

strAtegy desİgn conStruction

AIIS is a global partner shaping places built for momentum.

We combine strategy, design, and construction to help organisations navigate growth and complexity with clarity and confidence.

A warm welcome from our CEO



The organisations that come to us are rarely standing still. They're growing, shifting, and reimagining. They need environments that can keep up. Over 45 years, we've built AIS around exactly that challenge: creating spaces that don't just respond to change, but help drive it.

The organisations we work with are navigating greater complexity than ever before. They face the challenge of building workplaces that work for everyone, everywhere, even in the face of uncertainty. They don't just want design and delivery. They want a partner who keeps things moving – and helps them to do the same.

The following pages show how we do it. From strategy to construction, from London to Dubai, from a landlord fit-out to a global programme rollout, we work with you to create the space and conditions in which your people, business, and ideas can grow.

We combine insight-led creativity with operational excellence. World-class capability with local understanding. Energy with care. Whatever you're building next, we're here to help you build it, with momentum.

A handwritten signature in black ink, appearing to read 'Gerry Graville', with a long horizontal flourish extending to the right.

Gerry Graville
Global Chief Executive Officer

AIS Group

Flexible solutions

Whatever the brief, we have the capability to deliver it.

Workplace strategy, change management, design, furniture, construction, client services. Our services span the full project journey, and can be brought together or drawn on individually, adapted and reconfigured, depending on what you need.

One team, one point of accountability, wherever you need us.

From strategy to delivery, we keep you moving.

We are built for momentum. In practice, that means we are focused on always moving forward, reducing friction, setting clear direction, and building in the space needed for creativity, communication and learning.

For our clients, this energy translates to confidence in motion.



Services

Strategy | Design | Construction | Furniture | Client Services

Statkraft, London



Founded

1979

Established in 1979, delivering the spaces of tomorrow.

Customer satisfaction

85%

Customer satisfaction score consistently surpassing 85% over the past 12 months.

Sustainability

2030

AIS is committed to being carbon zero by 2030. We are currently carbon neutral for scope one and two emissions.

PAS 2060 certified.

Delivery

85+

We've delivered spaces in over 85 cities across the globe.

Our way

01

We offer a single point of contact, no matter the project location.

Global presence, consistent delivery

We deliver the same exceptional standards across all 32 countries where we operate.

Our global studios:

- London, United Kingdom
- Amsterdam, Netherlands
- St. Julian's, Malta
- Dubai, United Arab Emirates



04 studios
30+ countries
85+ cities

Welcome to our London headquarters



Matt Osborne
Managing Director,
London

Situated at the heart of the historic City of London, our European headquarters serves as the hub of our operations, our studio embodies the vibrancy and prestige of this iconic city.

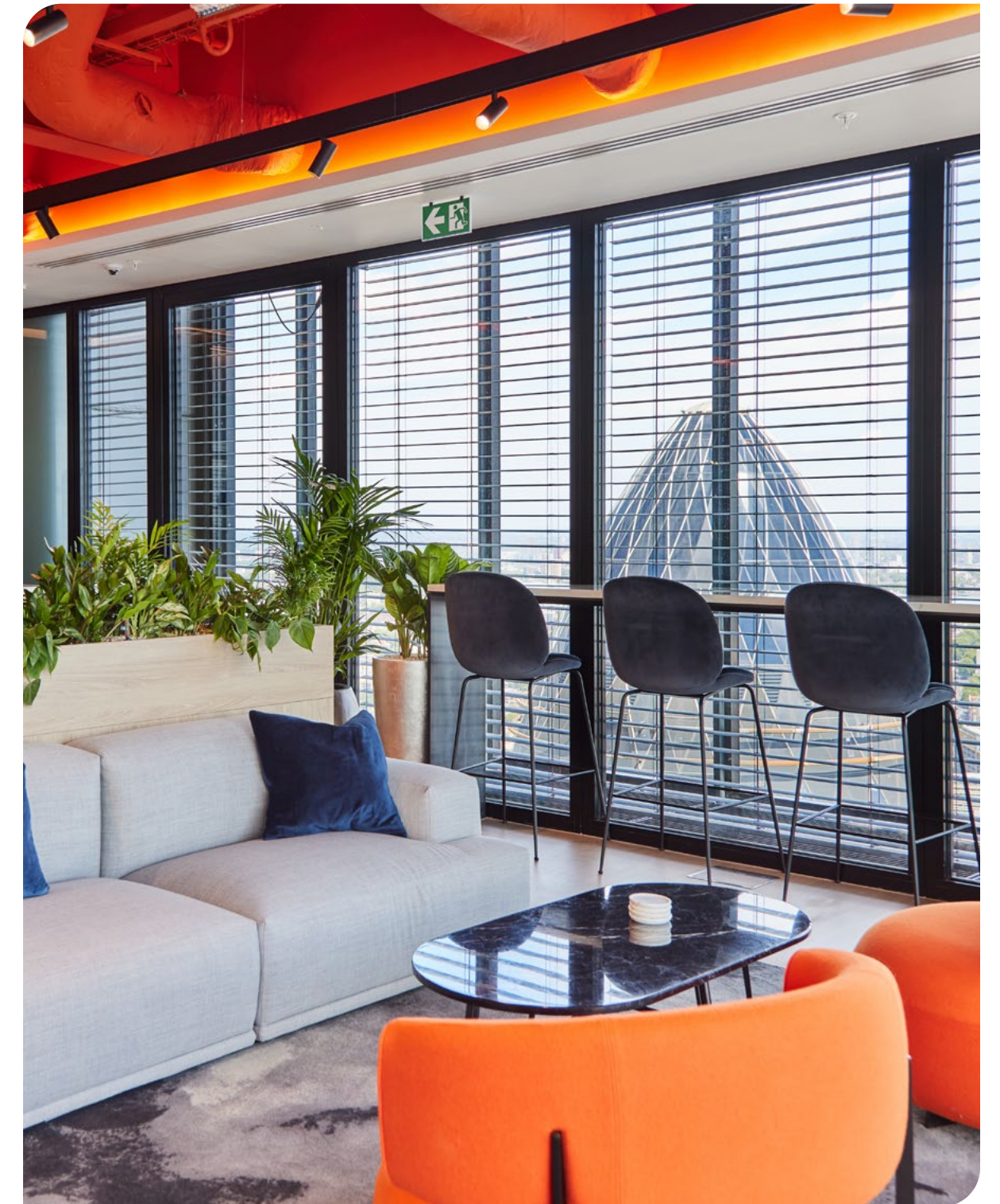
At our London Studio, a diverse team of workplace strategists, designers, visualisers, pre-construction specialists and construction experts collaborate with a shared growth mindset. Together, we craft original, workplace solutions for our valued clients.

From our City of London HQ, our solutions extend beyond London to clients across the United Kingdom, as well as to organisations on the European continent, Asia-Pacific region, the Middle East and North America.

We pride ourselves on providing flexibility in our approach, offering multiple options to transform our clients' real estate ambitions into reality.

We are driven by a bold ambition to contribute to the future economy and real estate landscape, particularly in innovative technology and life sciences hubs like the Cambridge and Oxford Corridor. By harnessing our expertise, we aim to help shape the workplaces of tomorrow and empower organisations to thrive.

We're looking forward to working with you.



Global Insurance Provider, London

Welcome to our Amsterdam studio



James Tindale
Managing Director,
Europe

Nestled in our picturesque, canal-side studio in Amsterdam, you will find our European team who have been based here for over seven years.

From here, we offer clients a wealth of real estate industry experience and design expertise. We have forged strong partnerships and a reliable supply chain network that is operable across the whole European region, ensuring seamless execution of projects.

Whether you require design services or a comprehensive design and build solution, our Amsterdam studio is fully equipped to meet your needs. By choosing to partner with our Amsterdam studio, you gain access to a dedicated team, a proven track record of project success across the globe and a deep understanding of the local Dutch and wider European market dynamics.

Wij nodigen u uit om ons te bezoeken in Amsterdam.



Pax 8, Zowlle

Welcome to our Dubai Studio



Allon van den Bergh
Managing Director,
Middle East

Positioned in one of the world's most dynamic business and design destinations, our Dubai studio serves as a regional hub for clients across the Middle East and beyond.

Reflecting the ambition, diversity, and momentum of the city itself, the studio brings together international expertise, local market knowledge and a deep understanding of how culture, business and workplace strategy intersect in the region.

Our team of designers, workplace specialists, project leaders, construction professionals and delivery experts collaborate with a shared commitment to quality, creativity and client success.

Together, we craft tailored workplace solutions that respect local culture while meeting the global standards of excellence that define our work.

We support international organisations establishing or expanding their presence in the region, as well as ambitious local businesses seeking to elevate their workplace environments. Whether delivering strategic workplace services or comprehensive design and build solutions, our Dubai studio is fully equipped to transform real estate ambitions into high-performing, future-ready spaces.

By partnering with us, clients gain access to the strength of our global platform, regional insight and a dedicated team committed to delivering environments that inspire innovation, support growth and empower people to thrive.

مرحباً بكم في دبي



Revolut, Dubai

What we do


AIS brings together strategy, design and construction to create environments that perform, adapt and support growth.

For over 45 years, we have delivered projects through an integrated model that aligns every stage of the journey. From early insight through to construction and beyond, our teams work as one, reducing complexity, maintaining momentum and ensuring clarity from start to finish.




Workplace Strategy

We help organisations define how their workplace should perform. By aligning business goals, culture and operations, we create clear, actionable strategies that support both immediate needs and long-term growth.




Design

Our design goes beyond aesthetics. We create environments that reflect identity, support performance and evolve over time, shaped around how people work, think and connect.




Construction

We deliver with certainty. Whether through a fully integrated design and build approach or traditional procurement routes, we maintain control of programme, cost and quality, ensuring seamless delivery and consistent outcomes.



Furniture

We provide furniture consultancy and supply that aligns with your workplace strategy. From audit and specification through to installation, we ensure every element supports both function and experience.



Client Services

Our role continues beyond project completion. We support your workplace as it evolves, providing ongoing services that help maintain performance, adapt to change and protect your investment over time.

What sets AIS apart is how these services come together.

We do not operate in silos. Strategy informs design. Design carries through to construction. And your space is supported long after handover. This integrated approach ensures consistency, reduces risk and creates environments that are built to last. Built for what's next.

Every organisation faces change. Our role is to help you stay ahead of it. By combining insight, creativity and delivery expertise, we create spaces that not only meet today's needs, but are ready for what comes next.

Workplace Strategy

We recognise that successful workplaces begin with an evidence-based real estate brief.

Our Strategy team takes a rigorous, data-led approach to understanding your organisation, evaluating business objectives, user requirements, and cultural drivers. Through research and analysis, we develop a workplace strategy that integrates people, place, technology, policy and ESG objectives into a cohesive vision.

Our offering is structured around three key pillars: building, visioning and testing ideas. Each pillar encompasses a range of strategic activities designed to explore how your workplace can best support business goals, from understanding your current state and envisioning your future to testing and validating ideas. Change management underpins every stage, ensuring the full potential of any work environment is realised.

Scope of services:

- Data-driven workplace strategy report
- Change, culture and experience strategy
- Real estate feasibility, location strategy and portfolio optimisation
- Workplace analytics, benchmarking and recommendations
- Post occupancy evaluation
- Space planning and design testing
- Design guidelines creation



If you'd like to speak with the team for any Workplace Strategy related enquiries

→ Get in touch

Leeson Medhurst
Chief Strategy and Marketing Officer



Meet our strategy experts



LDN:W, London

Sophie Grant

Global Strategy & Change Specialist



Sophie brings nearly a decade of experience in strategic workplace design, spatial analysis, and user experience for global organisations.

With a strong commitment to evidence-based, human-centred design, she thrives on crafting environments that not only enhance performance but also promote wellbeing and sustainability. As a Fitwel accredited ambassador, Sophie embeds health and environmental best practices into every project, ensuring spaces are good for both people and planet.

Project Experience

JM	London	22,410 ft ²
Dr Martens	London	10,000 ft ²
ICR	London	8,000 ft ²

Nathalie Walls

Strategy & Design Specialist



From data analysis to space planning, Nathalie combines strong analytical and strategic thinking with an architectural and user-focused approach to workplace design.

Nathalie works closely with clients to understand their organizational goals, workplace challenges and future spatial requirements. Collaborating with designers, Nathalie ensures that strategic recommendations are translated into creative and practical workplace solutions.

Project Experience

JM	London	22,410 ft ²
RCVS	London	21,000 ft ²
Vitality	London	22,000 ft ²

Michael Beach

Head of Concept Design



Michael has over a decade of experience managing the entire design process, from concept to project completion.

He leads diverse teams to deliver projects on time, within scope, and on budget. Michael excels in creating innovative design solutions across large, complex spaces (100,000+ sqft) to more intimate environments (5,000 sqft), including both industrial and luxury designs.

Project Experience

Boden	London	150,000 ft ²
Tide	London	14,500 ft ²
Revolut	London	113,000 ft ²

Design

AIS design goes beyond how a space looks. It's about what it does, how it feels, and the role it plays in shaping performance, culture and experience.

We design environments that work hard. Spaces that respond to the realities of how people think, move and collaborate, while creating moments that inspire, connect and endure.

Our process is deliberately collaborative, insight-led and environmentally conscious. We listen, challenge and explore, translating ideas into design that is both imaginative and grounded in how your organisation operates.

The result is not a signature style, but a tailored response. One that reflects who you are and where you're going.

From concept to completion, we design with intent. Every material, detail and decision has a purpose. Balancing creativity with precision, and ambition with practicality, to deliver spaces that perform over time, not just on day one.

