

SOUL
spaces

BUILDING WHERE YOU BELONG

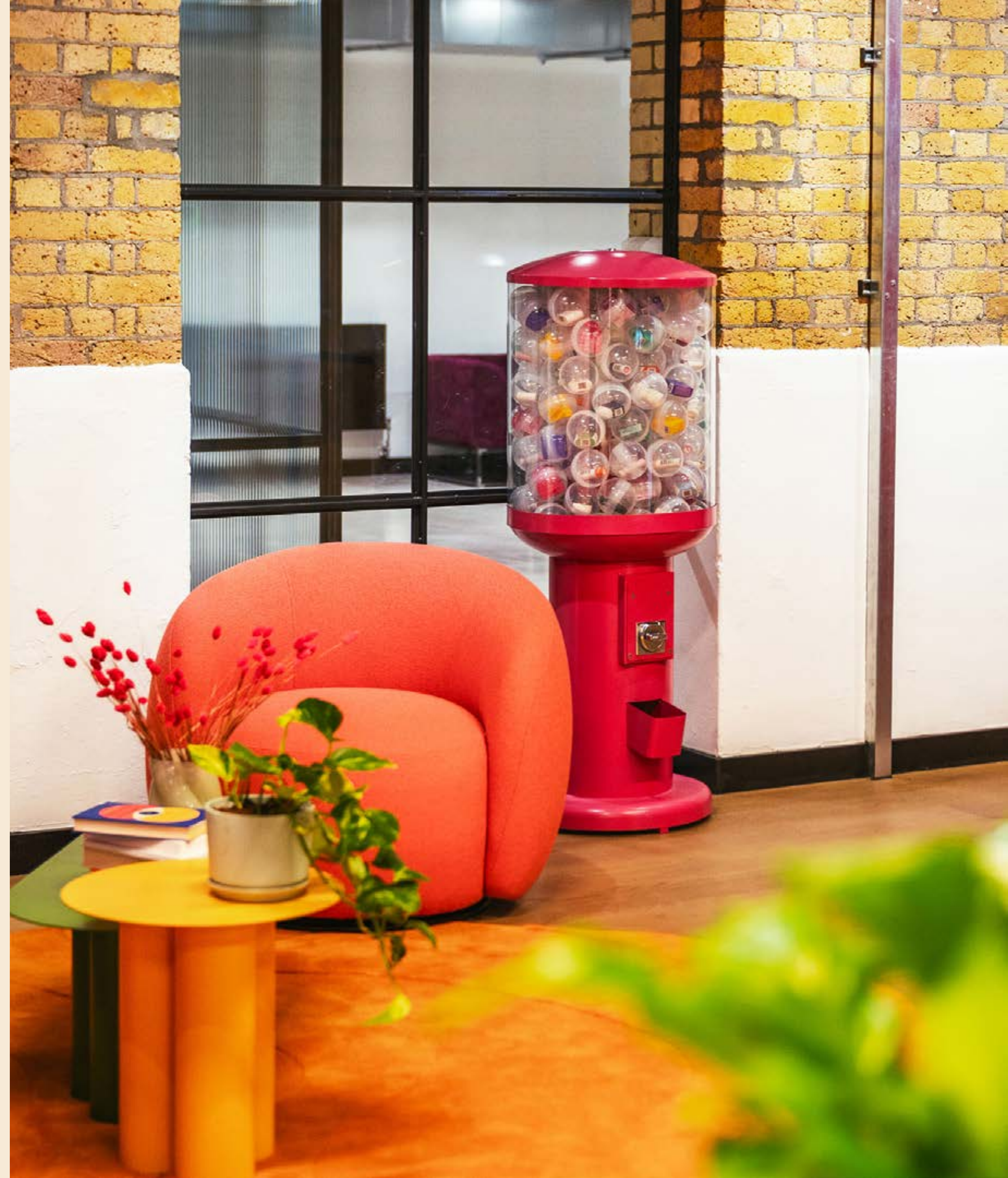


WHERE IT ALL BEGAN

We were tired of working for people who weren't as passionate about business and the power of the workplace as we were.

Tired of working for those who prioritised profit over people. Who could tell you the price of a fit out but would struggle to articulate the true value the right workspace can bring to a business.

We decided we wanted to do things differently, simply better, with more passion and personality than what we believe has now become the norm in our industry.



