

MOD  **STUDIOS**



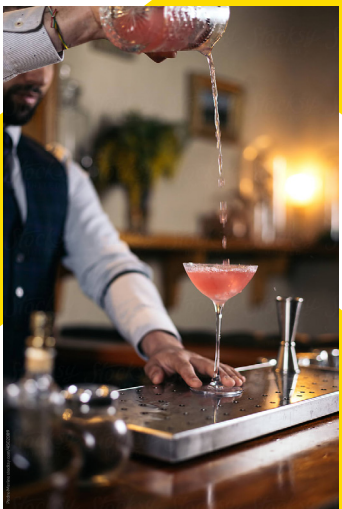


AN OUTSTANDING OFFICE, LEISURE OR RETAIL OPPORTUNITY AT THE HEART OF THE CITY

A thriving hub of food, drink, art and leisure connected by raised arterial walkways creating a tranquil haven nestled amidst the hustle and bustle of the Capital.

ARAX PROPERTIES

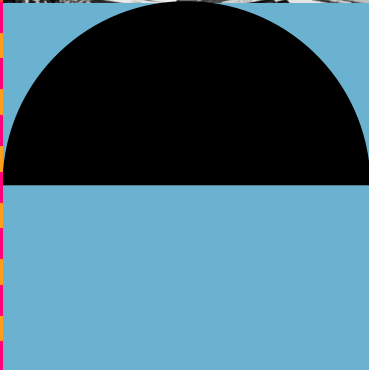
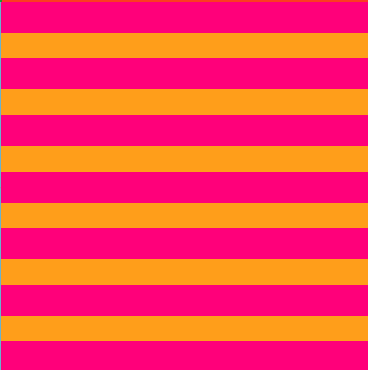
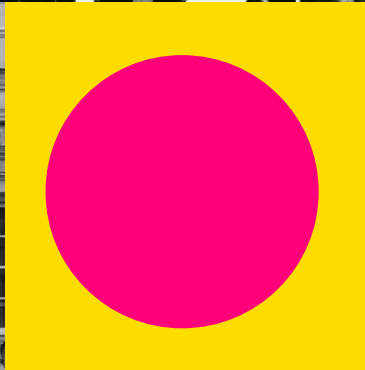
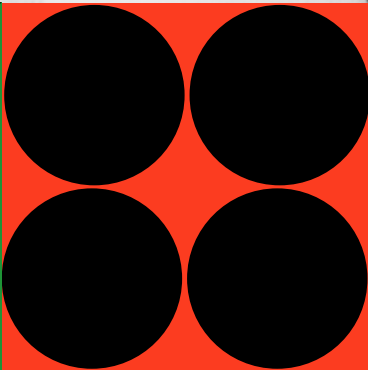
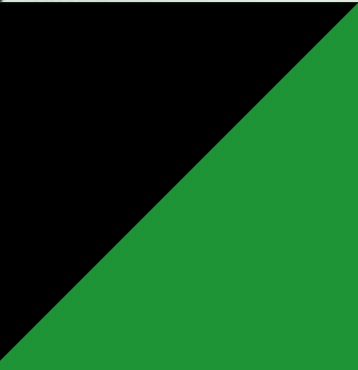
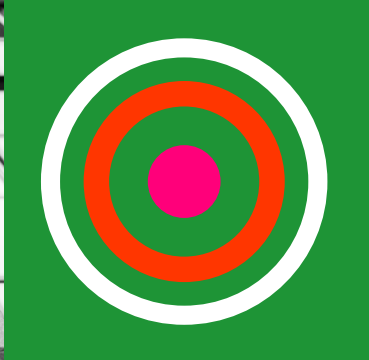
LONDON'S LATEST LIFESTYLE DESTINATION



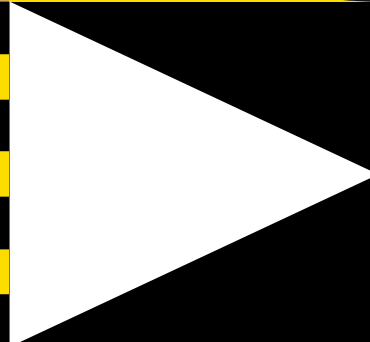


INTRODUCING MODE STUDIOS

- An outstanding Class E opportunity with a high degree of flexibility within a reimagined public concourse.
- Transformed and reimagined public realm in an iconic City location.
- An exciting opportunity suitable for a range of uses, including F&B, art and office, culture and retail.
- Next door to the iconic Barbican Estate and its 6,500 residents as well as an abundant office population.
- New and simplified arrival experience, with unparalleled visibility opportunities from London Wall and Moorgate.