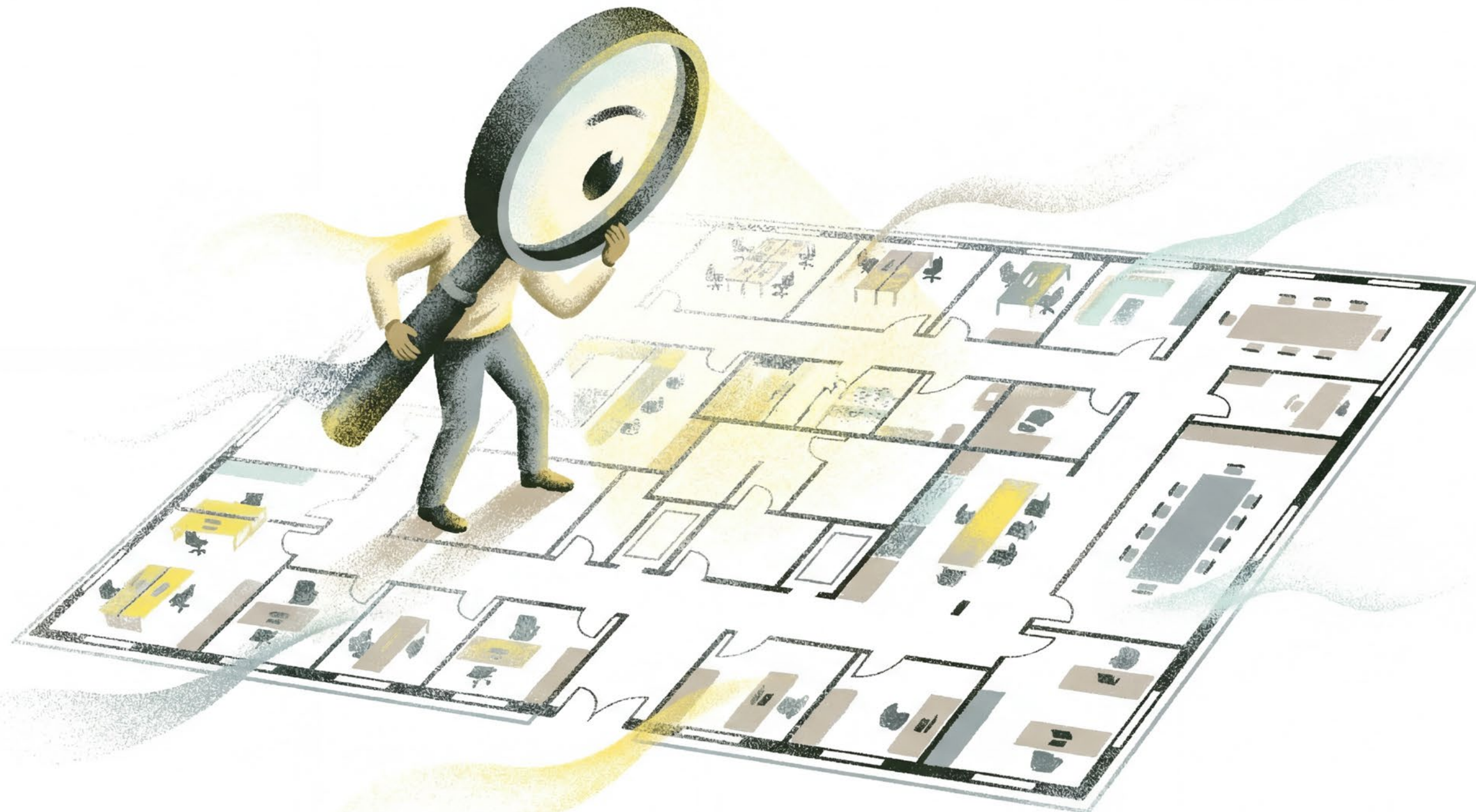
Scope of services:

- Interior design
- Concept creation and visual storytelling
- Technical design and delivery coordination
- Furniture strategy, specification and procurement
- Sustainable and wellbeing-led design integration
- End-to-end design management

If you'd like to speak with the team or for any Design related enquiries

→ Get in touch

Susie Harrison
Head of Creative



Meet our design experts



Revolut, London

Simon Hart

Creative Director



Simon is a key influencer in our dedication to creating workspaces that put people first.

Simon champions a philosophy of questioning the norm. He encourages the AIS design team to expand the limits of creativity, utilise the latest technology, and adopt contemporary work methods to design workspaces that go beyond the usual. Under his lead, we're helping shape the future of the workplace, making sure it's not only inventive but also responsive to the evolving demands of the modern-day.

Project Experience

EFG	London	32,000 ft ²
Tide	London	14,500 ft ²
Revolut	London	113,000 ft ²

Georgia Nogas

Head of Concept



Georgia blends originality and personality into every project to craft environments that are not just beautiful, but transformative.

Whether she's leading a team or mentoring, Georgia brings a spark of creativity and a dash of fun, making sure that every space she designs leaves a lasting impact.

Project Experience

Argus Media	London	52,000 ft ²
Just Group	London	16,850 ft ²
SSP Group	London	24,000 ft ²

Dan Martin

Creative Lead



Dan is an energetic, friendly designer who leads the creative team working closely with clients to achieve their vision for their office.

In addition to producing concept designs, Dan is ahead of the game with new ways of working which encourage staff involvement, improve efficiencies, and enhance corporate cultures.

Project Experience

Aeronautical Client	Birmingham	8,000 ft ²
Stellar	London	12,000 ft ²
Vitality	London	22,000 ft ²

Construction enquiries

Fitout and Refurbishment Construction at AIS is about certainty.

Delivery is not a separate phase, it is part of a seamless, integrated process that has always been at the core of what we do.

Strategy, design and delivery construction are aligned from day one, ensuring clarity, efficiency and continuity throughout. It's where strategy and design are translated into delivery with control, pace and accountability. Whether it is via framework procurement routes, traditional contracting or direct, we manage complexity, reduce risk and keep projects moving, so you can move forward with confidence.

We work as an integrated partner across your project ecosystem, bringing a disciplined, delivery-first approach, coordinating consultants, supply chain and stakeholders to maintain momentum and protect outcomes. Health and safety, compliance and sustainability are embedded, not added, ensuring performance in both the short and long term.

A Specialist Skillset

- Experience in overcoming the challenges of heritage buildings
- Fitting short programmes with education term timelines
- Transforming corporate interiors to maximise productivity
- Delivering projects through framework procurement
- Global supply chain mobilisation and quality control
- Landlord refurbishments creating a tenant-ready space

This is construction that delivers more than a finished space. It delivers confidence in the result.

If you'd like to speak with the team or for any Design related enquiries

→ Get in touch

Graham Shaw
Chief Operating Officer



Meet our construction experts



Xero, London

Adam Douglas

Project Director



Adam is a project director who's career kicked-off with an apprenticeship, during which he acquired valuable, hands-on experience of the delivery front line.

This knowledge and understanding of the practicalities of the work we undertake has made him a more effective and empathetic leader.

He is a meticulous planner and adds considerable value to the AIS client experience and always go above and beyond to invest time in advising our partners and clients clearly.

Project Experience

JM	London	22,410 ft ²
Dr Martens	London	10,000 ft ²
ICR	London	8,000 ft ²

Sarah Mills

Head of Bid Management



Sarah manages the bid function across multiple sectors, leading tender strategy and submissions while ensuring all responses are high quality, client focused and aligned with project objectives.

Working closely with Directors, Estimators, Project Managers, Designers, Technical Services Managers and wider support teams to develop high quality, client focused and fully compliant submissions, Sarah oversees all stages of the bid process including strategy development, storyboarding, content creation, win theme development, document production and final submission management.

Project Experience

Premier Inn Framework	Various	-
National Gallery	London	5,000 ft ²
Embassy of Brazil	London	3,716 ft ²

Stephen Hyde

Business Development Manager



Stephen brings a wealth of experience to AIS. Understanding client requirements and ensuring the team is maintaining dialogue with all involved prior to tendering.

His experience spans 40 years, over which time he has built up an enviable knowledge of the fit out and refurbishment market. His depth of multi-sector knowledge is vast, covering both Landlord and occupier work in the Commercial and Life Sciences sectors, as well as having worked on projects for universities, colleges and private schools in the education sector.

Project Experience

Royal Automobile Club	London	-
South Bank University	London	-
Mission Street	Oxford	65,000 ft ²

Furniture

Furniture at AIS is about more than specification. It is about how your space performs, feels and adapts over time.

We combine consultancy, design insight and global supply capability to deliver furniture solutions that are aligned to your workplace strategy and built around how your people work. From audit to installation, we bring clarity, efficiency and control to every stage.

Our approach starts with understanding what you already have and what you actually need. Through detailed audits and engagement, we unlock opportunities to reuse, optimise and invest more intelligently.

Working closely with our design and construction teams, we ensure every element is considered, coordinated and delivered seamlessly. The result is furniture that fits, functions and elevates the overall experience of your space.

Scope of services:

- Furniture consultancy
- Bespoke furniture design
- Audits and reuse
- Product sourcing and procurement
- Installation and move management
- Lab furniture advisory
- Furniture sustainability advisory services



If you'd like to speak with the team or for any furniture related enquiries

[→ Get in touch](#)

Maddie Cox
Head of Furniture



Meet our furniture experts



Tide, London

Finty Donovan

Senior Furniture Consultant



Finty collaborates with clients and designers to specify furniture, ensuring that functionality and usability are always a primary focus.

With a background in product design, Finty brings a sharp eye for detail and a deep understanding of usability, carefully considering how each piece will be used in everyday office life. This approach ensures that every element has a clear purpose, while also taking into consideration the overall office scheme, particularly in relation to finishes, so that materials, textures, and tones work cohesively. The result is a refined, functional environment where all pieces integrate seamlessly.

Project Experience

Balfour Beatty	London	40,000 ft ²
Computacenter	London	23,000 ft ²
Vitesse	London	8,000 ft ²

Marion Armand

Senior Furniture Consultant



Marion is an accomplished Senior Furniture Consultant with extensive experience in London's commercial fit out sector.

Working closely with clients and design teams, she brings strong product knowledge and a deep understanding of workplace functionality to deliver tailored furniture solutions that support healthy, high-performing environments. Marion combines a collaborative approach with expert knowledge of brands, products, and finishes, ensuring every solution is both practical and seamlessly integrated within the wider workplace design vision.

Project Experience

Wasserman	London	42,000 ft ²
O2	London	37,000 ft ²
L:NDW	London	23,300 ft ²

Julie Holbrook

Head of Furniture Operations



Julie is a furniture operations leader and project manager with extensive experience delivering complex commercial projects.

As Head of Furniture Operations she oversees procurement, logistics and site delivery, ensuring quality, programme and budget targets are consistently met. Julie excels in building robust relationships, she works closely with designers, suppliers and contractors to turn design intent into practical outcomes, managing demanding projects with a calm, solutions-focused approach.

Project Experience

Strategy Consultant	London	52,000 ft ²
Tide	London	14,500 ft ²
Winckworth	Oxford	27,500 ft ²

Client Services

At AIS, we see project handover as the beginning, not the end.

As your design and build partner, our role continues beyond project completion. We stay close to ensure your workplace continues to perform, adapt and support your people as your business evolves with our dedicated Client Services team,

Your workplace is not static, and neither is our commitment. We remain a trusted partner beyond delivery, helping you protect your investment, adapt to change and continue building environments that support your people and your business.

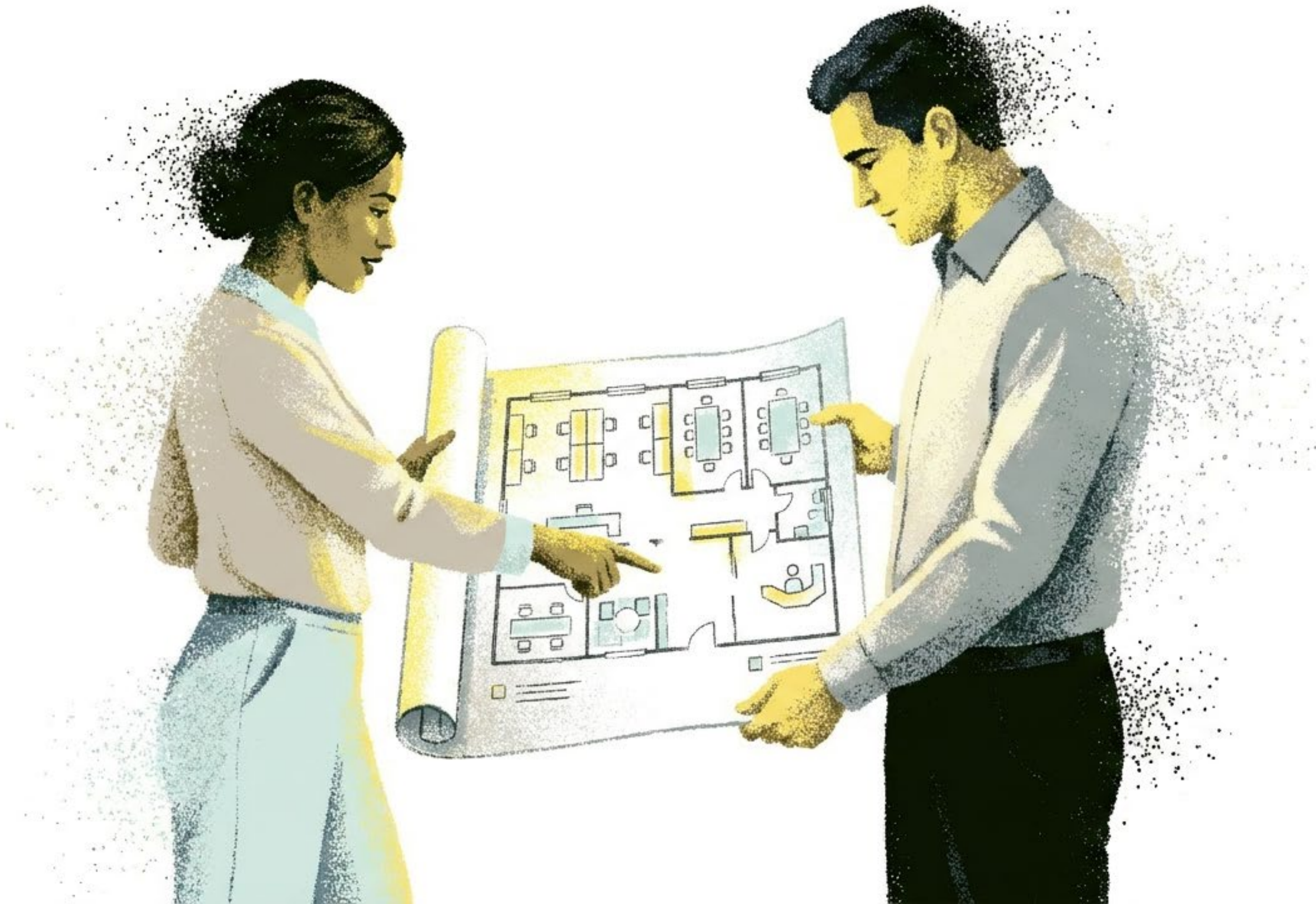
What our Client Services team offers post-handover

- Defects management and warranty support
- Moves, adds and changes
- Planned preventative maintenance
- Furniture and technology adjustments
- Workplace performance and reviews
- Reactive support and emergency response

If you'd like to speak with the team or for any Client Services related enquiries

→ Get in touch

Keith Scott
Head of Client Services



Meet our client services experts



Hoxton Farms, London

Cameron Macpherson

Project Manager



Cameron draws on his engineering background and experience delivering commercial and fitness spaces to ensure a well-executed project delivery in his role as Project Manager within the client services and workplace teams.

His core skills are his strong problem-solving abilities and sustainability knowledge, developed through his previous experience and studies.

Project Experience

Balfour Beatty	London	40,000 ft ²
Computacenter	London	23,000 ft ²
Vitesse	London	8,000 ft ²

Maddison Mortimer

Project Co-ordinator



Maddie coordinates Client Services operations including Day 2 aftercare and planned preventative maintenance.

She supports project delivery, managing contractors and client communication, and ensuring all works are completed efficiently and in line with service expectations. She brings strong communication and relationship-building skills, with the ability to adapt her approach to different clients, contractors, and project requirements while working effectively both independently and within multidisciplinary teams.

Project Experience

Tide	London	14,500 ft ²
Knowbe4	London	-
Kainga Depot Redevelop	London	-

Bailey McDonald

Pre-Contracts Manager



Bailey is an experienced Pre-contracts Manager with a strong background in commercial fit-out in London and the Home Counties.

He has developed projects up to £5 million and is proficient in cost planning, procurement, and design management. His recent work includes a variety of CAT A and CAT B fit-out schemes, where he applies his commercial insight and collaborative approach to ensure successful project outcomes from inception to delivery.

Project Experience

Strategy Consultant	London	52,000 ft ²
Tide	London	14,500 ft ²
Winckworth	Oxford	27,500 ft ²

Who we work with

We work with a diverse range of clients, from occupiers and landlords to consultants and framework partners.

Whatever the brief, our role remains the same. To bring clarity, coordination and delivery that supports your goals and moves your project forward.

Occupiers / Tenants

We partner with occupiers to create workplaces that support performance, reflect culture and adapt to change. From strategy through to delivery, we help you make confident decisions and create environments that work for your people and your business.