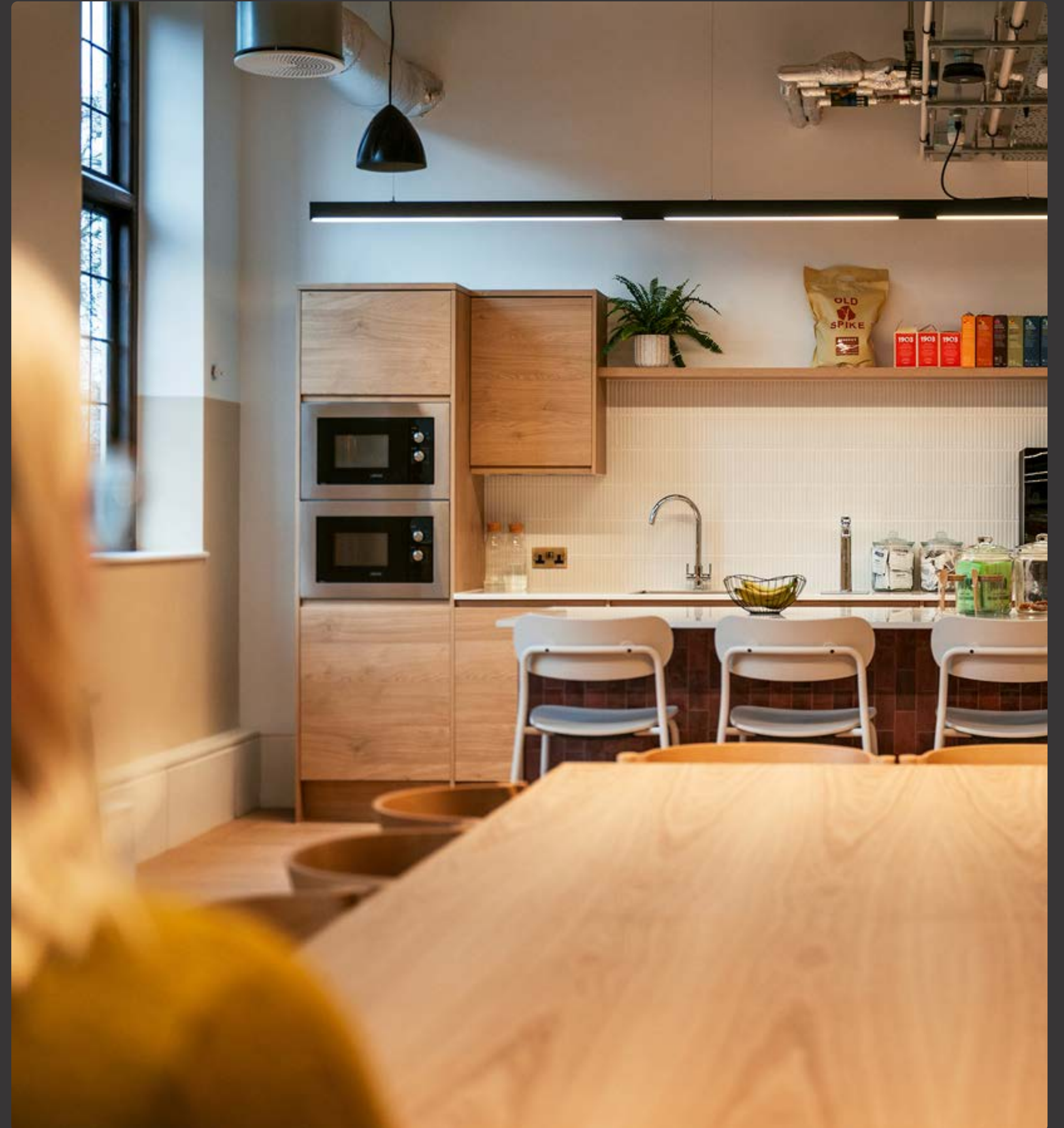
PEOPLE & PLANET FIRST

We design workplaces that put people and the planet at the heart of every project.

Our commitment to social value and sustainability goes far beyond design. We believe in giving back and taking responsibility for the communities and world around us.

HERE'S HOW WE'RE MAKING A DIFFERENCE:

- As a London Living Wage accredited employer, we ensure fair wages for everyone involved in our projects.
- Each year, we plant 240 trees and offset 40 tonnes of carbon, working toward a more sustainable future.



TRUSTED BY





ATTENTION TO DETAIL & INNOVATIVE SOLUTIONS

Attention to detail & innovative solutions were the hallmark of Joe's approach to overseeing all elements, right up to and including assisting over the weekend. His engagement post project with the 'care team' also provided extremely helpful guidance.