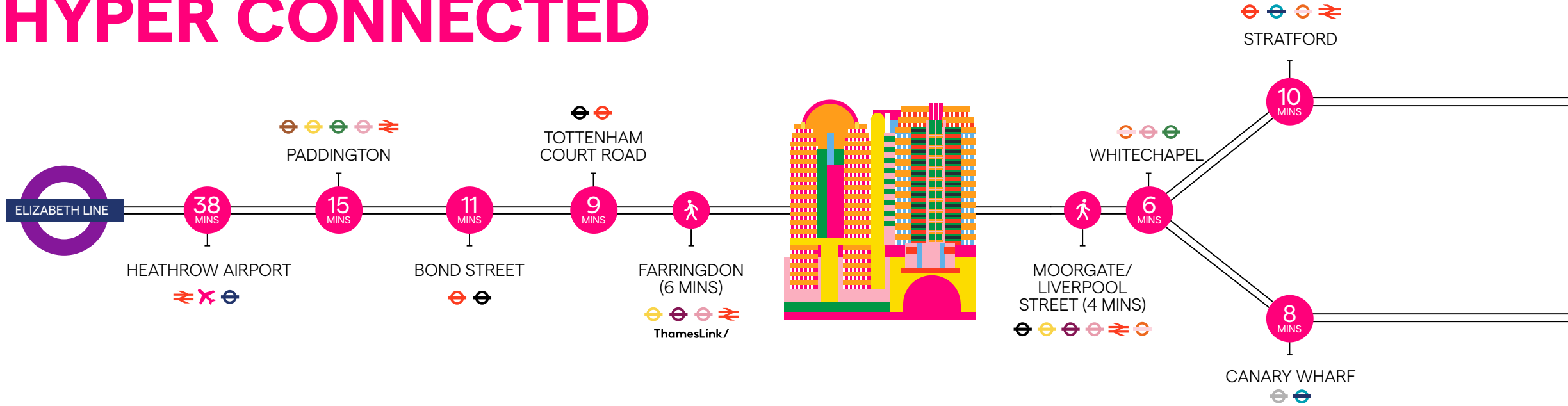
The Area



WHERE THE CITY MEETS FARRINGDON



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 | ELIZABETH |
| JUBILEE | NATIONAL RAIL |
| NORTHERN | AIRPORT EXPRESS |
| METROPOLITAN | THAMESLINK |
| VICTORIA | |

* Door to door travel times taken from TFL and Google

ON YOUR DOORSTEP

Festival Gardens



Barbican



Postman's Park



Broadgate Circle

OLD MEETS NEW

Redemption Roasters



Barbie Green

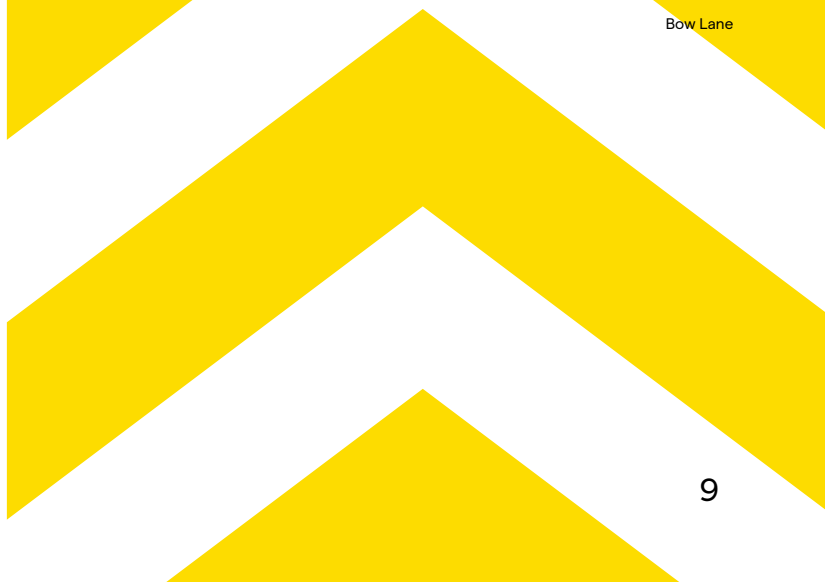


The Jugged Hare



Rosslyn Coffee

Bow Lane



DIVERSE NEIGHBOURS





The Building

AVAILABLE SPACE



INTERACTIVE
STACKER AND
REFERENCE
CALCULATOR

LEVEL	NIA (SQ FT)	GIA (SQ FT)
4	4,016	5,332
3	4,682	5,564
2 (PODIUM LEVEL)	4,154	4,194
1	4,662	5,408
STREET LEVEL	3,927	4,771
TOTAL	21,441 SQ FT	25,269 SQ FT

STREET LEVEL

- MODE Studios Amenity/Leisure
- Mode Enlarged Reception
- Loading Bay
- Podium Outline