8 Old Jewry



Landlords

We work with landlords to enhance asset value, attract tenants and future-proof their portfolios. From repositioning to fit-out, we deliver spaces that meet market demand and drive long-term return.

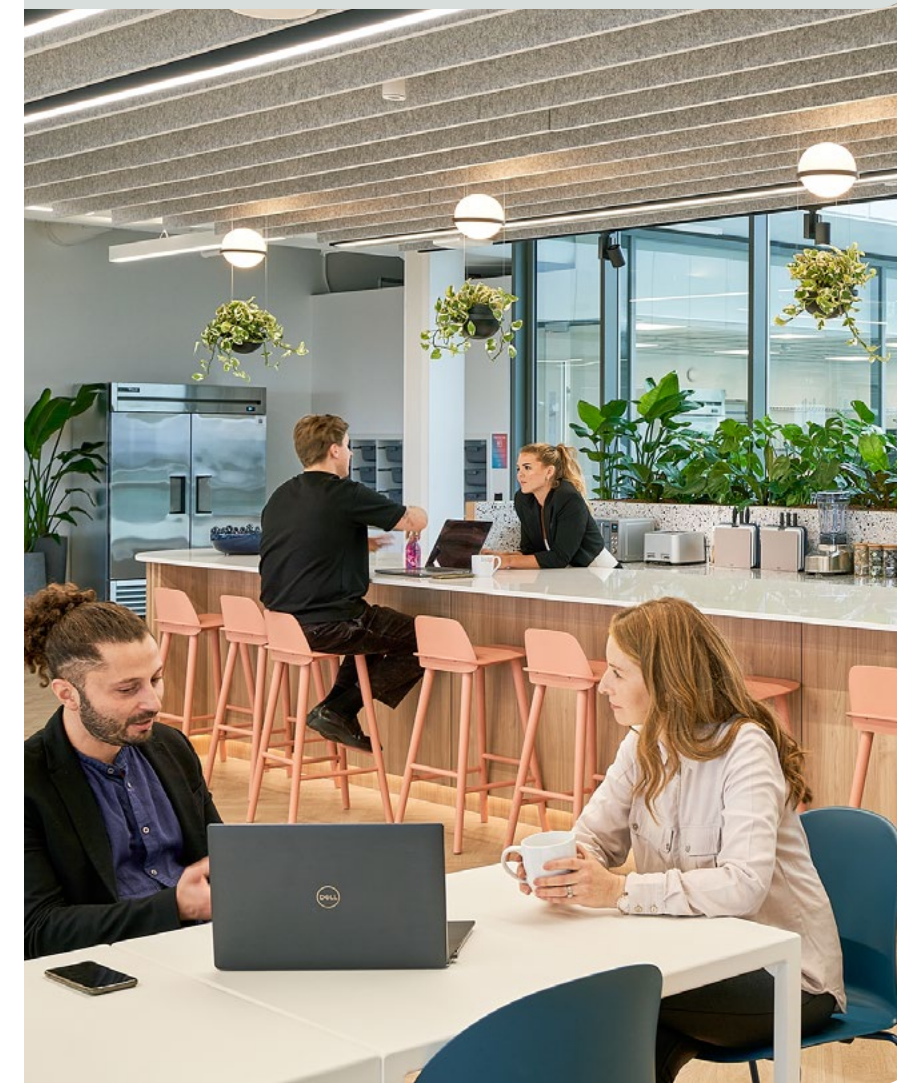
88 Wood Street



Agents, PMs and Consultants

We collaborate with agents, project managers and consultants as a trusted delivery partner. Bringing clarity, coordination and technical expertise, we help teams move projects forward with confidence and control.

Braze



Frameworks

We support public and private sector frameworks with reliable, scalable delivery. Our structured approach ensures compliance, consistency and quality across multiple projects and locations.

XLB - 2 Causeway



Sectors we work in

We work across a range of sectors, delivering environments that respond to the unique challenges, expectations and ambitions of each.

Our approach combines insight, design and delivery to create spaces that perform today and adapt for what's next.

Leisure and Hospitality

We create spaces that deliver memorable experiences. From guest environments to back-of-house operations, we balance design, functionality and operational efficiency to support both brand and performance.

Financial and Professional Services

We design and deliver workplaces for financial and professional services firms that balance performance, trust and experience. From global corporates to legal and advisory businesses, we create environments that strengthen culture, support collaboration and reflect evolving client and employee expectations.

Corporate Interiors

We create workplaces that bring people together, support performance and adapt to changing ways of working. From headquarters to global portfolios, we design and deliver environments that balance experience, efficiency and long-term flexibility.

Education

We design and deliver environments that support learning, wellbeing and growth. Working across schools, universities and campuses, we create spaces that are adaptable, inclusive and built for the future of education.

Heritage

We combine technical expertise with sensitive design to transform heritage and listed buildings for modern use. Balancing preservation with performance, we create spaces that meet today's needs while protecting long-term legacy.

Life Sciences

We deliver highly technical environments where precision, safety and performance are critical. From research labs to specialist facilities, we combine technical expertise with design and delivery to support innovation and discovery.

Technology, Media & Telecommunications

We create agile, future-focused environments that support innovation, collaboration and growth. From high-performance workplaces to specialist technical spaces, we help ambitious businesses attract talent and adapt quickly in fast-moving industries.

Public Sector

We partner with public sector organisations to deliver efficient, sustainable and people-focused environments. Our approach balances budget, compliance and long-term value, supporting services that communities rely on.

Why work with us

At AIS, we've built something intentionally different, and we're proud to say there isn't another partner quite like us.

Spaces that open up what's possible

We combine design-led thinking with early-stage insight to create environments that perform today and stay flexible for whatever comes next. We blend our 45 years of experience with industry-leading ideas and thought leadership.

Flow without friction

We offer flexible procurement and delivery models that match our approach with your aims. Our integrated, cross-disciplinary teams work seamlessly and collaboratively with you, reducing unnecessary complexity and remaining open and transparent.

Confidence in the direction of travel

Our evidence-based, strategic recommendations hold firm across every stage of your project. We approach our global projects with rigour and expansive thinking, delivering consistency with genuine local understanding.

An energetic partner you can rely on

We are powered by long-standing relationships, low-ego teams, and a restless commitment to follow-through, even under pressure. We don't just deliver your project. We move with you through complexity and change.

Revolut, London




We are agile

Workspace creation in four dimensions


Our flexible four-step approach guarantees consistency, client-centricity and execution-focused results.

Throughout the journey, we maintain continuous budget monitoring to deliver efficient and compliant projects, no matter the location.



Discover

Creative tools and intelligence driven techniques enable us to establish your goals and workplace needs with a view to creating more inclusive and better functioning workspaces.




Develop

Our teams collaborate to translate the findings of our discovery phase into bespoke, creative solutions that are driven by insights, scientifically modelled and meticulously detailed.



Deliver

Whether your tailored solution consists of advisory services or construction, we strive to deliver excellence for the collective success of your organisation and teams.



Drive

Embracing continuous change, we lead transformation for both our partners and our organisation to facilitate greater success.

Each project is unique

No matter the procurement route, we deliver on your project goals with precision and expertise.



We encourage our clients to shape their own solutions by providing them with the choice of a diverse range of services and procurement routes. This truly bespoke service sets us apart from our competitors.



Rudder, London



Braze, London



Xero, London



Statkraft, London



Strategic Consultant, London

award-winning design ethos



Hoxton Farms
Laboratories
and Workplace,
London UK

Mix Awards 2024 Design
and Build Project of the
Year

WINNER



Great design isn't just about how a space looks.

It's about what it enables: the ideas it sparks, the connections it fosters, the performance it sustains. Our approach is guided by seven principles that shape every project, from the first sketch to delivery.

01.

Innovation
and Adaptability

Your spaces should evolve with the people who use them. We stay ahead of design and technology so your project stays relevant as your needs change.

04.

Collaboration
and Engagement

The best outcomes come from working together. We listen, involve, and co-create in partnership with you and the people who will use the space.

02.

Sustainable
Thinking

Responsible design isn't optional. We reduce environmental impact, use ethical materials, and build for the long term.

05.

Beauty in
Diversity

Our global team brings diverse perspectives. That richness shows up in your project: spaces that are more creative, more considered, more alive.

03.

Cultural
Context

Every community has its own story. We integrate local heritage and cultural nuance so your spaces resonate with the people they're built for.

06.

Purpose-Driven
Design

Every element earns its place. We design with intent, ensuring each decision serves your goals and aspirations.

Inspiring the work revolution

Work isn't what it used to be, and neither are the spaces where it happens.

The organisations we work with are navigating hybrid models, rapid growth, shifting cultures, and the constant pressure to do more with less.

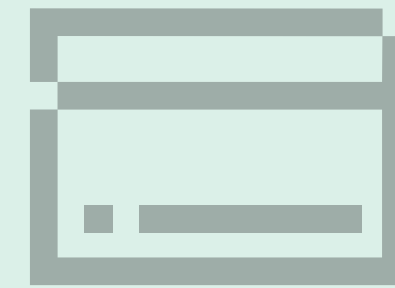
The workplace has never mattered more.

At AIS, we believe your environment is a strategic asset. We combine workplace strategy, insight-led design, and expert delivery to help you create spaces that work harder, adapt faster, and bring out the best in your people.

Our approach is built around four dimensions of success:

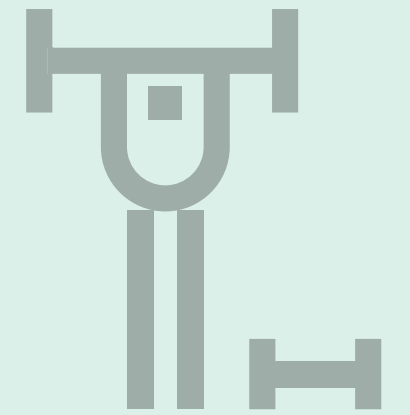
Platform

The infrastructure that enables everything. Technology, tools and environments that remove friction and support seamless collaboration across your teams.



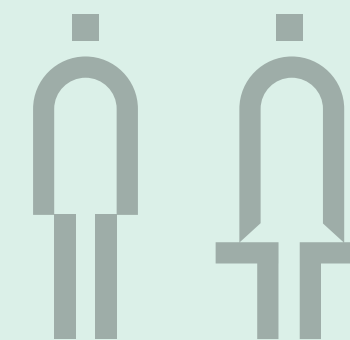
Performance

The measure of what's working. Every design decision is informed by evidence, benchmarking and a relentless focus on your outcomes.



People

The heartbeat of your organisation. We prioritise their well-being, growth and the conditions that allow them to do their best work.



Purpose

The energy that drives it all. Engagement, connection and culture brought to life through the spaces where your people spend their time.



Sustainable design

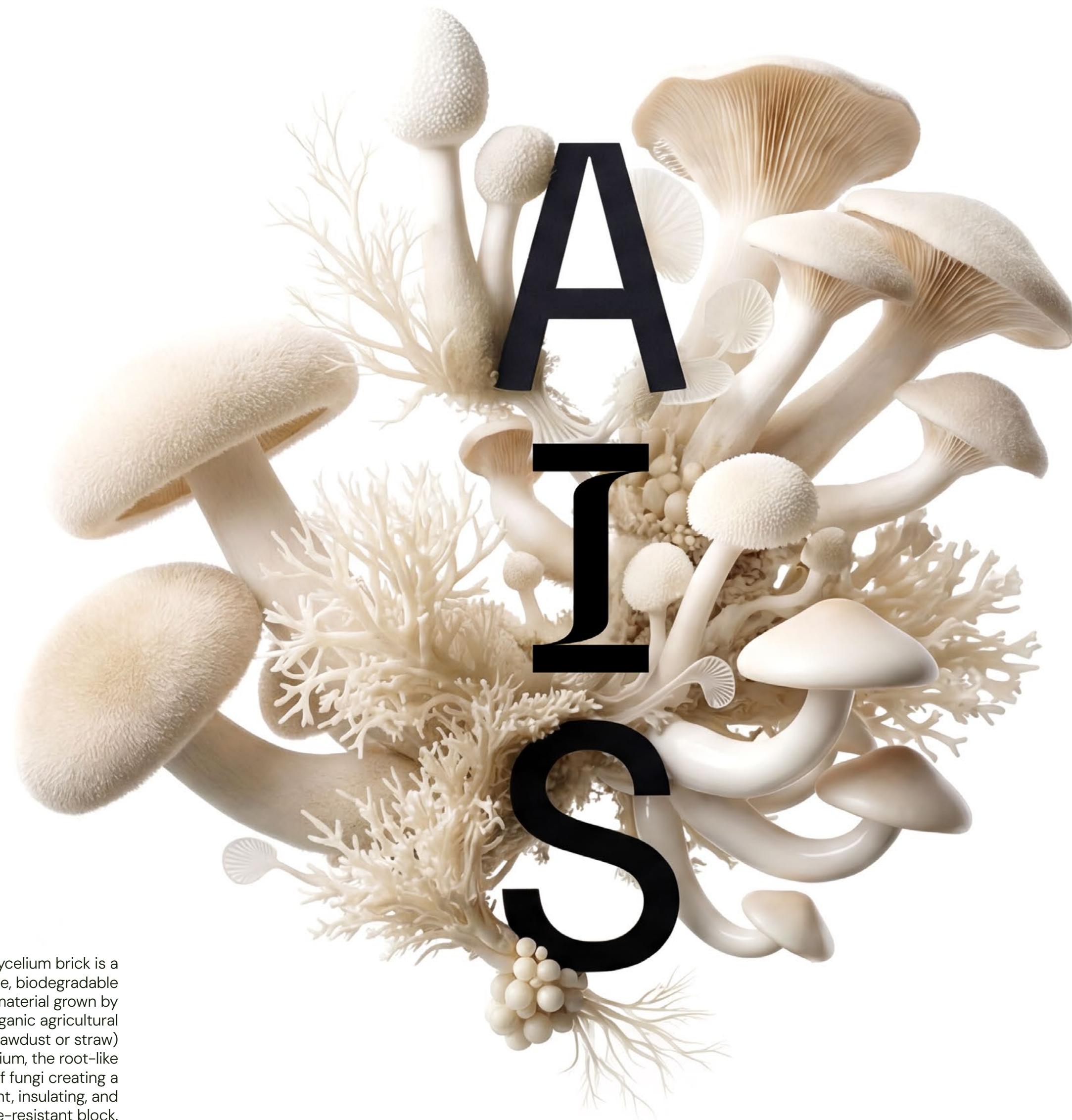
We help organisations make informed, measurable decisions that reduce environmental impact while supporting performance, cost and long-term value.

Whether you are targeting certification or simply looking to improve outcomes, we provide clear, actionable guidance at every stage.

Our environmental specialists work closely with you to align your project with wider ESG and Net Zero Carbon ambitions. From early strategy through to delivery, we integrate sustainability in a way that is realistic, achievable and commercially sound.

With in-house expertise across leading certification frameworks including BREEAM, WELL, LEED, Fitwel and Ska, we guide you through the process with clarity and control. From initial workshops to final accreditation, we ensure sustainability is embedded, not layered on.

A mycelium brick is a sustainable, biodegradable building material grown by combining organic agricultural waste (like sawdust or straw) with mycelium, the root-like network of fungi creating a lightweight, insulating, and fire-resistant block.



We take a pragmatic approach. Focusing on what will have the greatest impact, delivered efficiently and without unnecessary complexity.

