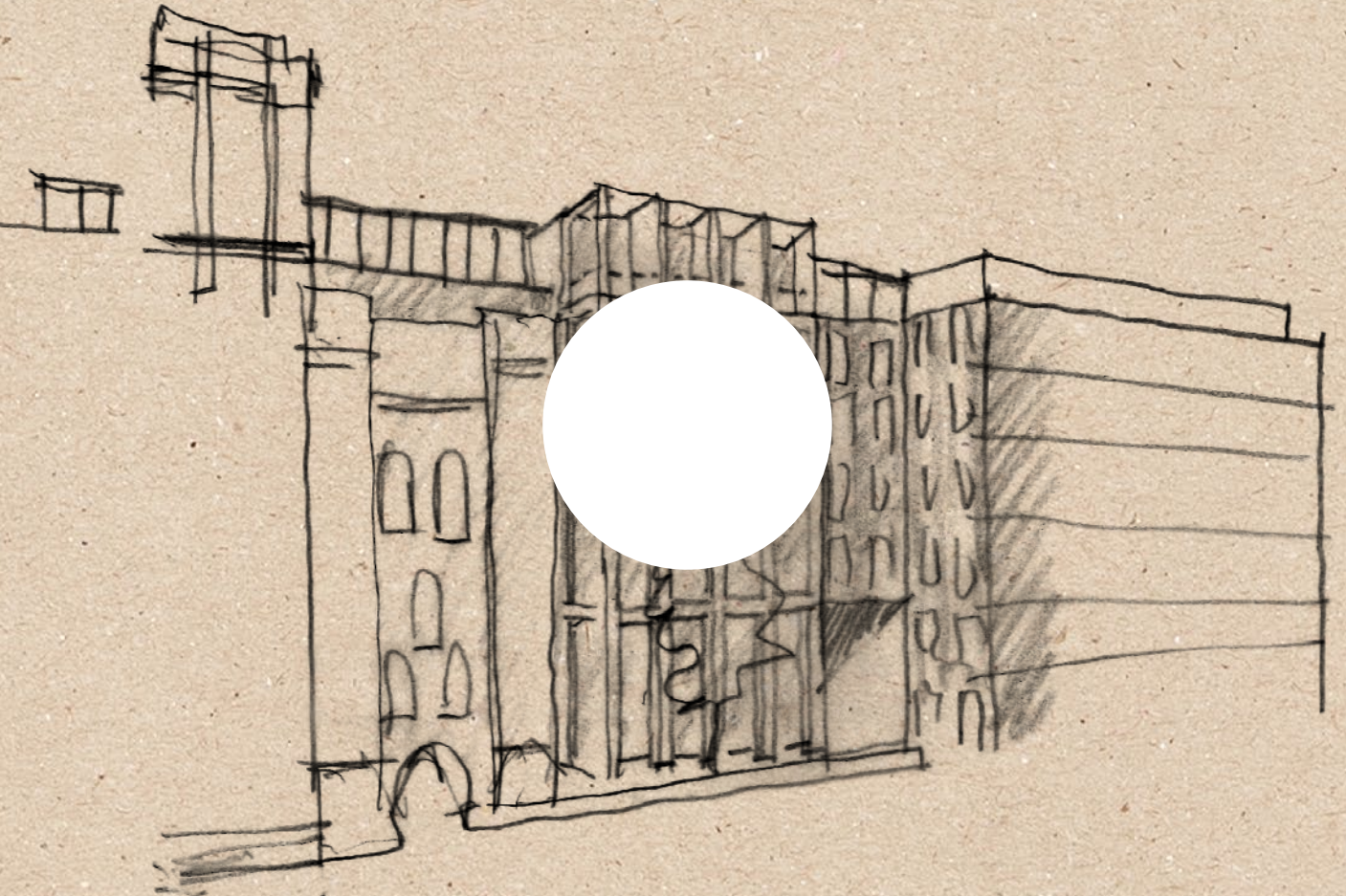


TBC.LONDON

• • •



TBC.LONDON

A place that is in tune
with the environment.

Designed with wellbeing
at its core. Net zero
carbon in operation.

A space that enriches lives.
Where individuals can
thrive and communities
come together.

