



People & Planet Impact Report

Earth Day 2026

Data from 2025



Techspace is
a place for
change-makers
with tech at the
heart of what
they do



With over 10 years serving the tech sector, we know what any ambitious business is looking for:

From space that flexes to their needs to events that develop and inspire their teams, **we are the perfect place to attract top talent and drive your business forward.**

A note from our CEO



This year's report matters to me, not because we've solved everything, but because it shows we're moving in the right direction.

2025 was a year of real change. We opened St Andrew Street, our ninth location, and it's probably the clearest expression yet of what we're trying to build at Techspace: spaces that are well-designed, sustainable, and connected to the communities around them. At the same time, we said goodbye to Aldgate East, one of our originals, and did it in a way that reflected those same values.

We also made meaningful progress on our environmental impact. Our carbon intensity is down 9% on a like-for-like basis, and total emissions are down 55% from our baseline all whilst growing our footprint by 25%. That balance matters. Growth is important, but how we grow matters just as much.

Beyond our buildings, we've rolled out The Techspace Pod, featuring the tech leaders

who've walked our corridors – bringing to life decades of experience and lessons that we now get to share with our members. The London AI Hub (hosted at Techspace), now one year in, has hosted 50+ events, supported companies that have collectively raised \$85m+, and built a community of leaders shaping how AI gets built and deployed.

None of this happens on its own. It's driven by our team, our members, and the partners we work with every day. What connects it all is a shared belief that how you build something matters just as much as what you build.

We've made good progress, but there's more to do. And we'll keep focusing on doing it properly.

Jonathan Bevan
CEO at Techspace

Our Locations

We breathe life back into our buildings.

By reimagining the buildings' past and embracing the core, we create a modern-industrial workspaces. The result? Characterful, spacious and inspiring spaces for our members.



Eiswerk
Berlin

Goswell Road
London

Shoreditch
London



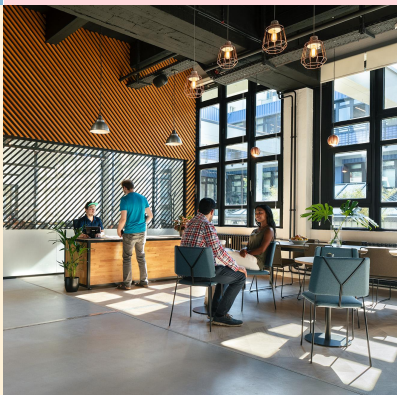
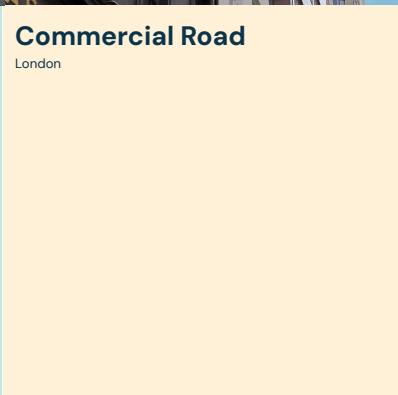
Scrutton Street
London

Kreuzberg
Berlin

Worship Street
London

St Andrew Street
London

Commercial Road
London



Techspace in Numbers



8

Locations
(and growing)

Currently in London and Berlin, **with plans to continue expanding our footprint.**



>5,500

Techspace Members

from ~150 businesses of varying sizes, distributed between London and Berlin.



>62

Net Promoter Score

We're committed to continuous improvement and excellent service, which is why we regularly track our NPS to stay informed and responsive.

53

Team
Members

Including our fantastic on-site teams in Berlin and London, and our central hub team based in London.



How we execute our strategy

People

Caring about our team, our members, and our society



We take a people, culture and community first approach to sustained and inclusive growth to create diverse, equitable and progressive Techspace ecosystems.

We focus on:

- Progressive culture of development
- Supporting local communities
- Diversity, equity and inclusivity

Planet

To create spaces that are in balance with our environmental ambitions



Reduce our impact on the environment by measuring our carbon emissions annually, calculating a complete baseline carbon footprint and setting data-led net zero targets.

We focus on:

- Data-led decision making
- Targeting net zero emissions and making annual progress
- Considerate business travel

Prosperity

To grow our business with innovation and respect for the planet and future generations



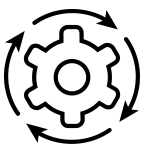
Ensure that sustainability is embedded in the heart of our business model by ensuring that growth of the business is considerate to the planet and society.

