

TBC.LONDON

• • •



5,677 sq ft of **fully fitted** space on Level 1
Arriving May 2026



CGI of breakout area and teapoint

READY TO PERFORM.

The first floor at TBC.London offers an immediate opportunity to join one of London's most forward-thinking workspaces.

Set within this net zero carbon riverside landmark, the space combines considered design, flexibility and wellbeing.

ADAPTABLE

48 fixed desks with options up to 80 desks

FLOOR TO CEILING

3.35m floor to ceiling height

VIEWS

A privileged position overlooking Tower Bridge

AMENITY

Immediate and direct access to an unmatched retail and leisure offering

SUSTAINABLE

London's first 2050 proof building, and one of the lowest operational carbon buildings in the UK

AN URBAN OASIS.



The double-height entrance on Tower Bridge Road offers a bright, stylish welcome.

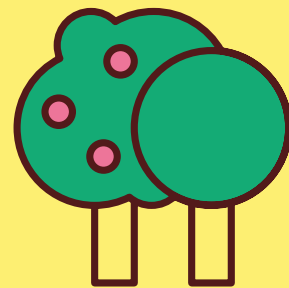
Thoughtfully chosen materials, recycled bricks and elegant joinery, combine to create a calm, inviting space that brings the natural world indoors.



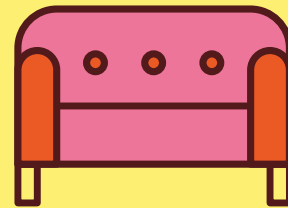
Rooftop terrace

DO GOOD. BE GOOD. FEEL GOOD.

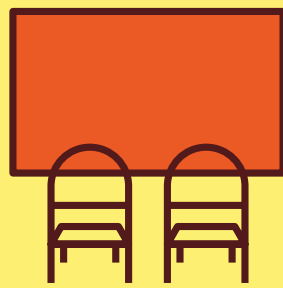
At TBC.London, people come first. Businesses sit alongside shared amenities designed to spark interaction - from informal meeting spots and wellness facilities to social spaces that open the building up to its neighbours. It's a place where work, culture and community overlap naturally.



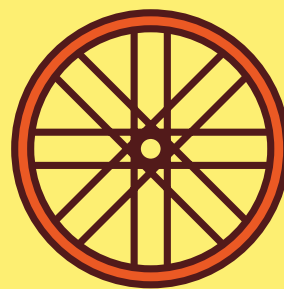
ROOFTOP GARDEN
3,257 sq ft.



CLUB LOUNGE
A spacious 1,490 sq ft hub with 24/7 access, free drinks, and bookable for events.



URBAN VILLAGE HALL
Bringing people together for community, enterprise and corporate events. Capacity for 80 seated, 145 standing.



CYCLE SPACES
159 including 31 folding bike lockers and 29 visitor spaces.



CHANGING FACILITIES
122 lockers
11 showers

blend.

BLEND FOOD MARKET
13 different international cuisines from independent chefs on ground floor