90,000 sq ft of offices
available Q2 2024.

**A NEW THAMES-SIDE
RETROFIT LANDMARK
SAVING 6,365 TONS
OF CARBON VS A NEW
BUILD (78% LESS).**

**32 YEARS OF
OPERATIONAL
SAVINGS**

TBC.London is the latest addition to the rich, dynamic Thames southern bank. Holding a high-profile position overlooking the river and iconic Tower Bridge.





TBC LONDON

TBC LONDON

MULTI-LEVEL, MULTI-PURPOSE & MULTI-EXPERIENTIAL

The double height oasis off Tower Bridge Road provides a bright and stylish entrance to the building.

Carefully crafted materials including recycled bricks and glass tiles, with cork and beautifully designed joinery, create a relaxed, welcoming environment that brings the natural world inside.

PERMEABLE, PLAYFUL & PURPOSEFUL

The heart of the building is a dynamic hive of activity, providing a range of exciting, ethical and healthy F&B offerings in open and welcoming spaces – directly accessed from the distinctive Shad Thames.

An 'urban village hall' comprising over 3,500 sq ft of space is available for use by tenants and the community for meetings, skills workshops, exhibitions, and art installations.



The building re-energises the link between Shad Thames and Tower Bridge itself, creating a dynamic and vibrant streetscape facing the Thames.




