Importance of Office spaces.

What the future holds for the buildings where so many of us used to spend so much of our waking hours. From a human point of view, we’ve already explored [how we’ll feel about going back to the office](https://www.wsp.com/en-GL/insights/what-will-covid-19-mean-for-workplace-culture?utm_source=wsp.com&utm_medium=article&utm_campaign=better-normal) and how we might behave differently when we get there. From an engineering point of view, we’ve looked at [whether we can virus-proof the office](https://www.wsp.com/en-GL/insights/can-we-virus-proof-the-office-better-normal?utm_source=wsp.com&utm_medium=article&utm_campaign=better-normal) and improve resilience in this and future pandemics. Both have implications for how much space organizations might need or want in future, how much that space costs to fit out and operate, and ultimately how much occupiers can, or choose to, afford.

 “When you’re trying to attract, retain and nurture top talent, the workplace plays a really significant part in how people perceive a business,”

“For people at the start of their careers, there’s probably more desire to be with other people because you’re still learning and you want the experience and the social life that goes with it. Whereas as you get older and you may have settled down and have children, it’s much easier to work from home.”

“I don’t think any business will want to go back to the way things were done, so that has an immediate implication for space.”

 Companies could see this as an opportunity to downsize, to reduce operating costs and invest more in technology.

Future space

Companies will now understand they could make do with less office space. But they may also have realized that they also need better, more resilient office space.

Landlords will have to differentiate themselves with added services: “You might call it ‘high-end’, not from a luxury perspective but from a content perspective – you won’t just lease a ‘stupid’ space, you need to fill it with services to help the tenant be more productive, whether that is sustainability or wellness solutions or digital technology.”

Holloway thinks the “hotelisation” of office space will continue, with workplaces importing some of the home comforts that we’ve become used to. This might mean more relaxed dress codes, but also real planting and soft furnishings, to make spaces cosier while helping to subtly create distance between people. “We need to think about furniture and other design solutions to create separation without losing the benefits of collaboration. If offices have a future, people need to feel safe in them.”

Coworking spaces have been leaders in the field of hotelization, and are perhaps the ultimate destination offices. But COVID-19 has left tumbleweed blowing through these buzzy, high-density communities. We’ve considered whether this will be the death of the coworking space in a separate article.

But if offices become destinations to meet co-workers, get inspiration and exchange ideas, rather than just to sit at a desk, those in buzzy locations make more sense. If organizations don’t need as much space because people work remotely more often, they may choose not to cut their rent bill but to spend the same amount on a smaller, more characterful building in an amenity-rich central location – a much more attractive destination for employees than a featureless office park.

 A lot companies are going to be thinking about how they could make their workforce if not pandemic-proof, at least pandemic-resistant’s

**To be productive, people need to be connected to a community, to feel that they can concentrate and have access to technology.**

**Some facts :-**

1.7 million people were estimated to be working in around 19,000 coworking spaces around the world by the end of 2018

The mobile workforce has embraced coworking spaces because, aside from providing affordable office space and all the necessary amenities, they offer a community in which like-minded individuals can get together to create, share resources and network, whilst continuing to grow their own businesses.

If you’re thinking of starting your own coworking space, now’s a great time to do it. The interest in coworking spaces is strong and it only seems to be on the rise.