



WAGSTAFF WORKPLACES

HEATHROW HOLDINGS LIGHTYEAR BUILDING

Location:	Lightyear Building, Heathrow Airport, London
Architect/Design:	JM Architects + Wagstaff
Area:	15,000 sq.ft.
Space Status:	Vacant
Sector:	Serviced Offices
Scope:	Loose Furniture Package Space Planning
Project Value:	£560k
Completion:	2024

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The Brief

Wagstaff was sought to create an efficient and minimised office space that balanced collaboration, efficiency, and employee well-being for the staff and clients. With a target of accommodating 210 workspaces, the goal was to design a future-proof environment that integrates both fixed and flexible workstations, fosters interaction, and aligns with their sustainability goals.



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LIGHTYEAR BUILDING

Our Approach

Our team worked closely with stakeholders to develop a tailored office space plan that met the client's functional, aesthetic, and technological requirements and needs

Strategic Office Planning

A well-structured layout featuring 120 fixed desks with dual monitors, touchdown workstations, and height-adjustable desks to cater to diverse working styles.

Innovative Meeting Spaces

Seven meeting rooms, including a state-of-the-art boardroom for 30 people and a town-hall space for 44, all equipped with hybrid meeting technology and frosted glass for privacy.

Engaging Social & Breakout Areas

A functional kitchen with ample seating, vending machines, coffee/tea stations, and dedicated breakout areas to encourage relaxation and collaboration.

Efficient Facilities & Storage Solutions

Lockers for hybrid workers, dedicated storage for office supplies, integrated printer zones, and a visitor work area.

Technology & Security Integration

Future-proof IT infrastructure, compatible docking stations, cybersecurity measures, and advanced meeting room technology.

Focus on Health & Well-being

Clean, accessible facilities, wellness initiatives, and a dedicated first aid room to promote a healthier workplace.

Sustainability & Aesthetics

Carefully selected products offering strong sustainability credentials, exceptional value for money, and a design that enhances the overall office aesthetic.

Our Solution

On-Time, On-Budget Delivery

Our meticulous project management ensured the successful completion of the office transformation within the agreed timeline and budget.

Thoughtful Product Selection

We sourced products from manufacturers with reliable supply chains, superior quality, and strong sustainability commitments, ensuring long-term value.

Seamless Stakeholder Collaboration

Early engagement with JM Architects in November 2023 allowed us to align design expectations and product specifications, working closely with key decision-makers Victoria and Charlotte.

Commitment to Sustainability

Our approach incorporated recycled fabrics and UK-based manufacturers to reduce carbon footprint and promote eco-friendly solutions.



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The final office space design successfully supports productivity, collaboration, and well-being while fostering a dynamic, flexible work culture. With an engaging, strategic layout and cutting-edge technology, the client is now well-positioned to attract and retain top talent in an evolving workplace landscape.





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Design

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Solutions

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Management

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Re-Use &
Recycle

VIDEO CASE STUDIES

Please refer to the following video links
for client testimonials:

[FCA](#)

[AutoTrader](#)

[University of Leeds – Nexus Building](#)

[Alix Partners](#)

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