We focus on:

- Responsible procurement
- Empower our community
- Developing new locations

Governance

To deliver action and ambition with transparency and integrity



Embed the sustainability strategy into business operations through transparency of communications, robust governance structures and comprehensive reporting.

We focus on:

- Accountability and responsibility
- Transparent communications

Our drivers *for change*

Members



Our members are why we exist.

Due to the cascading responsibility embedded within net zero frameworks, increasingly our members expect Techspace to be measuring, reporting, and reducing carbon emissions as part of their own decarbonisation plans.

Growth



Having a credible net zero strategy is increasingly becoming the cost of doing business.

We expect Landlords and Investors to increasingly require a clear and credible policy for net zero and sustainability in general. Prioritising net zero will enable Techspace to be resilient to external pressures and continue to grow into the future.

Culture



Our internal culture is the most important driver for net zero.

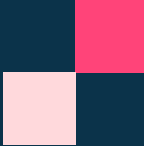
We are proud that our Techspace team have been a key driver behind our plans and want to work for a company that is prioritising the health of the planet, doing the right thing and protecting the environment for future generations.

Investors



To attract investors and maintain their trust, we must prove our resilience amidst a climate emergency.

ESG (Environmental, Social, Governance) metrics are increasingly being scrutinised to assess investment performance. By working towards net zero, Techspace is giving investors the necessary confidence that we will continue to decarbonise.



Planet Impact:

Measuring Progress

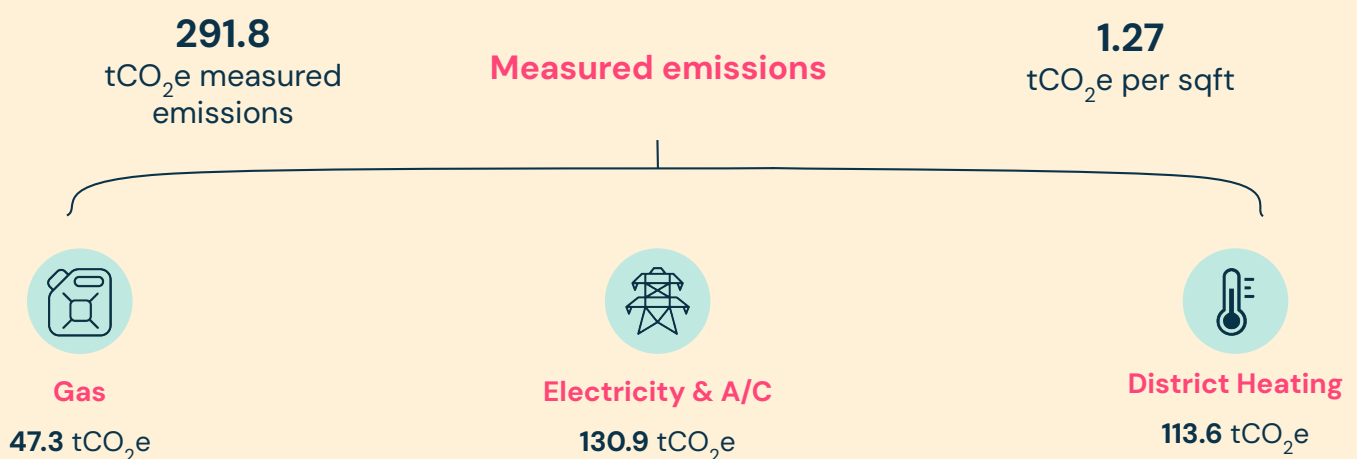
Transparency is the key to change

We send members annual reports summarising the carbon emissions associated with their memberships at Techspace, calculating their share of Techspace's combined Scope 1 and Scope 2 emissions and provide a certificate confirming this amount. We also publish our Scope 3 emissions separately for full transparency. These emissions are measured alongside our Carbon Accounting Partner, Greenly.

Our aim is to give them greater visibility for their own sustainability planning and to support any carbon reporting they may need to complete – and here, we've provided a general overview of Techspace's emissions.

Measured carbon emissions (Year to March 25)

Our Scope 1 and Scope 2 emissions



No surprises that for Techspace our largest carbon category is (and always will be) running our buildings. Principally the energy used in, and to heat and cool, our buildings.

