



TBC.LONDON



TBC.LONDON

• • •

THRIVE BELONG CONNECT

DO GOOD. BE GOOD. FEEL GOOD.

A NEW THAMES-SIDE LANDMARK.

TBC.London is a striking new addition to the dynamic southern bank of the Thames, with views of the iconic Tower Bridge. This net zero carbon workspace has been designed with wellbeing at its heart, creating an environment where individuals can thrive and communities come together.

Offering up to 110,000 sq ft of high-quality office, retail and amenity space, TBC.London delivers the complete package for forward-thinking businesses seeking sustainability, comfort, and a truly inspiring location.



HOW DO YOU MAKE A BUILDING GOOD?

DO GOOD.

Designed for sustainability and a better future

[The Building](#) →

[Specification](#) →

[Schedule of Areas](#) →

[Floor Plans](#) →

[Sustainability](#) →

FEEL GOOD.

Empower healthy lifestyle decisions,
boosting physical and mental wellbeing

[Wellness](#) →

[Location](#) →

[Neighbourhood](#) →

BE GOOD.

Enrich lives, strengthen communities and
improve the social fabric of the neighbourhood.

[Urban Village Hall](#) →

[Club Room](#) →

[Get in touch](#) →

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.

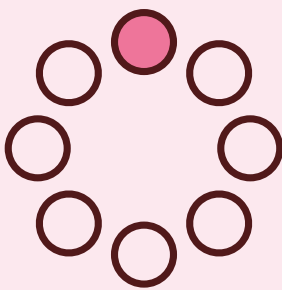




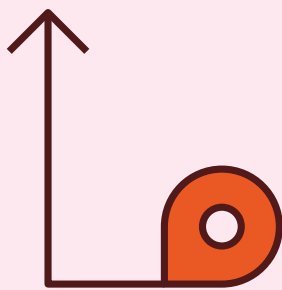




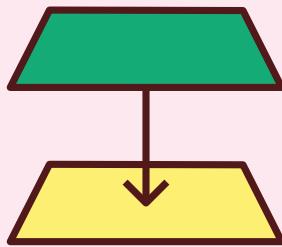
SUMMARY SPECIFICATION



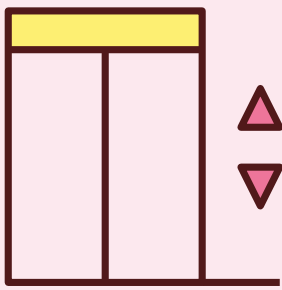
OCCUPATIONAL DENSITY
1 person per 8 sq m.



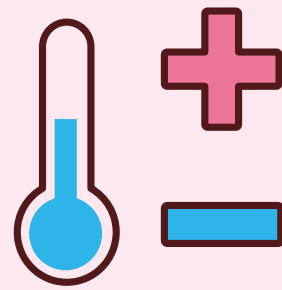
FLOOR TO CEILING HEIGHT
3.35m.



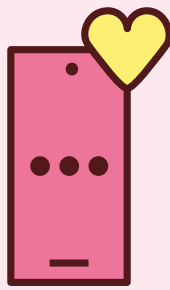
RAISED FLOOR HEIGHT
330mm overall.



LIFTS
4 x 17 person.

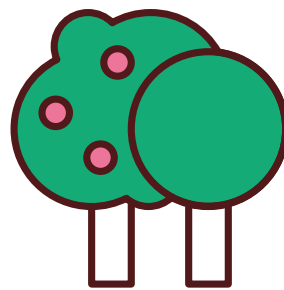


UNDER FLOOR
AIR CONDITIONING
VRF Fan Tile System
13.2 ltr p/s per person fresh air.

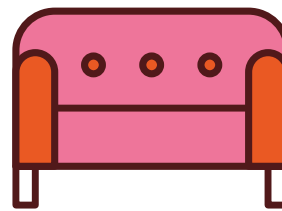


BUILDING
ENGAGEMENT APP
Access to discounts, events
and local amenities.

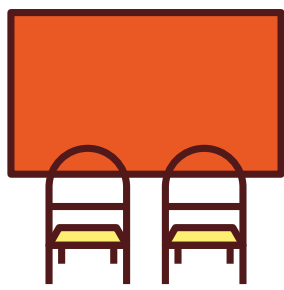
BUILDING AMENITIES



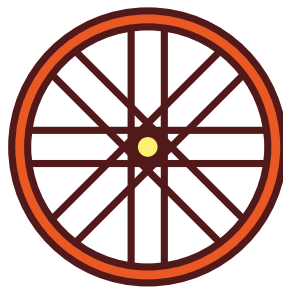
ROOFTOP GARDEN
3,257 sq ft.



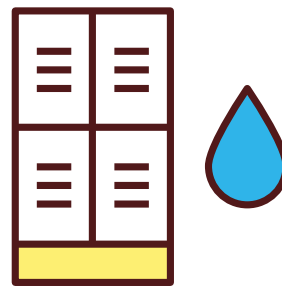
CLUB LOUNGE
A spacious 1,490 sq ft hub
with 24/7 access, free drinks,
and bookable for events.



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
Coming soon to
the ground floor.

FULL SPECIFICATION

GENERAL DESIGN

Cladding

Level G to 06 brick and high-performance glazed façade made up of feature brick piers and projecting window reveals. Floor to ceiling height windows of approximately 2.1 x 3.1m.

Level G to 08 (west façade) and level 07 to 08 highly transparent, bespoke, high performance metal and glass façade with a patinated finish offering views across Tower Bridge to the City of London, Shad Thames and west towards Southbank.

Key dimensions

Floor to soffit height	3.35m on all office levels (01-08)
Reception	3,012 sq ft (280 sq m)

Grid

Planning grid	1.5 x 1.5m
Structural grid	6-7m x 8m

Floor loadings – typical floor

Description Qk (kN/sq m)	
Finishes, services and ceiling	0.50
Live loads	2.50
Partitions	1.00
Total	4.00

Qk = Variable Loads

WC design density

- Unisex
- 1 person per 10 sq m, 80% occupancy (assuming a 60:60 ratio between male and female)
- BS6465 Part 1-1:2006 + A1:2009
- Allowance of 25 people using disabled WC per floor
- Each floor is provided with two unisex disabled WCs

VEHICULAR ACCESS PROVISION

Parking, loading and service bay

Service bay is accessed from Horselydown Lane which includes 1 disabled parking bay

Bicycle parking

- 159 secure bicycle spaces, including 31 folding bike lockers, cargo bike parking and 29 visitor spaces
- High specification shower and changing facilities adjacent to bicycle store
- 11 showers – 5 male, 5 female + 1 unisex accessible WC / shower accessed via passenger lifts and stairs
- 122 bespoke full height lockers
- Bike repair stand
- Bike wash station

VERTICAL TRANSPORTATION

Lift design density

Occupancy at 1 person per 8 sq m NIA (with 20% absenteeism)

Lift performance

Meets BCO requirements

- Handling capacity greater than 12% of served population in a 5 minute period (100% up peak)
- Average peak waiting time of no more than 25 seconds at main lobby floor
- Regenerative braking produces 30% of lift energy 
- Full destination control

Main lobby lifts

– 4 x 1,275kg, 17 person @ 1.6m per second

Service Lift

- 1 x 1,600kg serving basement and ground floor loading bay
- 1 x passenger lift capable of use as an occasional goods lift
- Single entry serving all levels

Fire-fighting lifts

One of the lifts in the main passenger group is a combined passenger / fire-fighting lift.