Whether your project is just beginning or already in motion we can offer support in:

- Sustainability strategy and certification support
- Energy and carbon reduction planning
- Compliance and environmental performance
- Wellbeing-led design integration
- Responsible material selection and sourcing
- Building performance and EPC optimisation

Sustainability at AIS is about practical progress.

Who we work with

Client's

TOSHIBA



Allianz
Global Investors

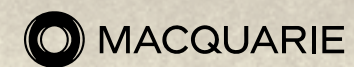
Revolut



inspired



THE NATIONAL GALLERY



EFG

STELLAR
ENTERTAINMENT

tide

CGI



Winckworth
Sherwood

Entain

GP.Bullhound

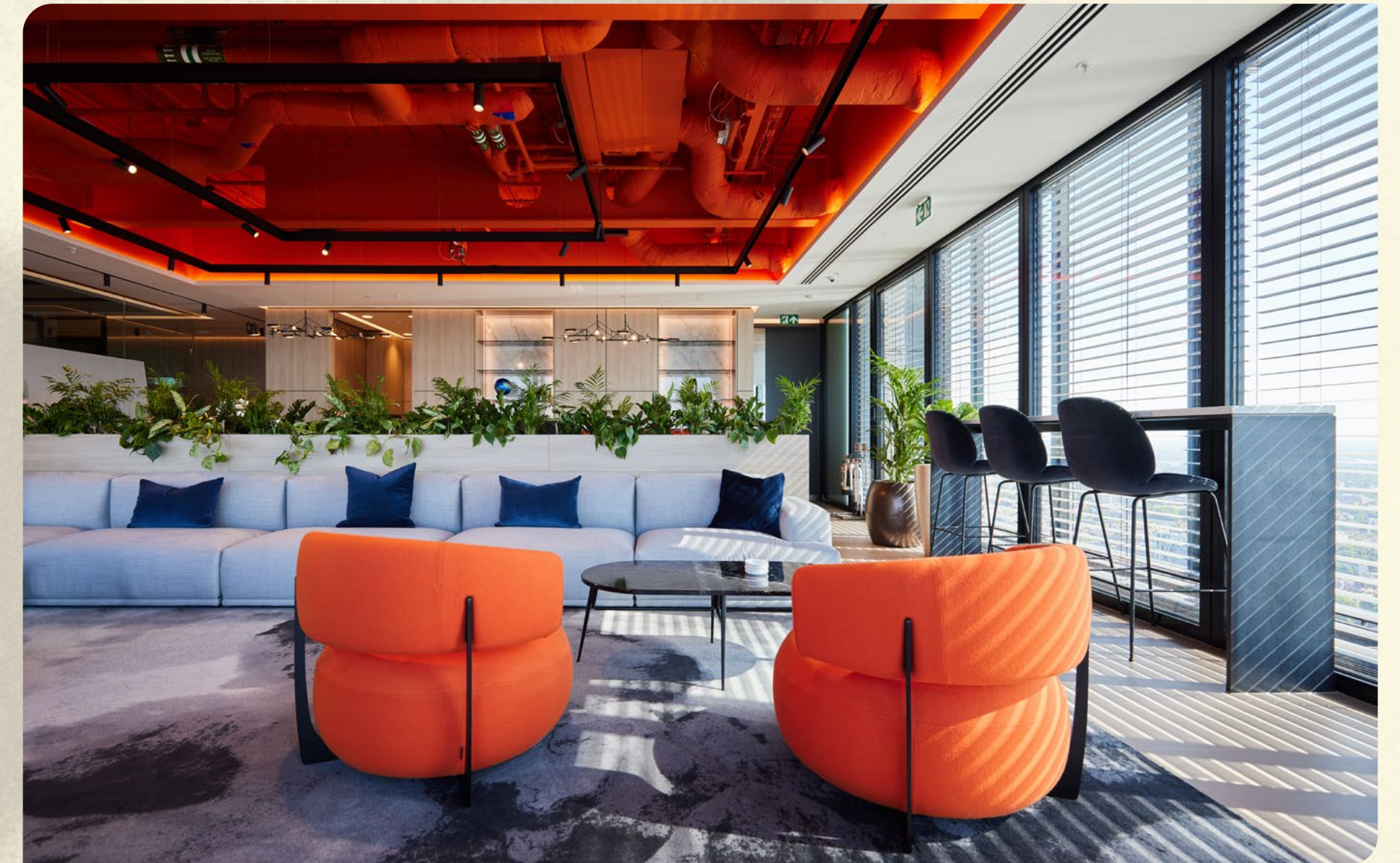


checkout.com

ICR The Institute of
Cancer Research

A curated assortment of some of our most notable projects from across the globe.

Spanning diverse regions and cultures, this compilation showcases our commitment to creating innovative design solutions and impactful outcomes through our flexible approach that adeptly navigates multiple procurement routes.



Global Insurance Provider
London

FX Awards 2025
UK Workplace – Finalist

Our leadership team



Gerry Graville

Chief Executive Officer

Gerry has led AIS through significant growth, expanding its client base and global footprint to establish it as a leading provider of workspace solutions. With over 25 years of experience, he is focused on continuously strengthening the business, ensuring a high-quality, client-centric approach across every market.



David McGee

Chief Operating Officer

David oversees AIS's international operations while supporting expansion across new global markets. With over 30 years' experience, he brings deep expertise in real estate strategy, helping clients identify, shape and deliver effective occupation solutions.



Graham Shaw

Chief Operating Officer

Graham is a respected leader with over 30 years' experience across public and private sectors. He champions operational excellence and continuous improvement, with a strong focus on client outcomes. Leading Frameworks and Public Sector partnerships, he also drives ESG initiatives that deliver meaningful impact for the communities we serve.



Michele Donoghue

Chief Administration Officer

Michele brings extensive strategic and administrative expertise to AIS, overseeing our global operations with a focus on people and development. She plays a key role in streamlining processes and enabling high-performing teams, while championing collaborative and inclusive workplace cultures.



David Smith

Chief Operating Officer

David leads AIS's construction and commercial teams, ensuring consistent operational excellence across our global portfolio. With over 30 years' experience, he oversees supply chain engagement, health and safety, and client satisfaction, maintaining the highest standards of quality and governance.



Leeson Medhurst

Chief Strategy and Marketing Officer

Leeson leads AIS's Workplace Strategy and Marketing teams, bringing experience in shaping high-performing environments. A recognised authority on the relationship between space and human behaviour, he helps clients unlock tangible value through more effective workplaces, while driving the AIS brand across global markets.

We invest in our people because we know that's how we invest in you.

When our team thrives, your work thrives.

Strategy, design and construction are disciplines. But the energy that keeps your project flowing, the care that goes into every detail, the trust you place in us: that comes from people.

We are intentional about creating a culture that values **passion, collaboration, tenacity** and **integrity** in equal measure.

Across our four global studios and 32 countries, we act as one team. Different backgrounds, different languages, different local expertise, but a shared commitment to creating space for growth for every organisation we work with.

Our Values

Values

Our values are celebrated, shared, upheld and lived. Far more than words on a wall, they are felt in our everyday interactions and in the experience we provide to our clients.



All heart

Passionate, energetic, invested.

We bring energy, pride, and positivity to every project. We possess deep care for the work and for the organisations we partner with, and that passion drives excellence.



All together

Inclusive, collaborative, no egos.

We provide spaces where everyone's voice matters and everyone's individual and collective growth is possible. We pursue mutual success, working as one team with you, every step of the way.



All in motion

Tenacious, adaptable, always learning.

We never stand still. We push through challenges with consideration and resolve. We learn and adapt quickly. We build on every experience to move your project forward.



All in balance

Accountable, principled, doing what's right.

With constant motion comes an equal effort to sustain that motion. We focus on outcomes, not just outputs. Doing the right thing – for you, for our people, and for the long term – is always front of mind.

Diversity, equity, inclusion and belonging

We acknowledge the necessity for our teams to authentically mirror the diverse communities we passionately aim to uplift.

Our team reflects the diversity of the communities we serve, bringing together varied backgrounds and perspectives that drive creativity and innovation. We represent various genders, races, ages, the LGBTQI community and citizens from all corners of the globe.

Embracing diversity strengthens our work, helping us deliver thoughtful solutions that resonate with clients and communities alike.

Many of our people have travelled with us for a significant stretch of the journey since we began 45 years ago. The result is a team that benefits from the advantages of experience, but which embraces the ingenuity of new perspectives.

Only through embracing diversity can we offer our partners and their people the ecosystems they require to flourish in a shared space of respect, dignity, acceptance and understanding. The culture we endeavour to cultivate extends beyond our studios and resonates through our partnerships with the organisations we champion.

Spaces with room for everybody.

We're committed to fostering an inclusive culture of respect, collaboration, and growth.



Case Studies Overview



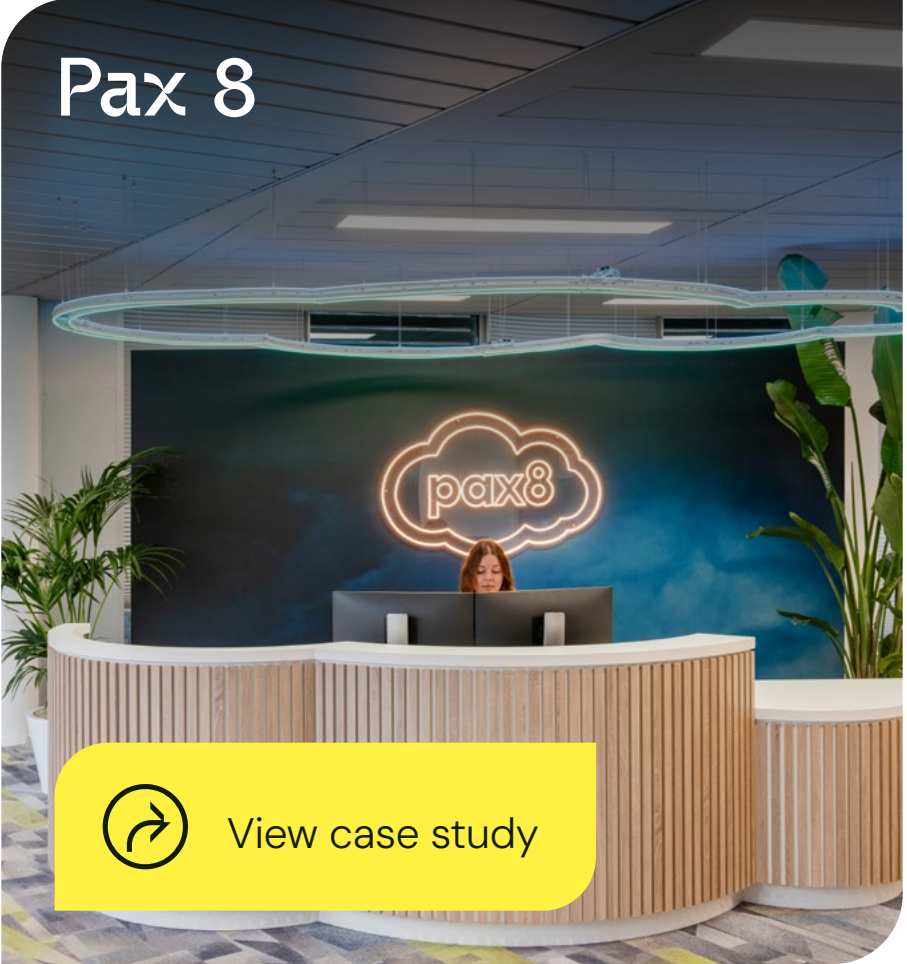
Global Insurance Provider

[View case study](#)



Revolut

[View case study](#)



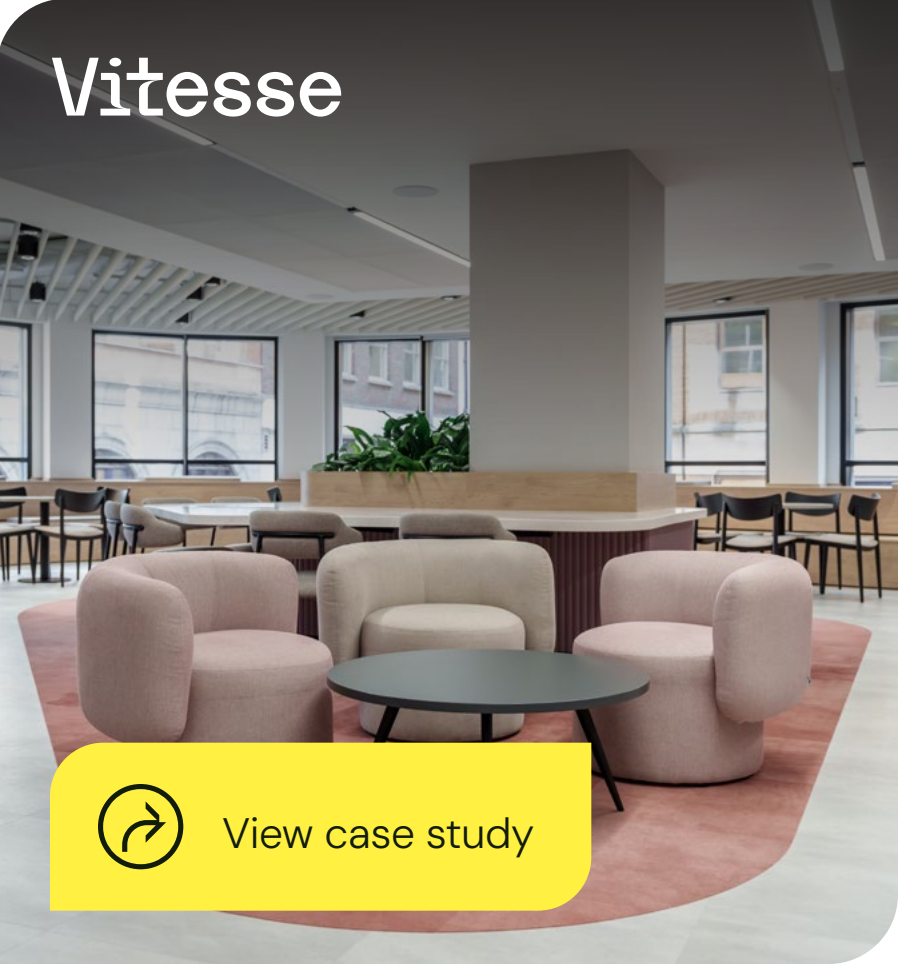
Pax 8

[View case study](#)



Xero

[View case study](#)



Vitesse

[View case study](#)



Arcadis

[View case study](#)



Inspired Education

[View case study](#)



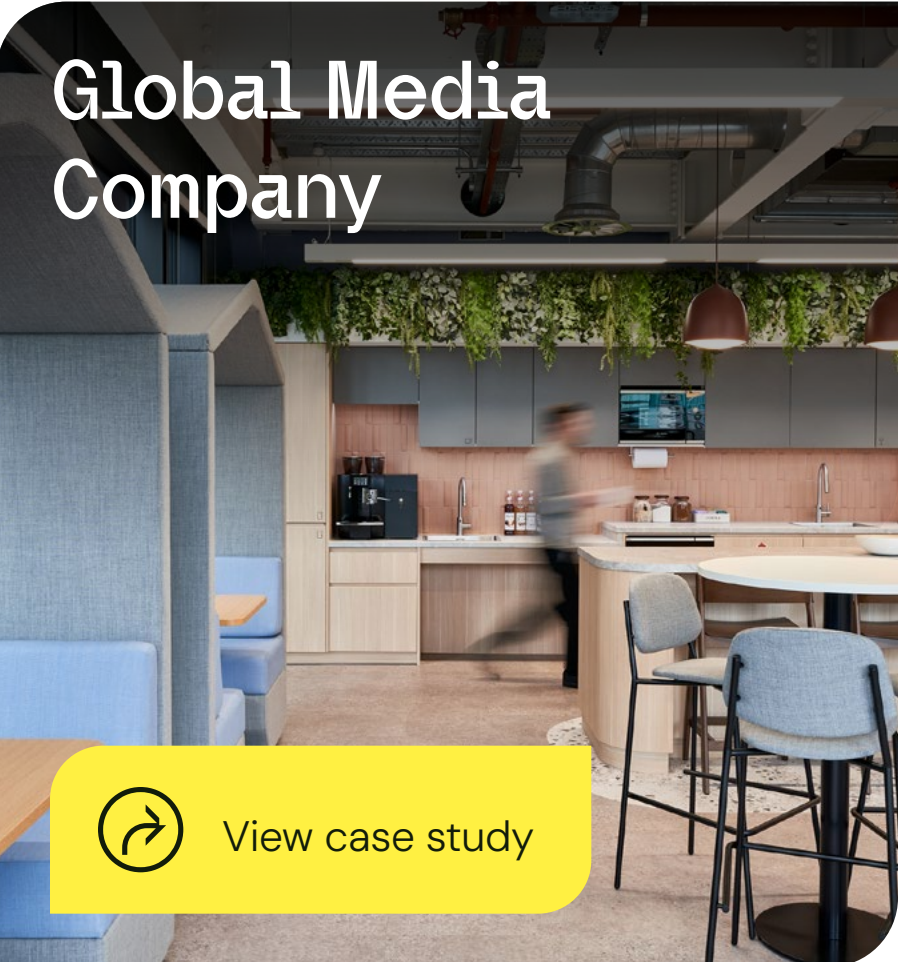
Amex Global Business Travel

[View case study](#)



Astellas

[View case study](#)



Global Media Company

[View case study](#)

Global Insurance Provider

A seamless transformation blending hospitality, engineering precision, and bold identity into every corner of the office.