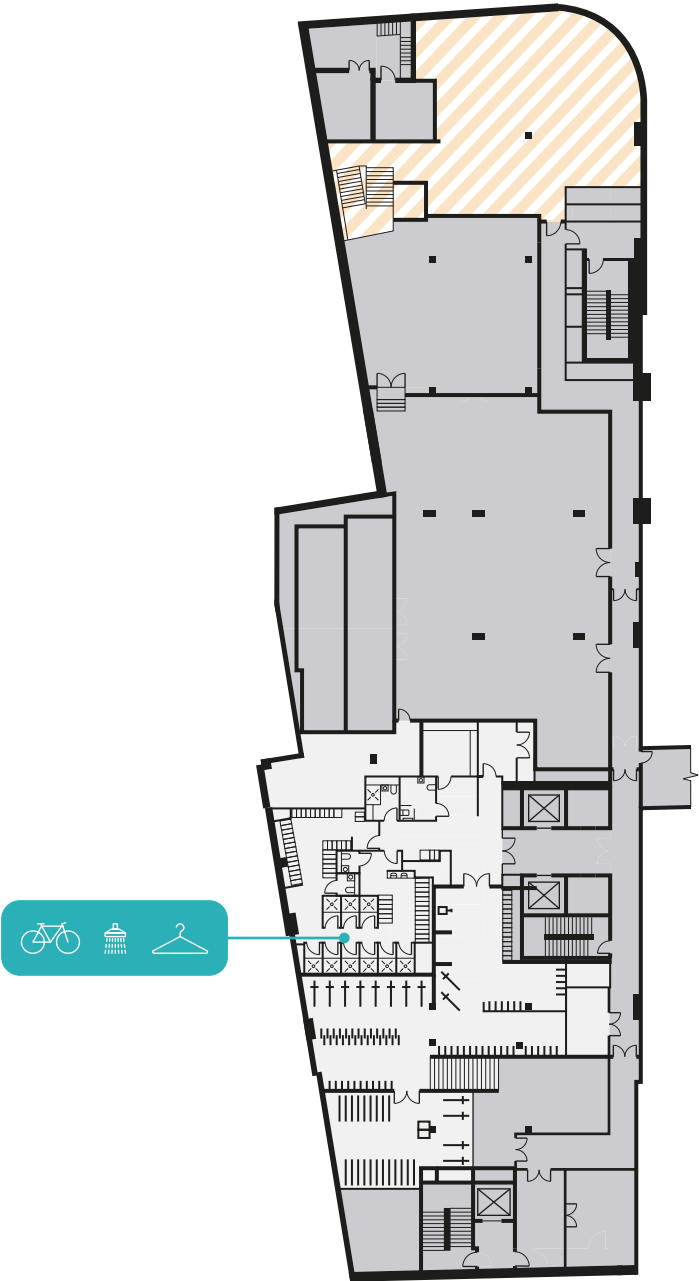
ACCOMMODATION

Floor	Workspace		Terraces		Retail		Communal Areas	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
8	4,670	434	1,699	158	—	—	—	—
7	5,472	508	3,291	306	—	—	Clubroom 1,860	173
6	11,058	1,027	4,454	414	—	—	—	—
5	15,406	1,431	—	—	—	—	—	—
4	15,406	1,431	—	—	—	—	—	—
3	15,349	1,426	—	—	—	—	—	—
2	14,420	1,340	—	—	—	—	—	—
1	5,788	538	—	—	5,785	537	Reception 3,012	280
G	—	—	—	—	8,472	787	Community Flex Space 3,272	304
B	—	—	—	—	2,111	196	—	—
Total	87,569	8,135	9,444	877	16,368	1,520	8,144	757

All areas NIA, except for Retail which is GIA.

BASEMENT FLOOR

Retail / Leisure 
196 sq m / 2,111 sq ft



Plan not to scale – indicative purposes only.



Tower Bridge

River Thames

Shad Thames

GROUND FLOOR

○ Retail / Leisure

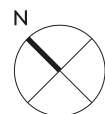
787 sq m / 8,472 sq ft

○ Community Flex Space

304 sq m / 3,272 sq ft

Tower Bridge Road

Horselydown Lane



Plan not to scale – indicative purposes only.



Tower Bridge

River Thames

TBC.LONDON

Shad Thames

FIRST FLOOR

Workspace ○

538 sq m / 5,788 sq ft

Reception ○

280 sq m / 3,012 sq ft

Retail / Leisure ○

537 sq m / 5,785 sq ft

Tower Bridge Road

Horselydown Lane

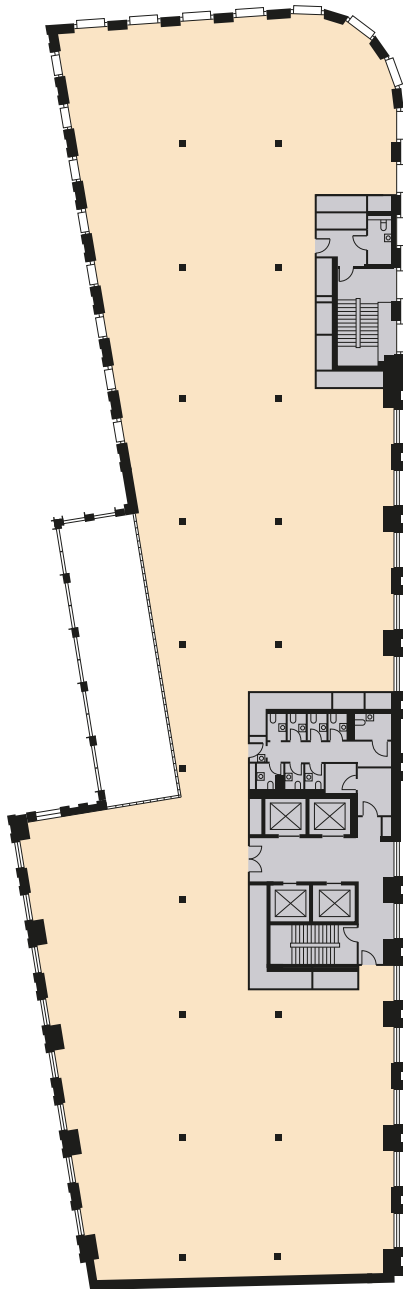


Plan not to scale – indicative purposes only.