7th Floor Club Room

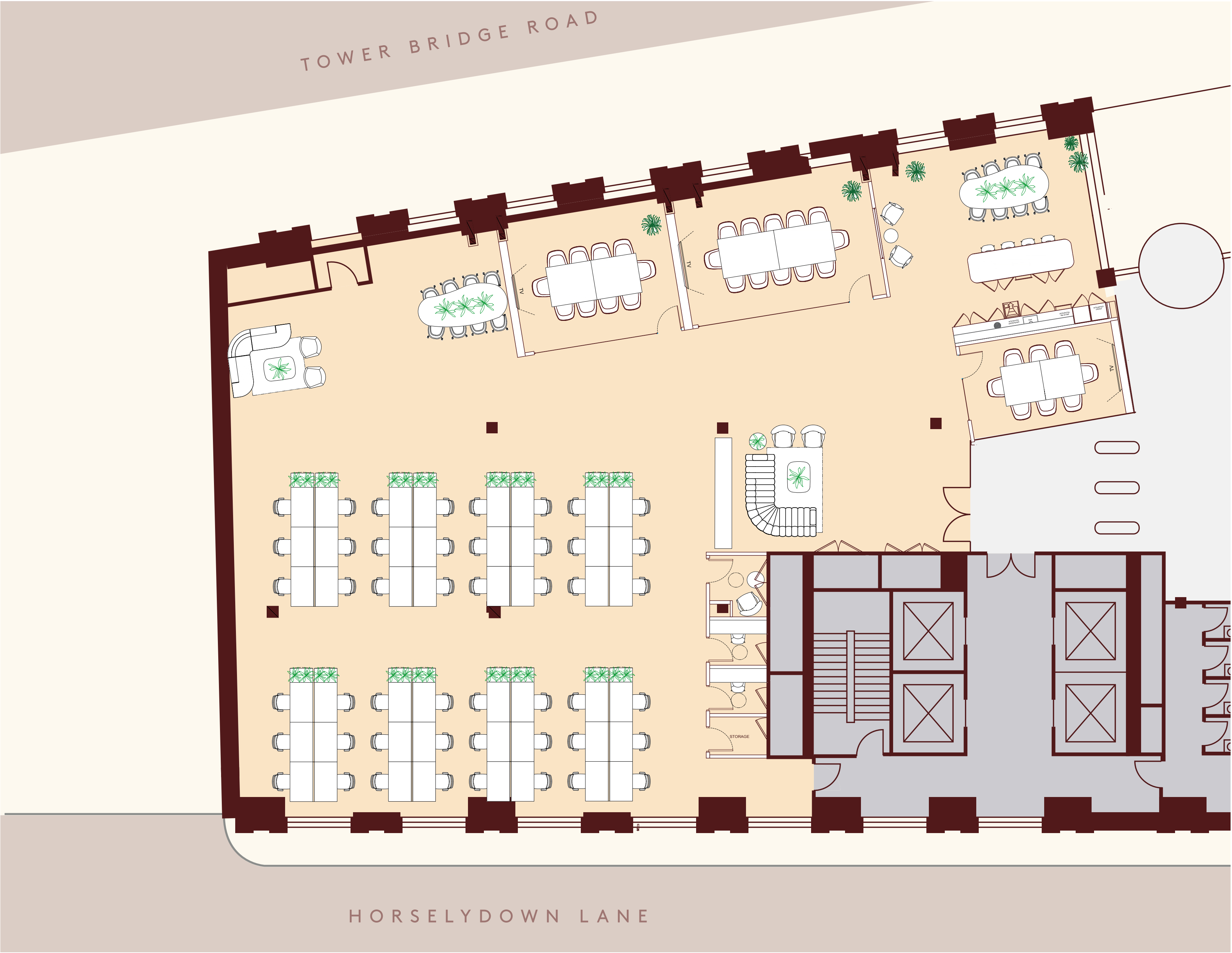


First Floor

DAY 1 LAYOUT PLAN

- B
- G
- 1
- 2
- 5
- 7
- 8

TOTAL AREA		5,677 sq ft
Desks		48
Collaborative area		1
Arrival lounge		1
Teapoint		1
Soft Seating		1
Meeting Room		3
8 Person		1
10 Person		1
12 Person		1
Phone booth		2
Quiet Room		1
Comms Room		1