Our Scope 1 and Scope 2 emissions – YoY Comparison

The 10 second summary

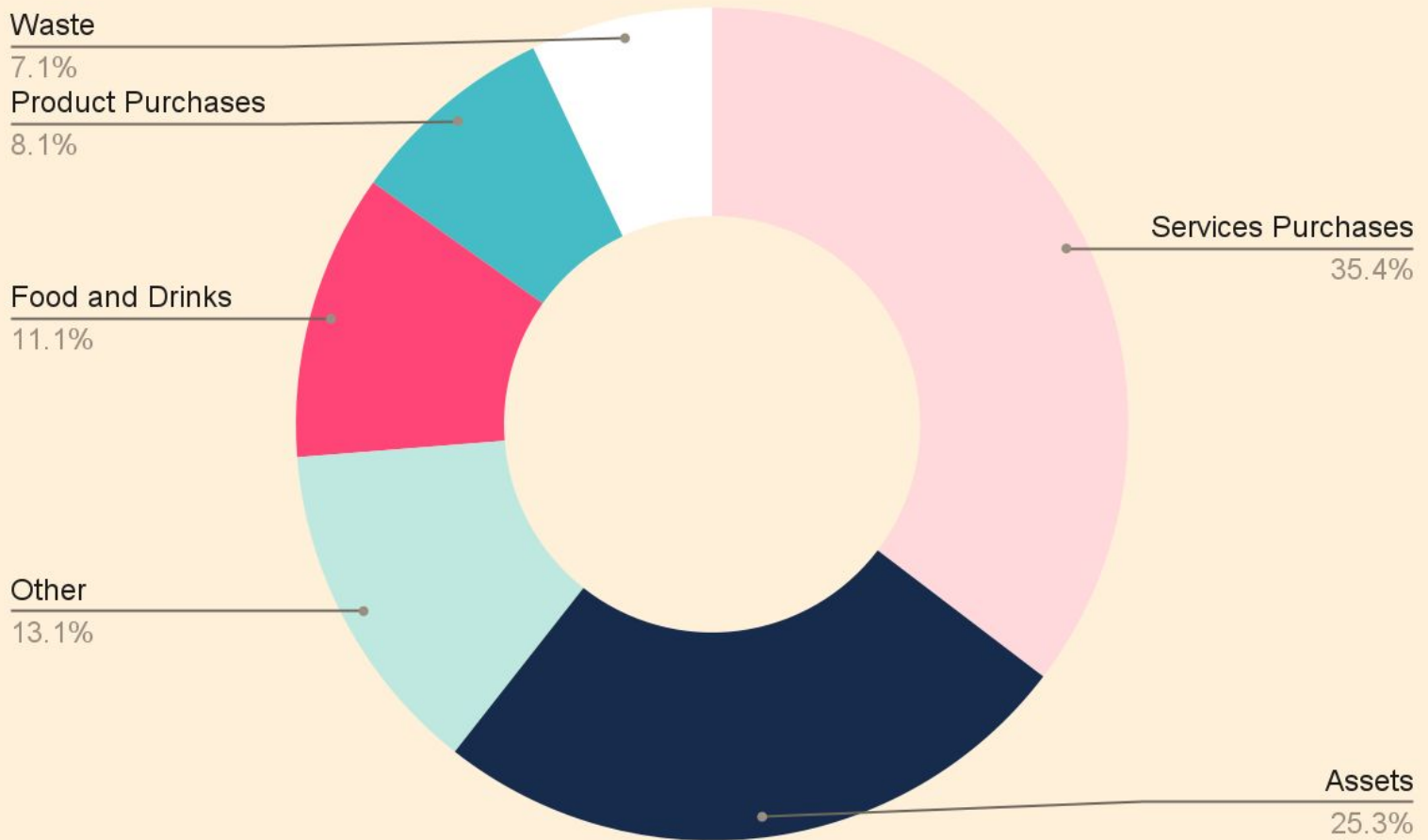
We grew by 25%, but got greener doing it. Emissions (excluding procurement) are down 9% per sq ft, and, thanks to procuring renewable energy, down 55% overall and down 60% on a per sqft basis.