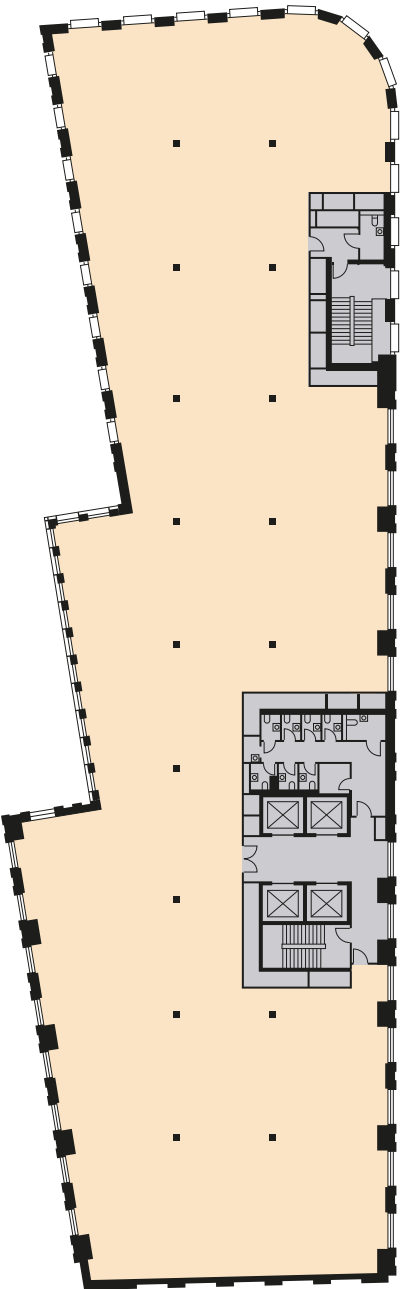


SECOND
FLOOR

○ Workspace
1,340 sq m / 14,420 sq ft



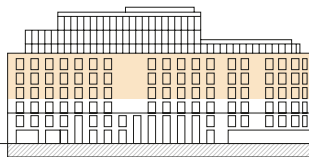
Plan not to scale – indicative purposes only.



TYPICAL
FLOOR

○ Workspace
Third, Fourth & Fifth Floors
1,431 sq m / 15,406 sq ft

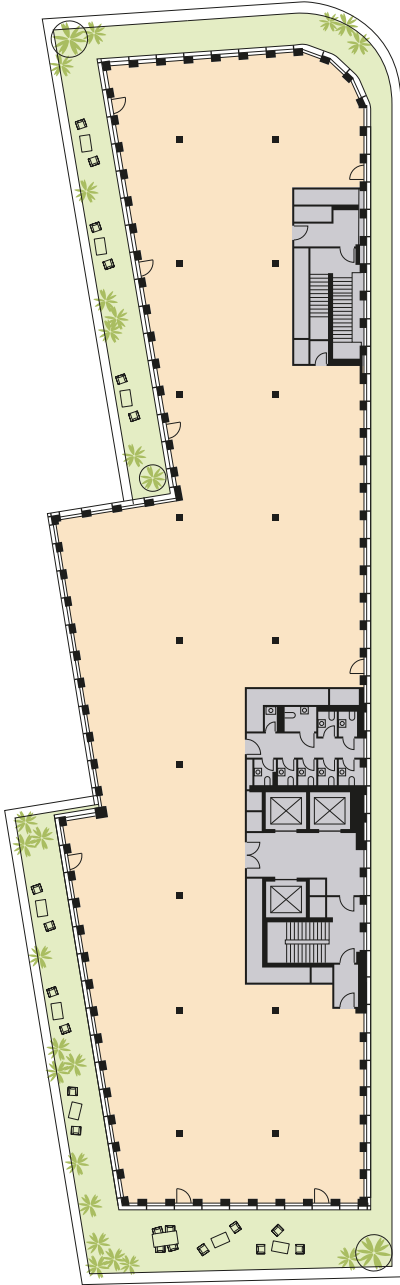
Plan not to scale – indicative purposes only.



