



NOW
Cante

Modus climbers raise the flag on the summit of
AS part of the Modus Group's support of Rainbow Trust Children's Charity, a team of four staff members climbed Mont Blanc and raised over £16,000 for the charity.
Many of the climbers' sponsors attended a reception at the Com-

monwealth Club in London on September 26 at which a cheque was presented to Rainbow Trust Chairman Bernadette Cleary.
The team of Ashley Davies, Steve Lyon, Ben Clover and Paul Atkinson, along with two French guides,



MODUS:

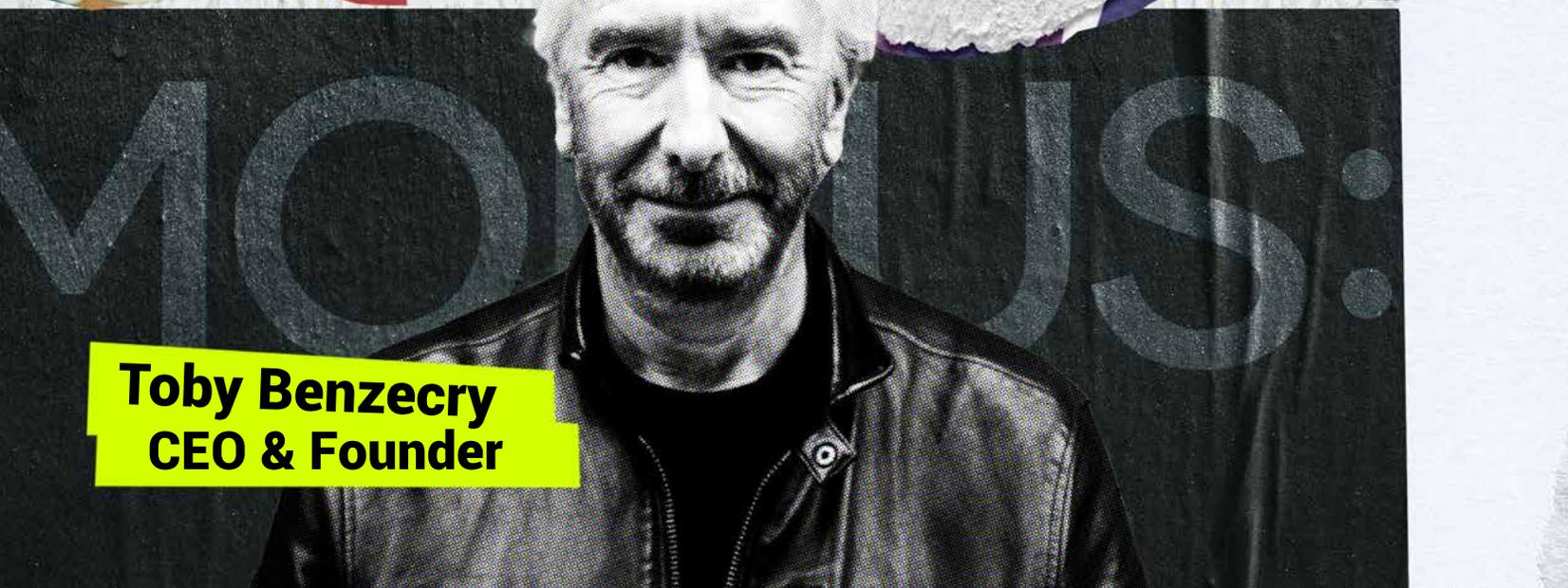


Modus climbers raise the flag on the summit of Mo...
AS part of the Modus...
Group's support of...
Rainbow Trust's team...
Chairman's Charity team...
of four staff members...
through Modus Bolic...
and raised over £75,000...
for the charity...
Many of the team...
represented the...
of the charity...

nonwealthy Robin Lyon...
don on September 26...
at which a cheque was...
presented to Rainbow...
Trust's...
Founder...
Bernadette Cleary...
The team of Ashley...
Davies, Steve Lyon...
Ben Clover and Paul...
Atkinson, along with...
two French guides...

the sick child...
family respite...
in Surrey and...
Northumberland...
The London-based...
Modus Group, who spe...
cialise in corporate re...
location and interior...
design, are long-time...
supporters of Rainbow...
Trust.

Toby Benzecry
CEO & Founder



INTRODUCTION

Welcome to the thirtieth edition of our annual project round-up.

It's interesting to reflect on the trends that we've witnessed since we started the business in 1991. The office projects we were involved in back then were, by modern standards, simple affairs. Widescale networking of computers was only just beginning, and interior design was limited to the choice of carpet (normally blue), door veneer (cherry) and wallpaper (some kind of speckle). The major challenge back then was taking businesses from cellular working to open plan.

The late nineties saw the rise of the business park and a trend to out-of-town offices in pursuit of cost reduction. The growth of the internet saw the advent of "fun" in the office, slides and playgrounds. We fondly remember the dotcom client that wanted an Aga oven in reception with an old lady employed solely to bake cookies all day. In the early 2000s all this came to a shuddering halt as the bubble burst, and it all got serious again. Once the crisis was over the emergent trend was to "sweat the asset" – hot desking, hotelling and ever smaller desk sizes. The densification of office space.

The credit crunch appeared on the horizon in the UK in 2007 but took until early 2009 to really bite. For two or three years the markets were significantly depressed but as they came back a new trend emerged – activity-based design. It was becoming clear that the battle for talent was more important than reducing costs and we saw clients bringing their offices back into town and fitting out with an eye to what people really needed. With this came the meteoric rise of coworking – densely occupied, yes, but buzzy, creative and fun. Companies started thinking that their relationship with real estate should be different: shorter leases, pre-fitted, managed by others.

Covid stopped us all in our tracks and provided the biggest proof of concept experiment that the world has

ever seen – testing the viability of wide-scale remote working. And it did prove to be viable – but is it desirable?

This is the problem that businesses are now wrestling with – a significant proportion of office workers want flexibility of work location, but it's hard to manage and harder still to build culture and brand if you're not in the same physical space. Businesses such as law firms and accountants are really torn – they actually make more money when working from home (lower expenses and more billable hours) but how do you train the solicitors of tomorrow over Zoom?

In any event, it's pretty clear that reports of the death of the office were greatly exaggerated (to misquote Mark Twain). Locational flexibility is obviously here to stay, but it was heading that way anyway. The great thing from our point of view is that firms want their offices to work much harder now. If they're going to be the glue that holds the organisation together – the physical embodiment of their brand and values – if they're going to lure employees out of their kitchens, then they can't just be rooms full of desks.

So, after open plan, densification, and activity-based working, this is Workplace V4. The place you go to be reminded of who you work for, with, and why. The building that has all the stuff you don't have at home, that gets you engaged, energised, and connected.

What great news because this is what we do, and what we've been doing for thirty years. I like to think that our job is to create the stages on which the plays will perform. With the right set and a good cast, the performance can be spectacular.

Here's to the next thirty years.

Toby Benzecry
Founder

WHAT
WE
DO

A collage of various textures and patterns including yellow fabric, mosaic tiles, a marbled paper strip, a colorful abstract pattern, a circular collage, and a green zigzag pattern.

CUTTING-EDGE DESIGN, TECHNOLOGY & WORKPLACE INNOVATION



At Modus we do more than design and build offices, we create long-lasting and meaningful relationships with our clients and supply chain which allows us to make smarter, more strategic decisions that drive value for our clients. Differing from traditionally procured fit out, we provide a one-stop-shop.