	2024		2025	% Change compared to	
	2024 (Market based)	Baseline 2024 (Location based) (1)	2025 (Market based) (2)	Baseline 2024	2024 (Market based)
Gas	117.7	117.7	47.3	–	–60%
Electricity & A/C	20.4	340.0	130.9	–94%	+542%
District Heating	118.8	118.8	113.6	–	–4%
Total Emissions (tCO₂e)	256.9	576.5	291.8	–55%	+14%
Total Site (sqft)	183.8k	183.8k	230.3k	+25%	+25%
Emissions (per sqft) (3)	1.40	3.14	1.27	–60%	–9%

Our Approach:

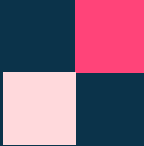
1. Our 2024 location-based emissions form the baseline from which we track our carbon-reduction progress.
2. We report emissions on a market-based basis so they reflect the full impact of our operational choices, including renewable energy procurement, giving us the clearest view of how our decisions influence our footprint.
3. We also measure progress per square foot; as our portfolio grows, this intensity metric shows the true impact of our efficiency gains and reduction in carbon intensity.

Our Scope 3 carbon emissions (Year to March 25)



1.09k
tCO₂e measured
emissions

➔ Our Scope 3 emissions are not included in the Member reporting, but are included here for transparency.



Spaces and Infrastructure:

St Andrew Street as a case study

Case study:

St Andrew Street

Opened in January 2026, St Andrew Street is Techspace's newest London location — a fully refurbished 20,000 sq ft building nestled between Chancery Lane and Farringdon, in the heart of London's innovation corridor.

Spread across six bright, characterful floors, the building was designed with scaling teams in mind: private offices for 8 to 32 desks, a ground-floor café-bar, a fully equipped meeting suite, a rooftop terrace overlooking Farringdon, and a dedicated wellbeing room. The building sits on ground rich with history — from the legal institutions of Chancery Lane to the subterranean path of the River Fleet — and that layered character is woven

into the space itself, through its material choices, bookshelves, and design details. It follows the successful launch of Goswell Road in 2024, and reflects the same conviction: that the right environment, in the right location, can be a genuine catalyst for growth.

Every piece of furniture was chosen to meet the same sustainability standards as the building itself — from 100% recyclable plastic chair shells to FSC-certified, UK-manufactured desktops. Our furniture partner, Coda, is also B Corp certified.



St Andrew Street had everything we look for in a Techspace building — a strong sense of place, bones worth preserving, and real potential to become somewhere people actually want to spend their time. Getting the fit-out right meant honouring that.



Rutu Kotecha
Space Planner/Technical Designer

St Andrew Street *Initiatives*

Smart Reuse and Low-Carbon Fit-Out:

The refurbishment of St Andrew Street was guided by a clear principle: do more with what's already there. Original materials, including glass partitioning, were reused wherever possible. Gas systems were removed entirely in favour of all-electric, renewably powered energy — and with new MEP systems installed, the building's EPC rating jumped from an E to a B.

For furniture, we partnered with Coda, a B Corp certified supplier — from 100% recyclable plastic chair shells to FSC-certified, UK-manufactured desktops — ensuring that the pieces filling the space meet the same values as the space itself.



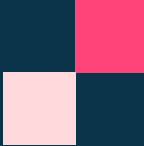
Waste Management from Day One

Even in its earliest weeks of operation, St Andrew Street is tracking well against our sustainability targets. Current recycling rate sits at 66.7%, with 1 tonne of waste directed to energy recovery rather than landfill — generating the equivalent of 137.5 kWh of energy in March alone.

We've partnered with First Mile, our zero-to-landfill waste management provider to ensure waste is tracked and handled responsibly from the moment it leaves our buildings.

Designed with Character

The details inside St Andrew Street reflect who we are as a community. Our shelves are curated around the history of technology and the neighbourhood's heritage of print and craft. Every meeting room is dedicated to a pioneer who shaped the tech world — with a deliberate focus on the overlooked and underrepresented alongside the well-known.



Systems:

Behind the scenes in our spaces

Strengthening Systems that Power Our Spaces

From how we operate to what we consume

Our commitment doesn't stop at how our spaces are built—it extends to how they're run, day in and day out. From transitioning away from fossil fuels to cutting packaging waste and choosing suppliers that align with our values, we're constantly working to improve how we manage energy, materials, and resources across every Techspace location.

The scale of this impact:

9

Buildings

5,500+

Members

5

Event Spaces

6

Cafés



Every year we learn something new — about our buildings, our suppliers, and where we can do better — either through execution or in collaboration with our members. The progress isn't always visible, but it adds up.