Location

London, UK

Industry

Financial Services

Size

16,000 sq ft / 1,486 m²

Services

- Design
- Furniture
- Pre-Construction
- Construction
- After Care

Awards

FX Awards Workspace Design 2026 – Shortlisted

 Case Study Overview

Global Insurance Provider

Precise, engineered and premium. A bold reinvention of the client's workplace to reflect engineered craft, hospitality, and business resilience.

Reimagining a trusted space for a new era.

The client returned to us over a decade after we designed their original London office. A complete transformation of their space in The Leadenhall Building, tailored to their evolved ways of working and global brand refresh. The space is now a calm yet striking workplace where every detail reflects the company's precision, strength, and premium standards, crafted for connection, hospitality, and quiet impact. This 8-month in-situ refurbishment never disrupted operations and delivered an inspiring, future-facing environment.



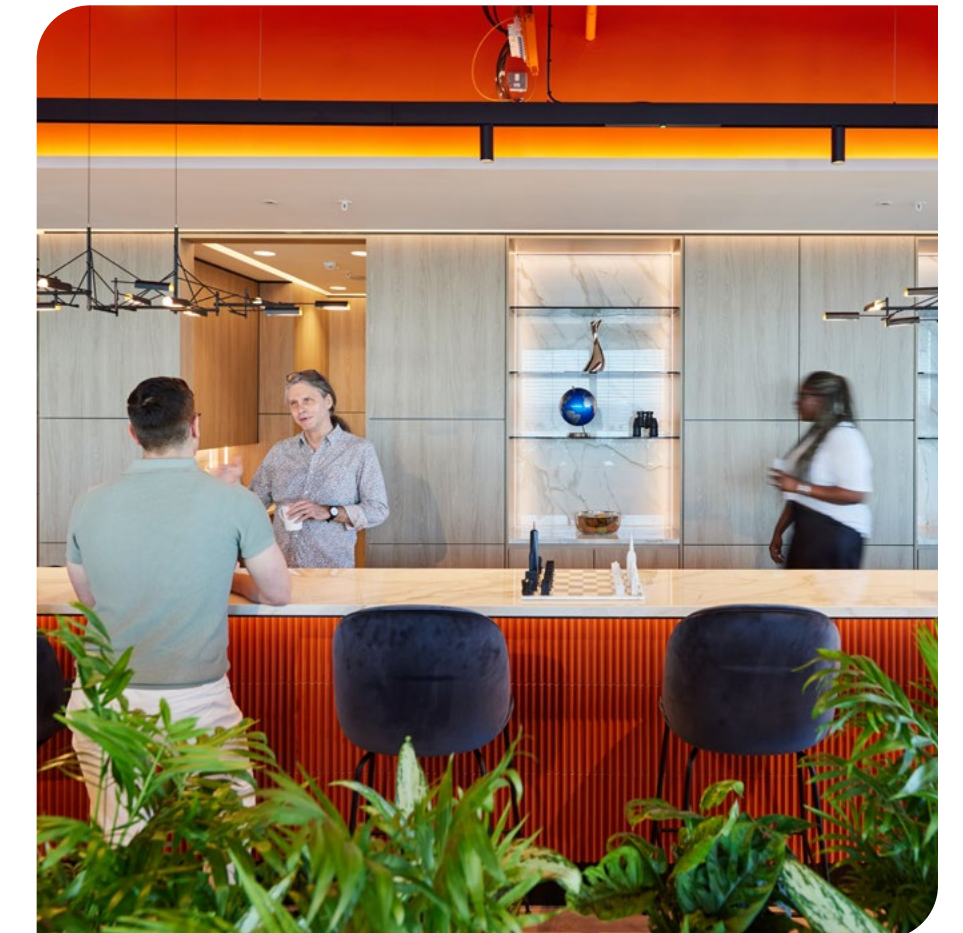
Client challenges:

- Needed to modernise a decade-old workspace while staying operational during the refurbishment.
- Required a design that balanced hospitality-level client hosting with enhanced staff privacy and productivity.
- Sought to align the physical environment with a newly refreshed brand, focused on precision, resilience, and premium quality.



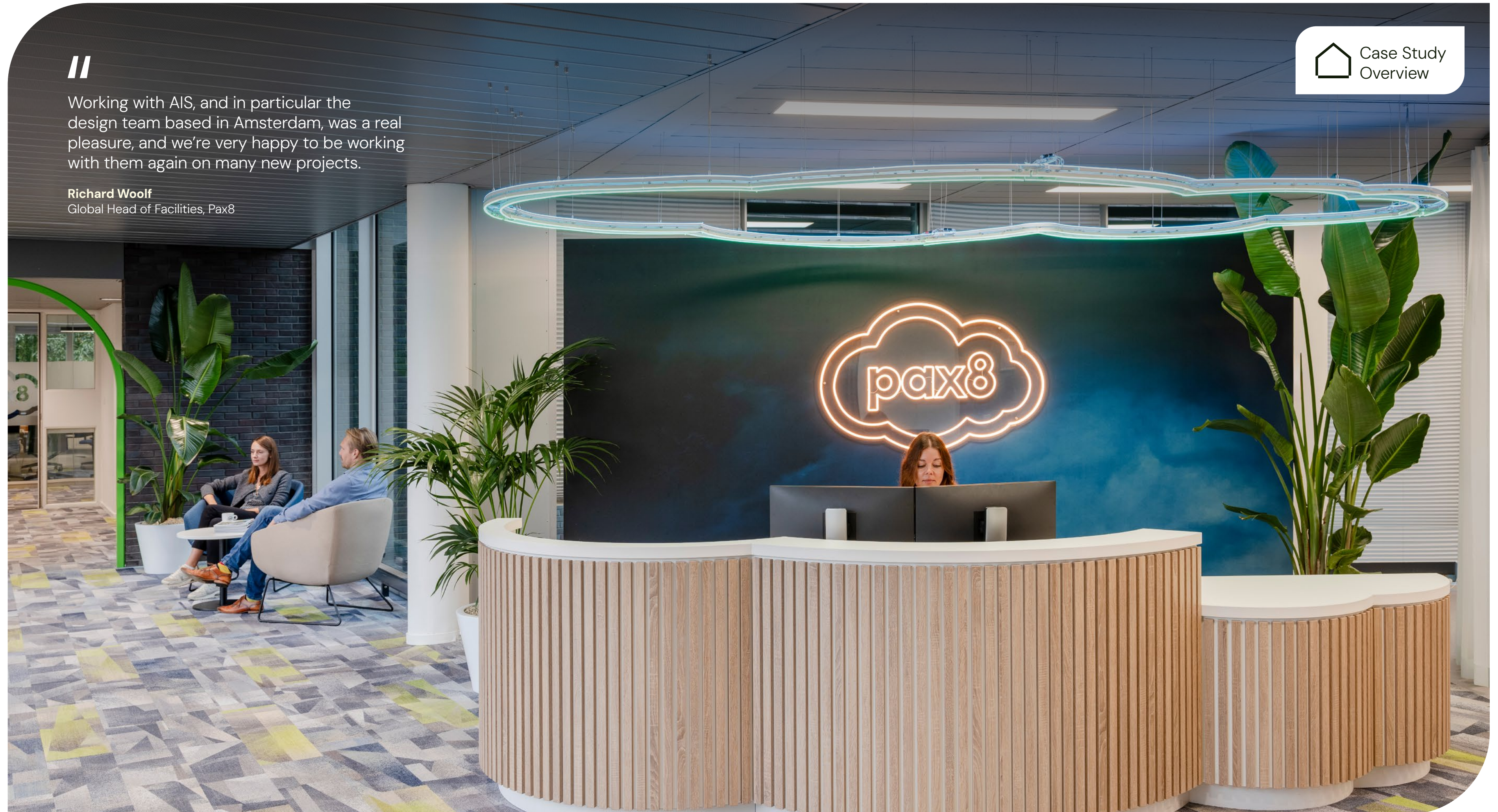
Transformational impact:

- Delivered a phased in-situ refurbishment featuring bespoke elements, flexible event spaces, and acoustic innovation.
- Created a workplace that embodies the client's core brand values through material choices, spatial flow, and subtle branding.
- Enhanced employee and guest experience with tailored zones for quiet focus, dynamic collaboration, and seamless hospitality.



Pax 8

Embracing dynamic and collaborative workspaces to attract the next generation of talent.



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Working with AIS, and in particular the design team based in Amsterdam, was a real pleasure, and we're very happy to be working with them again on many new projects.

Richard Woolf
Global Head of Facilities, Pax8

 Case Study
Overview

Location

Zwolle, The Netherlands

Industry

Technology / Cloud Services

Size

10,032 sq ft / 932 m2

Services

- Design (Interior)
- Pre-Construction
- Construction

Pax 8

Expanding footprint in a hybrid workplace. A dynamic destination fostering collaboration, culture and creativity.

Our relationship with this client spans multiple locations.



Pax8's Zwolle office is designed to thrive within the hybrid work model, offering flexible zones from open-plan areas to private meeting spaces.

A unique curtain system allows breakout areas to adapt seamlessly for privacy or collaboration. At its heart, a versatile central hub fosters camaraderie, functioning as a café, social hub, or event venue. Reflecting Pax8's vibrant culture and diverse workforce, the design inspires connection, enhances branding, and supports team growth while attracting top talent.



Client challenges:

- Hybrid working policy in place but need to encourage office attendance.
- Seeking a versatile design that seamlessly accommodated various functionalities and cater to client entertainment needs.
- Optimising space utilisation posed difficulties due to the unique curved floor plate.

Transformational impact:

- A design solution fostering cross-team collaboration, integrating top-tier tech and ample breakout spaces.
- Workspace typologies of all varieties support both internal and client facing engagements.
- Successful space planning achieved through meticulous collaborative efforts with M&E, HVAC and furniture suppliers.



Revolut

The largest tenant design and build project in London spanning four floors within the YY building, for our client's new global headquarters.

Location
London, UK

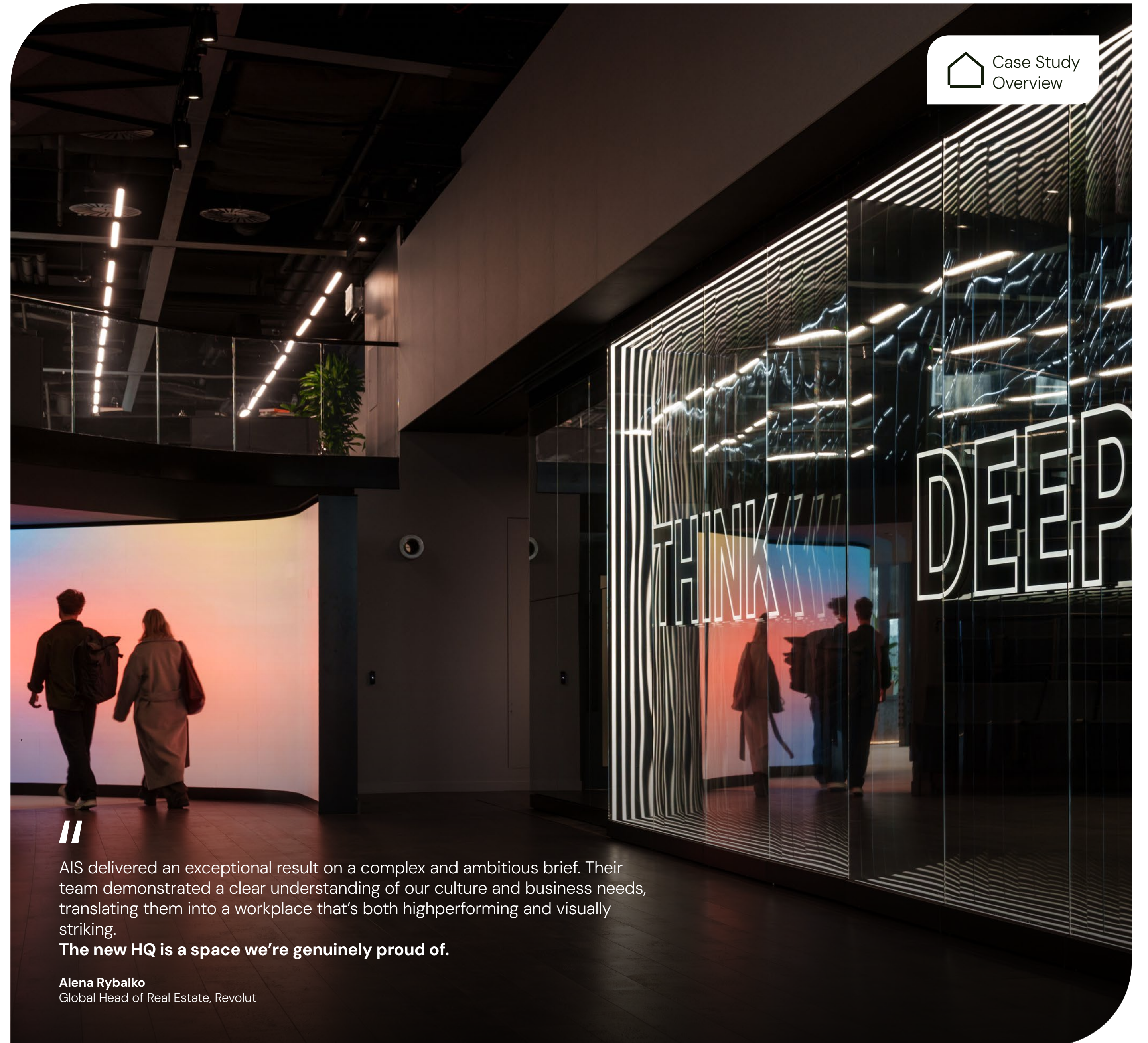
Industry
Financial Services

Size
113,000 sq ft / 10,498 m²

Services

- Design
- Furniture
- Pre-Construction
- Construction

Awards
SHORTLISTED Mix Awards Project of the Year - Workplace Interiors 70k+ sqft



Case Study
Overview

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AIS delivered an exceptional result on a complex and ambitious brief. Their team demonstrated a clear understanding of our culture and business needs, translating them into a workplace that's both highperforming and visually striking.