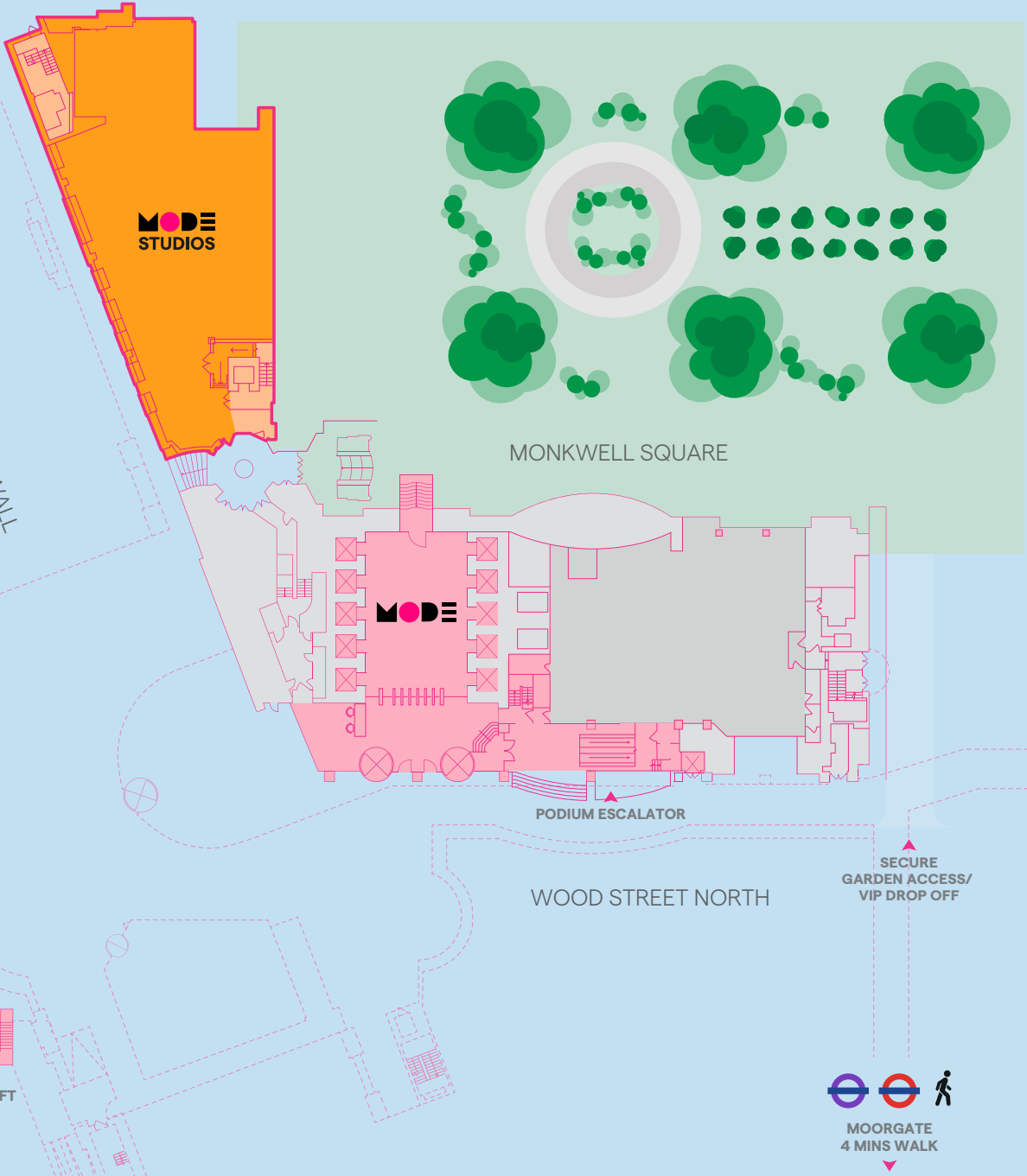


 COMMUTER FACILITIES



 FARRINGDON

 5 MINS WALK



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SUBJECT TO FINAL DESIGN



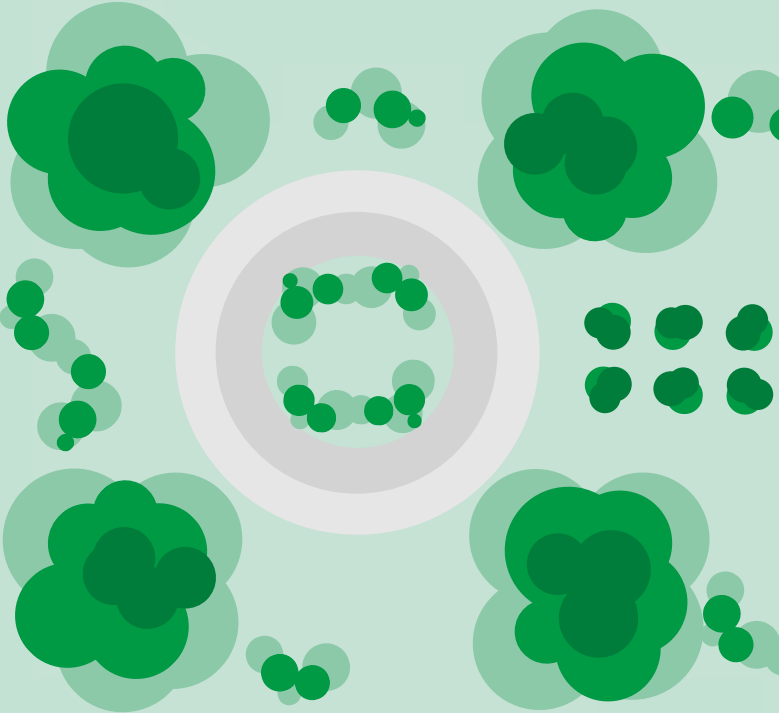
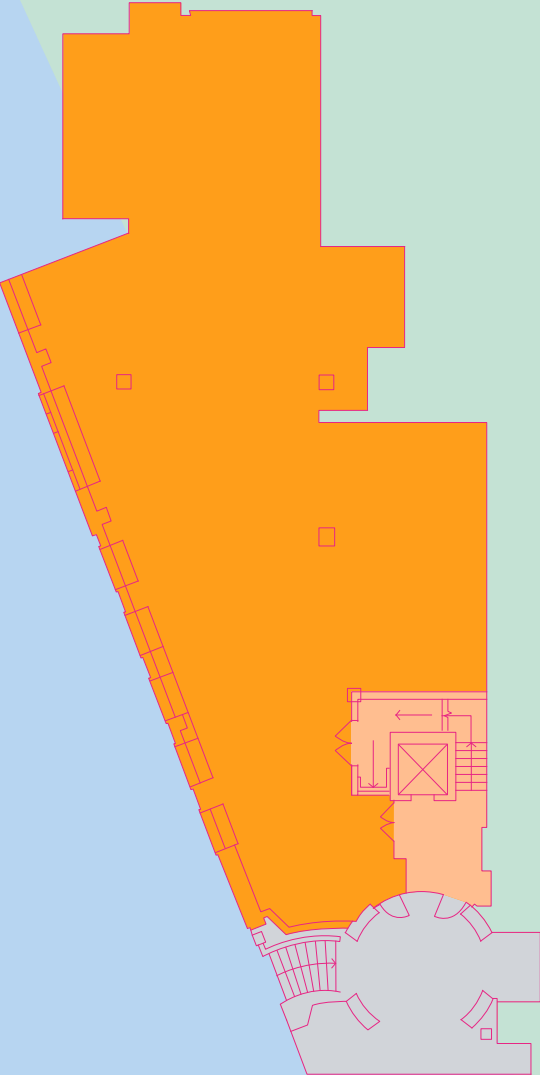
STREET LEVEL