 Makes the world a better place.

 Makes you healthy and fit.

FULL SPECIFICATION

INTERNAL FINISHES

Entrance hall and Reception

- One fully glazed full height circular sliding door to main entrance off Tower Bridge Road
- Recycled brick tile flooring, metal balustrades with natural elm handrail
- Feature reclaimed timber reception desk

Lift lobby

- Recycled brick tile flooring, StoneCycling BioBased tiles, feature natural ash wall linings, and antique copper finish lift reveals 

Offices

Category A specification including:

- Metal tiled raised floor
- Full height floor to soffit windows 
- 330mm overall raised floor zone level 01-08
- Exposed soffit as base-build for tenant installation to level 01-08
- Blind box at perimeter to accommodate Cat B fit-out blinds for user-controlled comfort and anti-glare for visual comfort

WC

- Unisex toilet cubicles with recycled feature brick parquet flooring, honed recycled glass wall tiles and ash veneered service cupboards 
- Gerberit wall mounted sanitaryware
- Circular feature mirrors
- Laminate cubicle doors, ironmongery with bronze finish

ELECTRICAL SERVICES

Electrical supply

The building has two 2.0MVA transformers within a private substation.

Design criteria (offices)

Lighting	3.5W per sq m
Small power allowance	25W per sq m
Upgrade allowance	c.20% spare capacity in the riser
Illumination levels 	
Office areas	300–500 lux
WCs	100 lux

Metering

Tenant lighting, small power and services, landlord services, landlord common parts and water will all be metered on a floor by floor basis.

Backup power

A 500kVA standby generator for supplies to essential landlord equipment is installed.

FIRE DETECTION

Means of escape for the office accommodation is based on phased evacuation, with an occupant density of 1 person per 6 sq m.

Automatic fire detection and alarm system complying with BS 5839:Part 1 2013 – Category L1. Voice alarm in accordance with BS 5839-8:2003 and an emergency voice communication system in accordance with BS 5839-9:2011.

Security

Video Intercom on the loading and main and rear entrances.
CCTV externally and in the internal core lobbies.

MECHANICAL SERVICES

Ventilation rates

Base Provision	13.2 litres / second / person 1.65 litres / second / sq m
Toilet Ventilation	10 air changes / hour extract

External design

Summer	30°C db, 20°C wb
Winter	-4°C, 100% rh

Internal design (office area)

Summer	24°C +/- 2°C db
Winter	20°C +/- 2°C db

Cooling loads (occupants)

Density	1 person per 8 sq m
and 1 person per 6 sq m on trading floors	
Sensible Gain	73W / person
Latent Gain	50W / person

Cooling loads (small power and lighting)

Base provision	25W / sq m
Lighting gain	10W / sq m

VRF Fan Tile System

Office areas are heated and cooled via a VRF system utilising underfloor fan tiles to provide localised temperature control.

BMS

The building management system allows for an intelligent connection between the landlord and tenant services to allow for independent tenant control and energy monitoring.



 Makes the world a better place.

 Makes you healthy and fit.

FULL SPECIFICATION

SUSTAINABILITY

- Retrofit with 60% of building retained
- Net zero carbon in operation
- BREEAM target ‘Outstanding’ (2018) for offices 🌿 😊
- EPC target rating ‘A’ 🌿
- WELL Certification target ‘Platinum’ 🌿 😊
- WIRED Certification target ‘Platinum’
- Efficient design of building form and massing 🌿
- Passive solar design and façade optimisation 🌿
- Optimisation of building envelope thermal properties 🌿
- High levels of air tightness 5 cu m/hr/sq m @ 50 pa 🌿
- High performance thermal insulation in the external envelope to achieve U-Values of:

External wall	0.20W/sq m K
Curtain wall & windows (including glazing and framing)	1.4W/sq m K
Roof	0.2W/sq m K

- High performance, high light transmittance, low iron, low g-value glazing to entire building 🌿 😊
- Increased local area biodiversity with extensive green and landscaped roofs to terraces 🌿 😊
- Heat recovery on main office mechanical ventilation equipment 🌿
- High efficiency LED lighting combined with PiR and daylight-sensitive controls 🌿
- Embodied carbon (est.) = 265kg CO₂/sq m GIA
- Operational carbon (est.) = 45kW/sq m GIA

🌿 Makes the world a better place.

😊 Makes you healthy and fit.



ACCOMMODATION

Floor		Workspace		Terraces	
		sq ft	sq m	sq ft	sq m
8	Office	4,588	426	1,661	154
7	Club Room	1,860	173	3,291	306
7	Let to Allfunds	—	—	—	—
6	Let to Allfunds	—	—	—	—
5	Office	15,413	1,432	—	—
4	Let to Sage	—	—	—	—
3	Let to Sage	—	—	—	—
2	Office	14,363	1,334	—	—
1	Office	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

All areas NIA.









FLOORPLANS

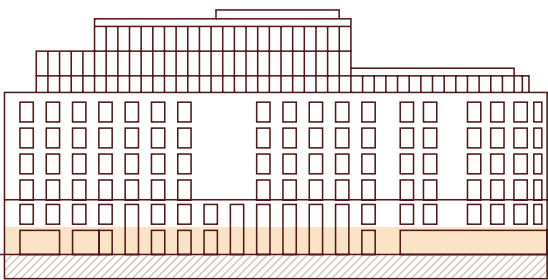
- B
- G
- 1
- 2
- 5
- 7
- 8

 **RETAIL / LEISURE**
787 sq m / 8,472 sq ft

Let to

blend.

 **URBAN VILLAGE HALL**
304 sq m / 3,272 sq ft



Plan not to scale – indicative purposes only.

FLOORPLANS

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

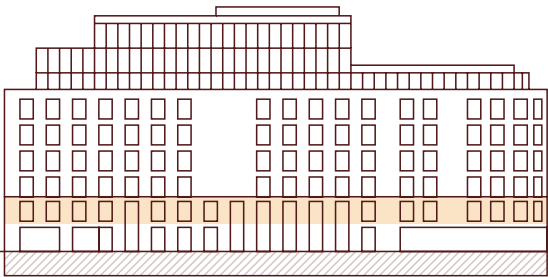
 **RETAIL / LEISURE**
505 SQ M / 5,436 SQ FT

Let to

blend.

