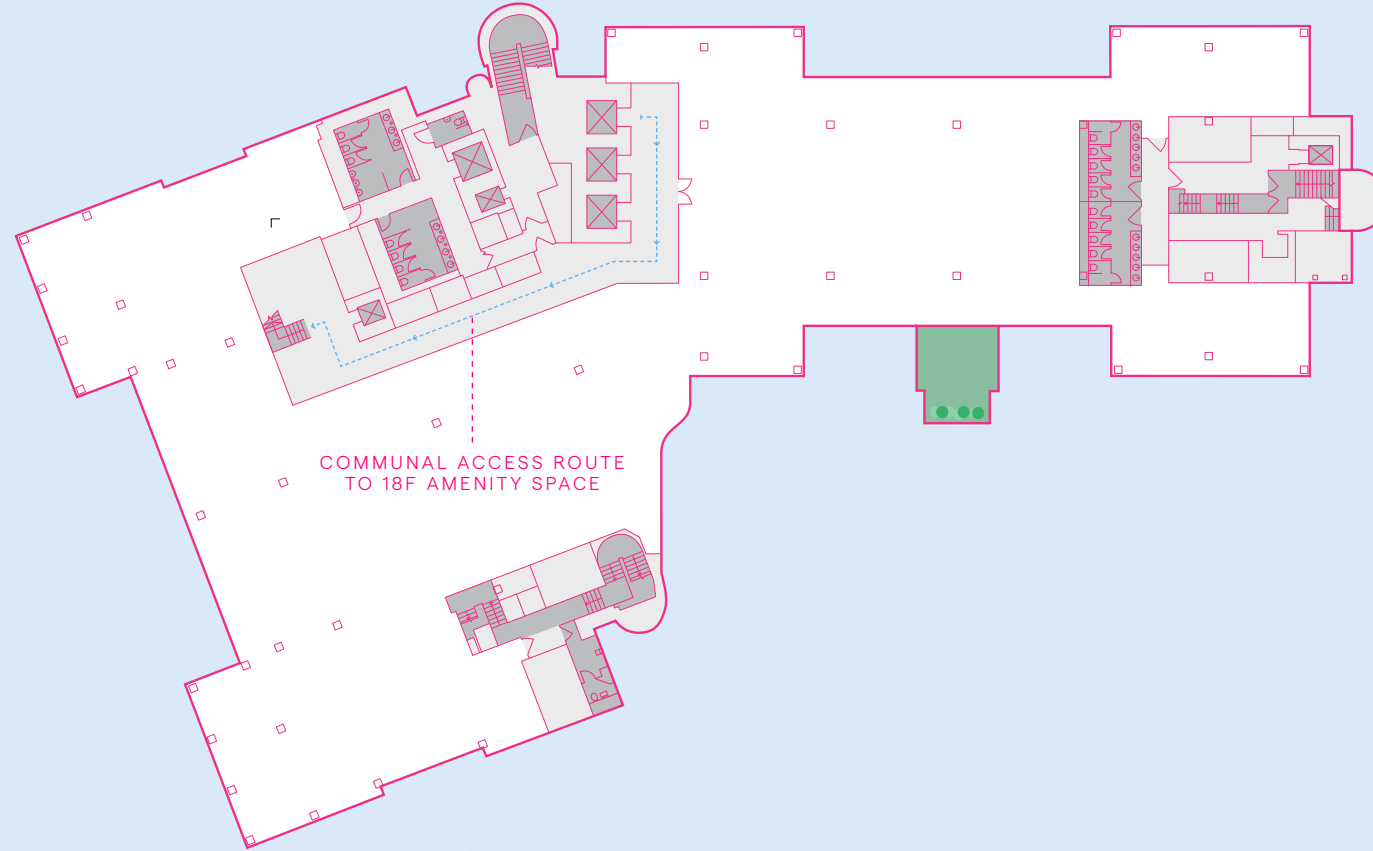


7M

CGI VIEW OF THE PLANNED LEVEL 18 CANOPY CLUB WITH FLOOR TO CEILING HEIGHT OF 7M

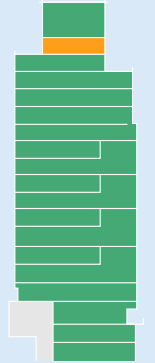
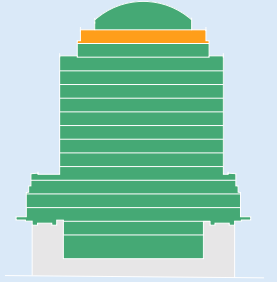
17TH FLOOR

Office:
14,508 sq. ft
1,348 sq. m



- Office space
- Biodiverse roofs
- Common parts
- ← Communal access route