NIA
3,927 sq. ft
365 sq. m

GIA
4,771 sq. ft

- Net Internal Area
- Core
- External access

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MONKWELL SQUARE

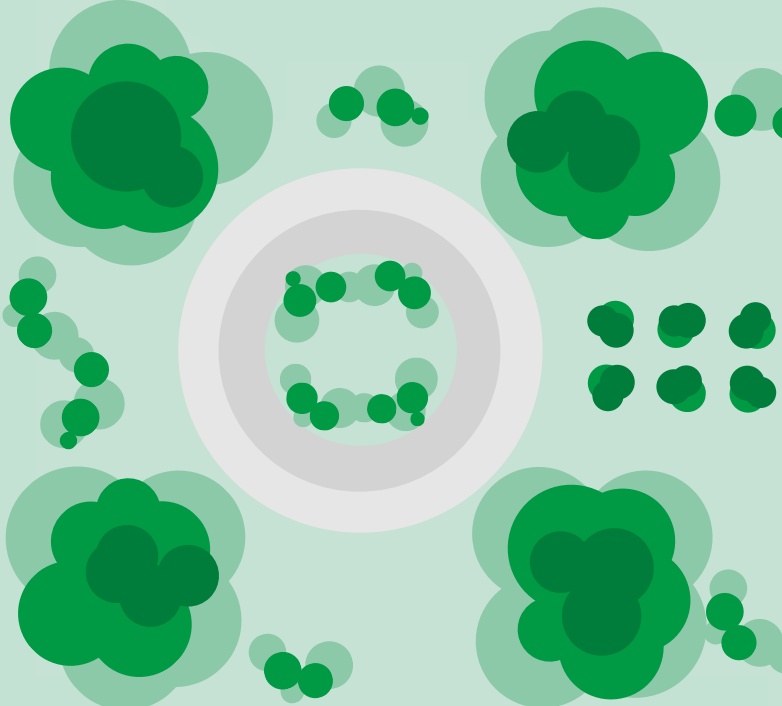
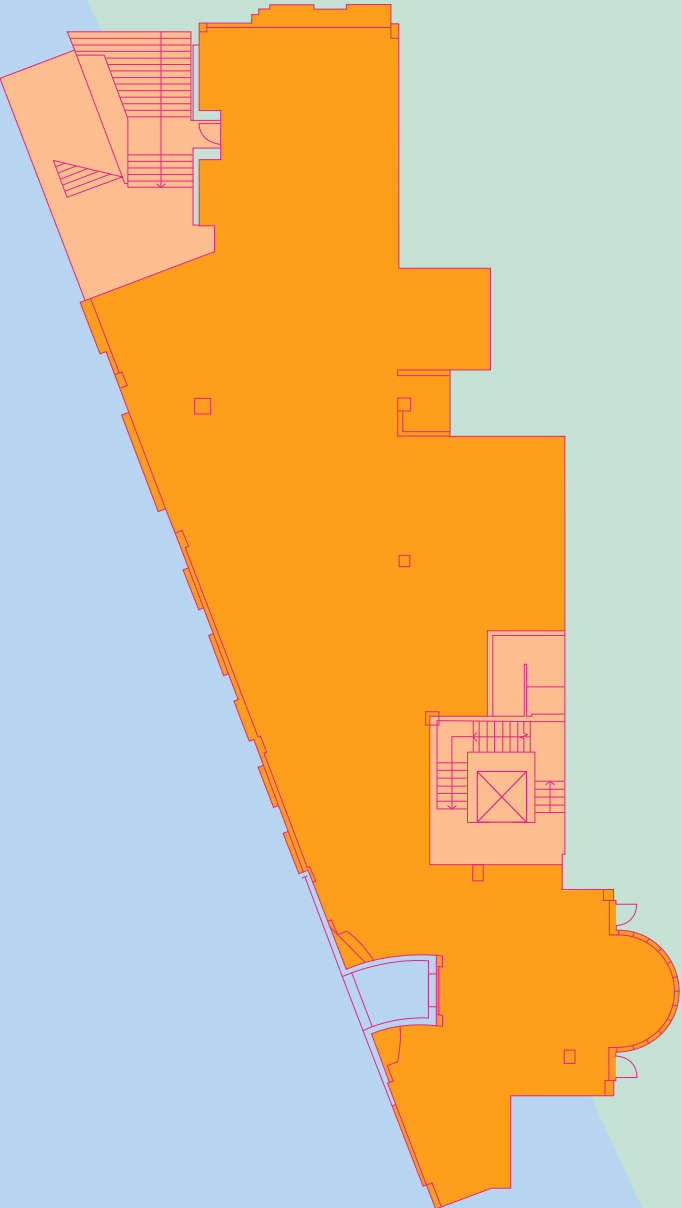
1ST FLOOR