 **RECEPTION**
280 sq m / 3,012 sq ft

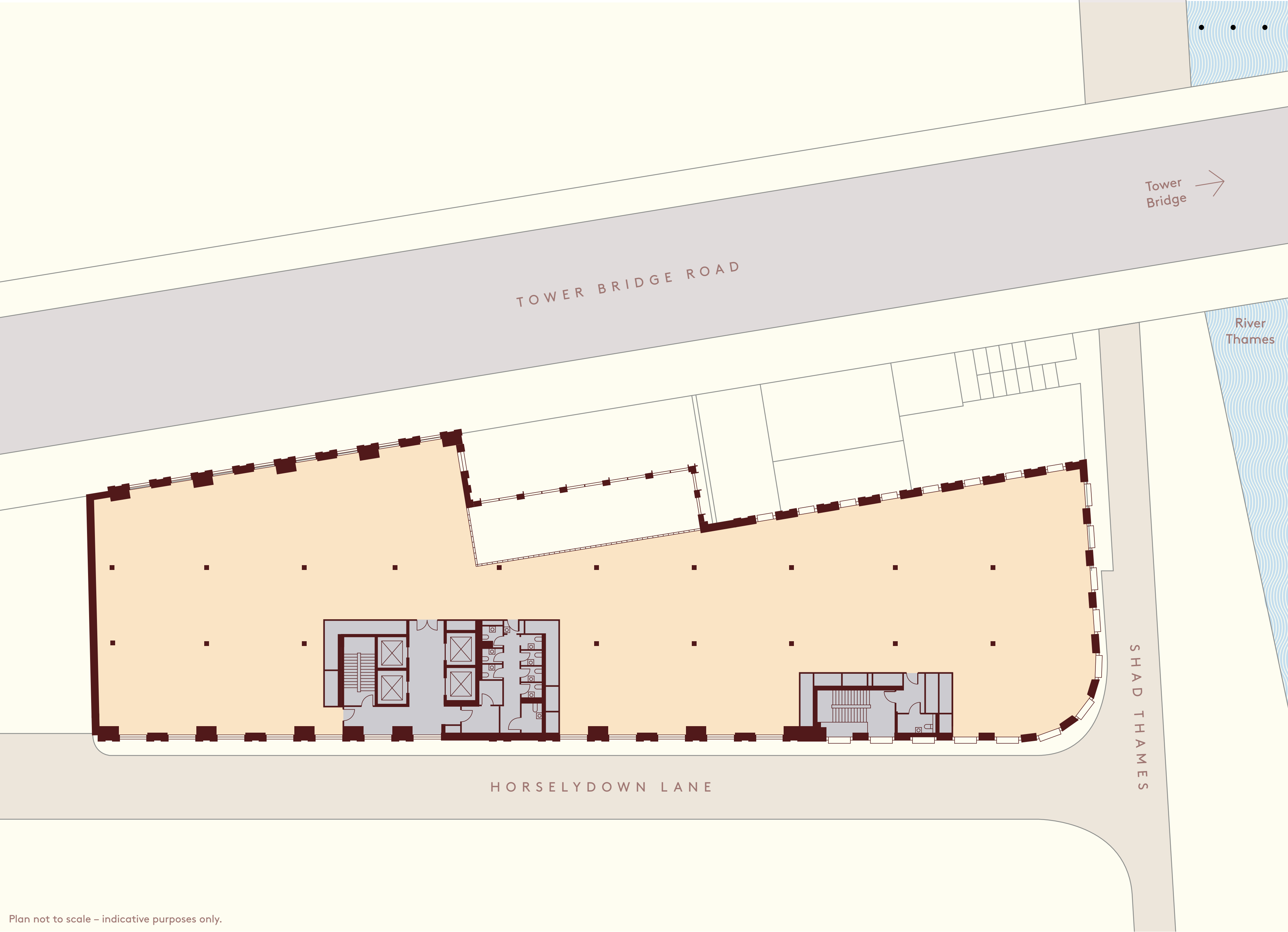
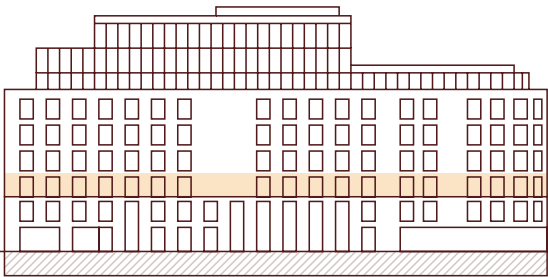
 **OFFICE**
527 sq m / 5,677 sq ft



FLOORPLANS

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

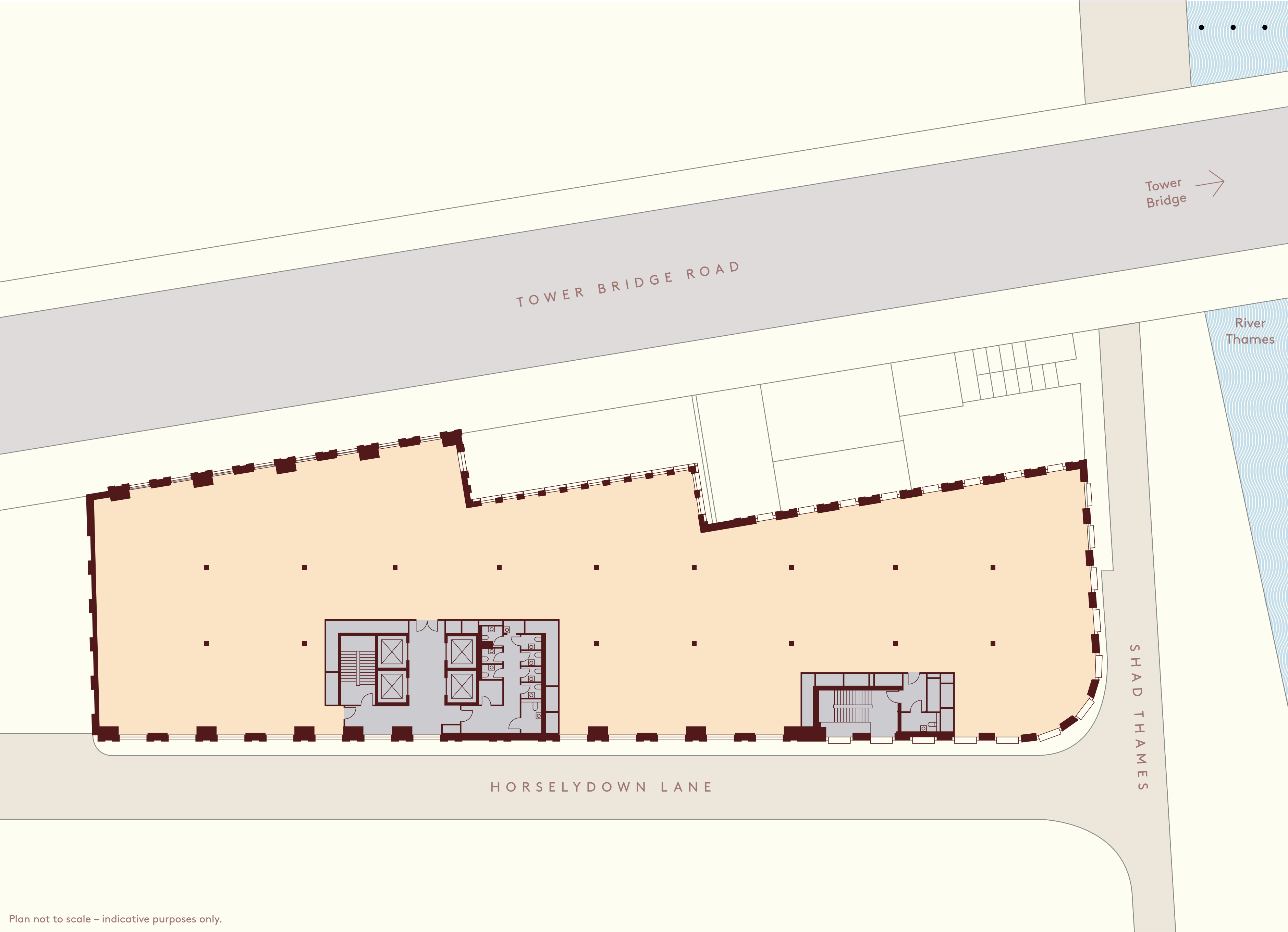
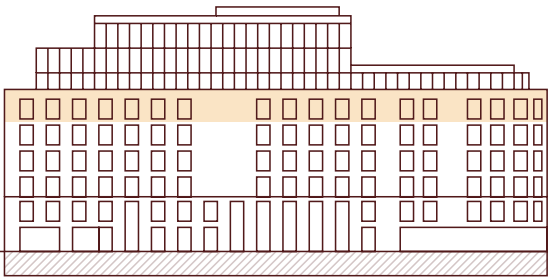
OFFICE
1,334 sq m / 14,363 sq ft