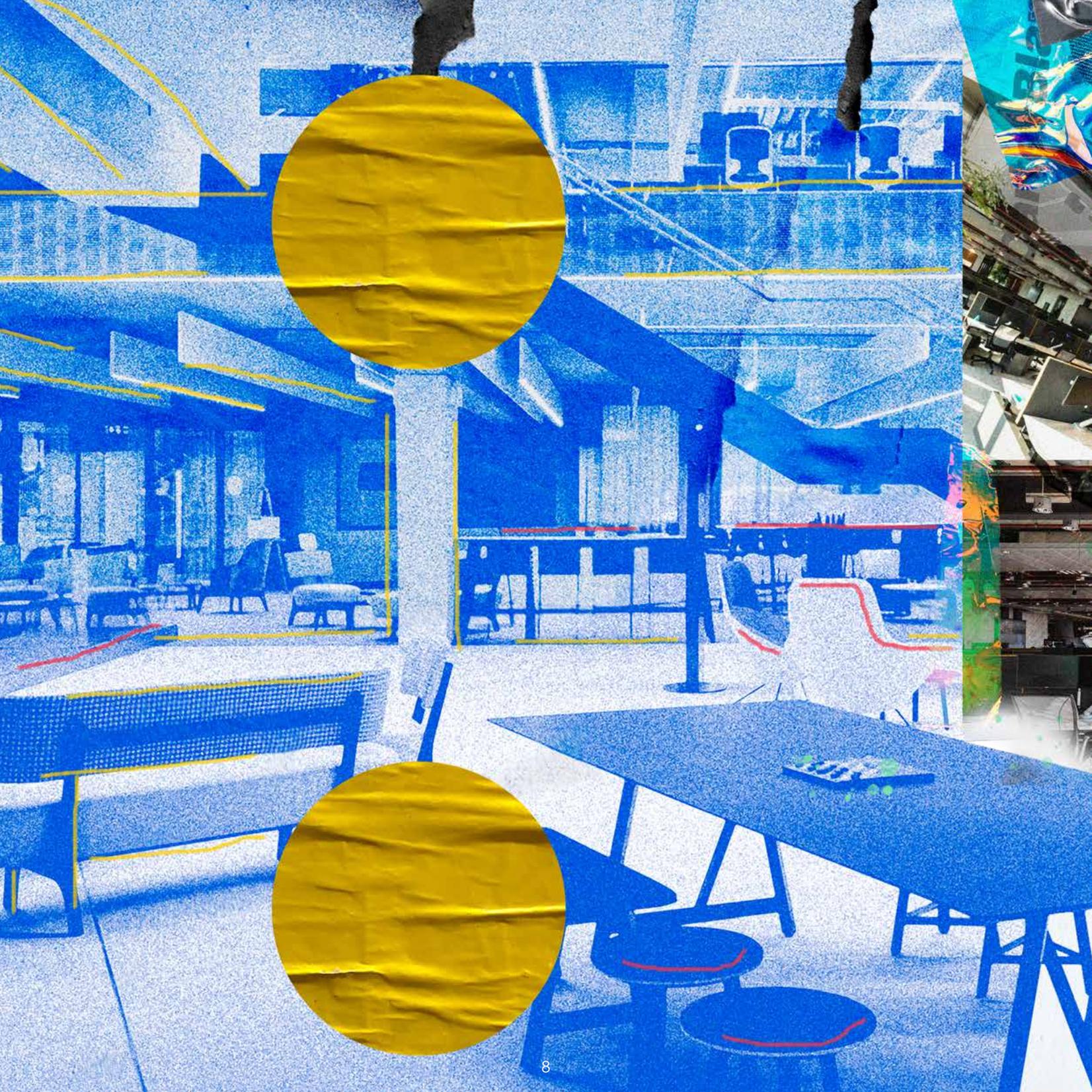
Our cutting-edge designs are developed after a deep dive into our client's brief and objectives. We take everything we have learned and use our thirty years of experience to determine solutions that meet and enhance those requirements.

Having delivered more than 17 million square feet of space across 7,000 projects we are experienced in every kind of commercial office space for both tenants and landlords.

We thrive in those environments where our clients challenge us to think differently, innovatively and use the breadth of our knowledgeable and experienced team to bring about the best possible solution that drives value to the client's bottom line.

30

YEARS
DELIGHTING
CLIENTS





CASE STUDIES

TECH

Ladbrokes Coral
Checkout.com
Travelfusion
Deliveroo

BRANDS

Ouroyx
Matchesfashion.com
Joseph Joseph
SLG Brands
Mitie

COWORK

Fora
Mindspace
Private Members' Club
The Office Group
London & Oriental

MULTI SITE

Baringa
Russell Reynolds
Fujitsu
Atkins

FINANCE

OSI
Houlihan Lokey
Alpha FX
Numis
Finncap





TECH



LADBROKES CORAL

London | Size: 20,000 sq ft | Sector: Betting & Gaming | Duration: 10 weeks







“ 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







TENANT READY





TENANT-READY™

Tenant-Ready™ is our comprehensive programme, developed for landlords and operators, to create pre-fitted, or fitted-to-demand office space. The service is aimed at the Cat A plus, flexible, managed, serviced and coworking markets; in fact, any situation where the fit out is not acquired by the tenant. It consists of the design, fit out, furnishing and support of plug-and-play workplaces together with technology integration, marketing, maintenance, logistics and financing as required. With Tenant-Ready™ our objective is to help you: let out your office space faster, operate in a more cost-effective way and rent your space for longer periods.

CHECKOUT.COM

London | Size: 64,000 sq ft | Sector: Financial | Duration: 14 weeks





 checkout.com







OUR CULTURE





LINDSAY DOWDEN MANAGING DIRECTOR

When I first joined Modus - 10 years ago now – I was struck by how different the business felt to others I have worked at. The culture that Toby established 30 years ago seems to prevail all this time later and it's worth considering why.

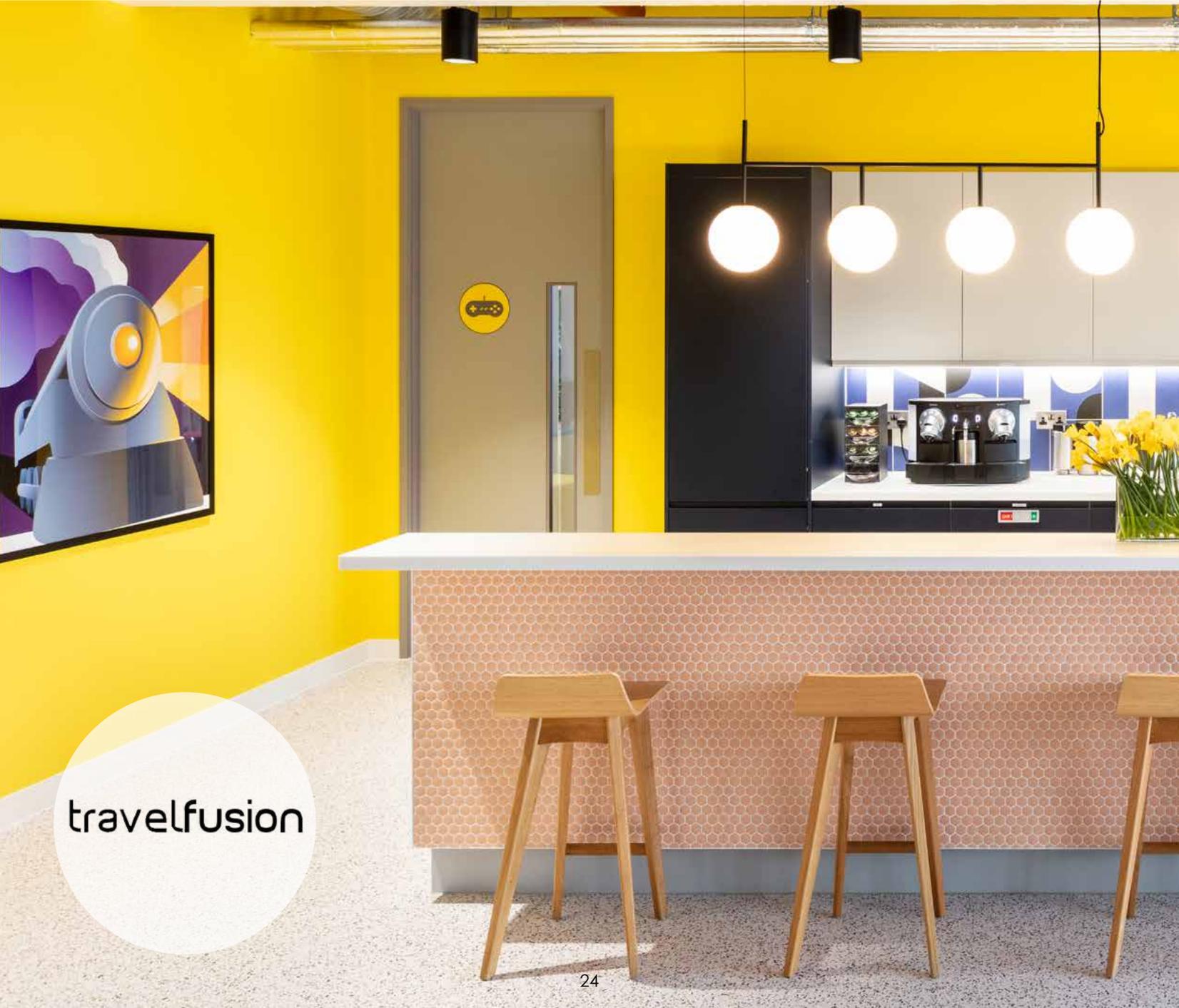
We are open, collaborative and people-first. We embrace and positively encourage diversity and equality and where possible promote from within to provide fantastic career progression for our staff and the educational resources for people to continually improve. We respect and support each other.

As a business we are passionate about our clients and the spaces we create for them, and this is echoed through the business and the long-term relationships we foster delivering many projects for returning customers over three decades.

As a group of talented people, we empower those closest to our customer with the authority to make the right decisions in the interests of our client. We believe in empowering our colleagues to come to Modus to do their very best work.

We have always been a social business and there are always happenings in the office whether it be a company get together, supplier 'lunch and learn' session, a pool competition or design tour.