DAVID OLIVER
RED BULL

WHY WE'RE DIFFERENT

OWNER LED

We are hands on owners with a purpose and a passion for the workplace. We take care of your project and you always have a direct line to us. We take pride in being owner led.

GENUINE 360 SERVICE

Due to our combined 15 years of industry experience working for award winning companies, we are able to provide a genuine in-house 360 real estate journey.

EXPERIENCE

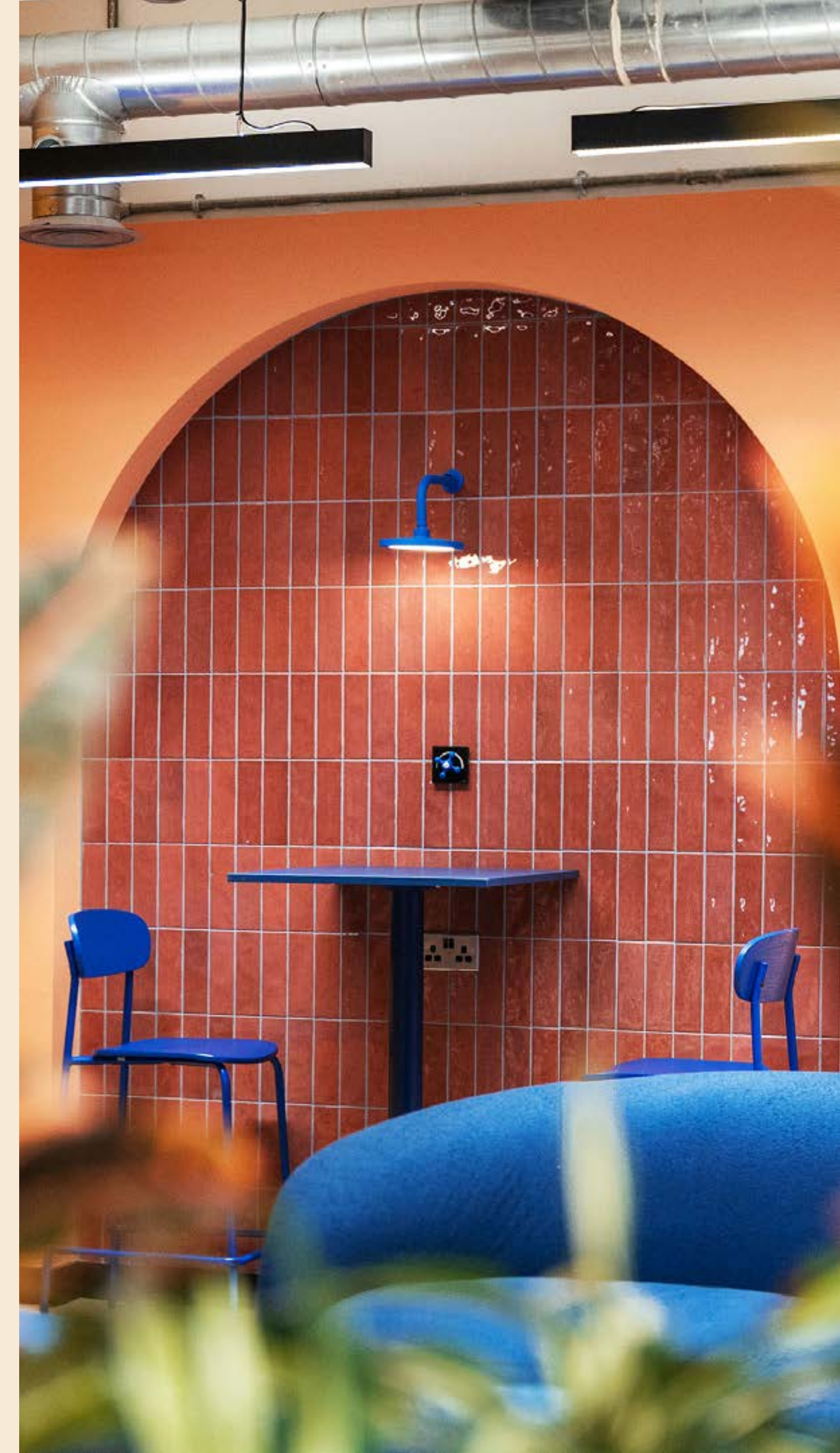
We know the ins and the outs and the inside scoop that our competition don't want you to know. We started Soul Spaces to provide our clients with transparency and soul on their projects.

PEOPLE OVER PROFIT

The true value of the workplace is in its potential to contribute to a successful culture and the productivity of your people. There's no silver bullet to a successful culture despite what others may say!