FLOORPLANS

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

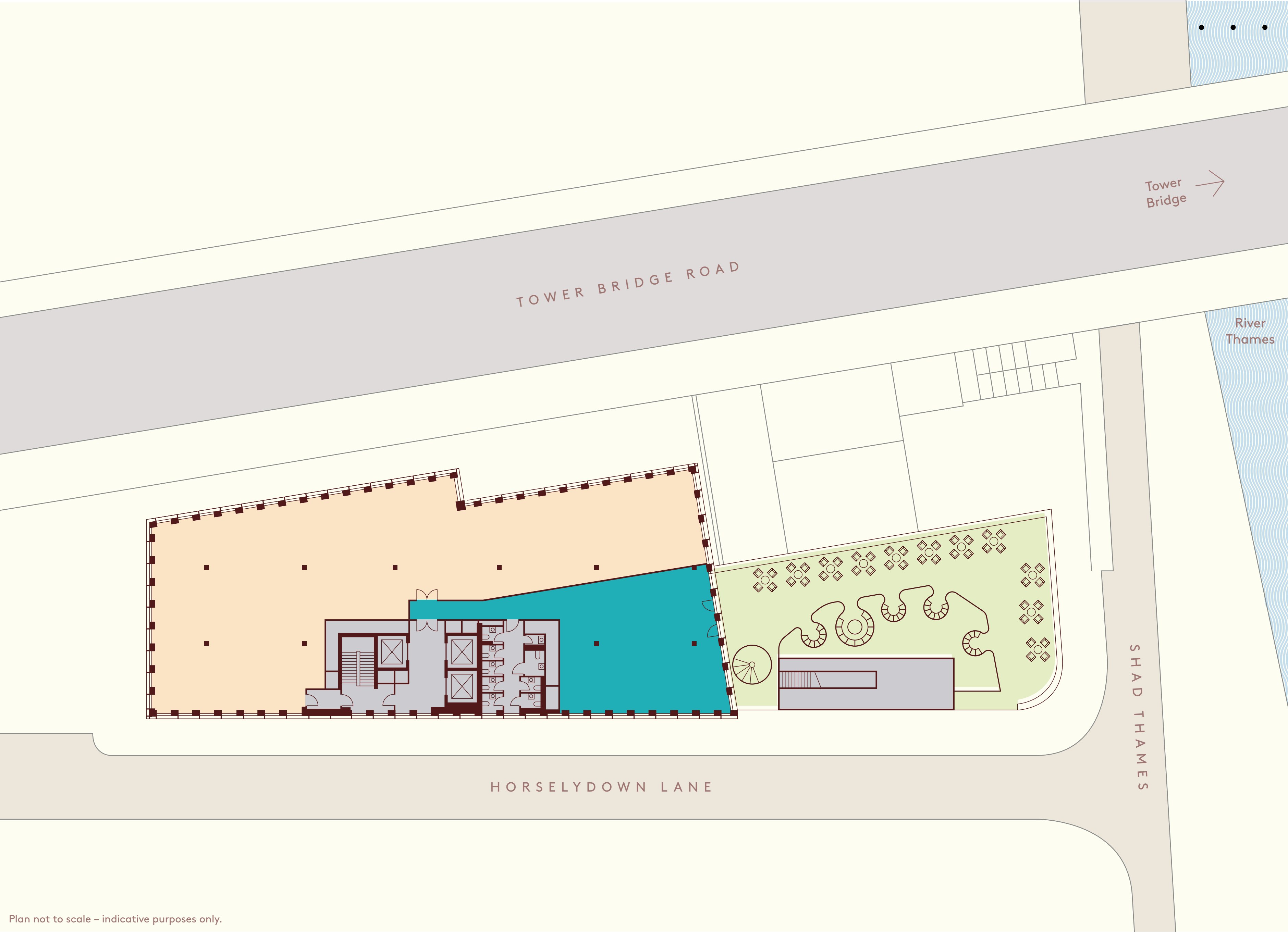
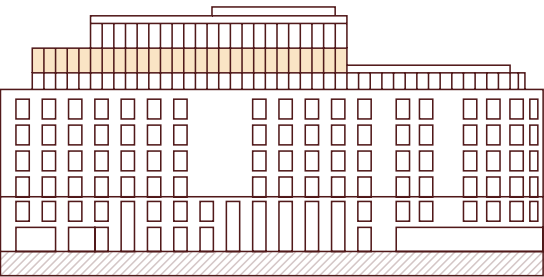
OFFICE
1,432 sq m / 15,413 sq ft



FLOORPLANS

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

- OFFICE
Let to Allfunds
- CLUB ROOM
173 sq m / 1,860 sq ft
- TERRACE
303 sq m / 3,257 sq ft



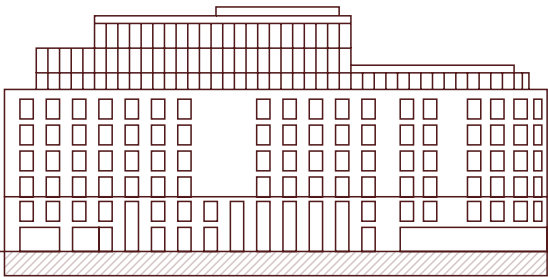
Plan not to scale – indicative purposes only.

FLOORPLANS

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

OFFICE
426 sq m / 4,588 sq ft

PRIVATE TERRACE
154 sq m / 1,661 sq ft



Plan not to scale – indicative purposes only.