The new HQ is a space we're genuinely proud of.

Alena Rybalko
Global Head of Real Estate, Revolut

Revolut

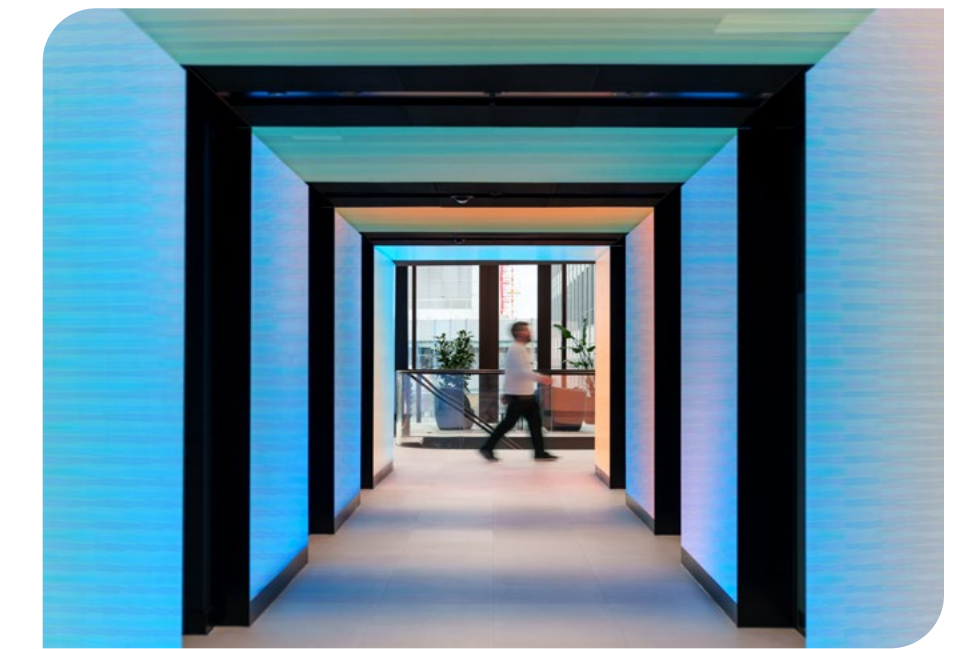
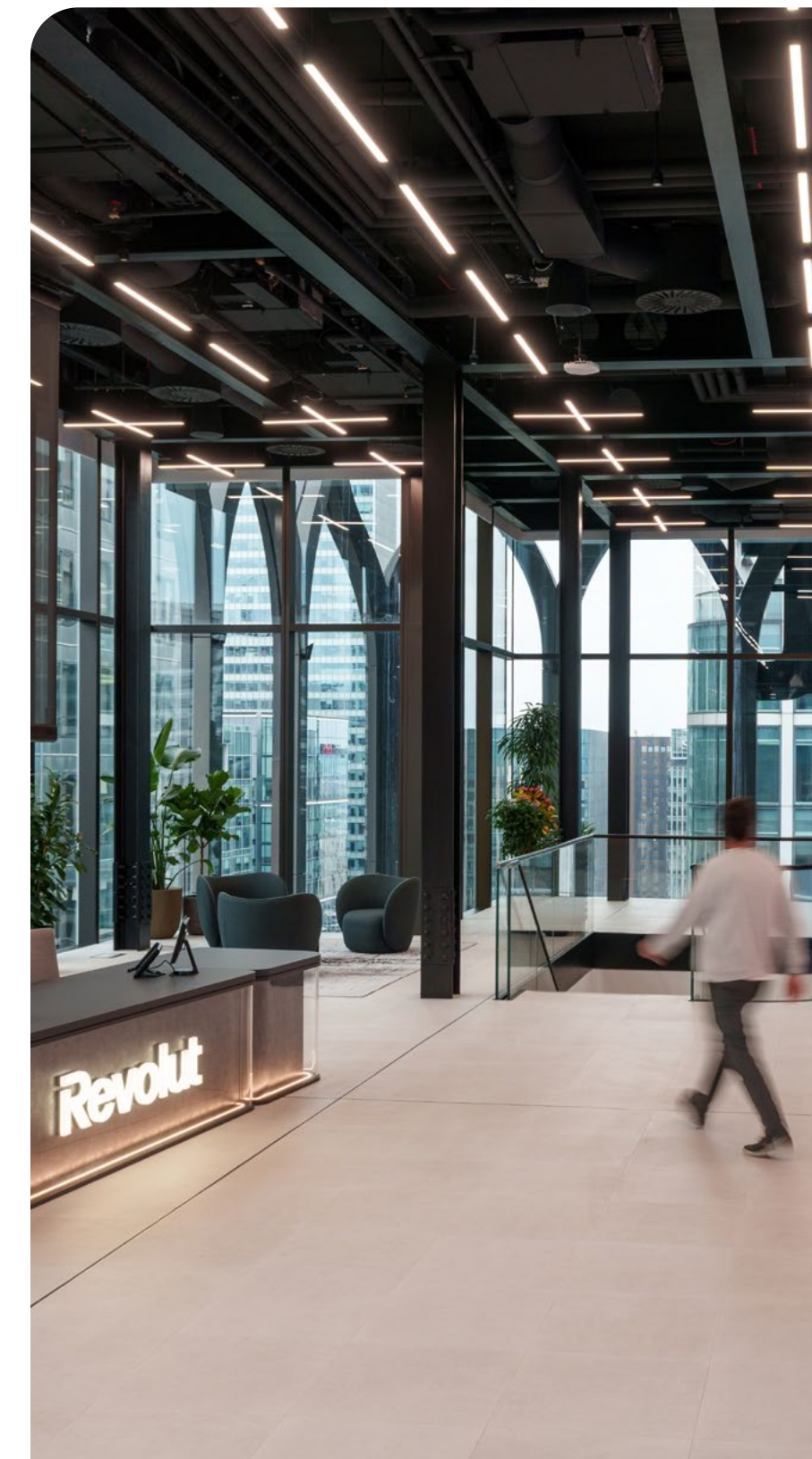
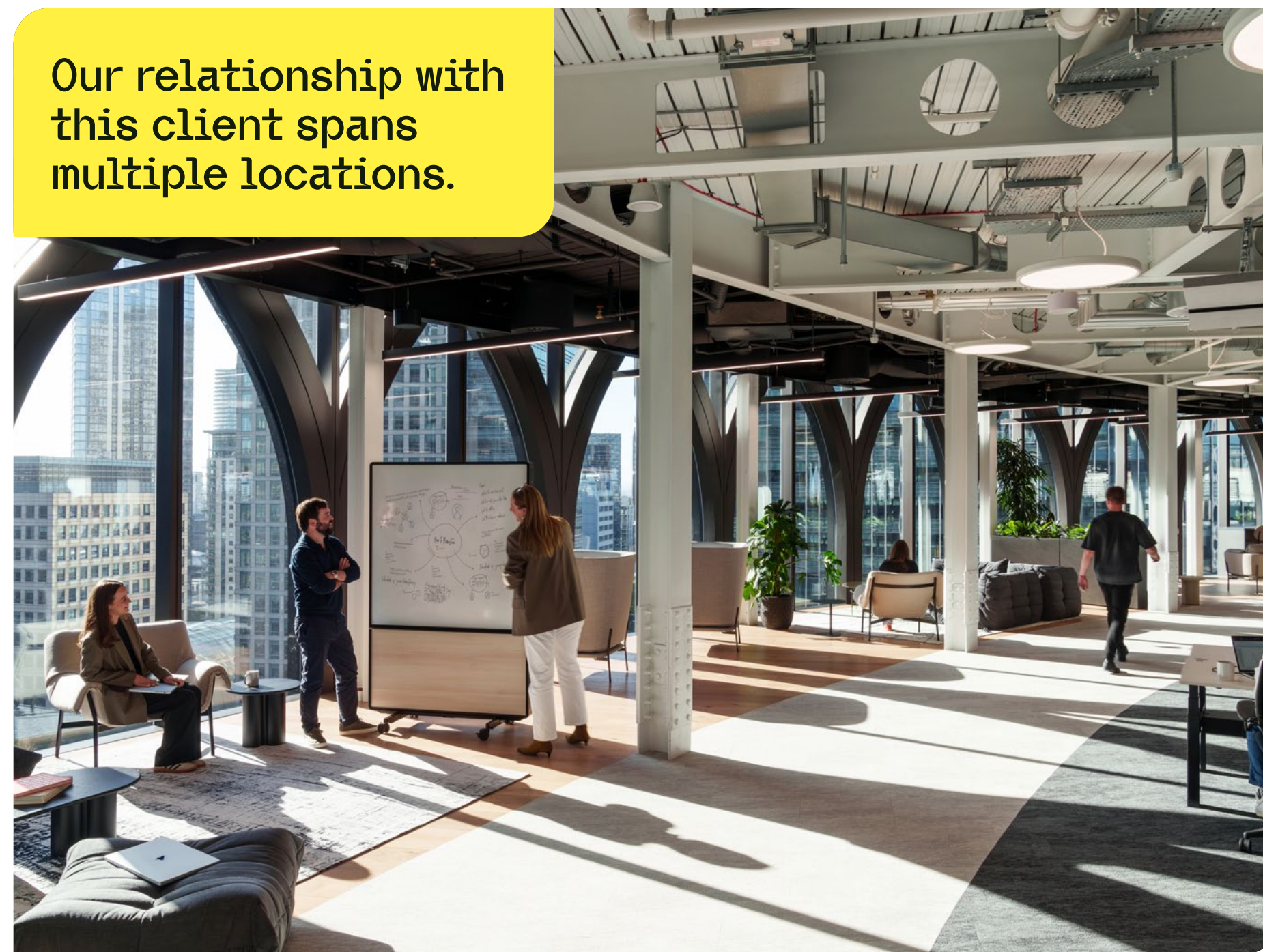
Reimagining the workplace in Canary Wharf.

A progressive space for the future, with state-of-the-art integrated technology at the core of an agile, employee centric design.

As part of our design process, we analysed 1.5 million square feet of banking, finance, fintech, and neo-banking workspaces to produce an accurate data set.

The space places a strong emphasis on user experience and features a 120 person auditorium, a barista-staffed bar, a kitchen and servery, a gym, treatment and wellness facilities including saunas and steam rooms, and over 300 sq. metres of bespoke LED wall and ceiling panelling.

The resulting benchmarking and trend analysis has enabled us to create a design that strengthens our client's talent attraction and retention capabilities within a competitive market, while also enhancing employee wellness and productivity.

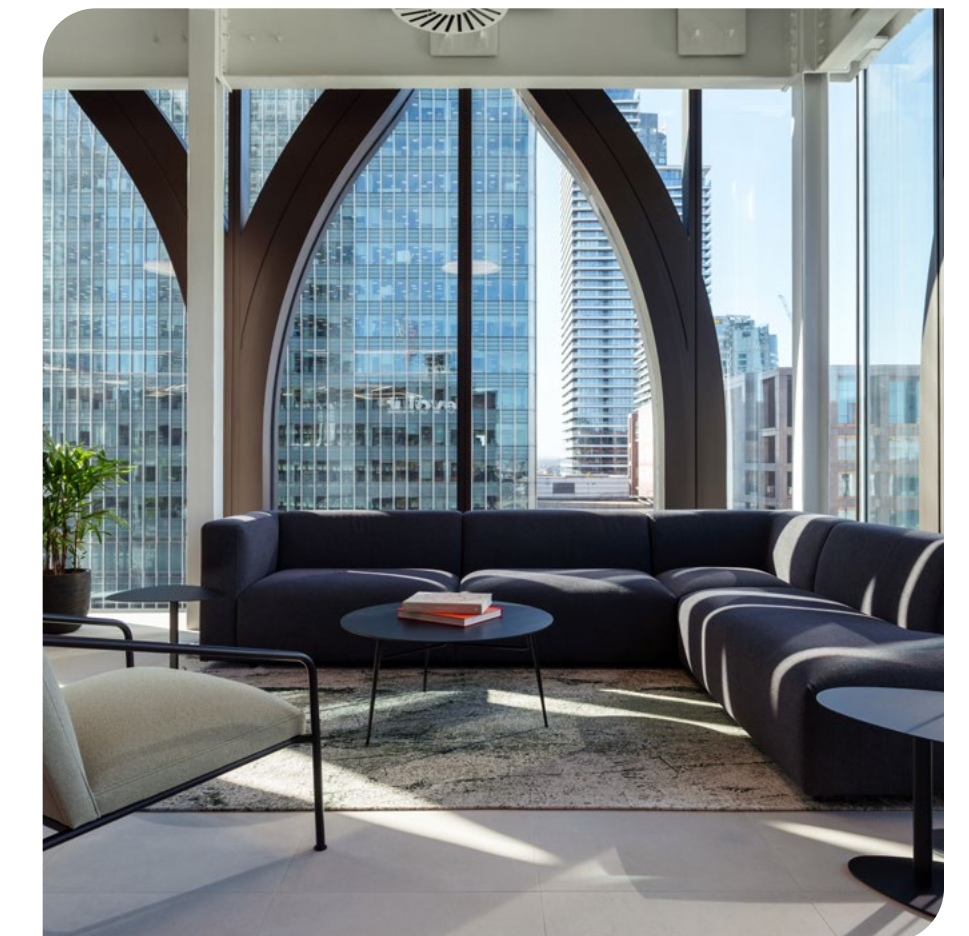


Client challenges:

- A space to showcase their brand and dominate a talent 'arms race'.
- A need to attract the team into the office and promote employee collaboration across multiple floor plates.
- An agile design that enables growth while safeguarding against potential changes to working styles and practices.

Transformational impact:

- Innovative use of state-of-the-art audio and visual technologies has enabled an impactful, adaptable space tailored to enhance the user experience.
- Data-driven planning ensures a future-proof design that accommodates evolving business needs and technological advancements.



Xero

Transforming the previously Cat A space to a modern and innovative hub for Xero.

Location
London, UK

Industry
Financial Services

Size
10,030 sq ft / 932 m2

Services

- Strategy
- Design Management
- Pre-Construction
- Construction



 Case Study Overview

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Everyone was professional, knowledgeable, and easy to work with. It was a great experience, and I really appreciated the effort and communication throughout the project.

Tayse Biffi
Workplace Experience Coordinator
Xero

Xero

Bringing a new name to Devonshire Square. A Central London move with a modern design, reflecting the organisation's evolving culture and values.



Xero sought to relocate from Milton Keynes to a Central London office. Over 14 weeks, a previously Cat A standard floor in Devonshire Square was transformed into a dynamic, multifunctional space designed to foster collaboration and creativity whilst meeting operational objectives.

The design incorporated a blend of modern business aesthetics with bespoke joinery, featuring signature curved glass detailing, mesh gated entrances, and exposed ceilings with acoustic rafts. These elements, along with a variety of meeting setups and collaboration zones, create an environment that encourages serendipitous interactions for the Xero team.