PASSIONATE ABOUT BUSINESS

We're passionate about business, about entrepreneurialism and entrepreneurs and wanted to ensure we start a business that helps businesses make the right decisions and pay the right price. We understand the rollercoaster you're on, we want to help you make the workplace a smoother ride.



MEET THE TEAM



JOE GILLAM

FOUNDER

Having spent eight years, five of which as the MD of London's fastest-growing construction team in London working with the likes of Red Bull, Badoo, and Methods, Joe knows the industry inside out. Joe understands the office is more than just the real estate you occupy. He believes the trick to a good workspace is understanding that the investment you make in the space should be focused on providing a platform for your people to prosper.



DEMET OGUTLER

HEAD OF WORKPLACE DESIGN

Demet graduated in Istanbul, after completing her studies in Architecture in Italy. She started her career working on a wide array of commercial projects ranging from hospitality to workspace. With 10 years of experience Demet, has developed an adeptness with every stage of project delivery, from concept design through to implementation, taking this forward into relevant and effective design.



TONY WICKERS

HEAD OF DELIVERY

With over 7 years of experience, Tony brings a calm, hands-on approach to every project, always putting the client relationship first. Having managed projects ranging from £50,000 to £10,000,000, Tony ensures seamless delivery through clear communication, strong client relationships, and an unwavering commitment to quality across every stage of the build.



CHARLOTTE MONKS

WORKPLACE DESIGNER

Curious and passionate about every design project she undertakes, Charlotte holds a Bachelor's Degree in Interior Design from the University of Falmouth in Cornwall. Since graduating in 2018, she's immersed herself in various interior sectors, from marine to modular and commercial design. Charlotte's range of experience has allowed her to take on any project, big or small, and create creative yet functional spaces that people can enjoy.

BUILDING WHERE YOU BELONG

We are a small team of ambitious and talented individuals who have come together in the belief that design and build should be done differently, with more passion, less rules, less drab and full of Soul.

We only ever take on four projects at a time and we believe in high quality at a fair price, so we limit our overheads and allow ourselves to give our clients our full energy and focus.

If after this point you want a project with Soul Spaces, we ask for an appointment and commit to you our time, as long as it takes to get your workplace project to the point you want it to be.

OUR PROCESS



Chemistry

We always meet our clients at their current site to understand their needs and fundamentally to see if we as people can work together and enjoy working together.

Your workplace is a personal experience, we want to work with people as passionate as we are about their projects. If we have chemistry, we work together.



Design

The magic in what we do. We host and show our clients what we believe is the workplace for them for right now.

If you love our ideas, if we are aligned in the vision for your space then this is a huge indicator we should be working together. Design is of course subjective but it is our job to show you what good looks like.