FLOORPLANS

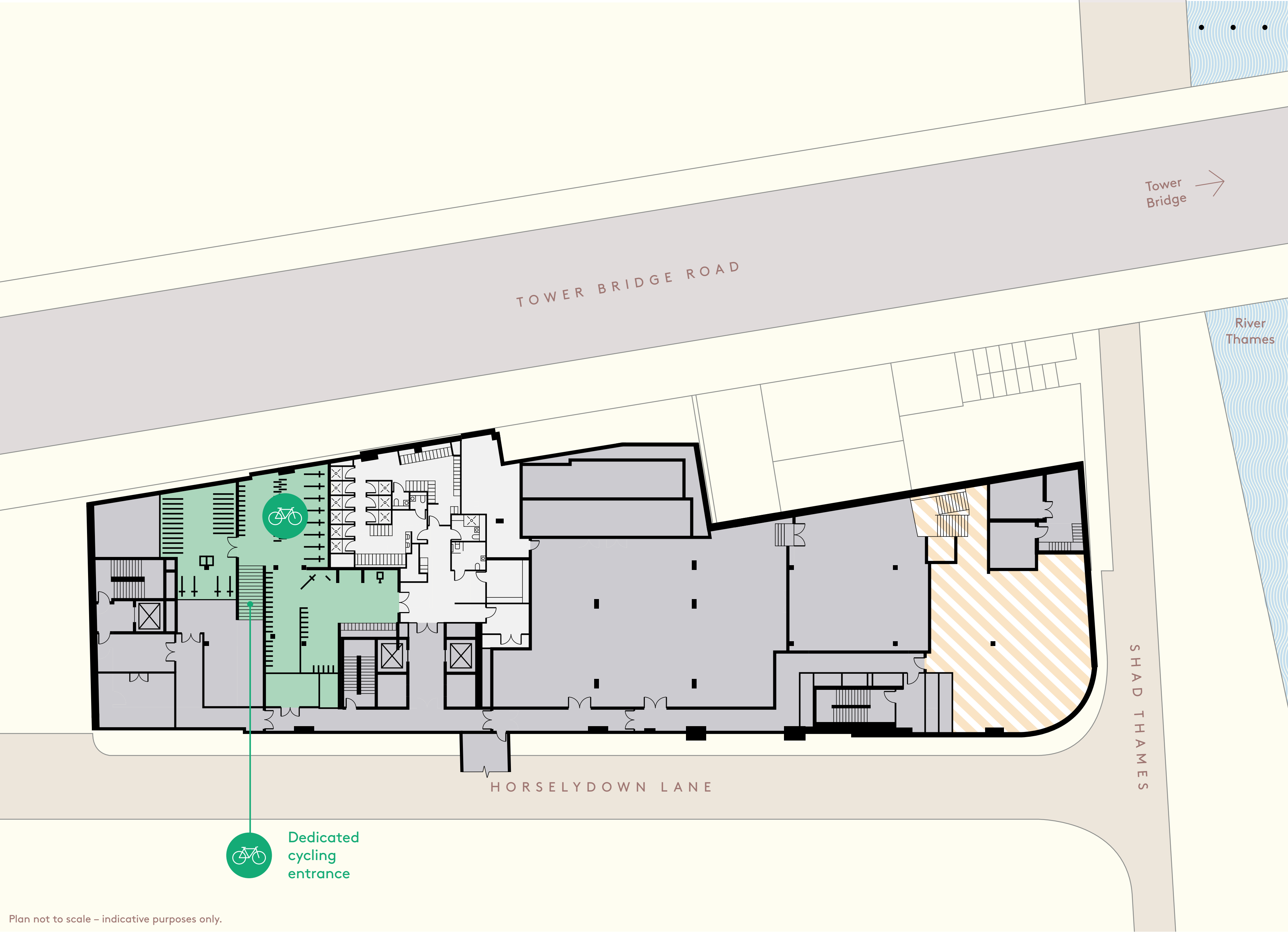
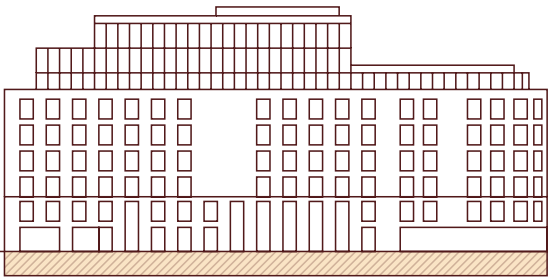
- B
- G
- 1
- 2
- 5
- 7
- 8

 RETAIL / LEISURE
196 sq m / 2,111 sq ft

Let to

blend.

 CYCLE STORAGE
/ SHOWERS



Plan not to scale – indicative purposes only.

A NET ZERO WORKSPACE.

TBC.London sets a new standard for sustainability, operating at just 30 kWh/ m2 — 30% less than half the UKGBC’s 2025 target and already below 2030 limits. With over 120 sensors monitoring energy use, we continually optimise performance. By retaining the existing structure, we achieved around 300 kg/m² embodied carbon, saving 4,600 tonnes of CO₂ versus a new build. We have also reused historic 1930s steel from House of Fraser on Oxford Street, combining heritage with genuine, measurable carbon savings.



Targeting
BREEAM
Outstanding.



Certified
Nabers
5.0 stars.



Well
Platinum.



Score of
94/100.



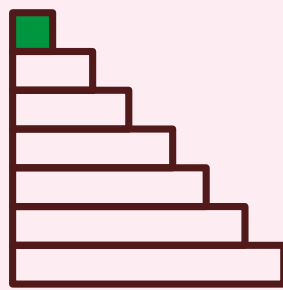
Wired Score
Platinum 100.



The Pineapple
Award for
Climate
Resilience.



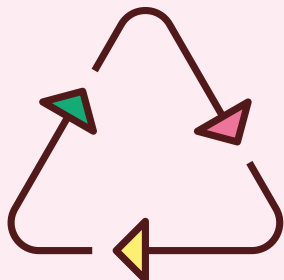
BCIA Award
Winners.



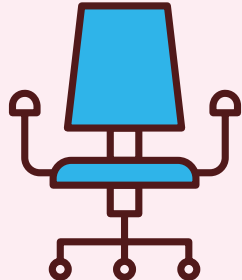
EPC A



Reduced CO2
emissions by
78%.



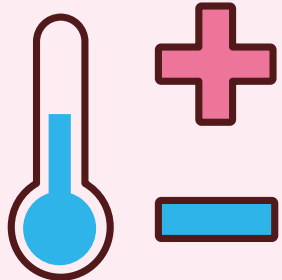
98.9% of
construction
waste from
landfill and
commit to zero
waste to landfill
in operation.



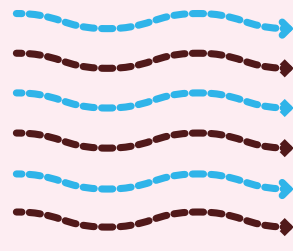
Re-purposed and
recycled furniture.