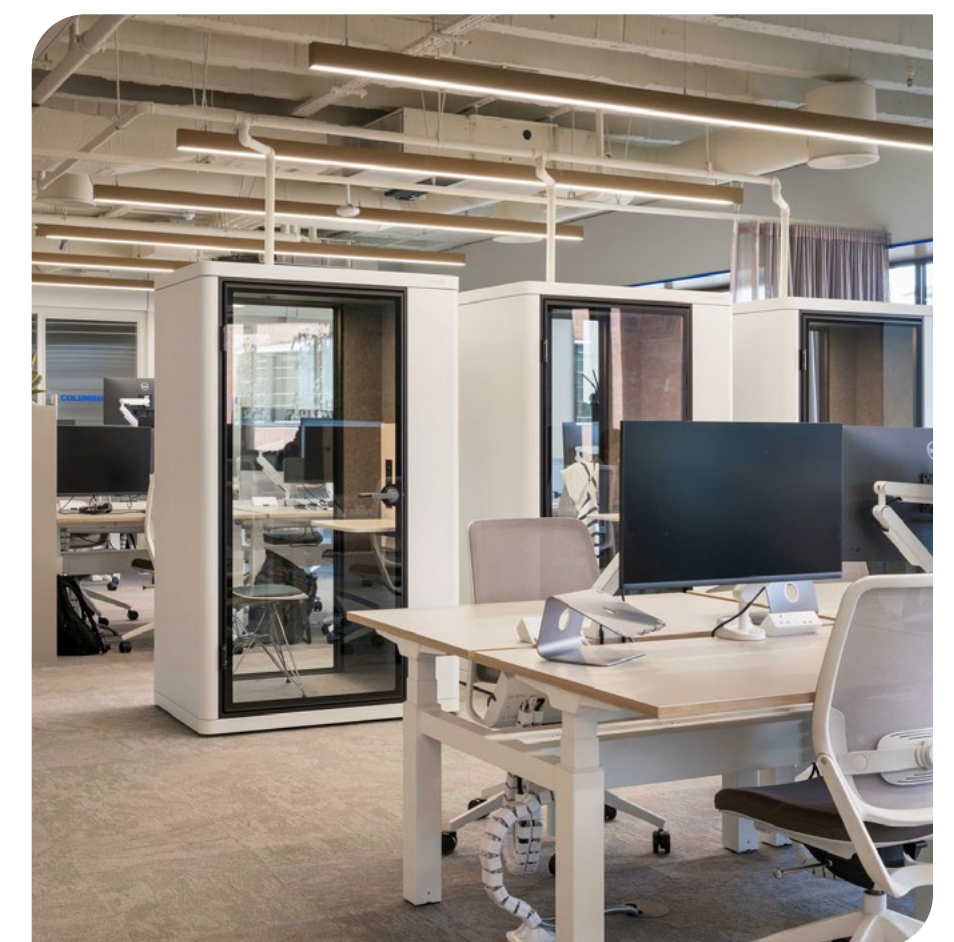
Transformational impact:

- A Central London space bringing employees into an innovative hub, having moved from their Milton Keynes office.
- Delivered a contemporary and functional space with a variety of ceiling designs, including exposed, mesh and acoustic details.



Client challenges:

- Full refurbishment of the existing Cat A space.
- A City of London location meant a short program necessitating agility and flexibility.
- The first fit-out of block seven in Devonshire Square meant logistical challenges arose with access issues, strict delivery times and weekend-only waste removal.



Global Media Company

A global media leader partnered with AIS to develop an innovative workspace for their tech team, fostering collaboration and unity.



Location
Manchester, UK

Industry
Media and Communications

Size
9,567 sq ft / 889 m2

- Services**
- Site Selection
 - Design
 - Furniture
 - Pre-Construction
 - Construction

Global Media Company

Empowering collaboration, creativity, and focus. A transformative workspace for a global media company, fostering synergy and driving innovation.



Thoughtfully planned with biophilic elements, agile workspaces, and a curated colour palette, the design enhances productivity, well-being, and creativity, empowering employees to thrive and collaborate around shared values.

The office features three distinct zones: the 'Social Zone,' encouraging informal interaction and relaxation; the 'Collaboration Zone,' designed for vibrant teamwork with open workstations and flexible furniture; and the 'Focus Zone,' offering a serene environment for deep concentration.



Transformational impact:

- Introduction of dynamic work zones that facilitate seamless communication and spontaneous idea sharing.
- Thoughtful design elements that evoke positive emotional responses and support well-being.
- A workspace that fosters a sense of unity and driving the organisation towards greater success.



Client challenges:

- Creating a workspace that reinforces company values of collaboration, creativity, and optimism.
- Developing distinct zones to cater to various work styles and activities.
- Integrating elements like colour psychology and ergonomic furniture to promote productivity, and sensory well-being.



Amex Global Business Travel

Moving to one of London's smartest and most sustainable buildings.

Location

London, UK

Industry

Financial Services

Size

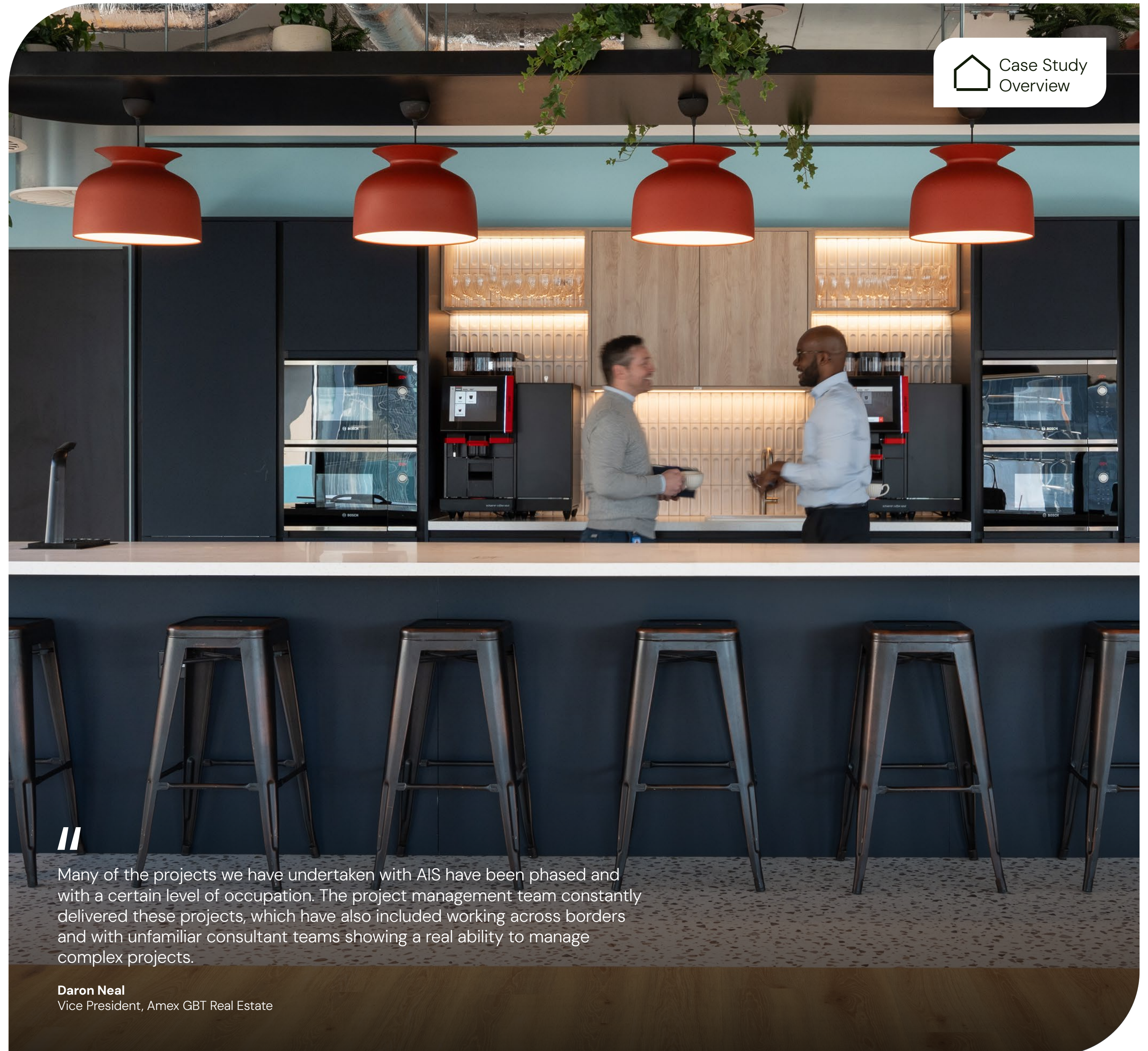
23,500 sq ft / 2,183 m2

Services

- Strategy
- Change Management
- Design
- Furniture
- Pre-Construction
- Construction
- Aftercare

Accreditations

BREEAM, Nabers



Case Study Overview



Many of the projects we have undertaken with AIS have been phased and with a certain level of occupation. The project management team constantly delivered these projects, which have also included working across borders and with unfamiliar consultant teams showing a real ability to manage complex projects.

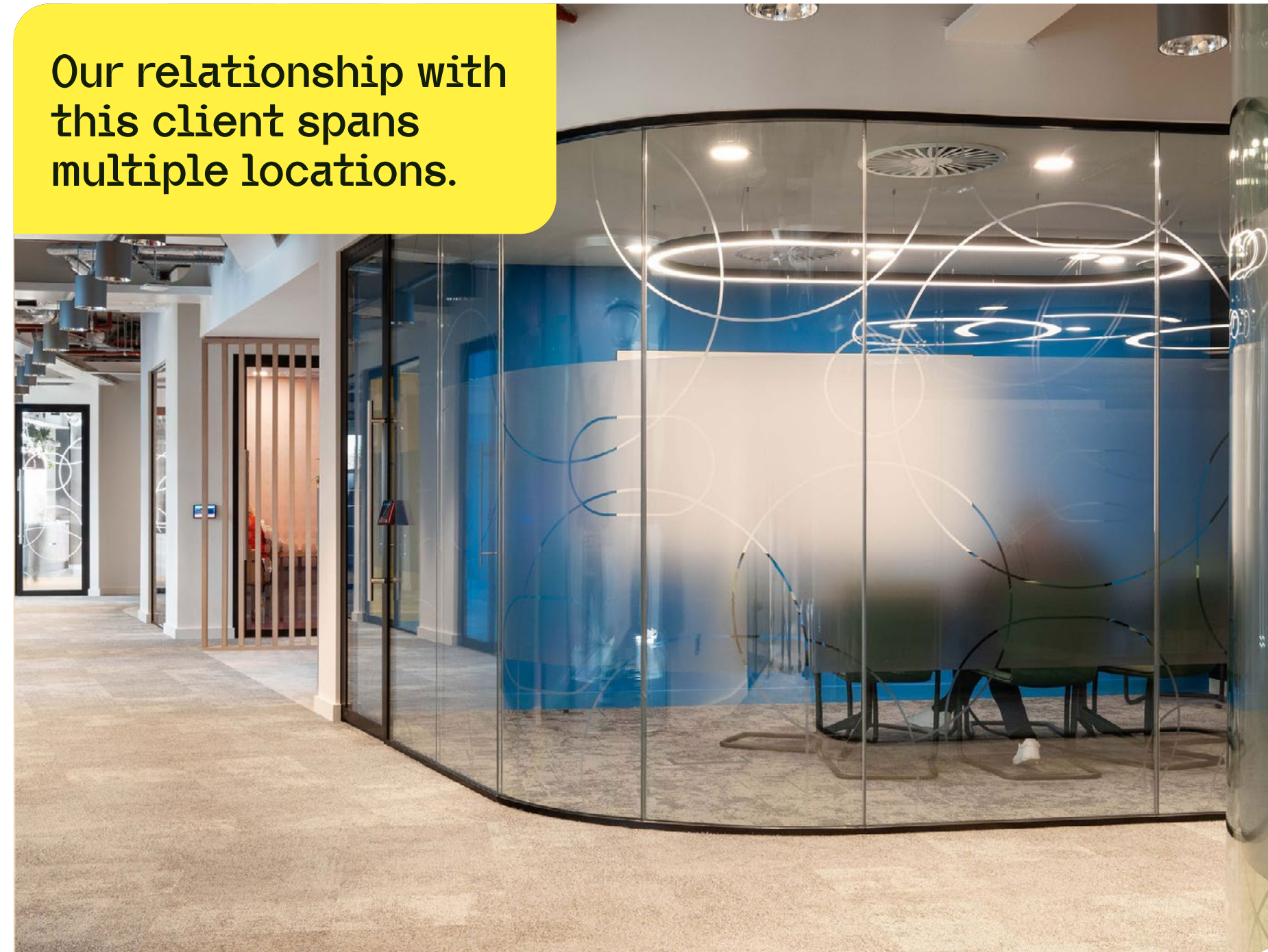
Daron Neal
Vice President, Amex GBT Real Estate

Amex Global Business Travel

Bringing bold to the forefront. A space created with a cohesive identity, combining multiple brands within one space.

Amex GBT relocated from Canary Wharf to the JJ Mack Building in Farringdon, one of London's smartest and most sustainable new office buildings.

Following a workplace strategic analysis, it was found that the new space needed to support the extent of meetings taking place in the office. The new space prioritises: meeting areas which are designed with bold acoustic panels to merge vibrant brand colours, client experience rooms to showcase new products and a multi-purpose event space with a flexible set up and lighting functionality.



Client challenges:

- Shifting from a traditional space to a technology-integrated environment.
- Reusing existing furniture while updating design and branding.
- Creating a cohesive identity across multiple entities within one space.

Transformational impact:

- A flexible, engaging office tailored to modern ways of working.
- Enhanced collaboration zones, immersive experiences, and sustainable design have redefined how the client connects with clients and colleagues.
- Assisted with the creation of new brand standards, which modernise the previous manifestations and icons used across the space.



Vitesse

A workplace that expresses maturity, ambition and trust.

 Case Study
Overview



Location
London, UK

Industry
Fintech / Financial Services

Size
14,000 sq ft / 1,300 m²

Services

- Design
- Furniture
- Pre-Construction
- Construction
- After Care

Vitesse

A progressive workplace design that elevates professionalism, client experience and team interaction while enabling future expansion.



Vitesse had outgrown its existing office and needed a space that reflected its maturity, professionalism and competitive edge within the financial services sector.

AIS guided them through their first major workplace fitout, challenging initial ideas and proposing a bold spatial strategy built around lanes and avenues to shape both client and employee journeys. The solution introduced multiple neighbourhoods, diverse breakout areas, and opportunities for future growth, supported by materiality and layouts that reflect the brand's values.