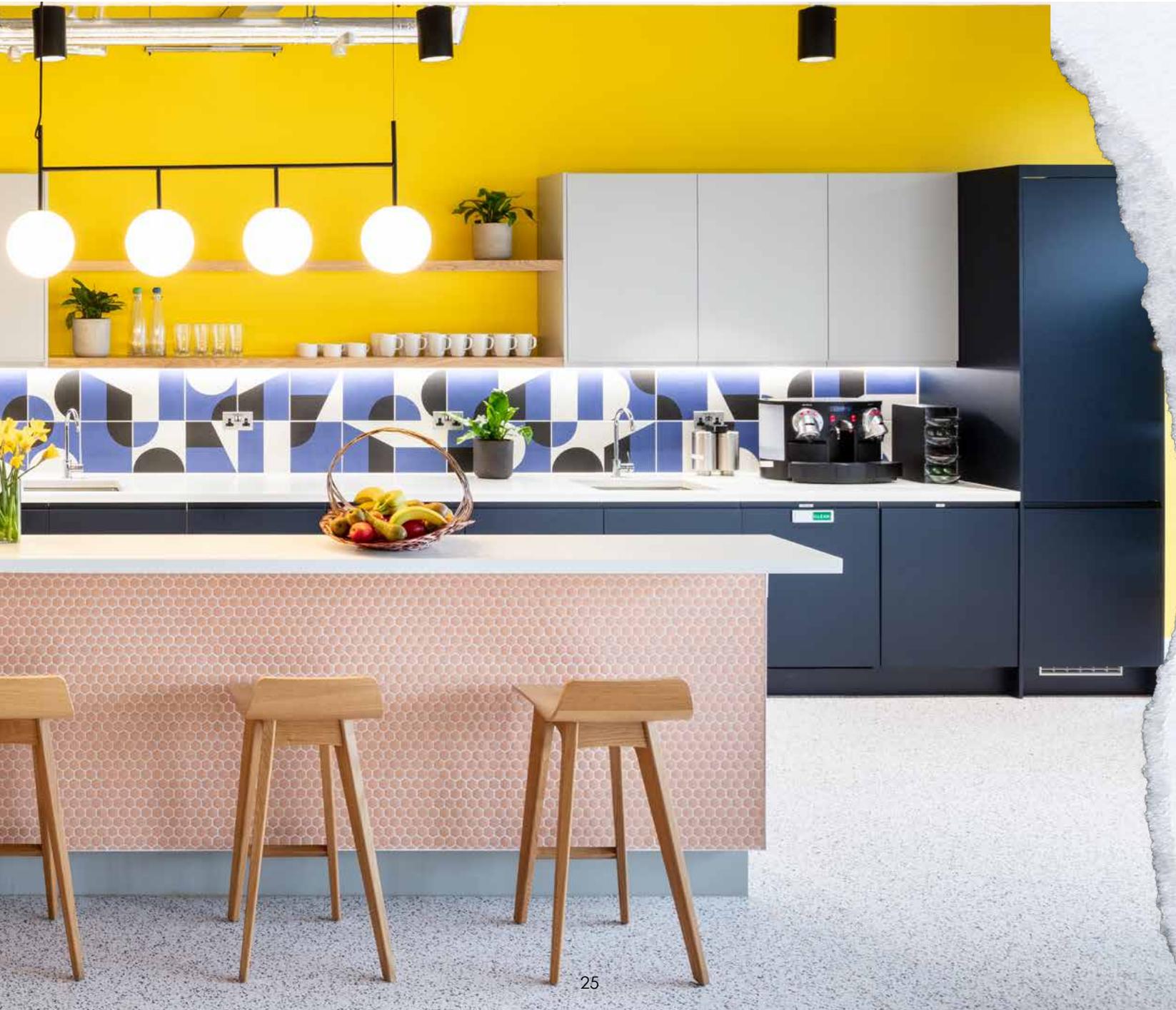
Working together with likeminded people who take great pride in our business community and the Modus family is something that has set us apart for over 30 years.



travelfusion

TRAVELFUSION

London | Size: 17,500 sq ft | Sector: Retail & Consumer Brands | Duration: 12 weeks







“ 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 onsite 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.

”

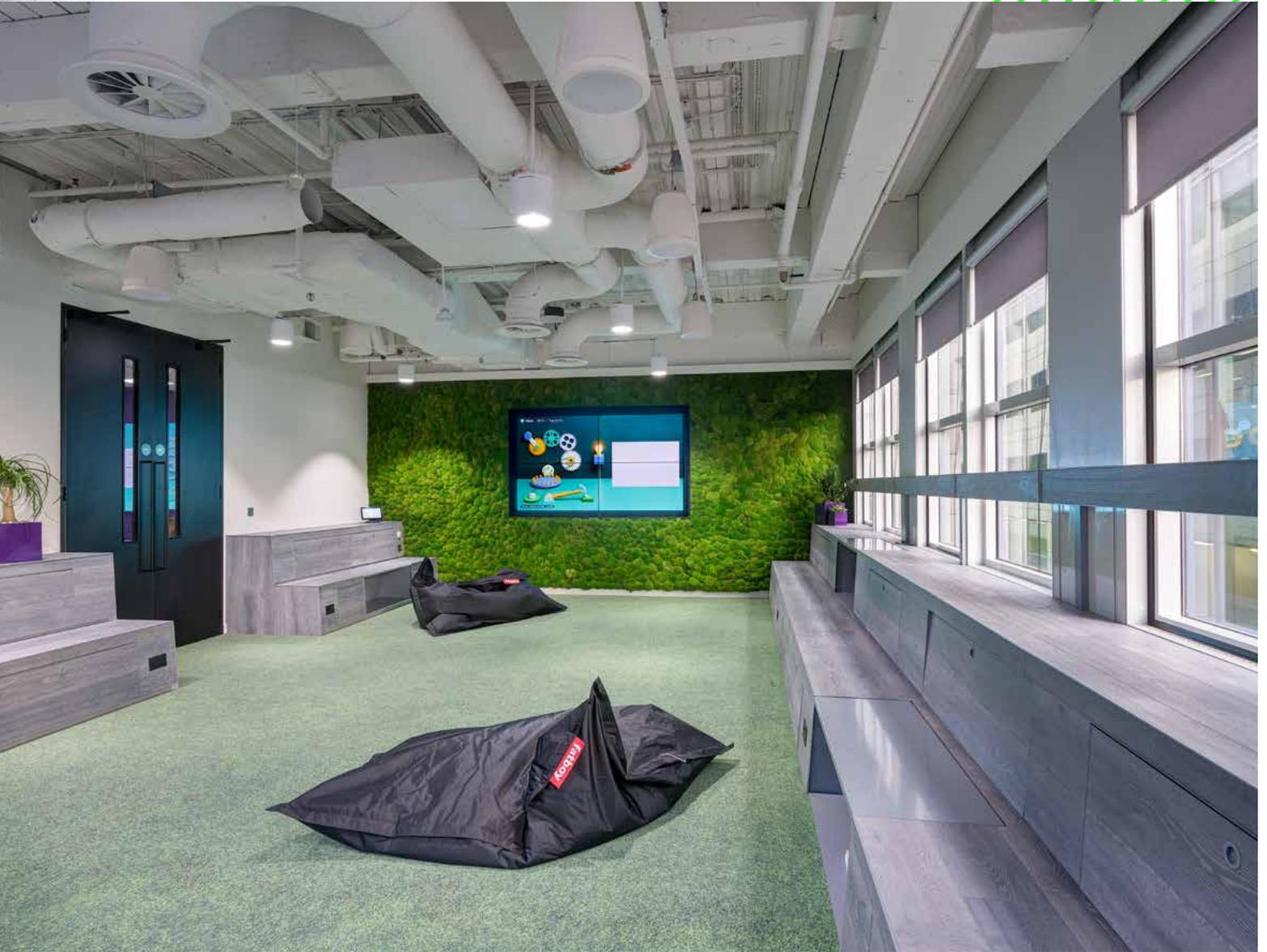
Elli Vardy
Project Design Manager and Director of VAR design,
Travelfusion



DELIVEROO

London | Size: 18,500 sq ft | Sector: Tech Startup | Duration: 26 weeks







MARTINI 4



CO- WORK





FORA

London | Size: 26,000 sq ft | Sector: Coworking | Duration: 34 weeks



FORA







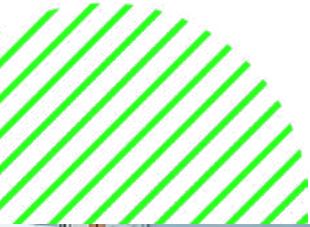
MINDSPACE

London | Size: 32,000 sq ft | Sector: Coworking | Duration: 14 weeks



MINDSPACE







Fire exit →





PRIVATE MEMBERS' CLUB

London | Size: 27,000 sq ft | Sector: Private Members' Club | Duration: 46 weeks





POST COVID



The Hardian
Julian's English epic:
the weird genius of the Archers

S. & DURGA
ME. MF

ANC

Reader Reply No.: 73128



POST-COVID



Covid has made us all rethink our relationship with the office. It proved that many jobs could be conducted remotely, and so raised significant questions on either side of the employment contract:

- Employers have to decide what the office is for and the degree to which they should insist on employees showing up. There could be advantages to fewer people in the building – lower real estate costs. Also, remote working might present an opportunity to reduce the payroll by moving jobs to cheaper areas. But how do you maintain brand, culture, and development? How do you manage when you can't see people?
- Employees have had a chance to wonder about their work/life balance and whether they want to come into the office five days a week. In periods of

high employment, choosing employers who show flexibility would be natural. But by staying at home are you really making the most of employment and do you risk stepping off the corporate ladder? What's happening to your development and are you making the right connections if you never come in?