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



CANOPY CLUB

18TH FLOOR

Office:
4,149 sq. ft
385 sq. m

Terraces:
1,592 sq. ft

104 seat auditorium

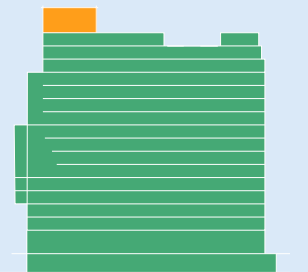
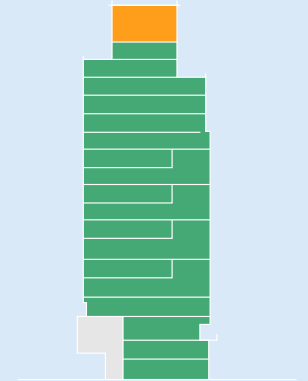
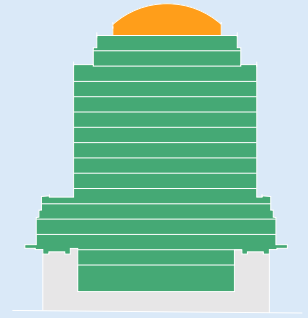
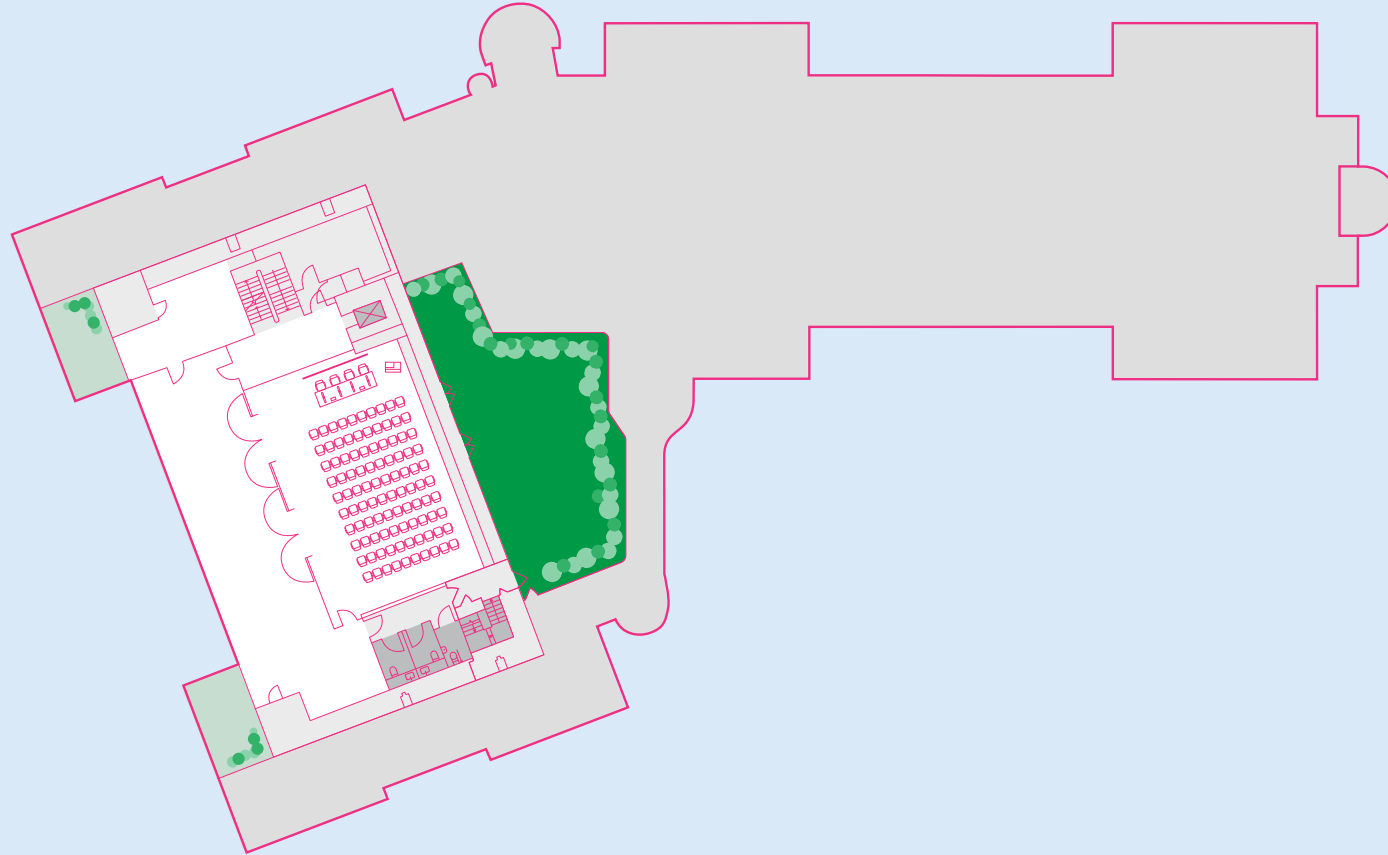
1 pantry and furniture store