NIA
4,662 sq. ft
433 sq. m

GIA
5,408 sq. ft

- Net Internal Area
- Core

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MONKWELL SQUARE



PODIUM LEVEL



- MODE Reception
- MODE Studios Amenity/Leisure
- Podium Amenity Space

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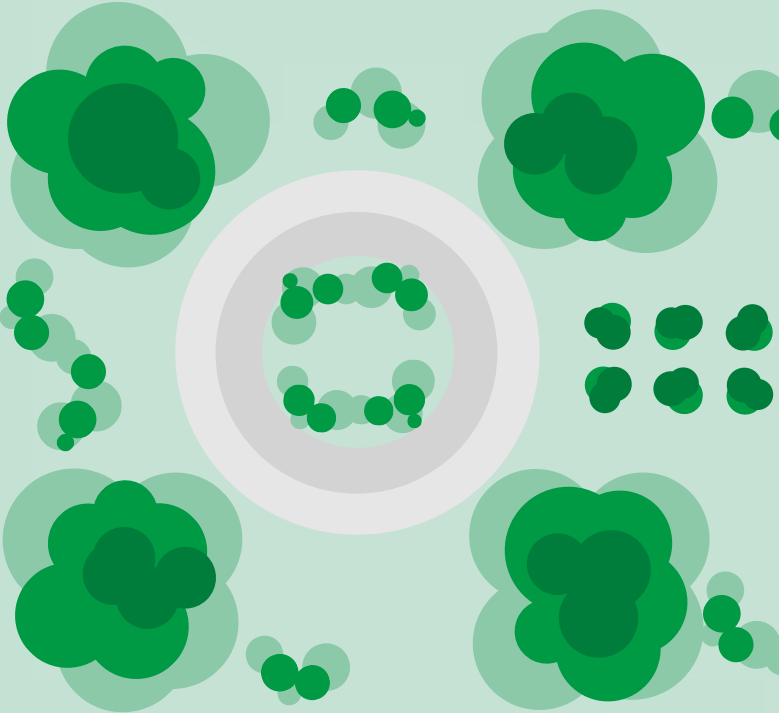
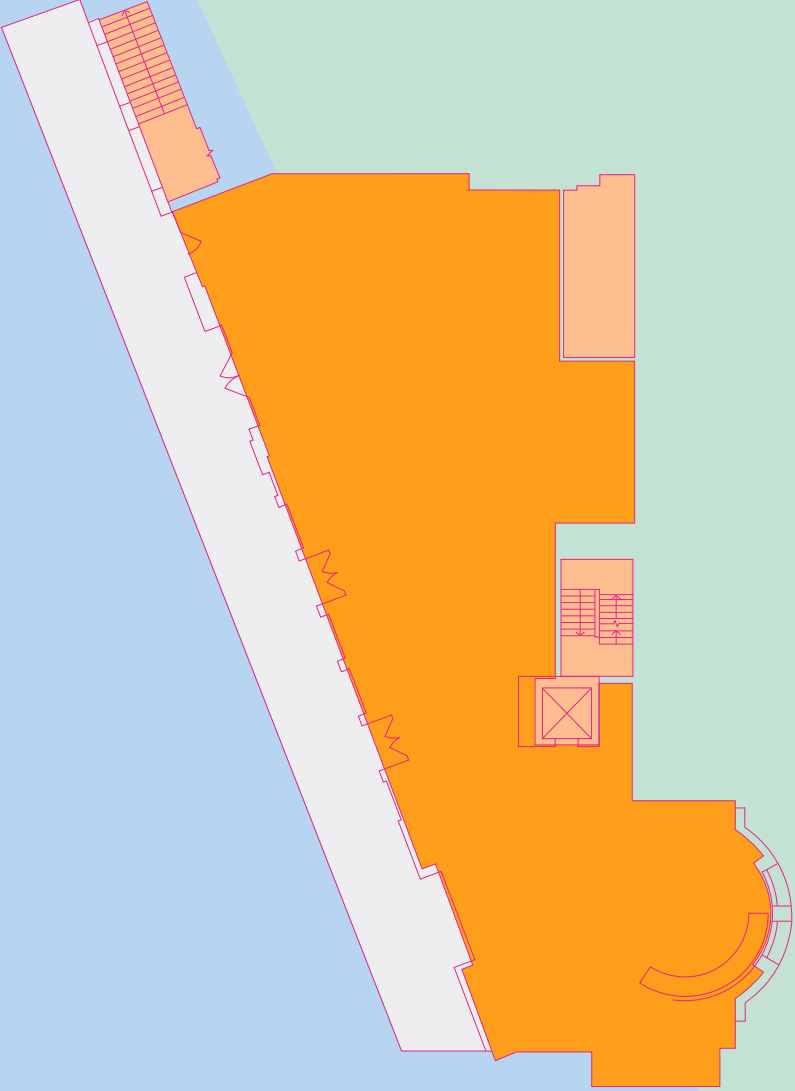
2ND FLOOR PODIUM LEVEL