Elin Blad

Central Operations & Building
Opening Manager

Initiatives across our Buildings

London

New initiatives this year:

- We've partnered with First Mile — a zero-to-landfill waste provider — across all London sites. 2025 highlights:
- Worship Street and Luke Street both received Silver Awards for Recycling
- In 2025, 6,000kg recycled across the two sites, placing them in the top 25% of all First Mile customers

Continuing from last year:

- Glass milk bottles have replaced plastic across all cafés
- All locations are fully LED
- Commercial Road runs on electric heating following last year's gas removal
- Timed heating at Eiswerk switches radiators off automatically at 10pm



Berlin

New initiatives this year:

- Plant care switched to EasyBee, a local business — cutting costs by 60%
- Natural cleaning products replacing harsher alternatives in cafés
- Post-event leftovers offered to members; Kreuzberg café food discounted 50% the following day rather than thrown away

Continuing from last year:

- Coffee beans delivered in reusable metal containers
- Kreuzberg powered by a local solar energy supplier



Continued initiatives at our Event Spaces



Operational Practices

- Use of reusable mugs, ceramics, and recycled bamboo cutlery to promote a circular practice
- Managed food waste through composting and better event planning to minimise over-ordering.

Catering and Suppliers (London)

- **Humdingers Catering**
Local sourcing, biodegradable packaging, and community soup kitchen initiatives.
- **Arch Food**
Focus on food waste reduction (through fermenting and preserving), biodegradable packaging, and carbon impact reduction.
- **Goodnus**
Optimized deliveries reducing mileage by over 19,000 miles per year.

A year on, our partnerships continue to deliver — demonstrating that responsible sourcing and logistics aren't just nice to have, they're a meaningful part of how we have the chance to create impact, one event at a time.

Closing the loop Aldgate East

What happens when a Techspace building closes

In early 2026, we said goodbye to Aldgate East — one of our original London locations, and a building that has been part of the Techspace story since the beginning. Closing a space is never straightforward, but we were determined to do it in a way that reflected our values.

Rather than sending furniture and fittings to landfill, our team got to work finding every piece a new home. What followed was a quiet but meaningful exercise in circular thinking — one that touched local schools, members, and the wider community.



Here's where it all went:

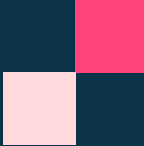
- 82 chairs donated to a local school in Tower Hamlets
- 15+ chairs and coffee tables sold on to new owners
- 1 ping pong table rehomed
- Whiteboards, TVs, crockery, books, and microwaves donated or sold to eco-conscious members and buyers across the Techspace portfolio

"Aldgate East has been part of the Techspace story for a long time, so it felt important to close it in a way that reflected our values.

Being able to give back to the local community — and keep so much out of landfill — made the whole process feel worthwhile."



Chloe Wynter
Building Lead at Techspace



People:

*Our team, members and our
wider tech ecosystem*

We care about our people, our members and society



One of our primary
drivers for change is
people,

so we take a **people, culture and
community first** approach.

We focus on:

- A progressive culture of development
- Supporting local tech communities
- Promoting diversity, equity and inclusivity

We translate this into initiatives directed towards our team, our member community and the local communities we are part of.

We've applied this to a number of areas across the business including team policies and governance, events, programming, subsidies and partnerships (and much, much more!).