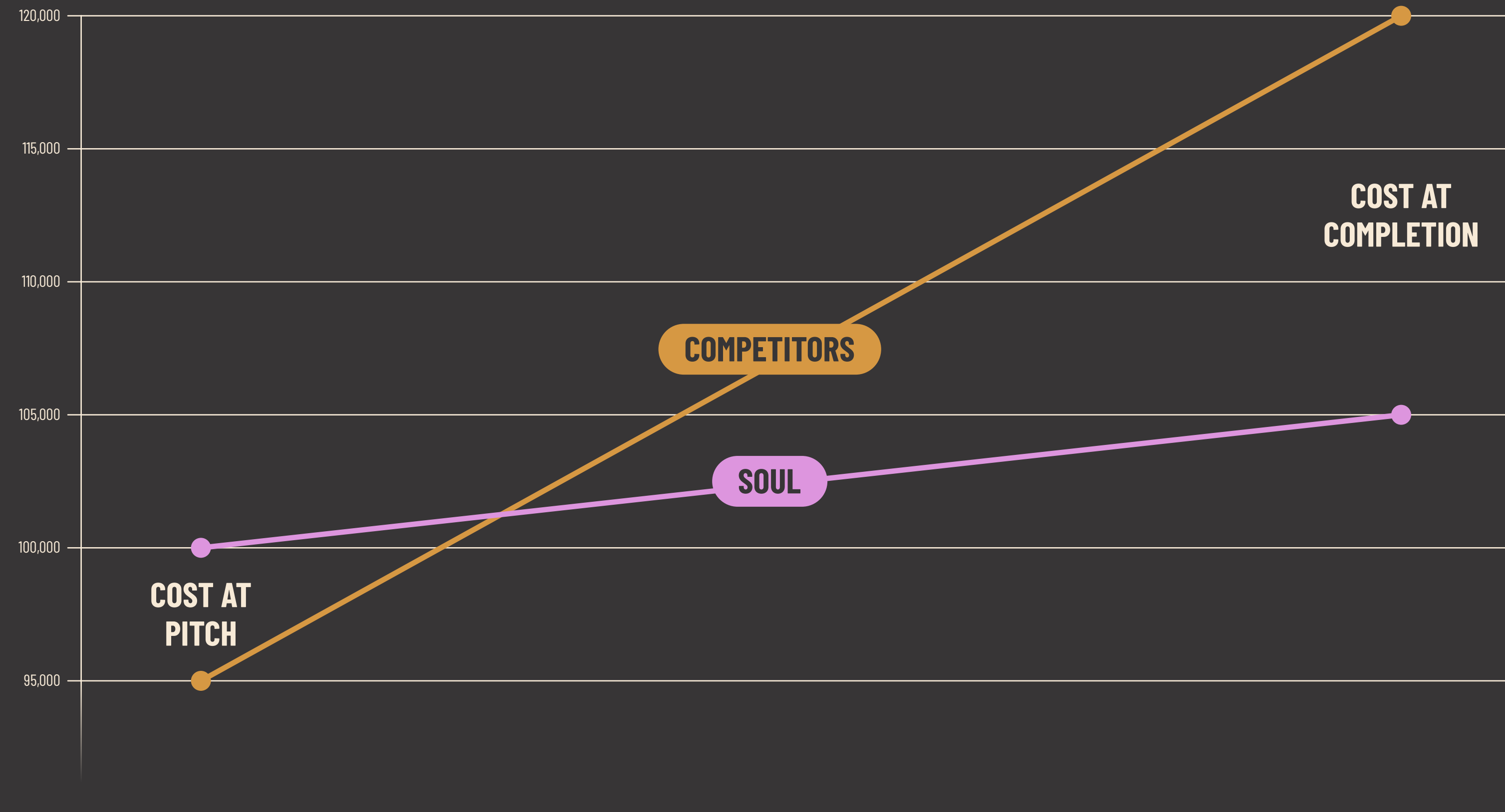


Maths

The numbers are key in enabling you to make the decisions you need to make that are best for your people and your business.

We will show you detailed costs that are fixed within a 5% limit to your final cost plan. It is our job to specify the right products for your budget and provide you with maximum return on your investment.

RIGHT ON THE MONEY



Our competitors often pitch 5% less than us at pitch but end up 15% over our cost when on site.

Our detailed surveys and step-by-step process means our cost at completion is generally within 5% of our pitch cost.