These questions are by no means settled; however, it's clear that a degree of flexibility on both sides is important. We're helping to define strategies by running workshops and using sophisticated mathematical tools to predict attendance levels. Our work is leading to amazing new offices replete with a wide range of work settings and incredible technology to support this new world of flexible working locations. Exciting times!

Modus secure
Crescent Capital
Office fit o

THE OFFICE GROUP

London | Size: 40,000 sq ft | Sector: Serviced Offices | Duration: 14 weeks





RECEPTION









LONDON & ORIENTAL

London | Size: 32,000 sq ft | Sector: Tenant Ready Space | Duration: 14 weeks









checkout.com

**British
Land**



JOSEPH
JOSEPH

FUJITSU





BRANDS

KNOTEL

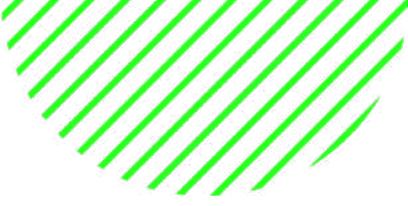
OURONYX

London | Size: 6,910 sq ft | Sector: Beauty & Wellness | Duration: 5 weeks









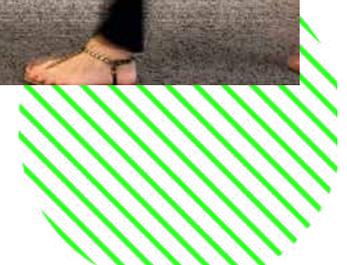
MATCHES FASHION

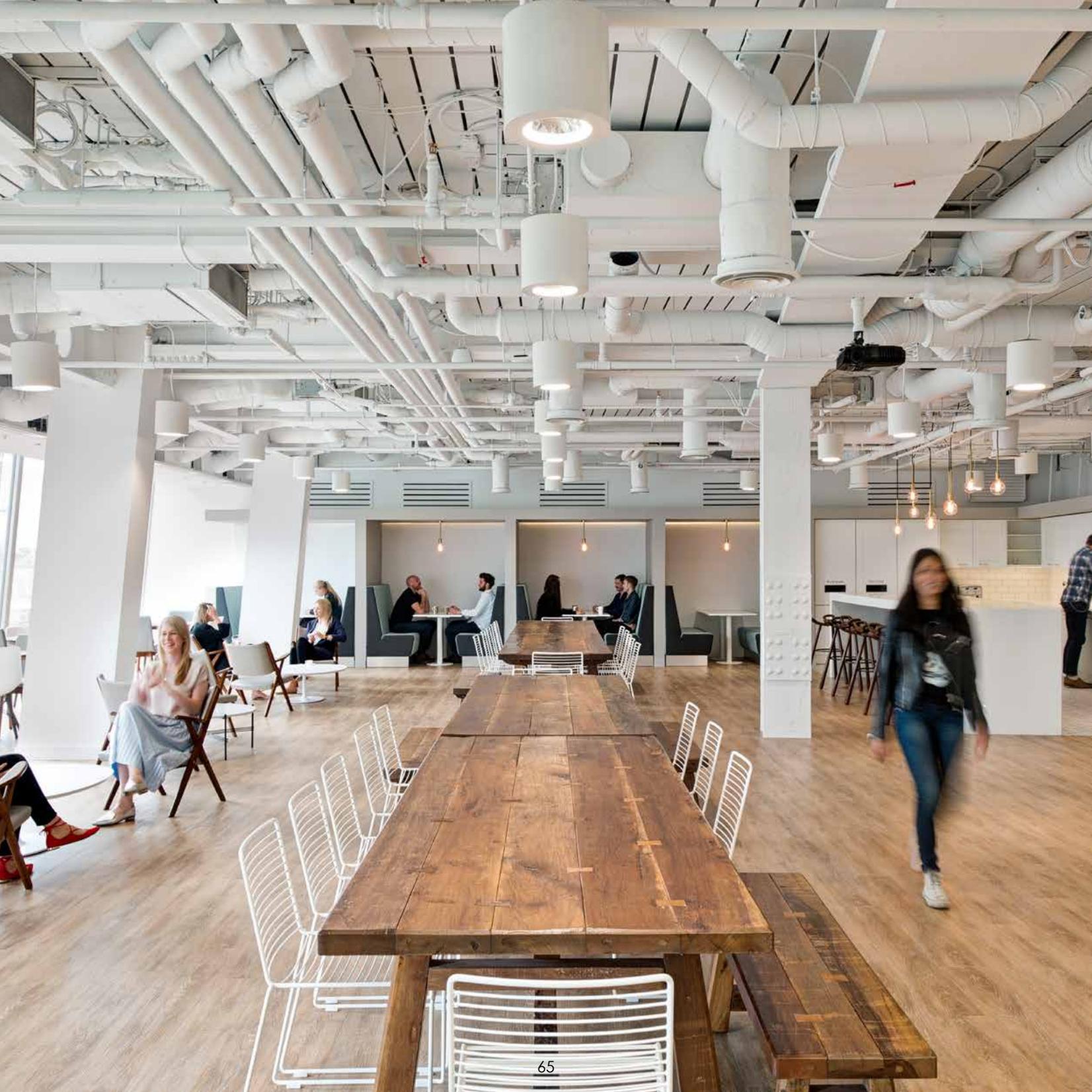
London | Size: 30,000 sq ft | Sector: Fashion | Duration: 15 weeks





**MATCHES
FASHION**







JOSEPH JOSEPH

London | Size: 15,000 sq ft | Sector: Retail | Duration: 8 weeks









DESIGN THINKING



VIDHI SHARMA

CREATIVE DIRECTOR

As Creative Director of Modus I must keep up to date with industry developments and trends. However – honestly - I don't particularly believe in trends! When everyone follows a trend, I feel personalised design can be lost. I find myself drawn to classic design principles when creating bespoke solutions for a specific company culture. Ultimately when it comes to office design, longevity is key. I try to educate clients not to follow trends and instead think about their identity as a brand, asking the question, is your design you?

Something I would love to see is the old hierarchical office landscape as a thing of the past. The type where company directors would emerge from their four walls in a rather intimidating manner and where employees were chained to their desks in a static and uninspiring rut. The breakdown of the office environment alongside the blurring of lines between work, social and home life gives people more control, choosing a balance that best suits them and as a result produce a better quality of work.

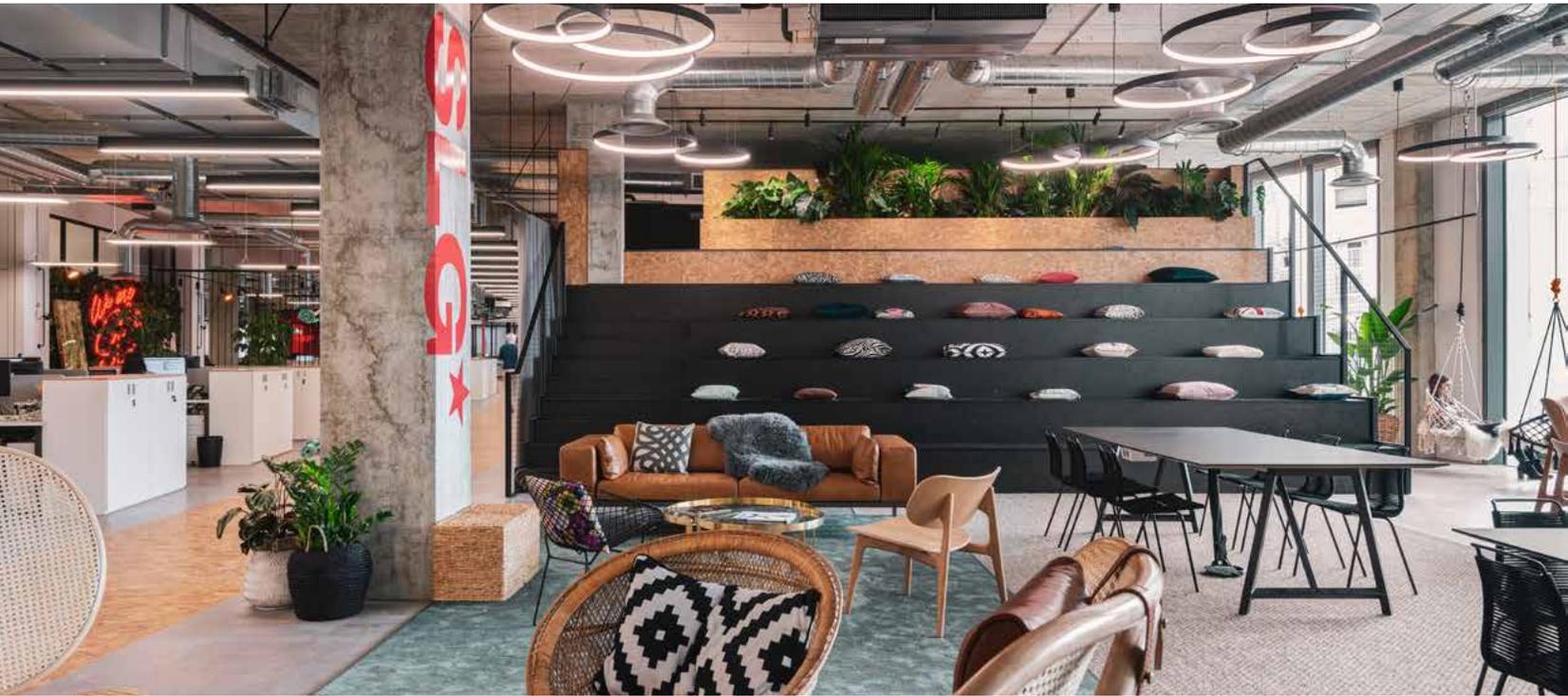


SLG★

SLG

London | Size: 28,000 sq ft | Sector: Retail & Consumer Brands | Duration: 16 weeks





RECOGNITION & AWARDS

mixology

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.