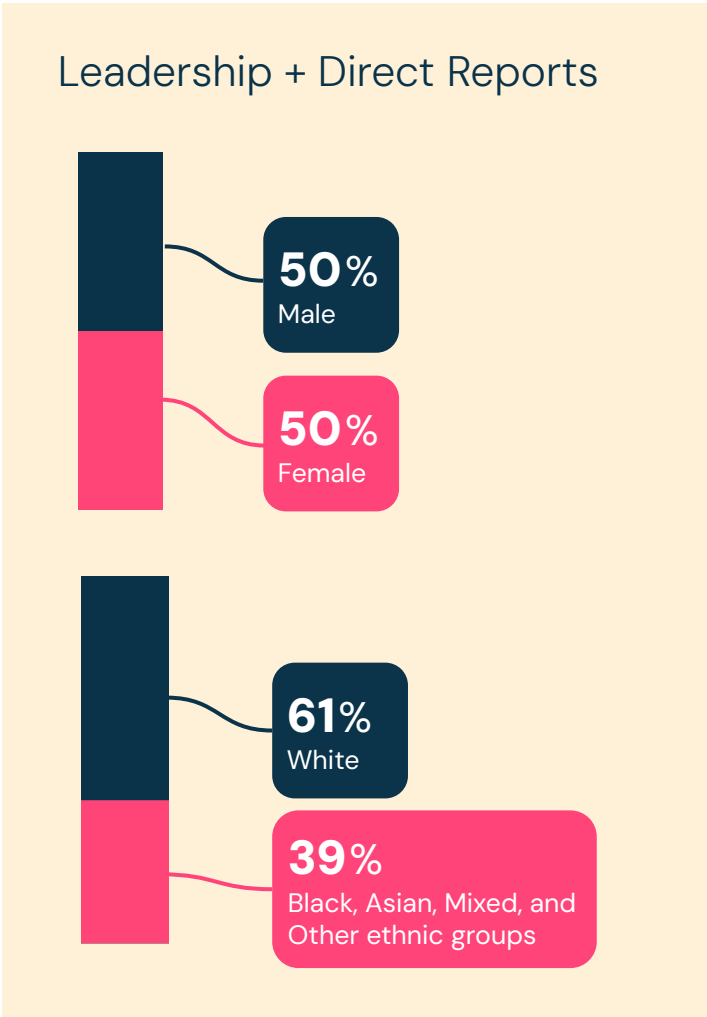
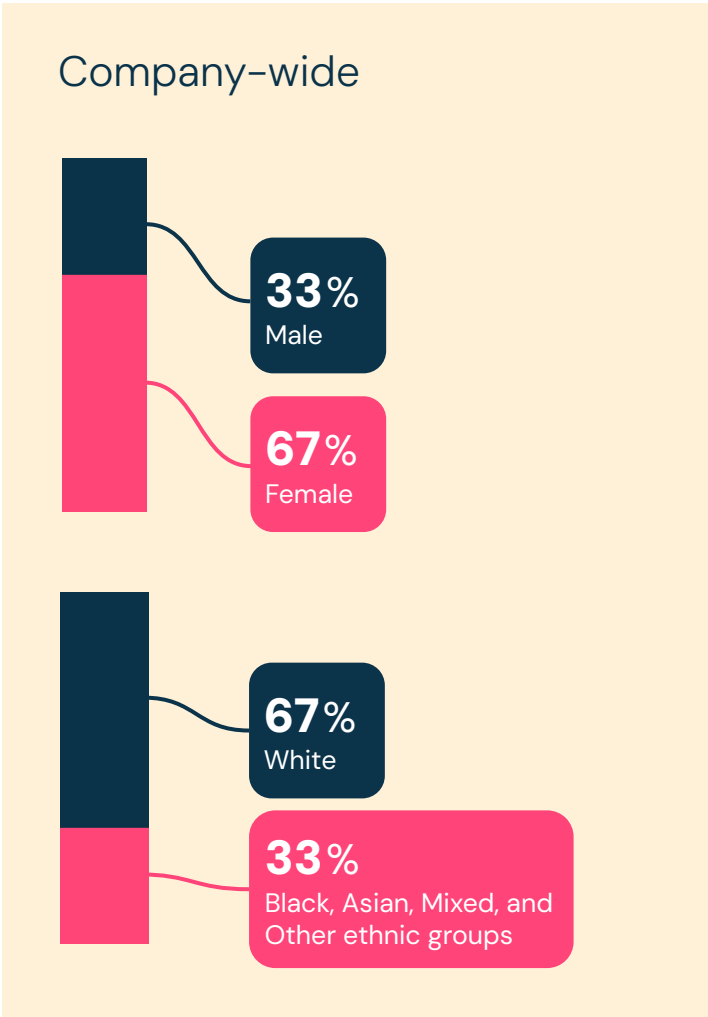
Our team in numbers

At Techspace, we're continuously learning how to build a more inclusive, equitable workplace. We know diverse perspectives make our teams stronger, result in better business decisions and ultimately contribute to an environment where everyone feels supported and valued.

While we don't rely solely on metrics, we diligently monitor our progress to ensure we're moving in the right direction. We also benchmark every role annually to ensure fair and competitive compensation.

It's part of how we stay accountable, even as we continue to improve. In line with our company values, we're committed to doing the work thoughtfully and with care.

**Due to the small size of our team (approx 50 people), we have chosen to publish ethnicity data at a grouped level to maintain anonymity and clarity. We have followed the UK's ONS language where possible.*



The Techspace Pod

In 2025, we launched The Techspace Pod — giving the founders, operators, and investors inside our community a platform to share what they're building, what they're learning, and what's coming next.