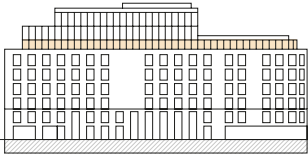


SIXTH FLOOR

- Workspace
1,027 sq m / 11,058 sq ft
- Terrace
414 sq m / 4,454 sq ft

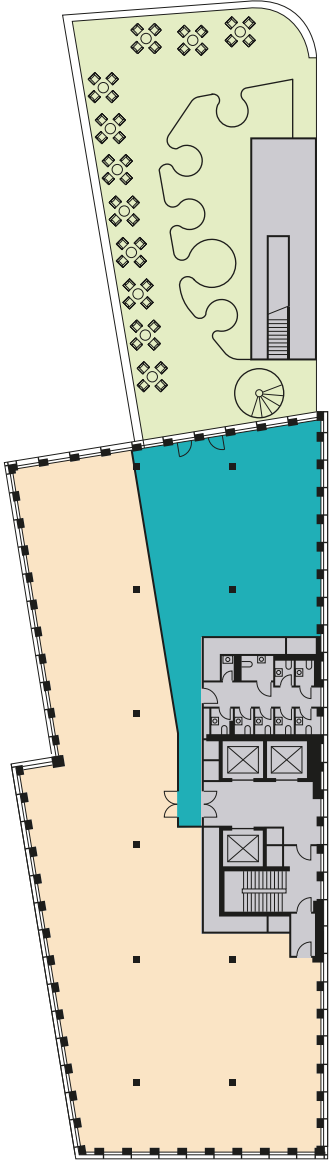


Plan not to scale – indicative purposes only.



SEVENTH FLOOR

- Workspace
508 sq m / 5,472 sq ft
- Terrace
306 sq m / 3,291 sq ft
- Clubroom
173 sq m / 1,860 sq ft



Plan not to scale – indicative purposes only.



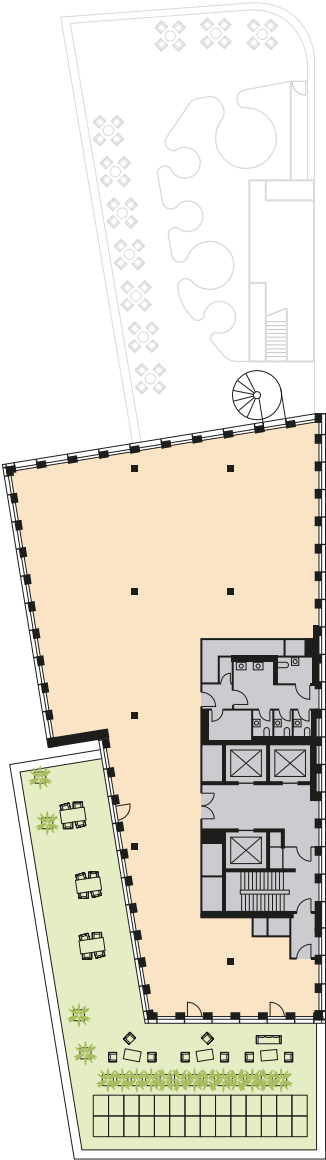
A relaxed club lounge on level 7 will be available for the occupiers of the building. A space to meet clients, colleagues and friends in an informal setting with a generous terrace providing the most stunning river views.





EIGHTH FLOOR

- Workspace
434 sq m / 4,670 sq ft
- Terrace
158 sq m / 1,699 sq ft



Plan not to scale – indicative purposes only.





Office overlooking lobby

Tower Bridge Road entrance

Triple height feature

Lobby & reception

Staircase between levels

Food & beverage space

'Secret garden' / outdoor space

Horselydown Lane entrance

EASY-PEASY RIDERS



DEDICATED
ENTRANCE

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



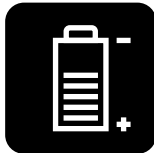
217 SECURE
CYCLE SPACES

including 36 folding bike lockers, cargo bike parking and 25 visitor spaces.
One for every five people at full occupancy – you and your guests will never be short of a place to park.



11 SHOWERS &
125 LOCKERS

Relax in our spa-style changing rooms with cooling zones, ironing stations and other amenities to make you feel special.



4 E-BIKE
CHARGING
STATIONS

With e-bikes now one out of every three cycles sold, charge up at our dedicated charging stations.



PRE-EMPTIVE TROPHY SHELF



BREEAM
OUTSTANDING

TBC.London is intending to join a select group of only 29 UK commercial office buildings currently certified with BREEAM Outstanding accreditation.

Requiring a score of 85% or above, our building will demonstrate the highest levels of energy efficiency and sustainable construction, responding to user needs and innovating to create a place for sustainable businesses to thrive.

www.breeam.com



WELL
PLATINUM

We expect to be awarded WELL Certification Platinum accreditation, which will make us one of only 11 buildings in the UK to receive the highest award available from the International WELL Building Institute.

