

Fora and Duke Street Property unwrap the Parcels Building on Oxford Street A state-of-the-art sustainable workspace in the heart of the West End

There can be few more enviable – or convenient – addresses than Oxford Street, Parcels Building. Occupying a prime location beside Selfridges & Co and a minute's stroll from Bond Street, the new Fora workspace promises a progressive, design-led environment for businesses of any size.



The Parcels Building is situated above the Post Office Railway tunnels, once the backbone of London's communications network, beside the Western Parcels Office

ZETTELER

station, which gives the building its name. Originally built as an office in the 1950s and now owned by Duke Street Property, the Parcels Building has been extensively redeveloped in partnership with Fora, and now relaunches as a flagship six-floor Fora workspace, built with a pronounced focus on wellbeing and productivity.

“Designed to appeal to a breadth of business and industries who are looking for a first-class workspace experience in a dynamic part of London, the Parcels Building offers an iconic location, a varied range of flexible workspaces, and, from the upper floors, unique views across the historic rooftops and chimney pots of the West End.”

– Enrico Sanna, CEO, The Office Group

Progressive, sustainable, design-led interiors and outdoor space

Duke Street Property appointed Grafton Architects to lead the top-to-toe retrofit, which first stripped the structure back to basics, then gave the Parcels Building a brand new clean-lined classic façade that gestures to the Selfridges building opposite, added an extra floor, and introduced a new skyline-view terrace.



ZETTELER

For the office interiors, Duke Street Property and Fora worked with renowned interior architects Piercy & Company to cultivate a tranquil and inspiring atmosphere, taking cues from 'the theatre of shopping', and building on a neutral, gallery-like base palette with tactile natural materials, pops of colour and moments that delight, delivered through bold and beautiful furniture choices.



Graphic-patterned custom feature rugs inspired by the Parcels Building's façade are juxtaposed with armchairs and sofa upholstered with recycled Kvadrat fabrics. Tables and chairs have been sourced from renowned UK furniture manufacturer Very Good & Proper, with side tables made exclusively from recycled household and industrial plastic by Normann Copenhagen.

With sustainability a priority for both Fora and Duke Street Property, reused and recycled materials are featured heavily in the interiors. In the workspace kitchens, for example, Huguet terrazzo, made from recycled cement and aggregate, has been used for the worktops and islands, as well as reception frontage and in the showers and WCs.



All suppliers involved in the interior fit-out were appraised by specialist design-procurement firm Dodds & Shute, to guarantee sustainability credentials and ethical practice. Fora has calculated that interrogating the supply chain in this way has protected the equivalent of 1,339 trees. Furthermore, the design and delivery of both the base build and the interior is targeting a BREEAM rating of 'Outstanding'.

In celebration of the locale, walls are adorned with monochrome photography by Andrew Meredith depicting the architecture of the building and those of the surrounding area.

Biophilic principles underpin the interior spaces, with an abundance of greenery spread across every floor. Natural light pours in through full height-windows and, outside, a terrace overlooking Duke Street offers residents an opportunity to spend time alfresco, surrounded by olive trees and plants.

One of the most dramatic features of the space is the double-height multi-functional event space that connects the fourth and fifth floors. Amphitheatre-style seating incorporates a feature staircase between the floors, creating a unique setting for presentations, networking, social occasions and entertainment.

ZETTELER



State-of-the-art services

The Parcels Building's workspaces have been designed for flexibility, with varied office sizes available, including entire floors. Layouts are readily adjustable so resident businesses can scale as they need to without having to secure new space.



As well as advanced tech services and support – including 3GB fibre-optic broadband and free black-and-white printing – residents can take advantage of fully stocked kitchens offering hot drinks, fruit and snacks, as well as Fora's programme of events and wellness facilities across the London workspace network. Residents are supported by Fora's industry-leading concierge team – recruited from the hospitality sector and trained in association with the legendary Swiss hospitality management school L'École Hôtelière de Lausanne.

Shower facilities, cycle storage, indoor and outdoor break-out spaces and 24/7 access ensure the building suits any modern working style, maximising comfort and convenience for individuals and productivity for businesses.

Notes for editors

For more information about the Parcels Building and The Office Group workspace portfolio, contact tog@zetteler.co.uk.

The Office Group

In September 2022, TOG and Fora merged under the parent company The Office Group. The combined group comprises 73 premier locations totalling over 3.1 million sq ft across London and in Cambridge, Oxford, Reading, Bristol, Leeds, Berlin, Frankfurt, and Hamburg. Current TOG and Fora tenants include bp, GSK, Ocado, British Fashion Council and Peloton, among many others.

Fora was founded by Enrico Sanna and Katrina Larkin in 2015 with the aim of reimagining the workspace experience by bringing together the best elements of modern offices, hotels, member clubs and flexible workspaces under one roof.

TOG was founded in 2003 by co-founders Charlie Green and Olly Olsen, fuelled by their desire to reimagine, shape, and improve the way people work. The first flexible workspace by TOG was located on City Road and opened to members in 2004.

Blackstone and Brockton Capital have a majority interest in the group. For more information on The Office Group, visit www.theofficegroup.com / www.foraspace.com

Duke Street Property

Duke Street Property is a private property company with a focus on London's West End. It is a young, dynamic company with expertise in property investment and transformation. Duke Street Property takes a neighbourhood approach and strives to provide compelling environments that foster creativity and culture that improve the experience of its customers, residents, workers and visitors.

Sustainability is at the core of Duke Street Property's business. It is committed to improving the environmental performance of its buildings and to pursuing forward-looking initiatives in the fields of sustainable urban development and design. For Duke Street Property, sustainability is also about ensuring the longevity and security of its neighbourhoods.

For more information on Duke Street Property, contact DSP@paternostercomms.com