Hosted in partnership with Jane Wakefield, former BBC Technology Journalist, each episode goes beyond the pitch deck to surface the ideas, decisions, and questions shaping European tech.



The
Techspace
Pod

Listen now



The pod has become a space to address the topics our members care most about — from AI's impact on team-building to what it takes to lead through uncertainty. A few highlights so far:

Raghav Sharma, Europe Director, Heidi

— Hiring for high agency in high-growth startups: why values and raw talent beat experience every time.

Vincent Audoire, Co-Founder, Feather

— Building engineering teams around autonomy and transparency: lessons from EF cohort to bootstrapped scaleup

Adrian Locher, Co-Founder, Merantix —

Europe's opportunity in AI, and what it takes to build AI-native companies from the ground up.

Steve Vamos, former CEO, Xero —

Leading through uncertainty: what the most experienced operators in global tech do differently.

JooBee Yeow, Advisor to Founders —

How People leaders break out of the HR lane to drive real business impact..

Supporting our members as they scale: Member Milestones

Great things are being built across our spaces — from Series A raises to global partnerships. Here's a look at some of the milestones our members have hit while scaling from inside Techspace.



Heidi Health raised \$65M in Series B funding at a \$465M valuation, as they continue to free clinicians from 18 million+ hours of admin work. They also launched Heidi Evidence, their secure offline transcription device.

Databricks closed a \$5B Series L round at a \$134B valuation, with revenue surpassing \$5.4B — and separately committed \$850M to expand its UK presence, quadrupling its London office footprint as it becomes the company's EMEA hub.

Vinted announced €1.1bn in revenue and €62M in profit.

Agicap secured a €45M Series C led by AVP to scale its treasury management tools across Europe.

Otovo completed a merger with Onvis to form the world's first global home energy service company, combining European and US operations under an AI-native platform.

Gizmo raised a \$22m Series A to scale its EdTech ambitions

Ori merged with Brookfield's Radiant to create an end-to-end AI infrastructure company.

Wonder Studios raised \$12M and partnered with Google DeepMind and YouTube to launch Lewis Capaldi's reimagined music video for "Something in the Heavens."

Xylo won the £1.2M PropTech Innovation Challenge for their AI planning tool, supporting the UK's 1.5 million homes mission.

Ceartas and Magic AI were named among Europe's fastest-growing startups on Sifted's 250 leaderboard.

Bethnal Green Ventures welcomed Martin Davis, former CEO of Molten Ventures, as their new chairman.

Jigsaw founders Travis Leon and Stephen Scanlan were finalists in the EY Entrepreneur of the Year 2025 Awards for their impact in LegalTech.

LILT launched an industry-first MCP Server integration, enabling human-verified AI translations directly within enterprise tools.

Creating space for AI innovation to thrive – AI Hub

Launched in February 2025 at Techspace Goswell Road, the London AI Hub brings together AI entrepreneurs, researchers, and industry leaders to shape the future of AI – through community, co-working, and events, in one dedicated space.

Created in partnership with Founders Forum Group, Merantix, Husayn Kassai, Techspace, Amazon Web Services and Google Cloud. Since opening, the Hub has hosted 50+ events – from roundtables with regulators to hackathons with frontier labs – while its resident companies have gone on to raise \$85M+, land YC, and expand internationally.

Some of the many events at the hub:

- **Women's AI Breakfast**
Attracting over 600 attendees featuring the voices shaping AI
- **AI Showcases**
Rigorously selected pre-seed AI startups pitch to active investors.
- **Hackathons**
Leading engineers coming together to rapidly problem-solve current challenges.

£1.5m

in Techspace support and subsidised rates to power the AI Hub (Over 2 years)



When you bring together a number of businesses, a number of entrepreneurs, a number of technical people, a lot of marketing people who are facing similar challenges...there is a community and there's lots of chance to also socialize around that.

Mel Morris

Serial Entrepreneur and Founder of [Corpora.ai](#) – an AI Hub member company (via our Techspace Pod)

Some of the many teams across the AI Hub:



Research and insights



Developer tools, autonomous agents



Urban planning, GovTech



FashionTech



Enterprise AI, knowledge management

Events across our spaces

Our members are ambitious, socially conscious, and forward-thinking—many of them part of a generation that expects more from where they work. This makes our spaces not just places to work, but platforms for connection, conversation, and collective impact

As a home for change-makers, our role is to create environments that spark dialogue, celebrate shared values, and support the things our members care about.

Here are a few highlights from the past year across our London and Berlin spaces.