WELL buildings are healthy spaces. Spaces that make it easier for us all to make those healthy lifestyle choices, and empower us to live life to the fullest.

www.wellcertified.com

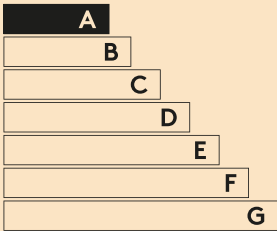


WIRED SCORE
PLATINUM

We have prepared the building for Wired Certification Platinum accreditation, the highest possible award available.

We will ensure that your office is as tech-savvy and resilient as you are, ready for the new generation of digital nomads and deeply interconnected businesses.

www.wiredscore.com



EPC
A

TBC.London is expecting to achieve EPC A, the highest rating available.

Our EPC rating lets you know you are in a building that has the highest energy efficiency and lowest carbon footprint possible today. You are doing your part to safeguard the planet, and save money at the same time.

www.epcregister.com



www.bregroup.com/products/nabers-uk

NABERS

TBC.London is targeting a score of 5.5 stars under the NABERS Design for Performance scheme.

This will make it one of only four projects in the UK looking to achieve this rating.

NABERS Design for Performance is an energy efficiency programme that ensures a project delivers against its design intent and then requires verification that the performance matches the design once the building is operational.



www.activetravelscore.com

ACTIVESCORE

We have designed the end of trip facilities in the building to ensure it achieves a Platinum ActiveScore rating. ActiveScore focusses on the active travel facilities within a building, things like changing rooms, showers, lockers, bike stores, e-bike charging points and more, not just for occupiers but for visitors as well.

At FORE Partnership we're proud to say that our Cadworks, Glasgow scheme has already achieved the highest ever rating for a building in Scotland, and we want to deliver the same great experience at TBC.London

SPECIFICATION

GENERAL DESIGN

Cladding

Level G to 06 brick and high-performance glazed façade made up of feature brick piers and deep 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	3.195m 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

- Single sex
- 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 and exited from Horselydown Lane which includes 1 no. disabled parking bay and electric vehicle charging point.

Bicycle parking

- 217 secure bicycle spaces, including 36 folding bike lockers, cargo bike parking and 25 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.
- 125 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 to be 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.

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.


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.





WINDMILL GREEN, MANCHESTER

Developed by FORE Partnership, Windmill Green is world-class, hyper-connected workspace, located in the vibrant beating heart of Manchester.

Designed to be future-proofed, the building encourages health and wellness in the workplace.

Awarded the BCO "Most Innovative" office in the North West, winner of the RICS Social Impact award, the Property Week Wellbeing award, and shortlisted for the RIBA MacEwen Social Impact award.

windmillgreen.com

FORE

Size:
82,130 sq ft / 7,630 sq m

BREEAM:
Outstanding

EPC:
B

Wired Score:
Platinum



FORE

CADWORKS
GLASGOW

CADWORKS, GLASGOW

Developed by FORE Partnership and completed in time to host several events at the COP26 climate summit, Cadworks is Scotland's most sustainable office building and is net zero carbon in operation. It also features Glasgow's first cycle-in access ramp and extensive cycling facilities, recycled construction materials, and air purifying Airlite paint.

Cadworks demonstrates that world-class headquarter office space can be built without negative environmental impacts and showcases innovation for future builds, both in Glasgow and across the world.

Cadworks is also a BCO award winning building, receiving the 2022 UK Innovation Award.

cadworksglasgow.com

Size:
94,431 sq ft / 8,773 sq m

WELL Certification:
Silver

BREEAM:
Excellent

EPC:
A

Wired Score:
Excellent

Active Score:
Platinum

TBC.LONDON



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mark.slim@cbre.com

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tom.meijer@cbre.com

Gemma Hewes
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A development by

FORE

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Further information
www.tbc.london

Social
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The facts contained in this document are correct to the best of our knowledge, as of June 2023, but (legally) please make sure you don't take our word for it. ©FORE 2023.



This book is printed
on biodegradable
and recyclable paper.

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sirendesign.co.uk