MITIE

London | Size: 30,000 sq ft | Sector: Retail | Duration: 12 weeks









“ 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



SOLD OUT!

WA YU

imob.co.lk

JAM



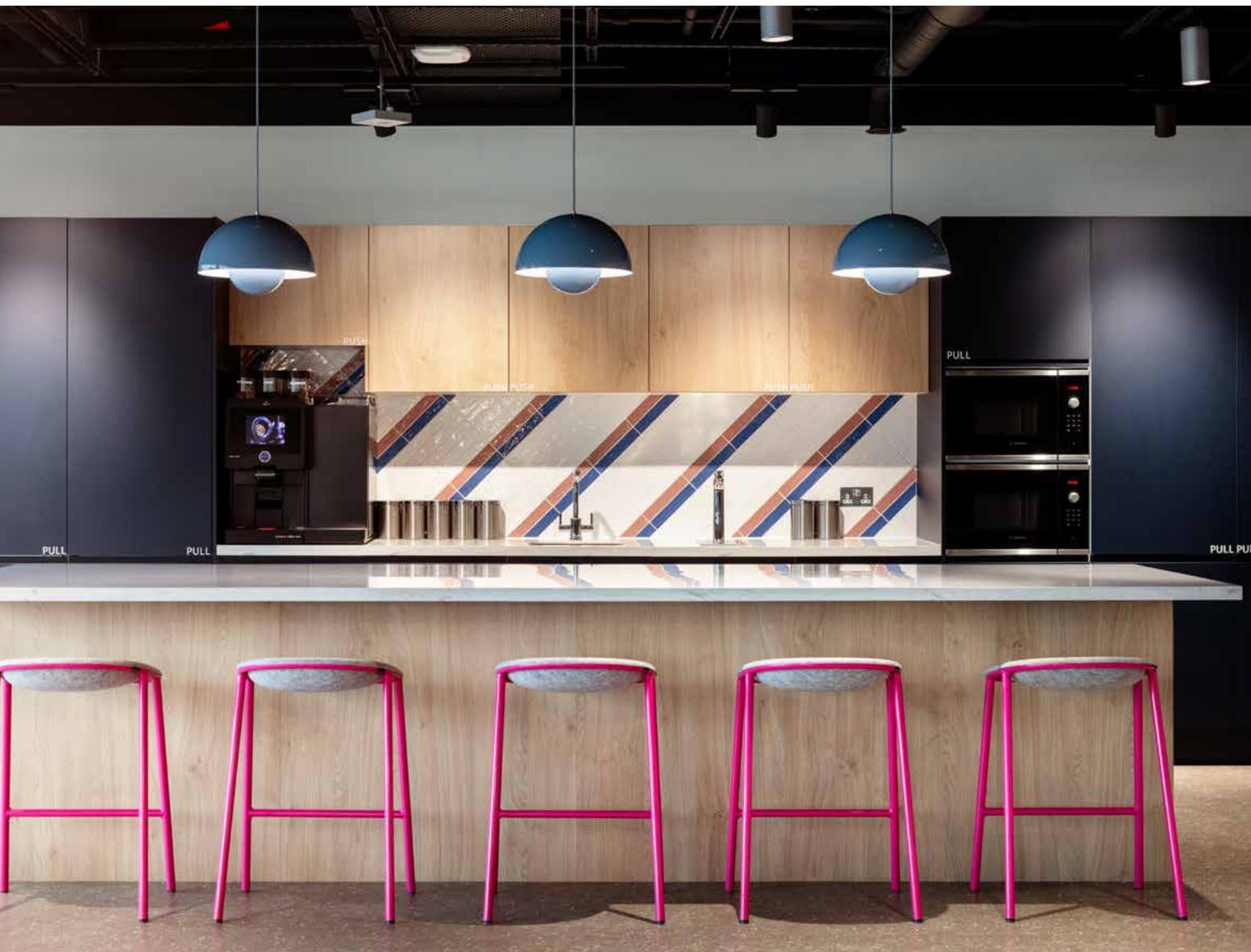
MULTI SITE



BARINGA

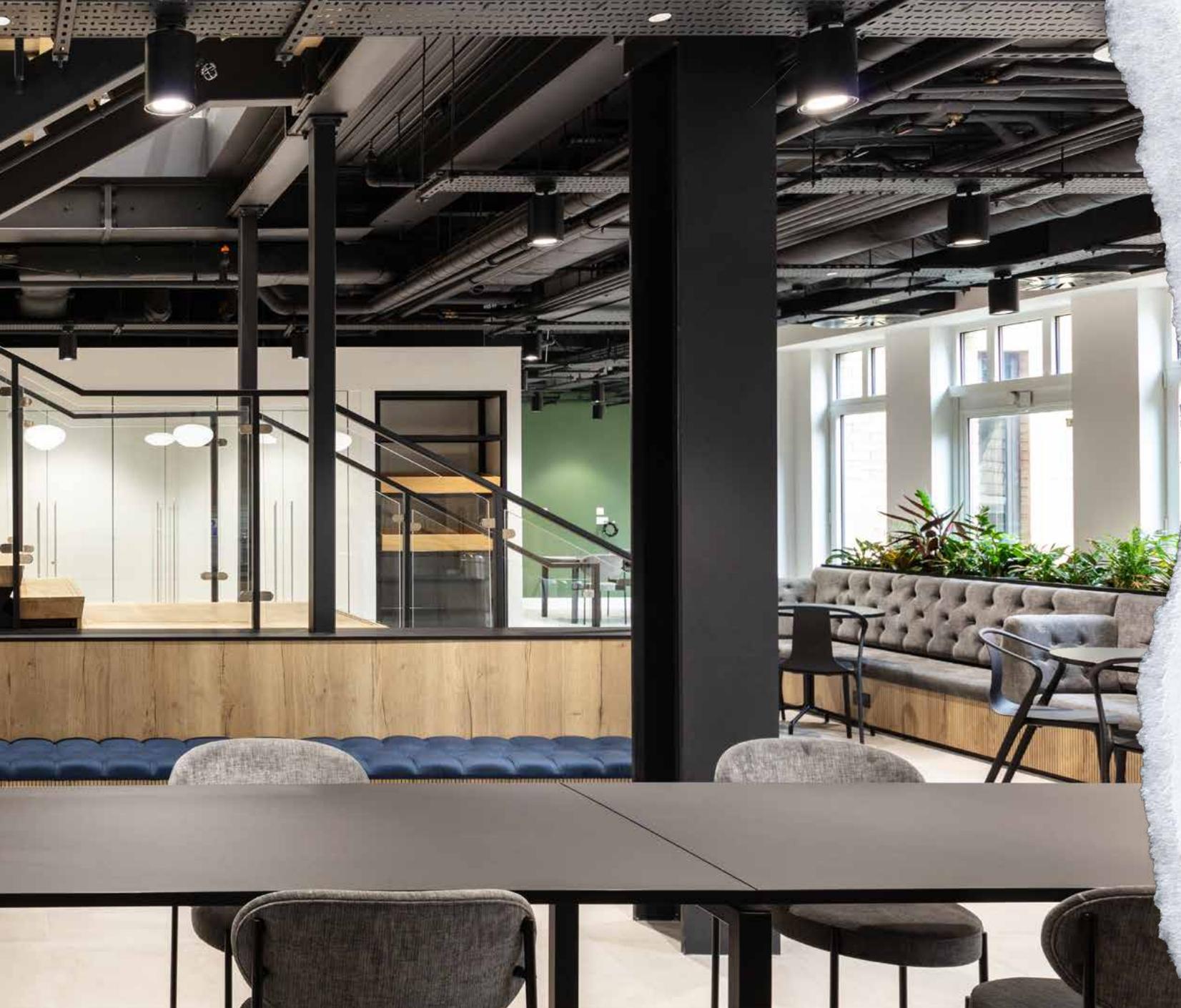
London | Size: 37,000 sq ft | Sector: Consultancy | Duration: 12 weeks











RUSSELL REYNOLDS

London | Size: 23,000 sq ft | Sector: Business Services | Duration: 12 weeks







ESG



ENVIRONMENTAL, SOCIAL AND GOVERNANCE



Modus takes a socially responsible approach to all aspects of its operations, the impact that these may have on the environment and its role as a leading business in the communities in which it operates.