Giving back and living our values

Clothing Swaps, with donations

International Women's Day nominations and initiatives

World Mental Health Day activities

Bike Doctor

Weekly run clubs

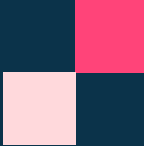
Black History Month initiatives to spotlight Black-founded local businesses



Subsidizing impact-led programmes: Justice AI Hackathon in partnership with GoodTech, Lovable, the Ministry of Justice and more.

Over two days at our newest St Andrew Street location, policymakers, technologists, and creators teamed up to tackle real challenges across the justice system — turning frontline insight into practical, responsible AI solutions.

Led in partnership with GoodTech Ventures, we subsidised spaces for the hackathon to take place and awarded the winners Pathway AI, a year's worth of workspace credits to build their product from Techspace.



Progress on goals:

What's next?

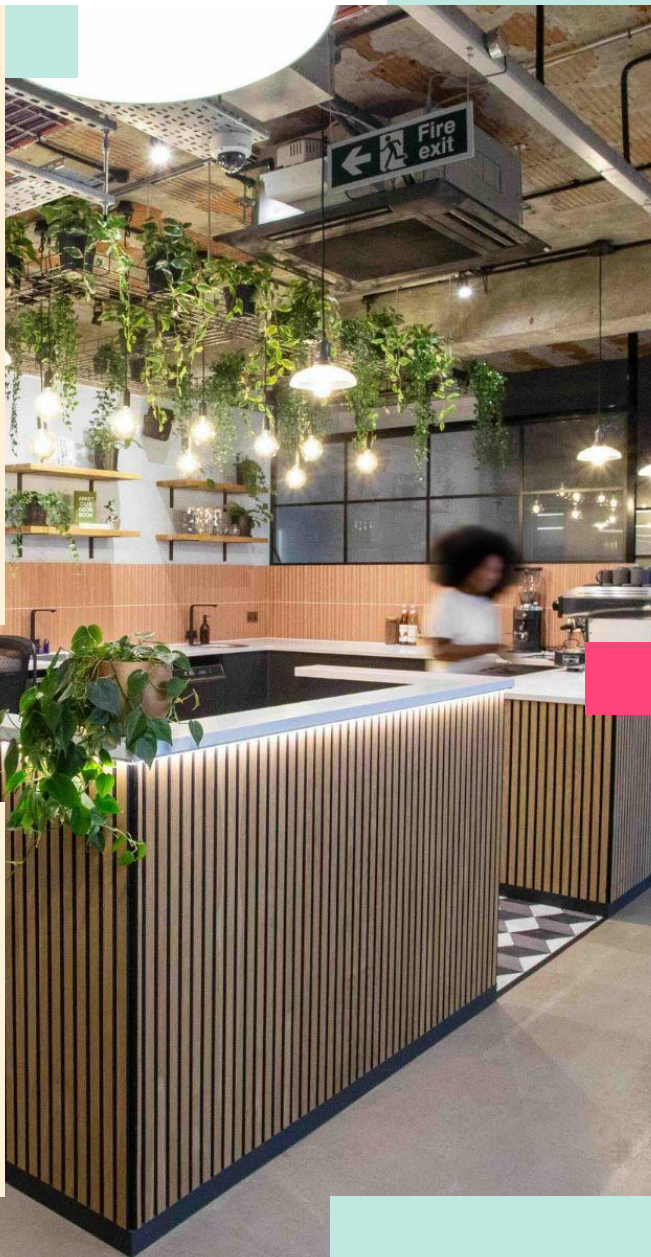
Upcoming Plans

With significant progress made over the past year, we're already looking ahead—moving forward with initiatives and actions across our spaces, systems and community initiatives. Here are some highlights:



Giving our Furniture a New Home

Furniture and materials (from books to records) from our Eiswerk site are being donated or reused — keeping good things in circulation rather than sending them to landfill.



Smarter Waste Across London

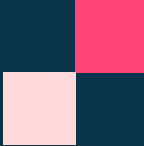
We've moved all London sites to First Mile, whose mission is to revolutionise business sustainability through zero-to-landfill waste collection.

Smart meters for Visibility

Smart meters are coming to all London sites, giving us sharper visibility of our energy usage.

Evolving Our Partnerships and Programming

We're continuing to find intentional ways to support our members and wider community as they scale, through partnerships with L&D providers, VCs and leaders in the space.



End.