NIA
4,154 sq. ft
386 sq. m

GIA
4,194 sq. ft

- Office Space
- Core
- Common Parts

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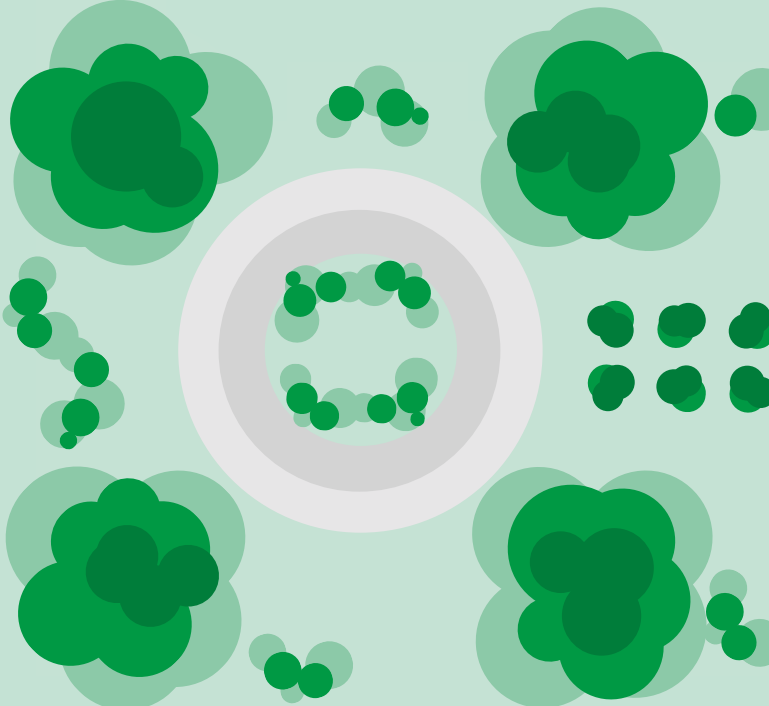
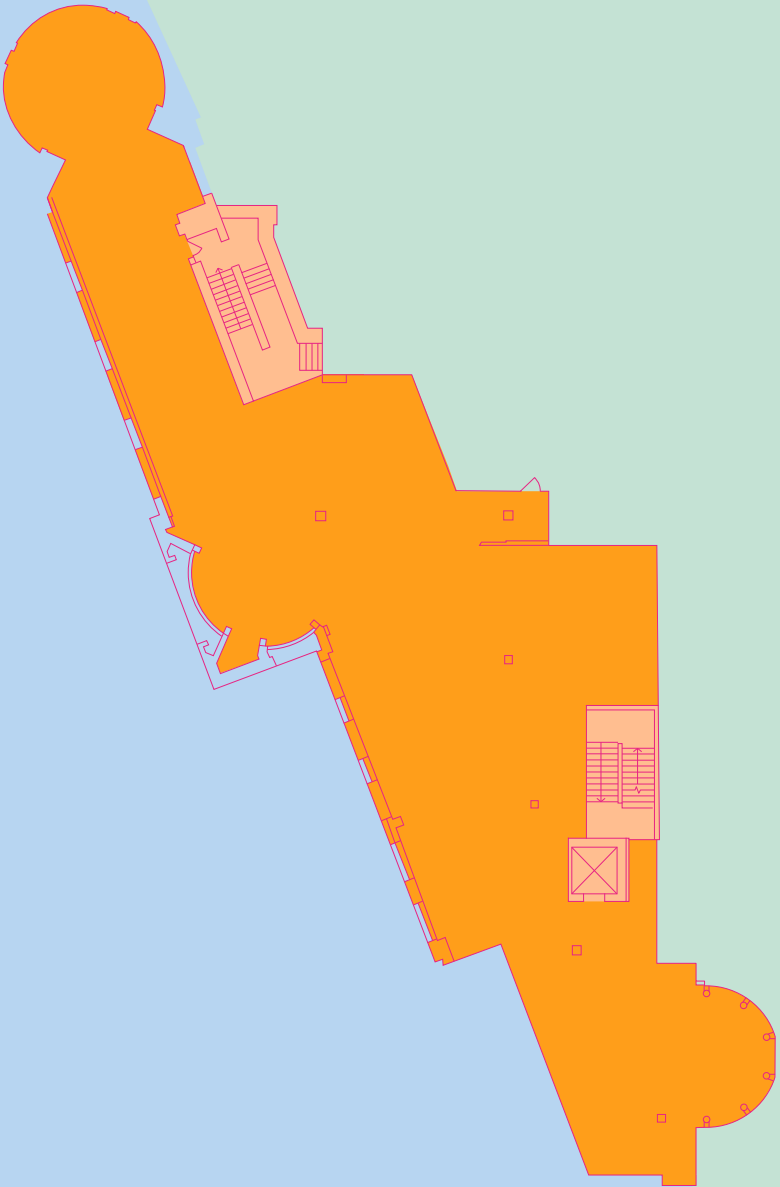