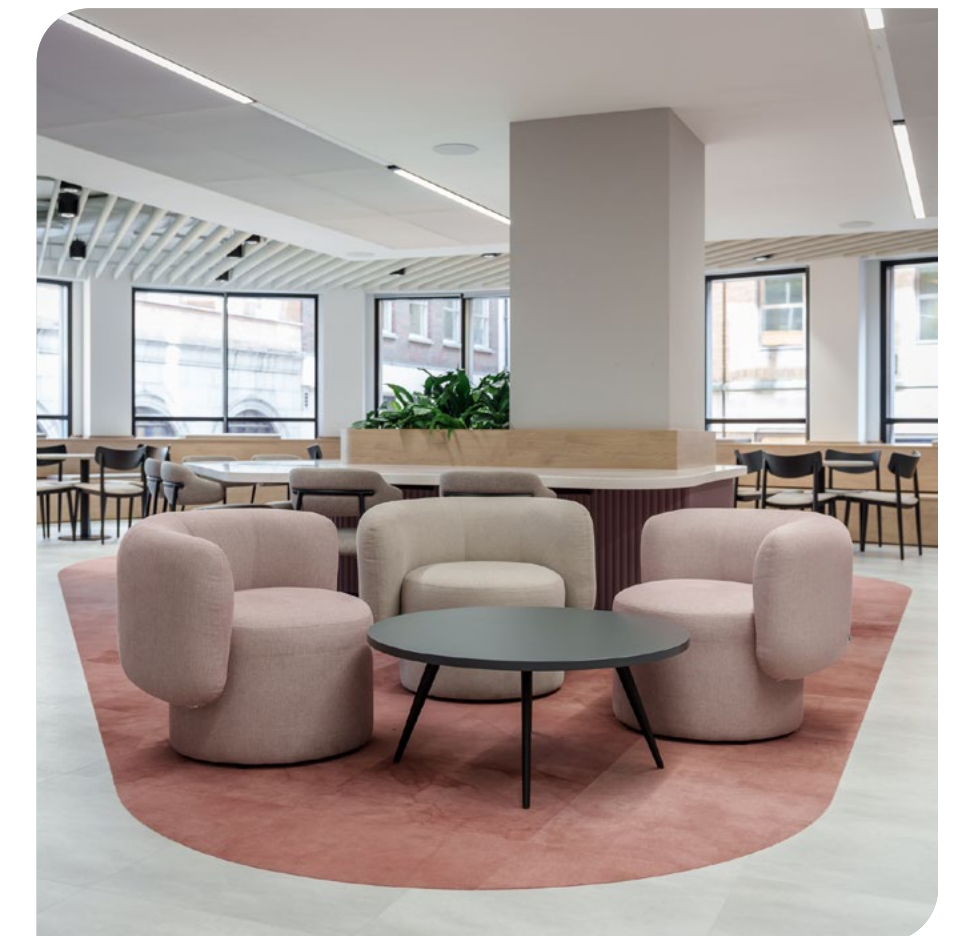


Client challenges:

- Rapid business growth had exceeded the capacity of their existing workplace, requiring a more mature and professional environment.
- A need to host clients in a space that conveys trust and credibility.
- Limited internal experience meant they required a partner to challenge assumptions and guide firsttime decisionmaking.

Transformational impact:

- Introduced a progressive spatial model with smaller neighbourhoods, enhancing mobility, wellbeing and collaboration across teams.
- Created dual experience circulation paths, elevating client impressions while maintaining lively, functional workspace zones.
- Strengthened brand expression through three distinct material palettes aligned to core values, improving identity, ownership and productivity.



Astellas

From 20,000 to 7,000 sq ft,
a seamless Athens office relocation.

Location

Athens, Greece

Industry

Pharmaceuticals

Size

7,000 sq ft / 650 m²

Services

- Concept Design
- Interior Design
- Technical Design
- Construction



Case Study
Overview

Astellas

A global vision meets local flair. Designing for hybrid work in the heart of Athens.



Astellas, a global pharmaceutical leader, tasked our team with relocating their Athens office, downsizing from 20,000 sq ft to 7,000 sq ft.

The project aligned with their shift towards hybrid working and required adherence to global design standards while embracing local character. Despite challenges including site constraints, unexpected delays, and sourcing materials locally, the final space seamlessly blends Astellas' brand identity with Athenian elements. This success highlights our ability to navigate complex local markets and deliver innovative, functional workspaces on a global scale.



Client challenges:

- Significant downsizing while maintaining functionality and efficiency.
- Adapting the design to incorporate unplanned features like a critical escape staircase and leveraging existing architectural elements.
- Overcoming supply chain limitations and local market challenges.

Transformational impact:

- Delivered a versatile design featuring open-plan areas, quiet zones and outdoor workspaces tailored to hybrid working needs.
- Infused Athenian elements to create a space that aligns with global standards while celebrating local identity.
- Overcame local challenges and delays to deliver a high-quality workspace.



 Case Study
Overview



Location
Arnhem, Netherlands

Industry
Consultancy

Size
13,000 sq ft / 1,208 m²

Services

- Design (Concept / Interior)
- Technical Design
- Pre-Construction
- Construction

Arcadis

Balancing modern functionality with historic significance. Creating a dynamic and flexible workspace that celebrates Arcadis' roots in Arnhem.



AIS partnered with Arcadis to transform their Arnhem office, blending modern, flexible workspaces with heritage-inspired design.

Downsized from 50,000 to 13,000 sq ft, the office features breakout areas, collaboration hubs, and a concierge desk, reflecting global standards from London and Melbourne. Sustainability was key, with upcycled materials and minimised waste. Despite challenges like budget constraints and a chevron layout, careful spatial planning ensured connectivity. Completed on time and within budget, this project fosters functionality, inspiration, and future collaboration.



Client challenges:

- Downsizing from 50,000 to 13,000 sq ft while maintaining functionality.
- Working within budget constraints while delivering a high-quality design akin to other global offices.
- Adapting air conditioning systems within the building's limitations to meet specific comfort requirements.

Transformational impact:

- Created a flexible, future-ready workspace that supports collaboration and dynamic work habits.
- Honoured Arcadis' heritage through design, seamlessly blending history with modern functionality.
- Delivered a sustainable office by incorporating upcycled materials and thoughtful design choices.



Inspired Education

Building a lasting relationship with a world-leading private education provider

Location

London & Berkshire, UK

Industry

Education

Size

100,000 sq ft / 9,290 m²

Services

- Design
- Pre-Construction
- Construction



Case Study
Overview

“

Throughout our partnership, AIS has consistently demonstrated professionalism, reliability, and a strong commitment to delivering against very challenging programme's. Meanwhile maintaining an exemplary relationship with our business, this is reflected in our decision to use them across our schools in the UK.

John Meeks,
Global Head of Procurement, Inspired Education

Inspired Education

Supporting excellence in private education through a trusted partnership. Creating school buildings and facilities which set the benchmark for excellence in private education.

AIS has been working closely with the group to ensure its spaces allow pupils to achieve their maximum potential and help them grow into well-rounded individuals, all while causing minimal disruption to the school calendar.

Throughout the relationship AIS has helped Inspired Education refresh classrooms in 15 schools. Working to a tight timeframe across school holidays, the projects required detailed plans, extensive due diligence surveys and a streamlined process. The renovations included installing 40 bespoke, interactive Teacher's Walls with the support of joinery specialists Joyce & Reddington, redecorating, replacing flooring and lighting and managing furniture installation.



Client challenges:

- Ensuring work is delivered with minimal impact to the school calendar
- Balancing the needs of a live learning environment with construction practices



Transformational impact:

- A growing client partnership to deliver best-in-class educational facilities
- Innovative delivery methods ensuring projects run smoothly with minimal disruption
- Learning and evolving project by project to improve planning and delivery

Where architectural ambition meets performance driven design.



Location
Dubai, UAE

Industry
Finance

Size
In Progress

- Services**
- Design
 - Furniture
 - Pre-Construction
 - Construction
 - After Care

Revolut

Immersive brand expression and high-performance spaces for Revolut, a global player transforming the financial sector, every city where Revolut has a workplace needs to feel like home for its people and visitors.

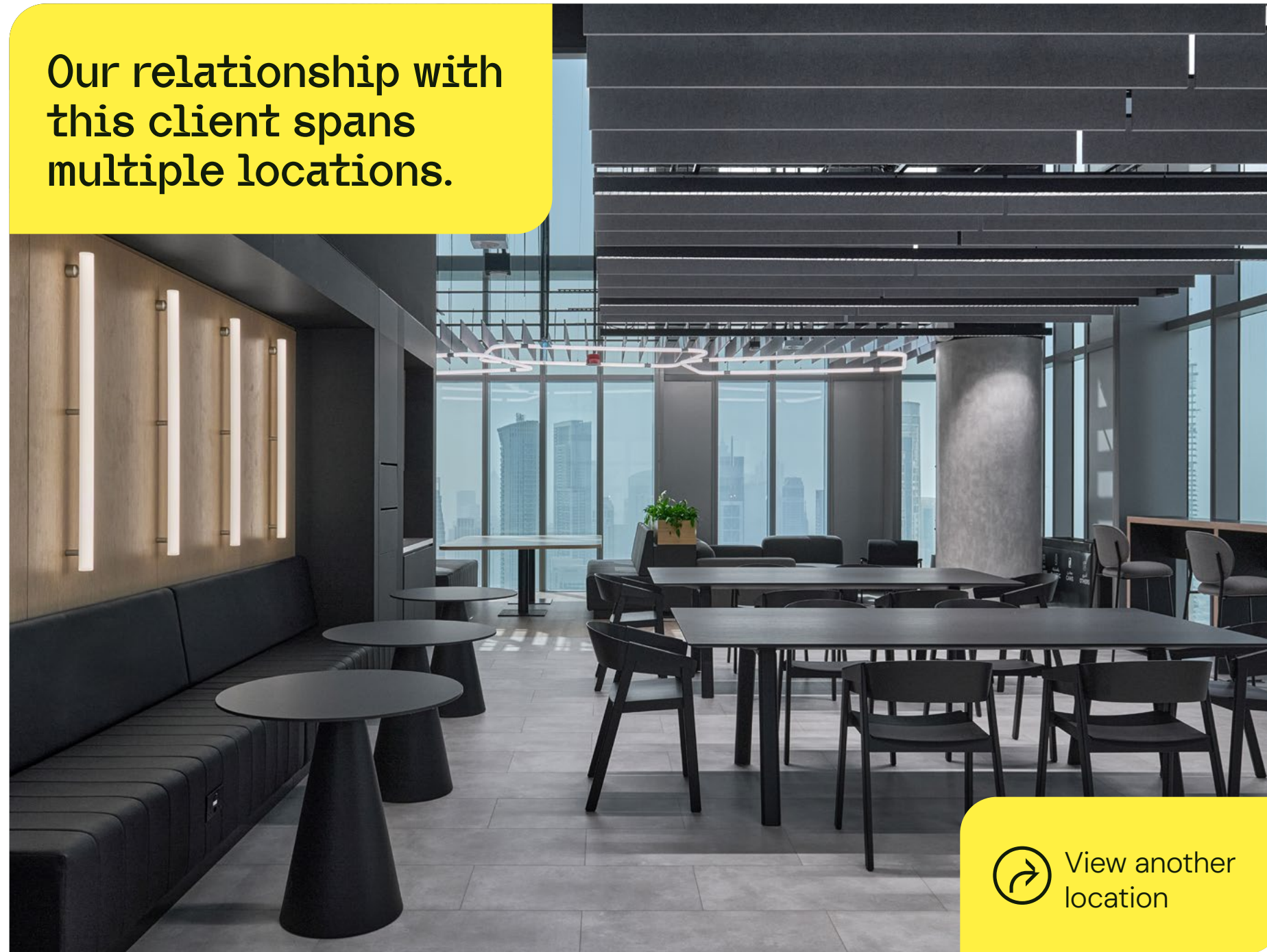
The design for Revolut Dubai follows the blueprint of its London headquarters, which was designed and built by AIS. Spanning three floors in Central Park Towers, it celebrates the Revolut brand through visionary brand showcase areas, while providing a performance-driven space for its talented team.


Bold brand integration through architectural ambition. From the moment you enter the 43rd floor Revolut's brand presence is instantly felt through sweeping arching OLED screens.

Democratising the floorplate. Following the same approach as the London HQ, the floorplate is democratised to give the team full access to prime spaces across every floor. Pockets of collaborative and social spaces, sit alongside workstations, giving teams panoramic views of the Dubai skyline and plenty of natural light.

A social hub with a view. The uppermost floor is home to the largest social environment. This space then opens out onto an external terrace which offers breathtaking views across Dubai creating a standout destination for team and client gatherings.

Our relationship with this client spans multiple locations.



 View another location

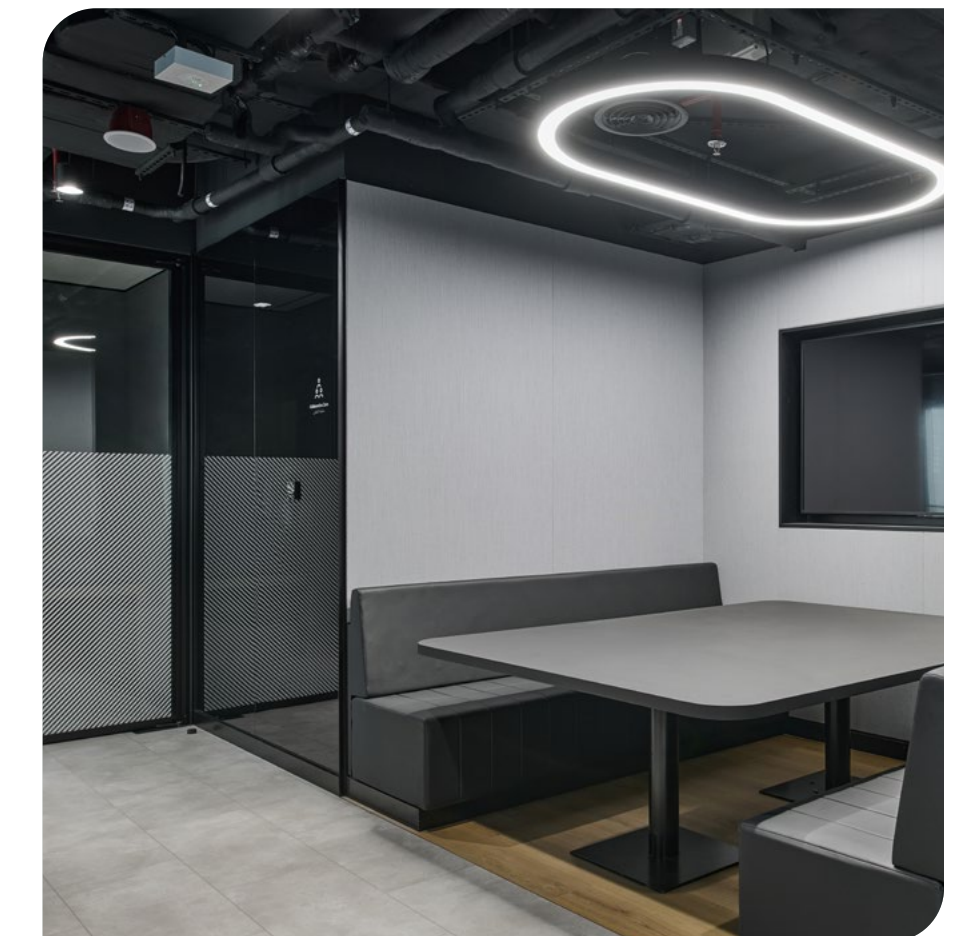


Client challenges:

- Balancing visionary showcase and performance orientated spaces to both celebrate the Revolut brand and support its people
- Democratising a floorplate to ensure its people have access to the best spaces
- Providing a multi-use space as a focal point for town halls, a meet and greet area and bar for client and team entertaining

Transformational impact:

- Architecturally ambitious design for the viewing area including a presentation stage that descends from the ceiling
- Brand showcase areas which allow for a tailored experience through OLED screens and exceptional acoustic performance
- Huge external terrace to be used as a socialising space for colleagues and clients



Thank you

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