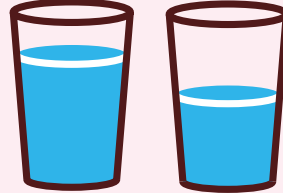
30,000
kWh/year
generated from
on-site solar
panels.



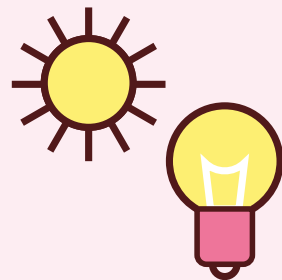
Innovative in
floor HVAC
system, **30%
more efficient**
vs traditional
approaches.



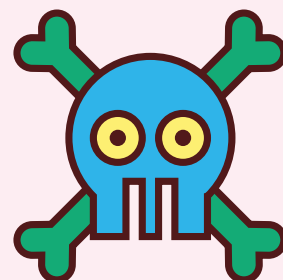
TBC.London
is able to switch
to **100% fresh
air mode.**



**Filtered drinking
water stations**
at several points
in the building.



Ultra efficient
next-gen LED
lights operating
at 3.5W/m².



**Volatile organic
compounds**
(VOCs)
eliminated in
the building

WHAT WE'RE MADE OF.

We're achieving these exceptionally low embodied carbon figures through technological innovation — from paint that absorbs greenhouse gases to tiles grown like coral, and high recycled content throughout. Crucially, we've retained most of the existing building. Although what we're most proud of is repurposing materials from other sites through urban mining.



Reception floor tiles

Created from planet-friendly, upcycled materials, the WasteBasedSlip® reduces the need for raw resources and tackles the fact that around 30% of Europe's waste comes from construction and demolition. These tiles are made with at least 60% recycled content and upcycle 91 kg of waste per m².

For more information
stonecycling.com



Public space flooring

Innovative BioBasedTiles® are used as flooring in several of our public spaces. Inspired by coral in marine ecosystems, Biomason's patented process captures carbon the way nature does. These tiles are grown using bacteria at ambient temperatures instead of being kiln-fired, building with carbon to create high-quality, structural cement tiles.

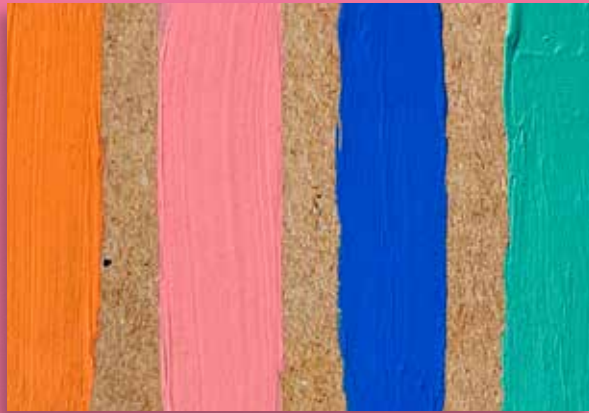
For more information:
biomason.com



Reused 1930s steel beams

40 tonnes of 1930s steel beams were salvaged from the former House of Fraser on Oxford Street and reused at TBC.London. Overall, around 20% of the steel used in the building was reclaimed. This approach saves over 100 tonnes of CO₂ compared to new steel, equivalent to the annual carbon absorbed by 40 acres of trees.

For more information
tbc.london/c/news/steelsaved.php



Planet friendly paint

Much of TBC.London has been painted with Airlite, a remarkable coating that removes up to 90% of greenhouse gases from the air using light-activated negative ions. It's self-cleaning, repelling dust and dirt, and helps cut our CO₂ footprint, VOCs, and waste. Its antimicrobial properties kill 99.9% of bacteria and mould on contact. Every 100 sq m painted is equivalent to planting 100 sq m of forest.

For more information
airlite.com



Reception ceilings

Our reception ceiling features natural wood fibre panels that improve acoustics while being environmentally friendly. Made from a mix of wood and cement, Troldekt panels offer excellent sound absorption. After many years of use, they can be fully composted or recycled into new raw materials.

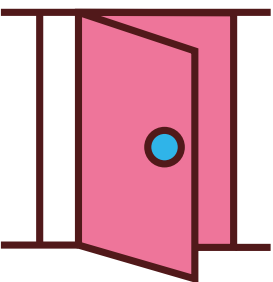
For more information
troldekt.com

STEP OUTSIDE.
BREATHE DEEP.
FEEL GREAT.



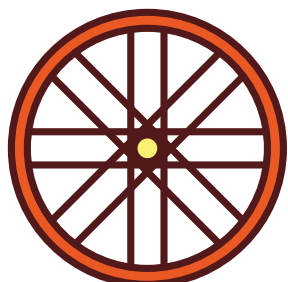
BUILT FOR PEOPLE.

At TBC.London, people come first. Our design focuses on creating a flexible, welcoming, and purposeful workspace that supports health and happiness. By prioritising wellbeing, we help reduce stress, boost performance, lower absenteeism, and increase staff satisfaction and loyalty—making TBC.London not just a great place to work, but a smart choice for attracting and retaining top talent.



**DEDICATED
ENTRANCE**

Cycle directly into the building from Horselydown Lane via a dedicated entrance to our cycling and changing facilities.



**159 SECURE
CYCLE SPACES**

including 31 folding bike lockers and 29 visitor spaces at both the Tower Bridge Road and Horsleydown Lane entrances.



**11 SHOWERS &
122 LOCKERS**

Relax in our spa-style changing rooms with dedicated drying room, daily towel service, ironing stations and other amenities to make you feel special.





UNDERGROUND

TBC.London is prominently served by London Bridge and Tower Hill Underground stations, providing quick and convenient access to all other parts of central London.