At Modus we are committed to acting responsibly and as benevolently as possible with regard to the environment and the people we come into contact with. We are in the process of achieving a B-Corp accreditation.

Where possible we re-purpose office furniture and tech by giving it to schools through our partnership with the Business-2-Schools charity. We also have a company fundraising scheme where employees can raise money for their chosen charity and the company will match it.

FUJITSU

London | Size: 17,500 sq ft | Sector: Retail & Consumer Brands | Duration: 12 weeks









“ 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. ”

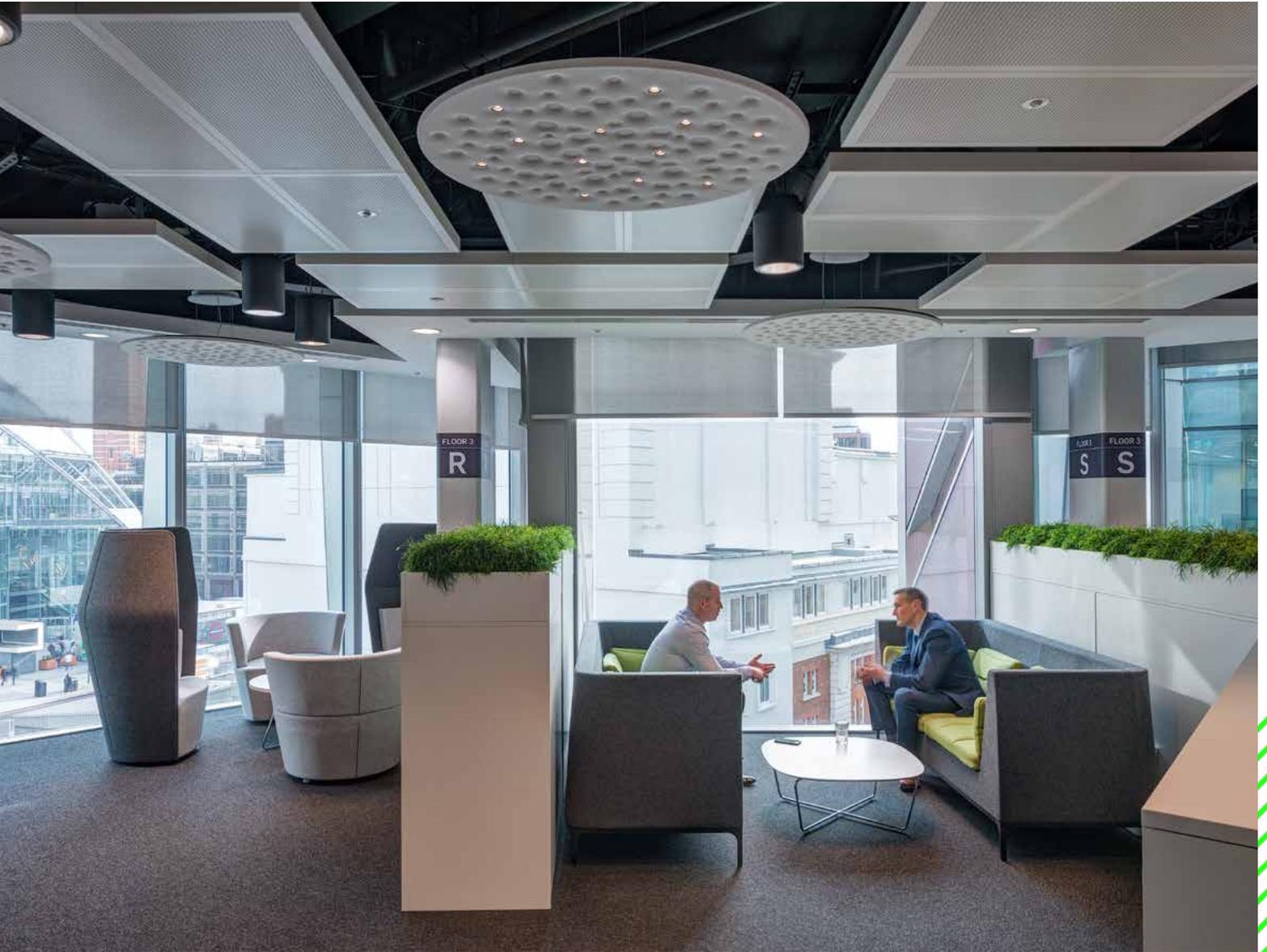
Paul Brown
Head of Shared Services, Fujitsu





ATKINS

London | Size: 68,000 sq ft | Sector: Engineering / Design Management | Duration: 13 weeks





...the flag on the summit of Mont Blanc
...on November 26
...cheque was
...to Rainbow
...Trust
...founder
...Bernadette Cleary.
...The team of Ashley
...Davies, Steve Lyon,
...Ben Clover and Paul
...Atkinson, along with
...two French guides,
...reached the summit of
...Mont Blanc after a
...seven-hour climb of the
...Traversee route.
...Rainbow Trust pro-
...vides free care at home
...for families who have a
...child with a life threat-
...ening or terminal illness.
...They also offer breaks
...for the whole family.

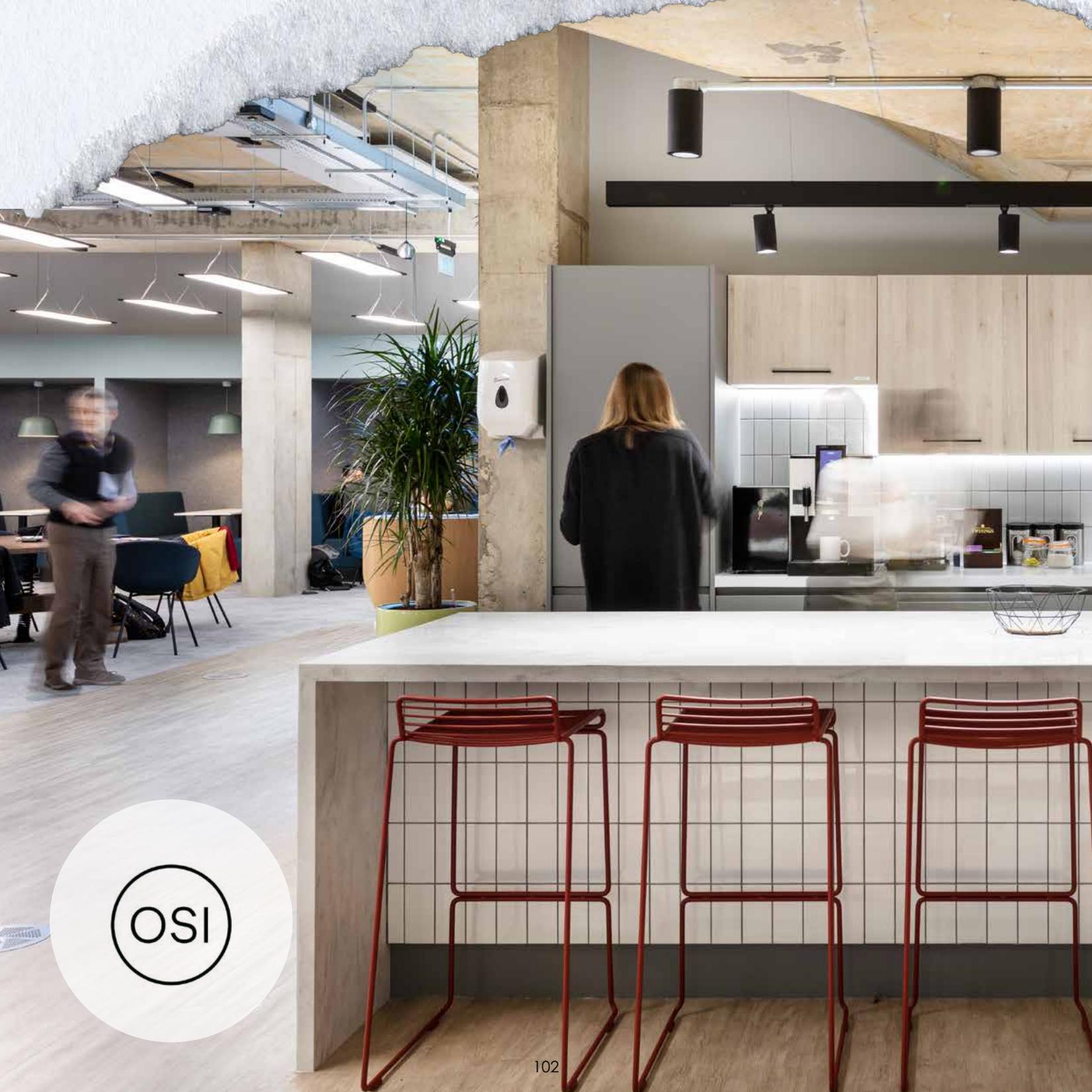
...at two family re-
...centres in Surrey and
...Northumberland.
...The London-based
...Modus Group, who spe-
...cialise in corporate re-
...location and interior
...design, are long-time
...supporters of Rainbow
...Trust.