First Floor

DAY 2 MAX CAPACITY PLAN

- B

G

1

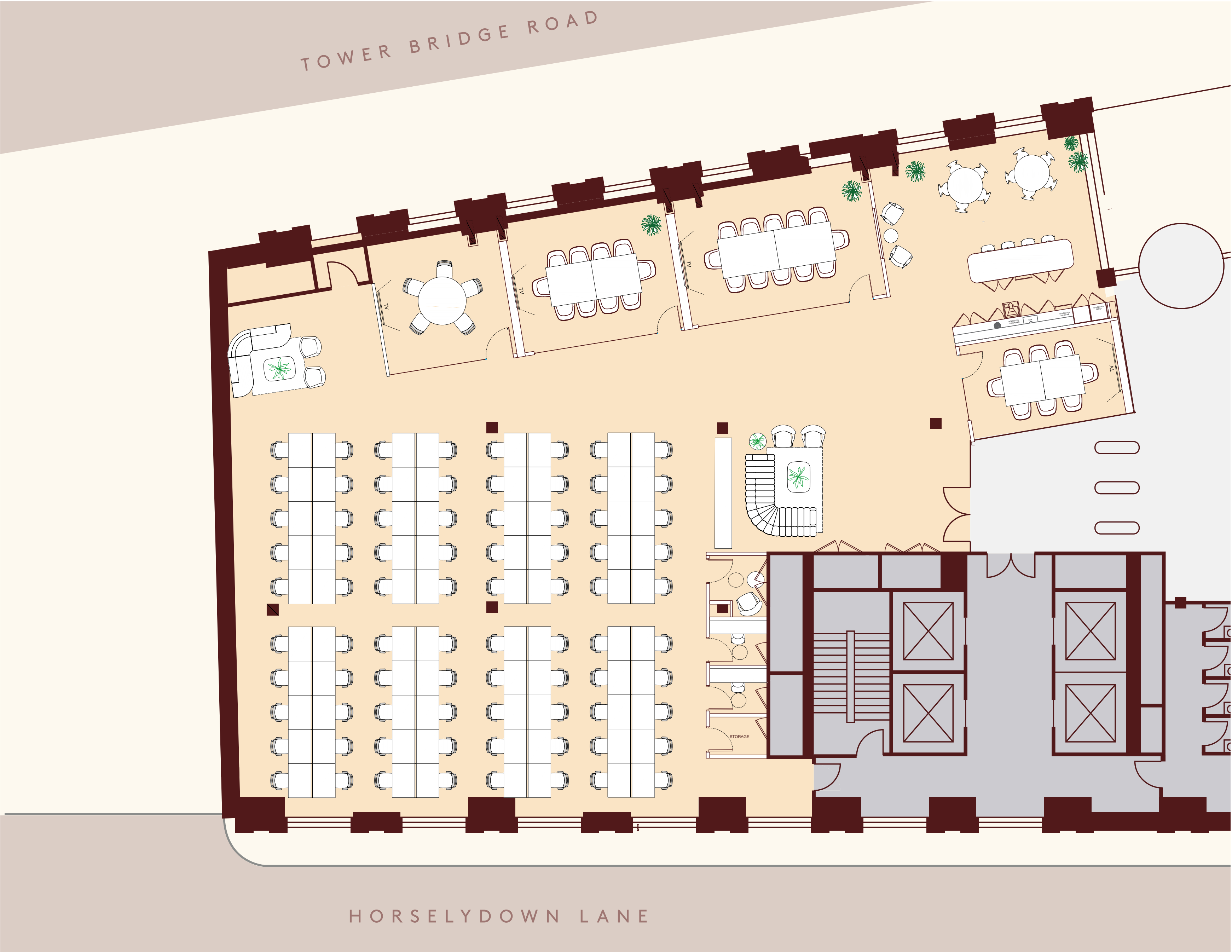
2

5

7

8

TOTAL AREA		5,677 sq ft
Desks		80
Arrival lounge		1
Teapoint		1
Soft Seating		1
Meeting Room		4
5 Person		1
8 Person		1
10 Person		1
12 Person		1
Phone booth		2
Quiet Room		1
Comms Room		1





CGI of breakout area and meeting rooms



WIDER AVAILABILITY

Floor		Workspace		Terraces	
		sq ft	sq m	sq ft	sq m
8	CAT A	4,588	426	1,661	154
7	Club Room	1,860	173	3,291	306
7	Let to Allfunds	—	—	—	—
6	Let to Allfunds	—	—	—	—
5	CAT A	15,413	1,432	—	—
4	Let to Sage	—	—	—	—
3	Let to Sage	—	—	—	—
2	CAT A	14,363	1,334	—	—
1	FULLY FITTED	5,677	527	—	—
1	Let to Blend	—	—	—	—
1	Reception	3,012	280	—	—
G	Let to Blend	—	—	—	—
G	Urban Village Hall	3,272	304	—	—
B	Let to Blend	—	—	—	—
Total Available		40,041	3,720	1,699	158



GET IN TOUCH

Office letting agents

CBRE

Gemma Hewes
07767 778 475
gemma.hewes@cbre.com

Tom Harvey
07988 888 064
tom.harvey@cbre.com

cbre.com

Office letting agents

RXLONDON

Frankie Warner Lacey
07775 895 661
frankie.warnerlacey@rx.london

Sophie Bartlett
07802 338 295
sophie.bartlett@rx.london

Helie Pryce
07720 070 438
helie.pryce@rx.london

rx.london

A development by

FORE

FORE Partnership
forepartnership.com



PRICING

RENT	ESTIMATED RATES	SERVICE CHARGE
£89.50 psf	£40.00 psf	£15.80 psf

Further information
tbc.london



Social
tbc_lndn

The facts contained in this document are correct to the best of our knowledge, as of February 2026 but (legally) please make sure you don't take our word for it. ©FORE 2026

VIEW OUR FULL BROCHURE