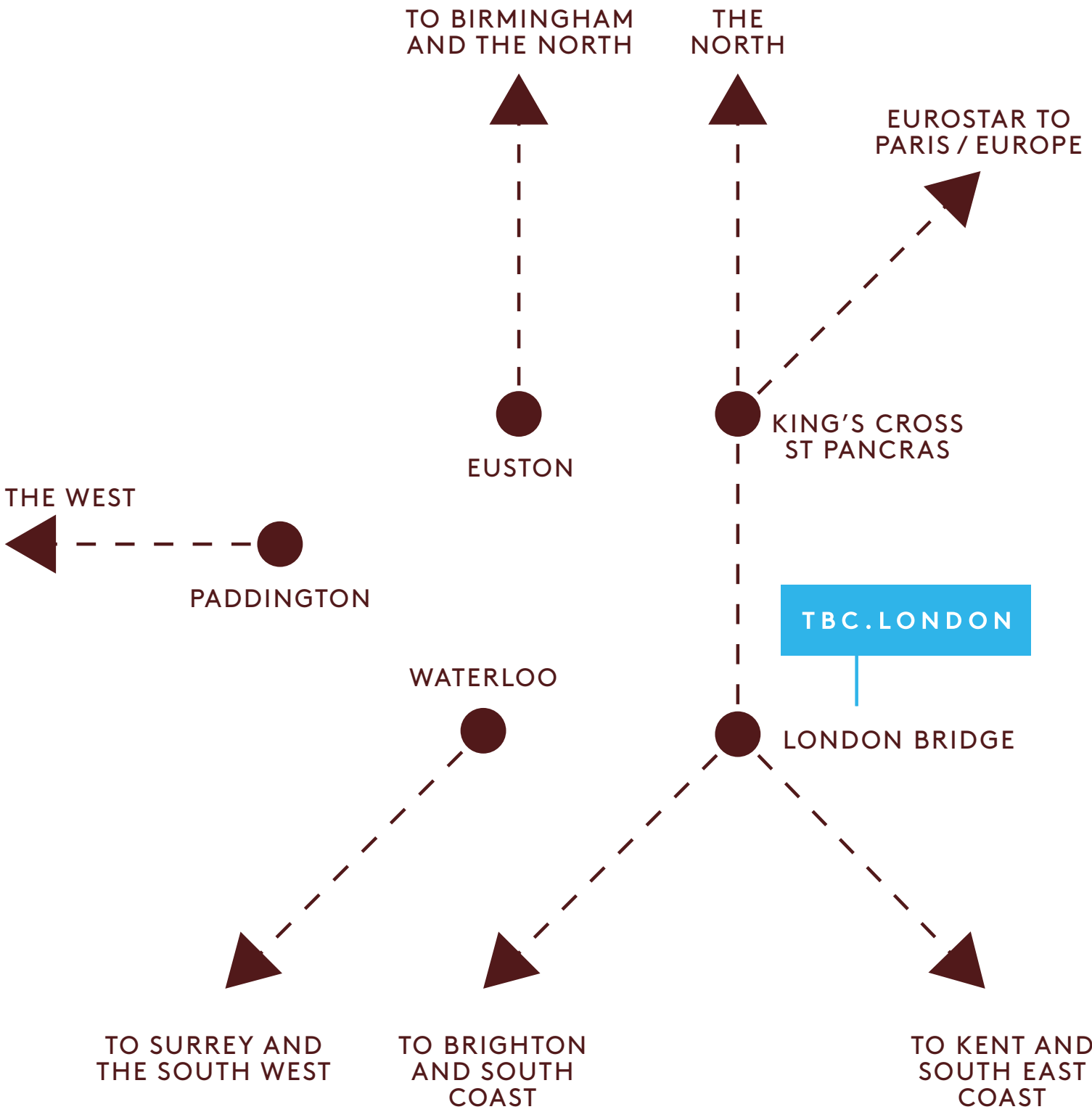
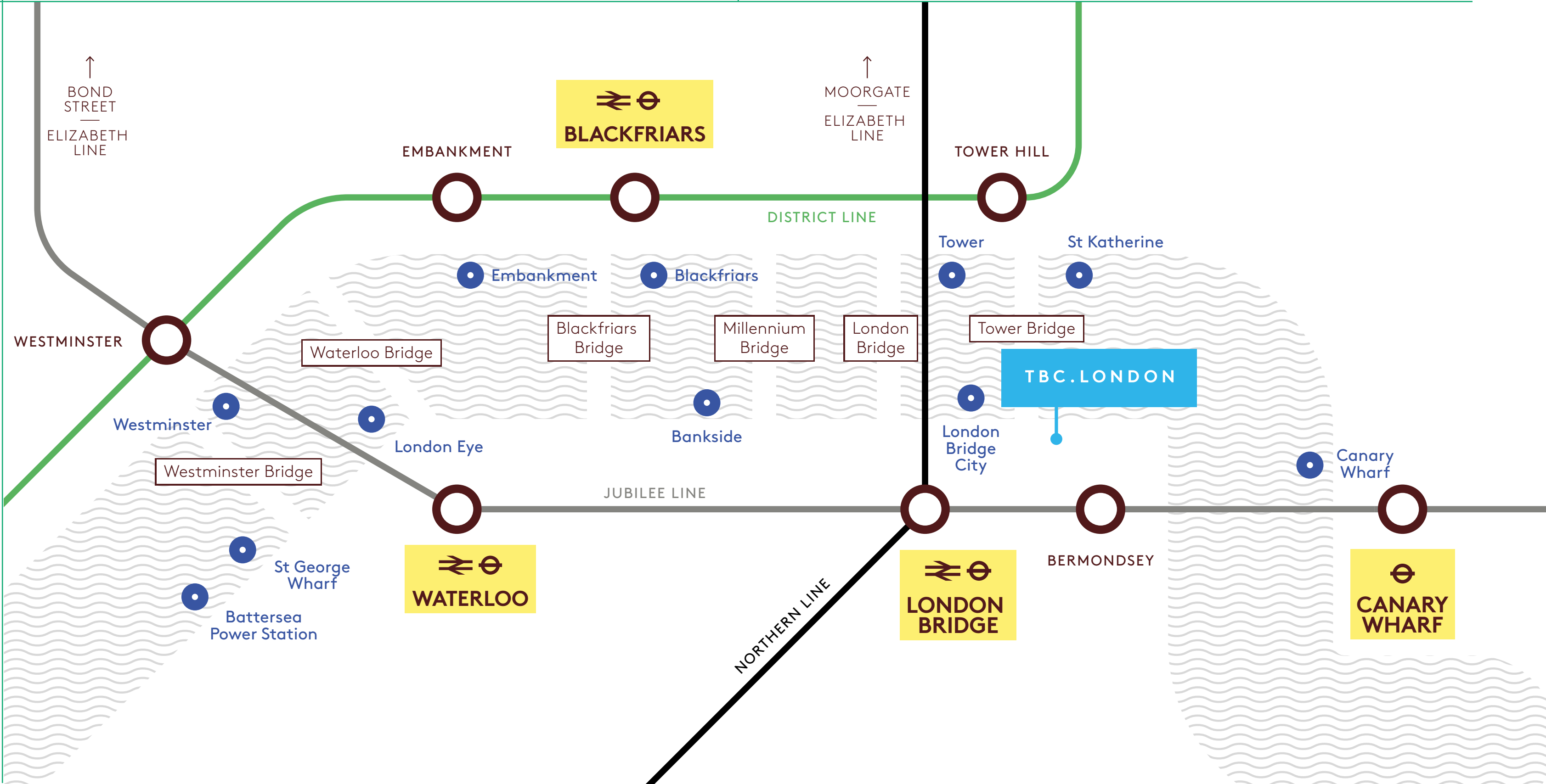
RIVER

The Thames Clippers, stationed at Tower Bridge, provide a peaceful, alfresco alternative to the usual commuting rat-race.



OVERGROUND

TBC.London is within close walking distance of London Bridge and cycling distance to Waterloo, two of London's busiest stations, providing quick access to outer London and the suburbs.



GOOD FOOD, GREAT COMPANY.



TBC.London is in a prime spot on the south side of Tower Bridge, right on Tower Bridge Road, surrounded by some of London's best food and drink offerings. Bermondsey Street is just around the corner, packed with independent restaurants, cafés, wine bars, and bakeries, while Maltby Street Market offers street food and artisanal produce at the weekend.

A short walk away, the famous Borough Market serves up everything from gourmet lunches to fresh ingredients from top producers, making this an unbeatable location for food lovers and casual diners alike.



blend.