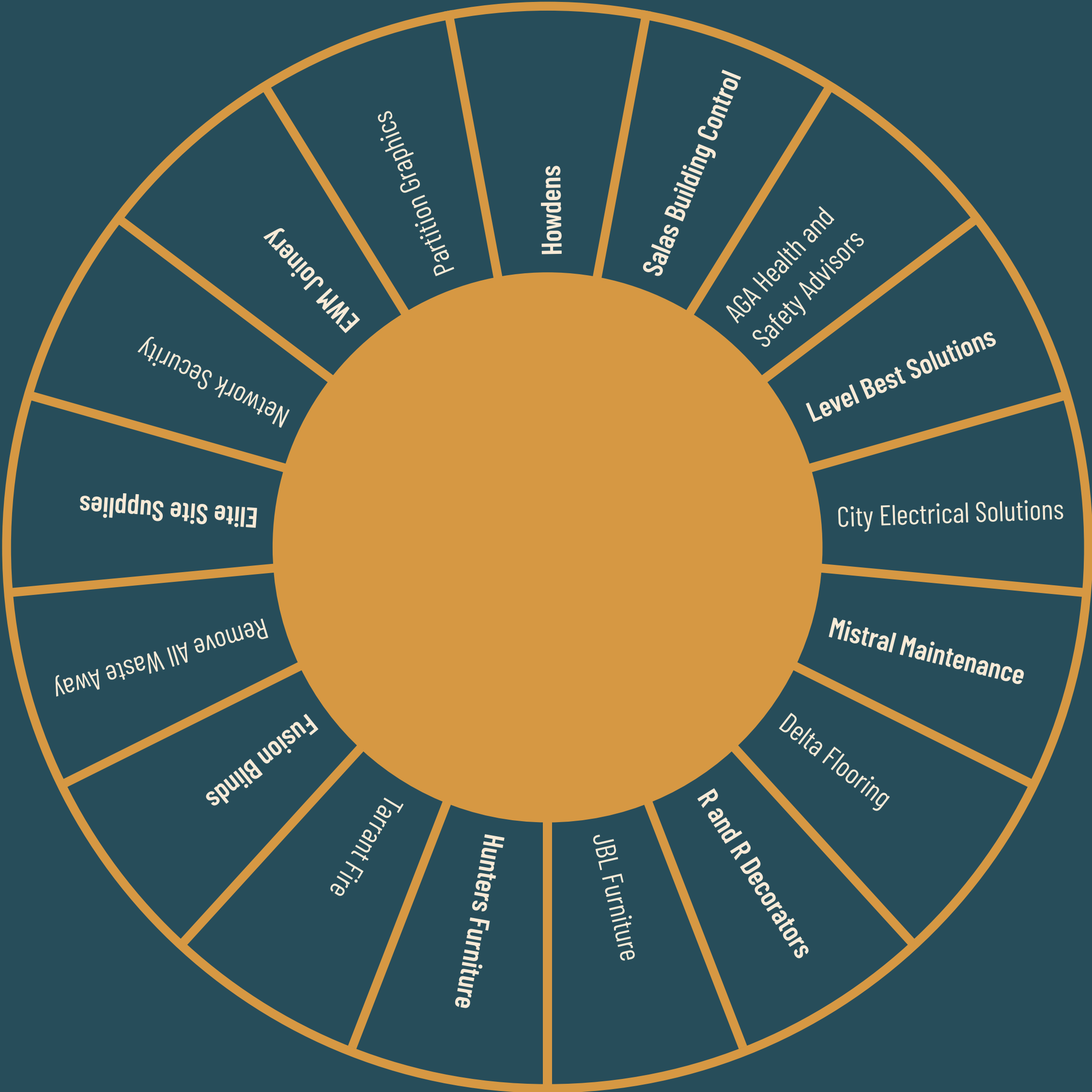


PERSONALISED 360 SOLUTION

Your project may take up to 20 different trades and organisations. Our value is managing these for you, on time, on budget and with Soul.

Our experience over the last 10 years has allowed us to funnel down our sub-contractors to who we believe are the best in the business.

Their expertise alongside our management allow us to provide you with the best possible products at a fairer price point than our competition.



REFRESH

VS

REFURBISH



Don't be wasteful and just rip everything up, let us have a look at the asset and provide some creativity. Refreshing is good for the planet and good financially. We can identify the weak spots in the space and propose how to make the space competitive again in the current market whilst making sure it complies with all up to date regulations.



If the asset isn't salvageable due to the age of the installations and really needs to be completely overhauled then a full refurbish may be the best option. Our process is **VALIDATE, DESIGN, MARKET FEEDBACK, BUILD**.



START TO FINISH, SOUL HAVE BEEN FAULTLESS

Start to finish, SOUL have been faultless. Unbelievably happy and extremely impressed! Their attention to detail, vision, experience, delivery, attitude and workmanship have all been first class. Highly recommended!

MATTHEW CASSELL
TIME RETAIL PARTNERS

A modern office interior featuring exposed wooden beams and a vaulted ceiling. The space includes several desks with black office chairs, large windows, and potted plants. A glass-walled meeting room is visible in the background. The floor is made of light-colored wood.

CASE STUDIES

The proof's in the pudding...

CRAFTS COUNCIL

Charity

Soul Spaces were appointed in collaboration with the Crafts Council and MetSpace to transform a listed building in Angel into a modern, tenant-ready workplace. The property had been vacant for almost ten years and required a complete overhaul to meet modern workplace standards while respecting the constraints of a listed structure.

Accessibility was a key driver from the outset. We redesigned the WC facilities to be gender neutral and introduced a fully compliant DDA WC. Additional upgrades included new ramps, refuge points, a refurbished lift to improve accessibility, and the installation of a fully DDA-compliant tea point.

The interior design reflects MetSpace's distinctive approach, delivering a contemporary, tenant-focused workspace that appeals to occupiers across London.

Completed within a 16-week programme and ready for immediate occupation, the building has been successfully repositioned as a high-quality, accessible workplace that balances modern functionality with the character of its listed status.

Location

ANGEL

Budget

£920,000







MAURICE INVESTMENTS

Soul Spaces were appointed by a private landlord to refresh and reposition their 1st floor space on Bonhill Street. The office had been left tired and unoccupied, and the objective was to bring it back to market with a fresh, modern feel that would appeal to incoming tenants.