MONKWELL SQUARE

3RD FLOOR

NIA
4,682 sq. ft
435 sq. m

GIA
5,564 sq. ft



MONKWELL SQUARE

- Net Internal Area
- Core

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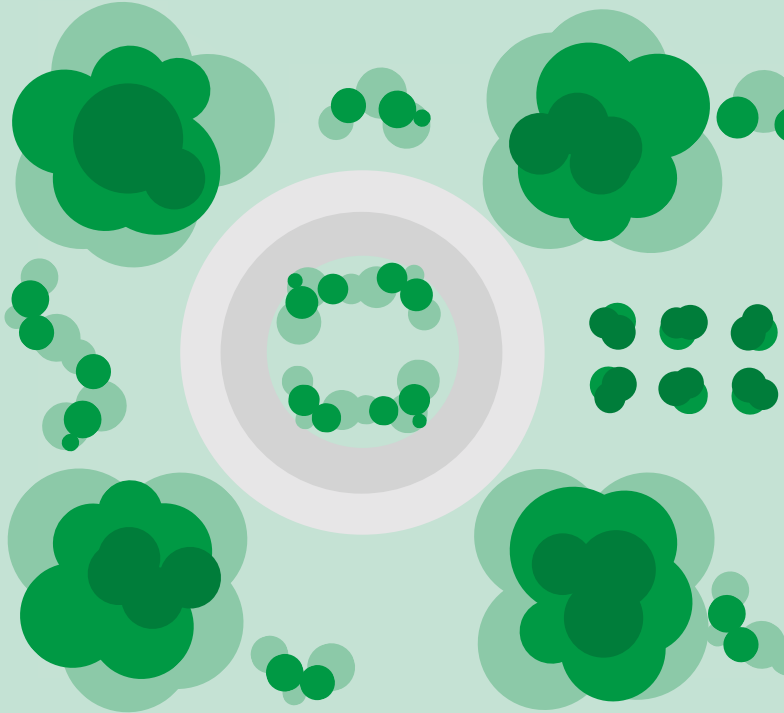
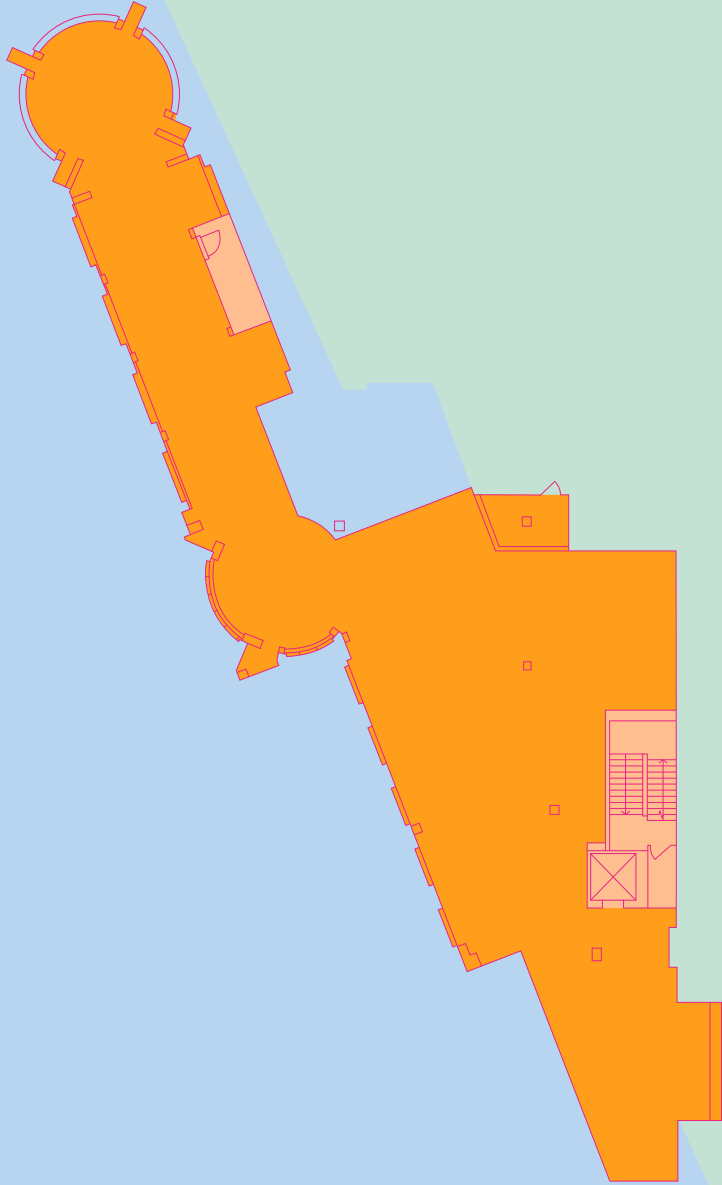
4TH FLOOR

NIA
4,016 sq. ft
373 sq. m

GIA
5,332 sq. ft

- Net Internal Area
- Core

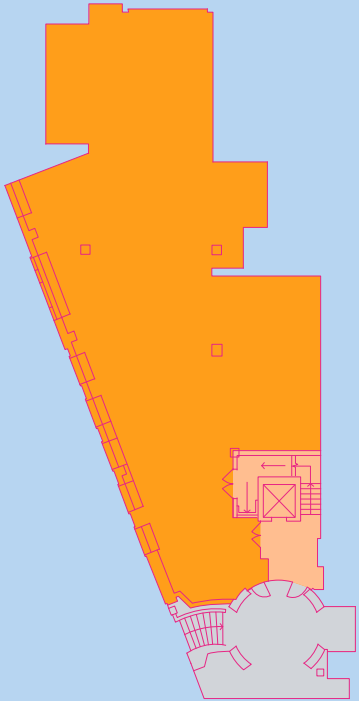
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MONKWELL SQUARE