We are super excited to welcome Blend who are taking 16,000 sq ft at TBC.London, offering a vibrant mix of fresh, tasty, and healthy food options for both occupiers and the local community. Their lively spaces are designed to encourage chance encounters and connections, enriching the building's sense of place. Opening September 2025.

PUBS AND BARS

- 1

Marquis of Wellington
- 2

The Woolpack
- 3

Flour & Grape
- 4

The Dean Swift
- 5

Anchor Tap
- 6

London Beer Factory
- 7

The Horniman at Hays
- 8

The Vault 1894
- 9

The Kings Arms
- 10

Nine Lives Bar

RESTAURANTS

- 1

Flat Iron
- 2

Restaurant Story
- 3

Jose
- 4

The Coppa Club
- 5

The Ivy – One Tower Bridge
- 6

The Coal Shed
- 7

Le Pont de la Tour
- 8

Browns Brasserie
- 9

Butler’s Wharf Chop House
- 10

The Real Greek
- 11

Gunpowder Tower Bridge
- 12

Rosa’s Thai Café
- 13

Shakedown
- 14

Legare

CAFÉS

- 1

The WatchHouse
- 2

Casse-Croûte
- 3

Pret
- 4

Ole & Steen
- 5

Starbucks
- 6

Caffe Paradiso

HOTELS

- 1

Dixon Hotel
- 2

The Lalit
- 3

Hilton London Tower Bridge
- 4

Shangri La

CULTURE

- 1

Kino Cinema
- 2

White Cube Gallery
- 3

The Bridge Theatre
- 4

Tower of London
- 5

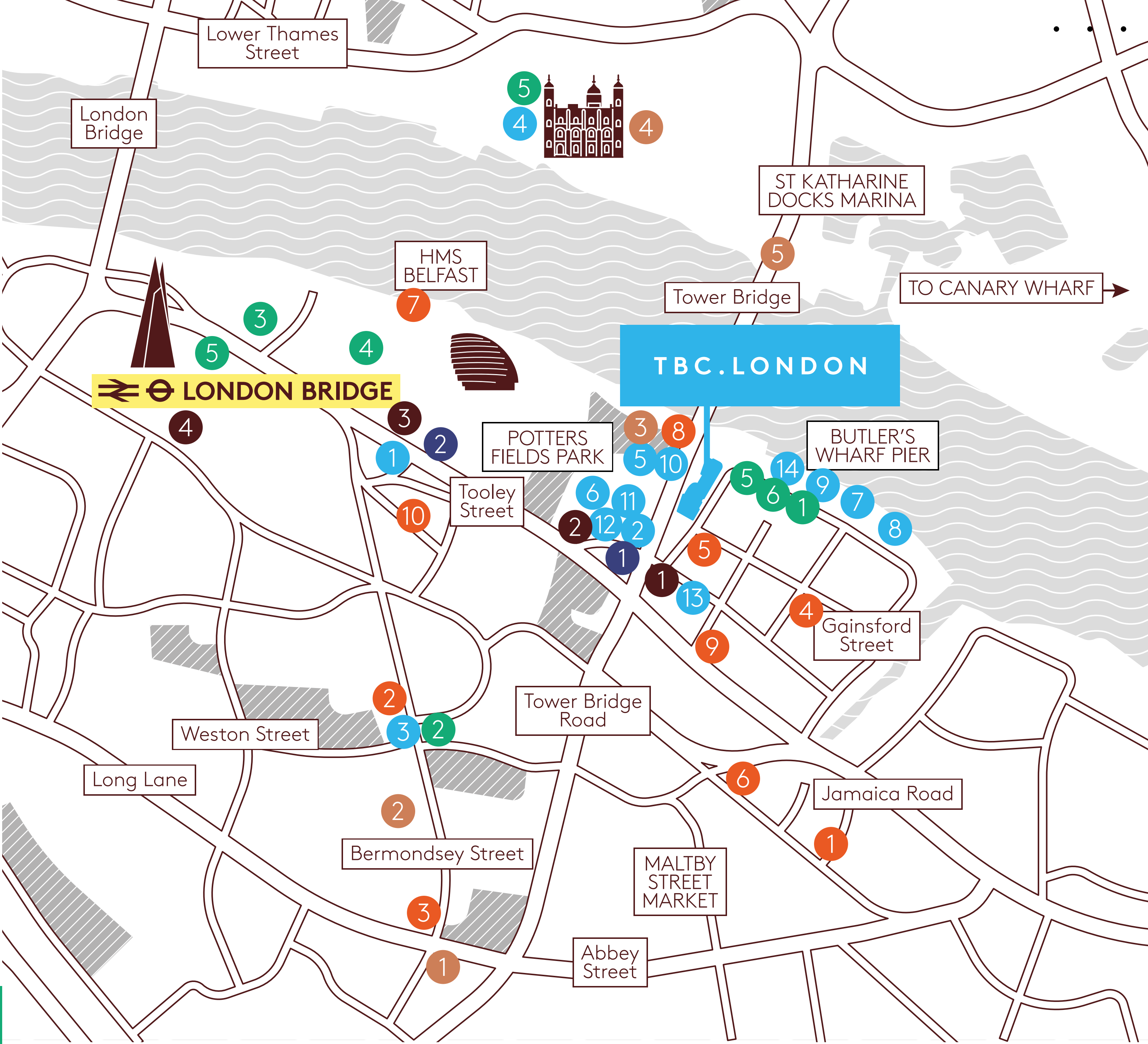
Tower Bridge

CONVENIENCE

- 1

Sainsbury’s Local
- 2

Tesco Express









SPACES THAT BRING US TOGETHER.

At TBC.London, bricks and mortar create the structure, but it's people who make it a true place. Our commitment goes beyond providing workspace — we actively connect occupiers with each other and with the wider local community.

We've developed a Social Value Strategy aligned with Southwark's Fairer Futures goals, aiming to generate around £145 million in social value over 20 years. This strategy focuses on local employment, social wellbeing, business growth, and environmental stewardship, creating lasting positive impact for everyone involved.

URBAN VILLAGE HALL

Central to this commitment is our 3,500 sq ft Urban Village Hall — a flexible, multi-purpose space open to occupiers and the wider community free of charge. Whether hosting workshops, exhibitions, or social causes from education to mental health, the hall provides a welcoming venue for charities, social enterprises, and community groups to come together. This space empowers tenants and neighbours alike to tackle social challenges collaboratively and make a real difference.



CLUB ROOM

The club room at TBC.London offers a relaxed, stylish space designed for both work and socialising. Featuring a café-style kitchen area, it's perfect for informal meetings, team catch-ups, or taking a quiet break. The room opens directly onto the communal terrace, offering fresh air, great views, and a seamless indoor-outdoor experience for occupiers to enjoy throughout the day.





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

RX
LONDON

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



Further information
tbc.london



Social
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The facts contained in this document are correct to the best of our knowledge, as of August 2025, but (legally) please make sure you don't take our word for it. ©FORE 2025.

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