3 WCs

1 terrace

- Office space
- Biodiverse roofs
- Common parts
- Terrace

INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN





CGI VIEW OF PROPOSED FITOUTS FOR LEVEL 18



CGI VIEW OF PROPOSED FITOUTS FOR LEVEL 18



CGI VIEW OF PROPOSED FITOUTS FOR LEVEL 18

ENHANCED AND EXPANDED COMMUTER ZONE AND WELLNESS AMENITY

744 Bicycles (Long Stay)

21 Bicycles (Short Stay)

Electric Charging

Sheffield Stands

Vertical Stands

Two-tier Racks

Bike Repair Station

42 Showers


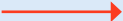
18 Male Showers

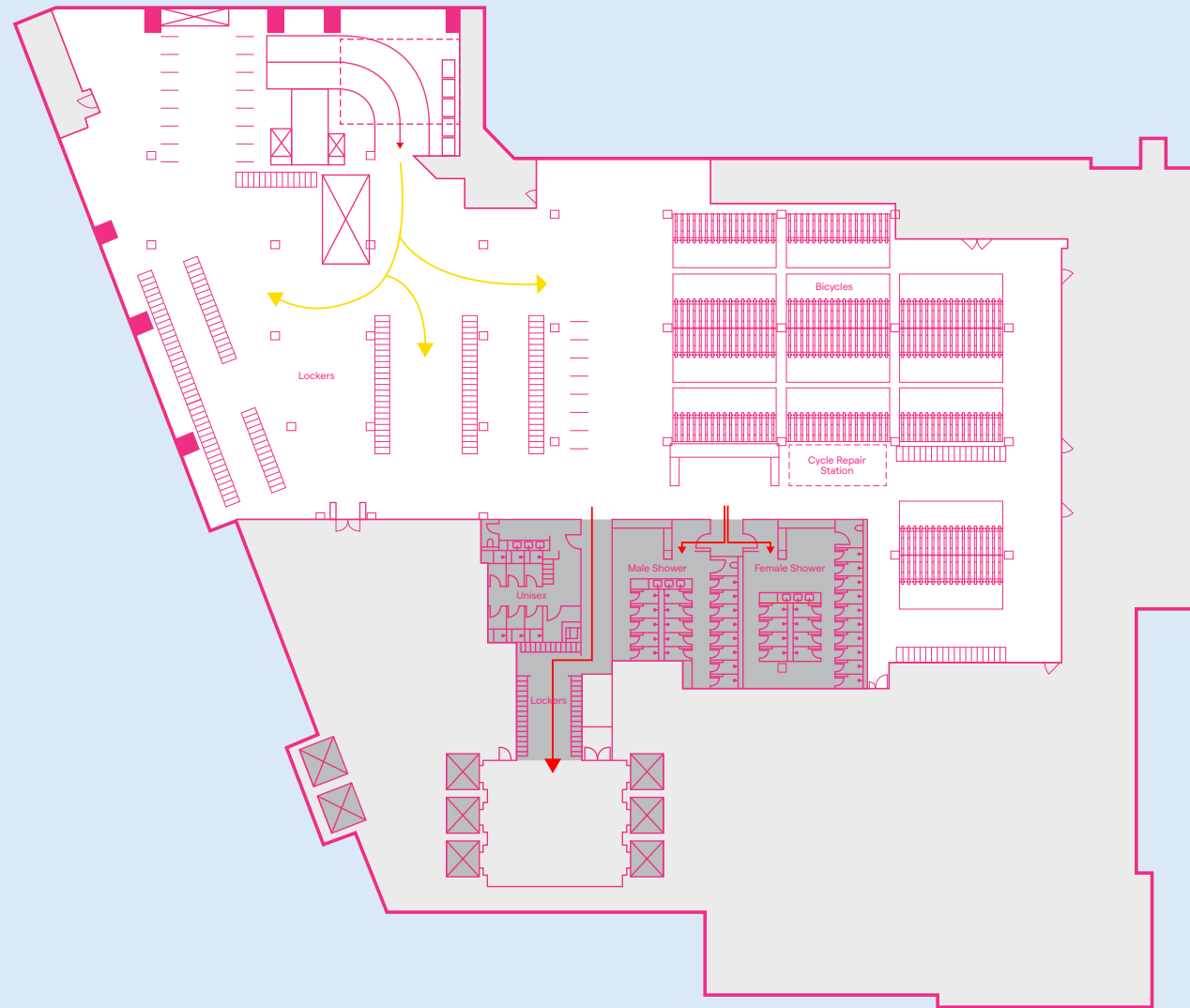
18 Female Showers

6 Unisex Showers

744 Lockers

32 Airing Stations

BICYCLE JOURNEYS 
WALKING JOURNEYS 



INDICATIVE ONLY, NOT TO SCALE,
SUBJECT TO FINAL DESIGN



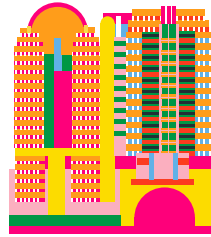
OUR ESG COMMITMENT



Element Four have carried out a high-level comparison of the embodied carbon emissions from refurbishing Mode versus demolishing and rebuilding it. The study concludes the total embodied carbon savings from refurbishing Mode instead of a new building of similar size are 26,779 tonnes CO₂E which is equivalent to 89 rocket launches (compared with LETI 2020) and 13,110 tonnes CO₂E (compared with LETI 2030) which is the same as 4,082 transatlantic flights.



OUR ESG COMMITMENT



EMBODIED CARBON SAVING

Through comprehensive re-purposing of the building structure.



HEATING & COOLING

District heating and cooling network.

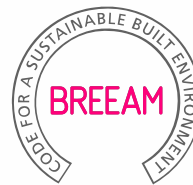


CRREM

All new central plant replacement strategy to ensure CRREM alignment.



TARGETING MINIMUM EPC B



TARGETING BREEAM EXCELLENT



GREEN SPACES

Private garden and outside spaces.



THE TEAM

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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