The works included redecorating the meeting rooms and tea point, as well as introducing new upholstery in the entrance area to create a strong first impression. To add warmth and character, we layered the scheme with carefully selected décor items, rugs, artwork, and planting. All dressing elements, including TVs, were installed to ensure the space felt vibrant, functional, and truly move-in ready.

Despite the tight two-week programme and £45k budget, the result was a transformed office that now offers a welcoming, contemporary environment ready to accommodate a new occupier.

Location
OLD STREET

Size
4,100 SQ. FT.

Budget
£45,000



METSPACE

Landlord

We were appointed to transform a dilapidated office in the heart of Soho into a fully functional, modern workspace for Metspace

- The refurbishment focused on improving functionality and comfort for staff while bringing the space up to contemporary standards.
- Key interventions included:
- New kitchen: a fresh, practical hub for socialising and breaks
- New toilet block: modern facilities to enhance staff convenience
- New meeting room: a dedicated space for collaboration and client meetings.
- Small power installation: improved infrastructure to support day-to-day operations

Over the course of just five weeks and on a budget of £95k, the space was completely revitalised, delivering a practical, attractive, and ready-to-use office that meets metspace's operational and workplace needs.

Location
SOHO

Size
17,000 SQ. FT.

Budget
£45 PER SQ. FT.







34 GREAT MARLBOROUGH ST

Landlord

We delivered a Cat A fit out for a private landlord at 34 Great Marlborough Street, in the heart of London's shopping district.

The works included two built-in meeting rooms, upgraded HVAC, a brand new high-end tea point, and a full refresh of all wall and floor finishes. We also refurbished the staircase and toilet areas within the building.

All electrical and lighting installations were replaced and brought up to current regulations, including new LED up-and-down lights to create a warm, ambient feel throughout the space.

Completed in just five weeks, the project was delivered on time and on budget. A tenant was secured by week three, based on the strength of the design and visuals alone.

Location
SOHO

Size
1,100 SQ. FT.

Budget
£95,000





THE END RESULT IS FANTASTIC

The end result is fantastic. We're still working with Soul Spaces and will continue to do so in the future. Joe's team understood the brief exactly, took a lot of care in how they delivered the concept to us and have been brilliant in delivering what was to us a major investment. We can highly recommend Soul Spaces.

GARY CURTIS
GIVE A GRAD A GO

AKOYA

Landlord

Akoya specialises in cultivating workplace assets and building vibrant business communities across London's evolving districts. They turned to Soul Spaces to deliver high-quality, design-led fit outs across multiple properties, ensuring their spaces stood out in a competitive market.

We provided high-spec transformations that were 20% more cost-effective than the nearest competitor, reducing upfront investment while enhancing market appeal. Across multiple projects, we delivered flexible space planning, premium meeting rooms, high-end tea points, upgraded lighting, and carefully curated furniture—maximising tenant attraction and rental value.