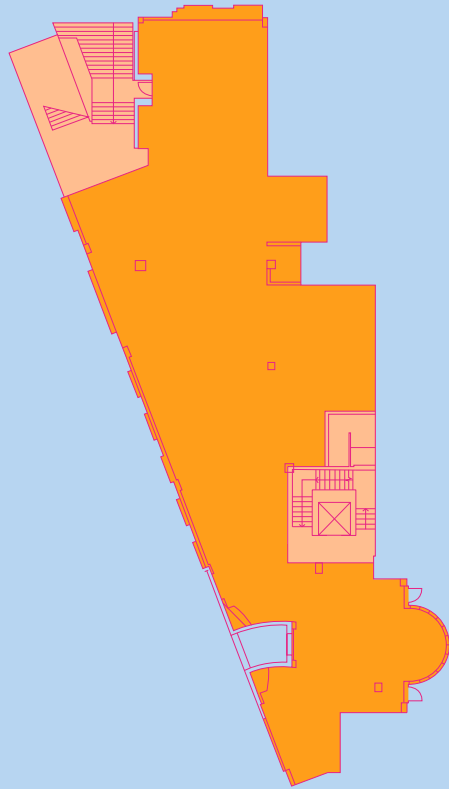
GF Floor

NIA – 3,927 sq. ft
GIA – 4,771 sq. ft



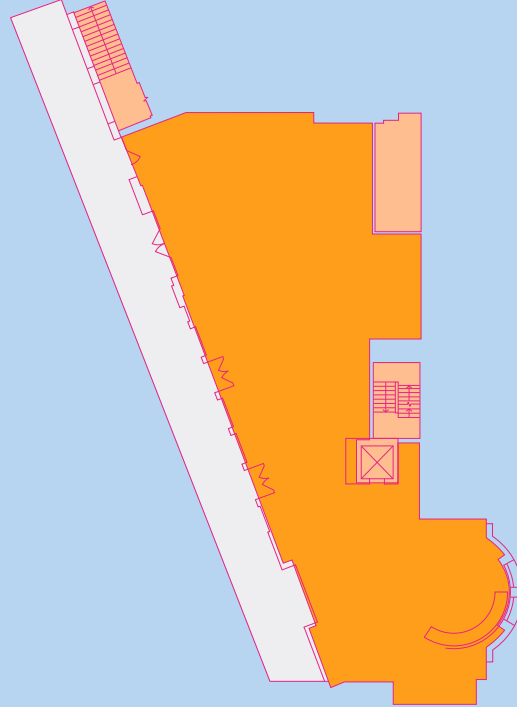
1st Floor

NIA – 4,662 sq. ft
GIA – 5,408 sq. ft



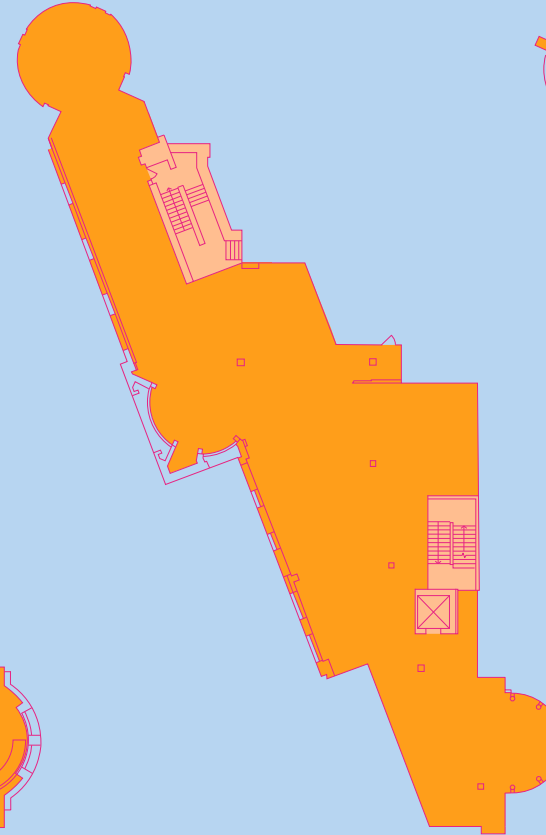
2nd Floor (Podium Level)

NIA – 4,154 sq. ft
GIA – 4,194 sq. ft



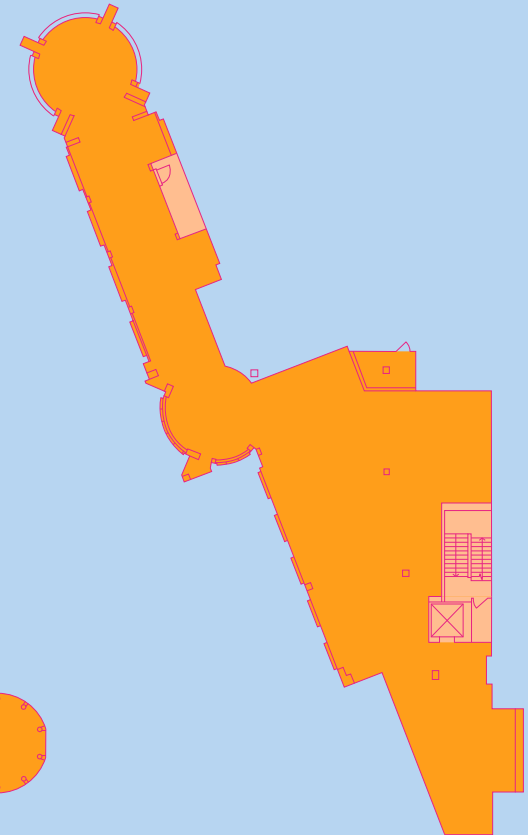
3rd Floor

NIA – 4,682 sq. ft
GIA – 5,564 sq. ft



4th Floor

NIA – 4,016 sq. ft
GIA – 5,332 sq. ft



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