...raised over £16,000
...the charity.
...Many of the climb-
...s' sponsors attended a
...reception at the Com-





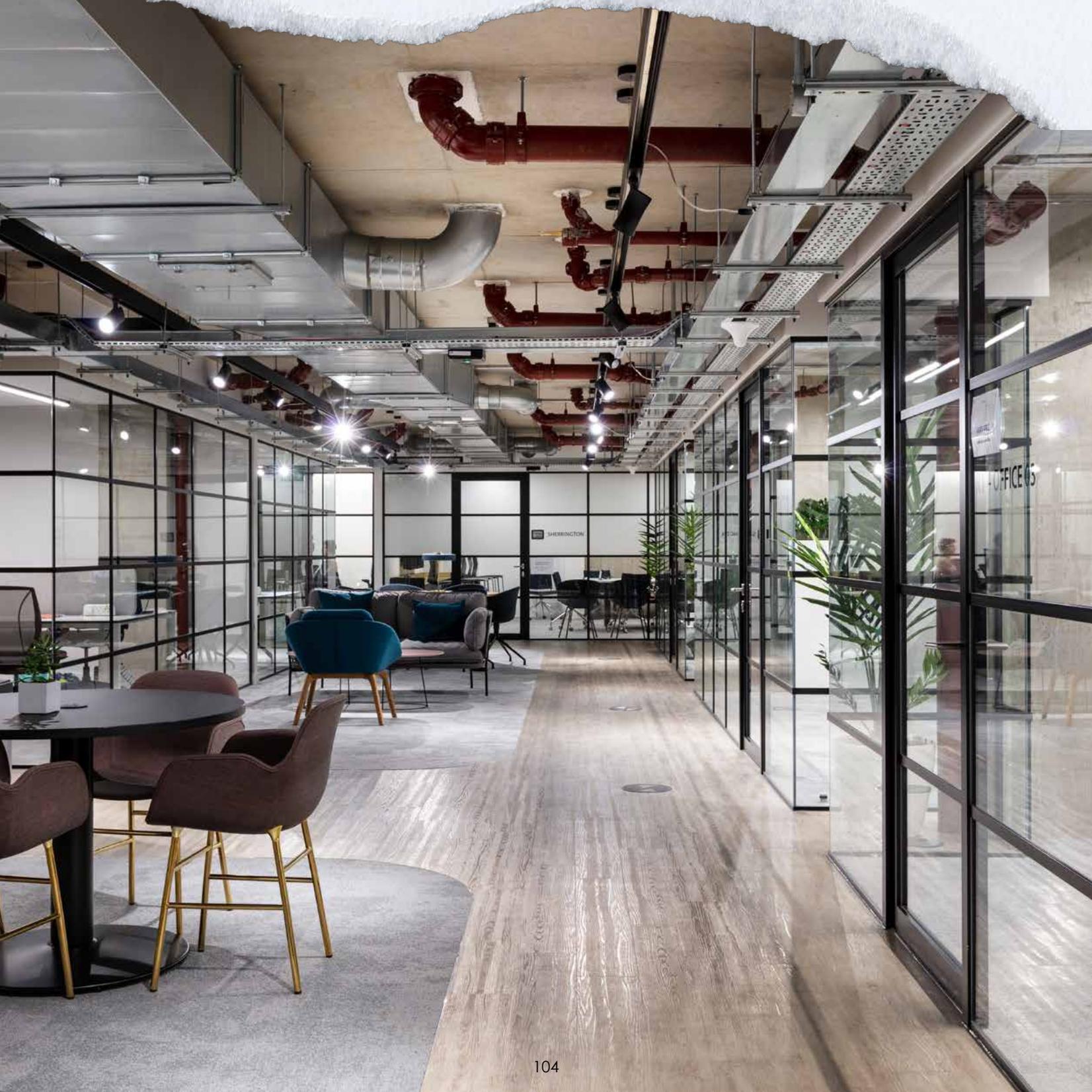
FINANCE





OSI

Oxford | Size: 20,000 sq ft | Sector: Research & Innovation | Duration: 25 weeks







HOULIHAN LOKEY

London | Size: 44,000 sq ft | Sector: Financial | Duration: 17 weeks




HOULIHAN LOKEY





TECH- NOLOGY

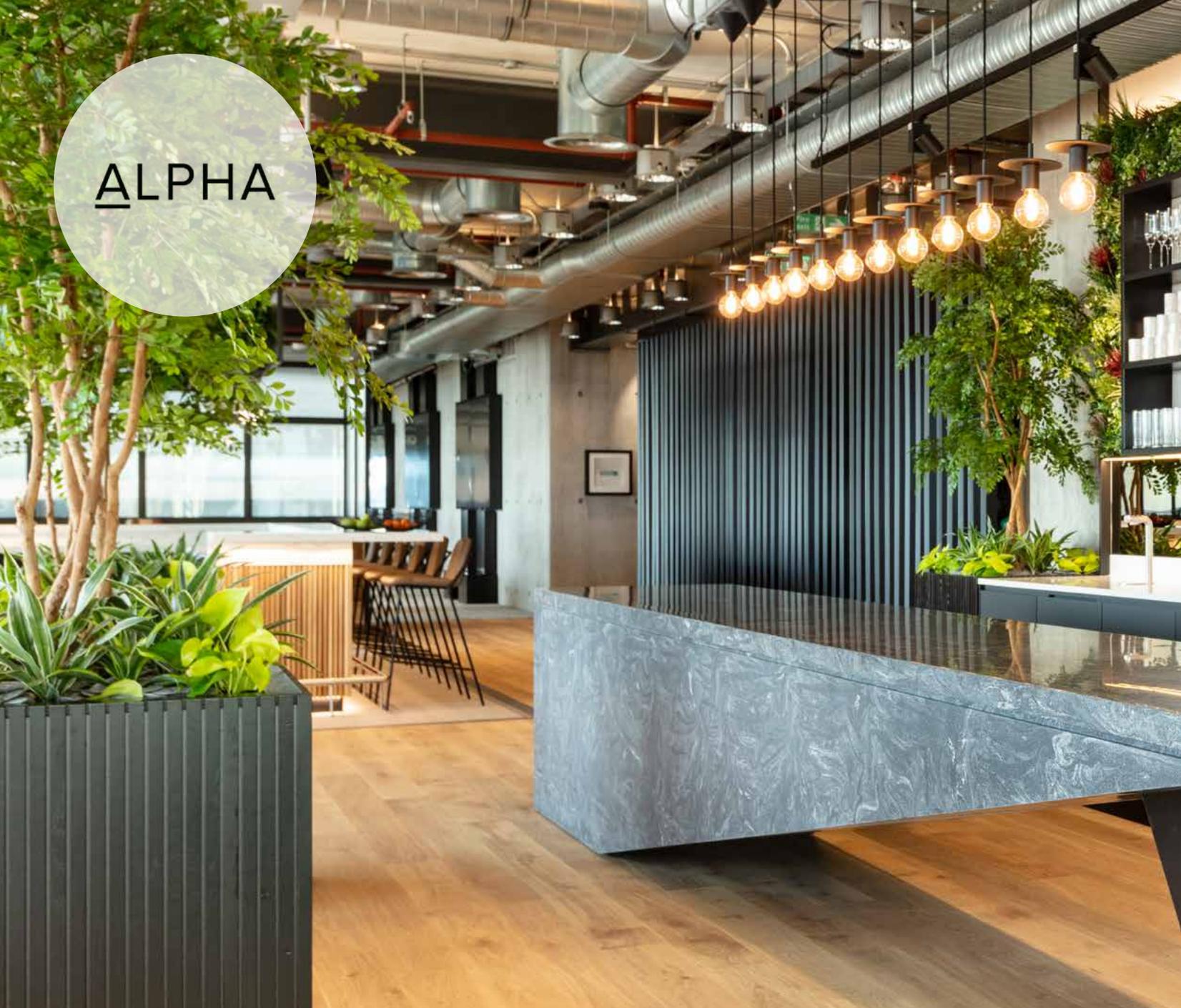


TECHNOLOGY



Technology in the office becomes ever more critical as the location of workers is less predictable, and our concerns over health grow greater. Our R&D teams have been busy looking at the things that really make a difference:

- Teams and Zoom worked OK when everyone was at home, but now some are in the office and others elsewhere, meetings can be a mess. It is now certain that some of the attendees in a meeting will not be physically in the room, so AV solutions need to cope with that. But most meeting rooms seem to be woefully ill-equipped and hard to configure. We've been developing spaces that really work – acoustically perfect, great lighting and voice-configurable.
- Minimising the spread of viruses must be a prerequisite for offices yet building regulations haven't changed in response to Covid. So we're going much further and advising clients on enhanced ventilation, medical grade air scrubbers and antiviral surfaces.
- It's important to know what's going on in your building – air quality, temperature, humidity, noise, light levels and how many people are there. We can install sensors for all these and more. Furthermore, we can do things with the results – like move fresh air to areas where CO₂ seems to be rising.
- If people are not in the office every day, they may need to book things for when they are coming in. We've carried out an extensive review of booking systems and have thoughts.
- Light has an enormous role to play in our mood and energy levels. The very best offices have circadian lighting to alter the colour of light through the day, but we're also looking at granular adjustability so that individuals can tune to their own preferences.
- When people do come into the building it's more important than ever to communicate – corporate messages, brand values, fun stuff – so it's becoming essential to have a comprehensive set of display devices, centrally controlled, and interactive.
- It sounds trivial, but power everywhere is important. You don't want your work location to be limited by the charge in your device. We've been working on innovative ways to get electricity where you need it.