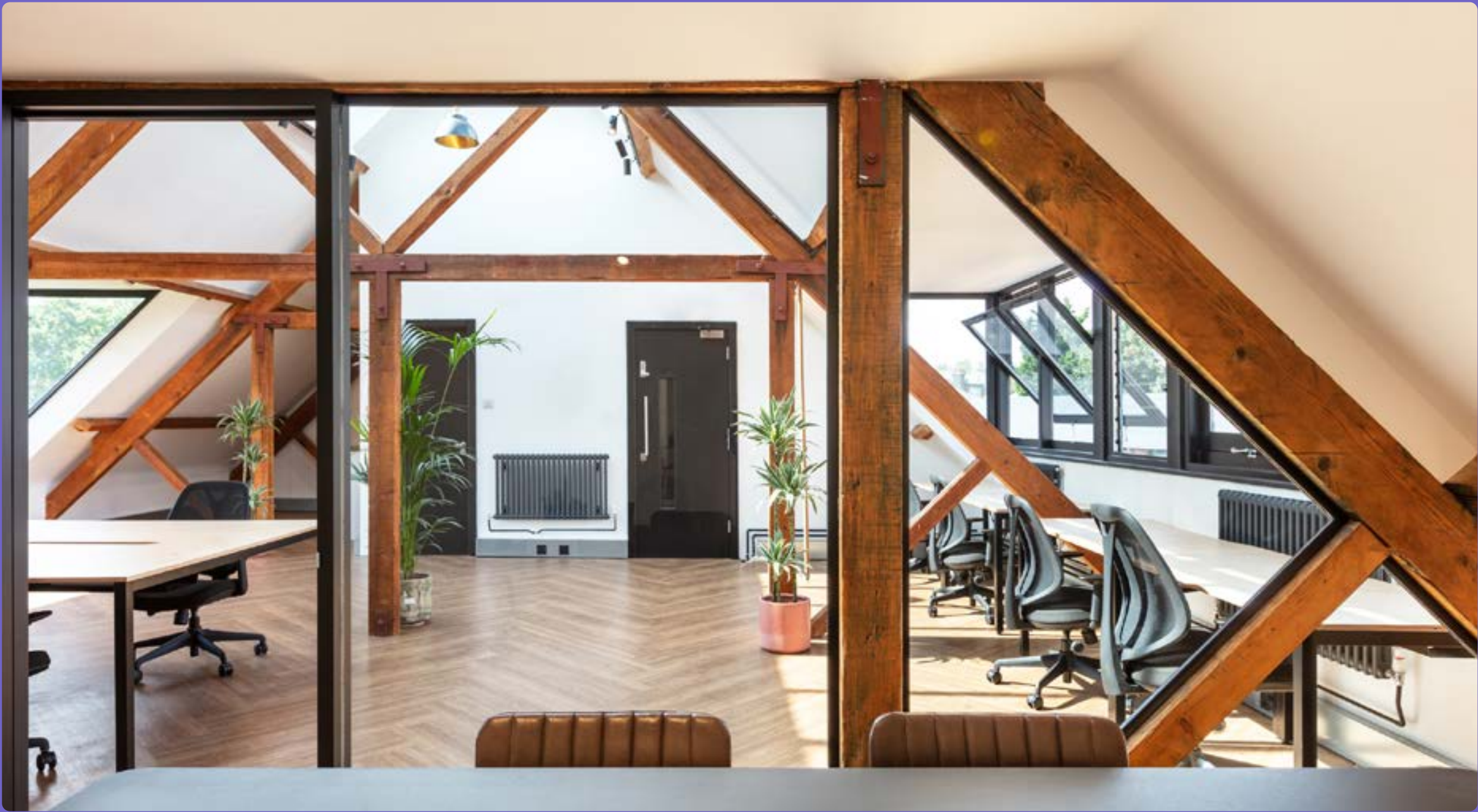
By optimising existing infrastructure and integrating sustainable materials, we significantly reduced void periods and helped Akoya achieve a faster return on investment. As part of our commitment to sustainability, we also offset 22 tonnes of carbon emissions upon project completion.

Location
QUEEN'S PARK

Size
2,000 SQ. FT.

Budget
£197,000







CUMBRAE PROPERTIES

Landlord

We were appointed by a private landlord to refresh their asset at 1-3 Norton Folgate following a lease expiry. The objective was two-fold: to validate and test the existing infrastructure ensuring all mechanical, power, data, and lighting systems were in good working order for incoming tenants and to upgrade the look and feel of the space to compete strongly in today's market.

The first floor was fully dressed with contemporary furniture, artwork, and planting to give the space an inviting, move-in-ready feel. On the fourth floor, a complete aesthetic refresh was carried out, including new carpet and vinyl flooring, a redecoration of the meeting rooms, and updates to the tea point and crittall glazing. To lift the interior, we introduced earthy feature tones, modern finishes, and replaced the previous tenant's brand-led palette with a more timeless, versatile scheme.

Despite working within a tight £65k budget, we maximised value by not only upgrading the space but also providing finishing touches such as planting and wall prints helping the floors feel vibrant, functional, and immediately lettable.

The result was two well-presented, flexible office floors ready to welcome new tenants, delivering both practical infrastructure assurance and strong aesthetic appeal.

Location
SHOREDITCH

Size
4,900 SQ. FT.

Budget
£65,000



X+WHY

Landlord

x+why, a leading B-Corp certified serviced office provider, is on a mission to reshape the future of work. With locations across the UK, they're committed to creating innovative, flexible workspaces that foster collaboration, community, and purpose-driven business.

For their Whitechapel location, x+why needed a fast and seamless refurbishment to prepare the space for a new client. The brief was clear: move quickly, ensure precision, and manage the project in coordination with both the tenant and provider. With tight deadlines and high expectations, we stepped in to transform the space in just two weeks.

Our team worked swiftly, adjusting wiring and electronics, updating floor plates, refreshing finishes, and enhancing the existing fit out. The result? A polished, revitalised space ready to welcome new tenants without a hitch.

Location
WHITECHAPEL

Size
2,000 SQ. FT.

Budget
£90,000





DO IT WITH



SOUL
spaces