ALPHA



ALPHA FX

London | Size: 15,000 sq ft | Sector: Finance | Duration: 12 weeks





RECOGNITION & AWARDS



Alpha FX was shortlisted for:

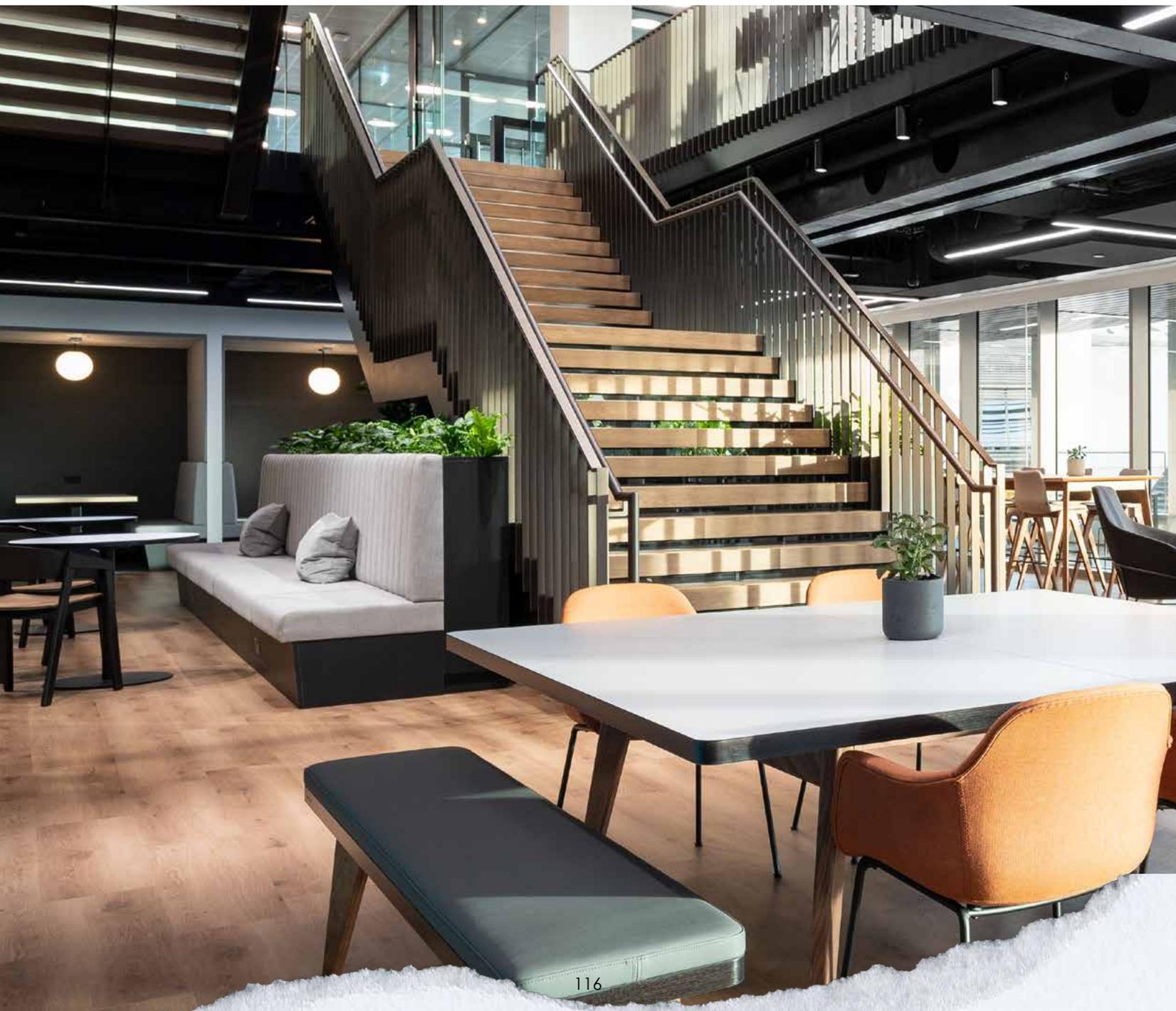
Mixology Awards 2020 15,000 to 30,000 sq ft sub-category

FX Awards 2020 UK Project of the year

Blueprint Awards - Best interior project (work)

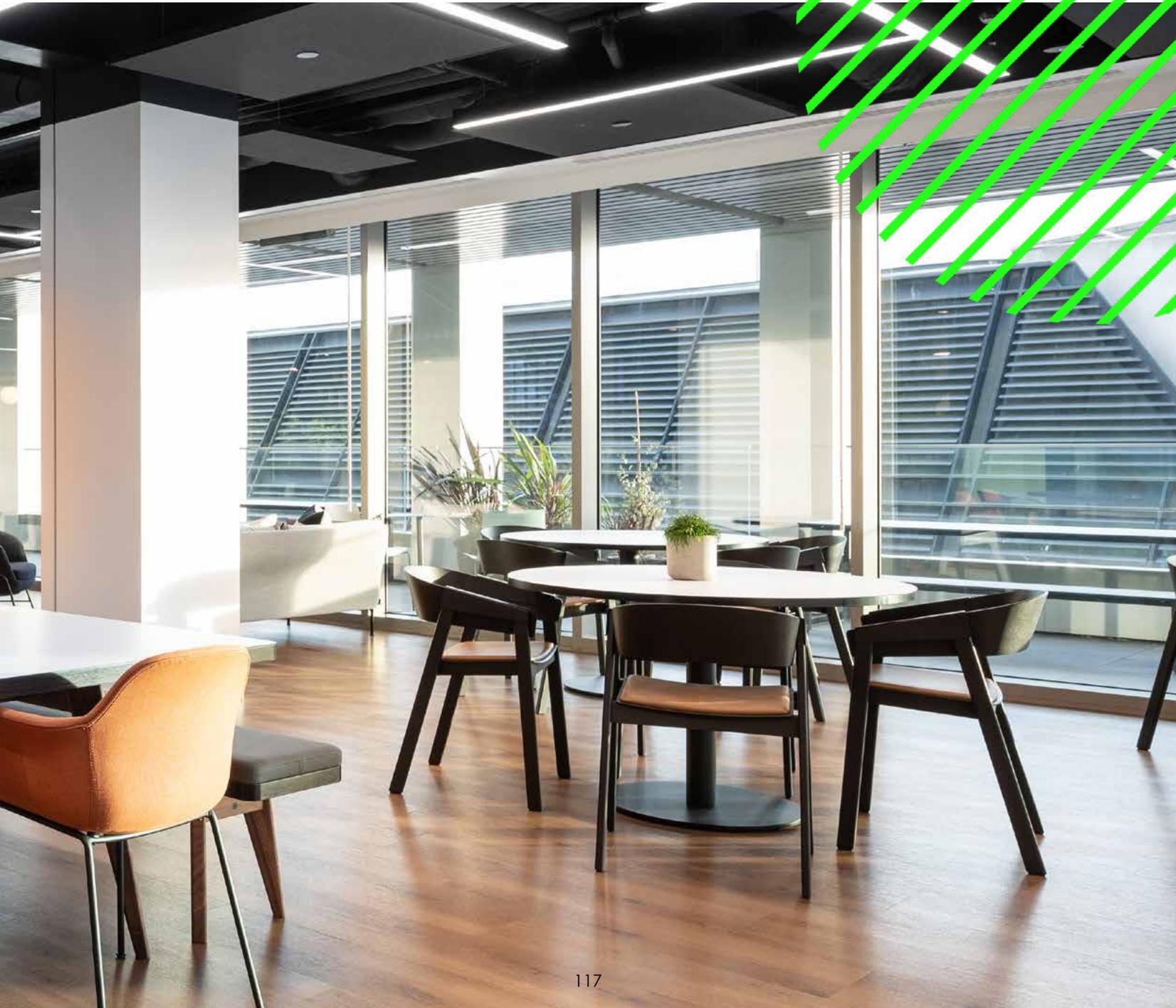


mixology



FINANCIAL SERVICES

London | Size: 50,000 sq ft | Sector: Finance | Duration: 20 weeks







FINNCAP

London | Size: 19,600 sq ft | Sector: Financial | Duration: 12 weeks









NBCA NATIONAL BUILDING & CONSTRUCTION AWARDS 2021

Mix Interiors
30 UNDER 30

mixology

 CONSTRUCTION MANAGER OF THE YEAR AWARDS

35
WOMEN UNDER
35



SHORTLIST
2021





AWARDS

AND

RECOGNITION

30

MODUS:

If you have any questions, please call or send us an email

Sales: +44 20 7963 1999

General: +44 20 7828 9009

Email: info@modusgroup.com

Birmingham
Bristol
Cambridge
London
Oxford
La Murette
Luxembourg
Madrid
Milan
Munich
Paris

