

TBC.LONDON

A PLACE THAT IS IN TUNE WITH THE ENVIRONMENT

CONNECTED WITH ITS COMMUNITY

DESIGNED WITH WELLBEING AT ITS CORE

NET ZERO CARBON IN OPERATION

AN ULTRA LOW EMBODIED CARBON RETROFIT

ROOFTOP TERRACES LOOKING ACROSS THE RIVER

EXTENSIVE ON-SITE AMENITIES

90,000 SQ FT AND C. 9,500 SQ FT OF TERRACES

COMPLETION Q2 2024

A DEVELOPMENT BY

The logo for FORE, featuring a stylized 'F' composed of vertical lines of varying heights, followed by the word 'FORE' in a bold, sans-serif font.

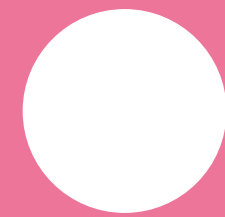
Certified
The logo for B Corp, consisting of a circle with the letter 'B' inside, and the words 'Certified' above and 'Corporation' below.
Corporation



TBC.LONDON

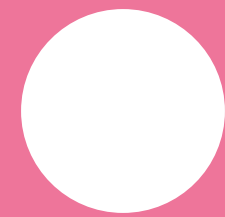


HOW DO YOU MAKE A BUILDING GOOD?



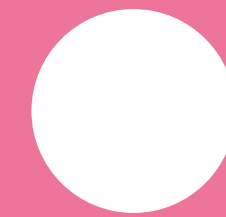
DO GOOD

Design for sustainability
and a better future



FEEL GOOD

Empower healthy lifestyle
decisions, boosting physical
and mental wellbeing



BE GOOD

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

POSITIVELY NEUTRAL

One of London's first net zero operational carbon workspaces, with:

- Ultra low operational carbon, 45 kWh/m²/year CO₂e or 78% less than a typical office
- Smart refurbishment, reducing embodied carbon by 71% vs a new build
- Efficient energy, 100% electric and renewable
- Innovative and recycled materials, challenging norms





POWER PEOPLE

A workspace that puts people first:

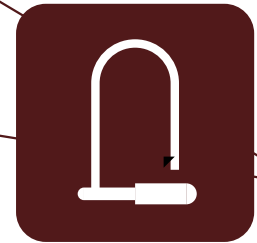
- Finding balance, softening the lines between work and life
- A focus on empowering healthy, happy people
- Attracting the best talent and keeping them, with a workspace designed for their wellbeing and personal fulfilment

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EASY-PEASY RIDERS



DEDICATED
CYCLE
ENTRANCE



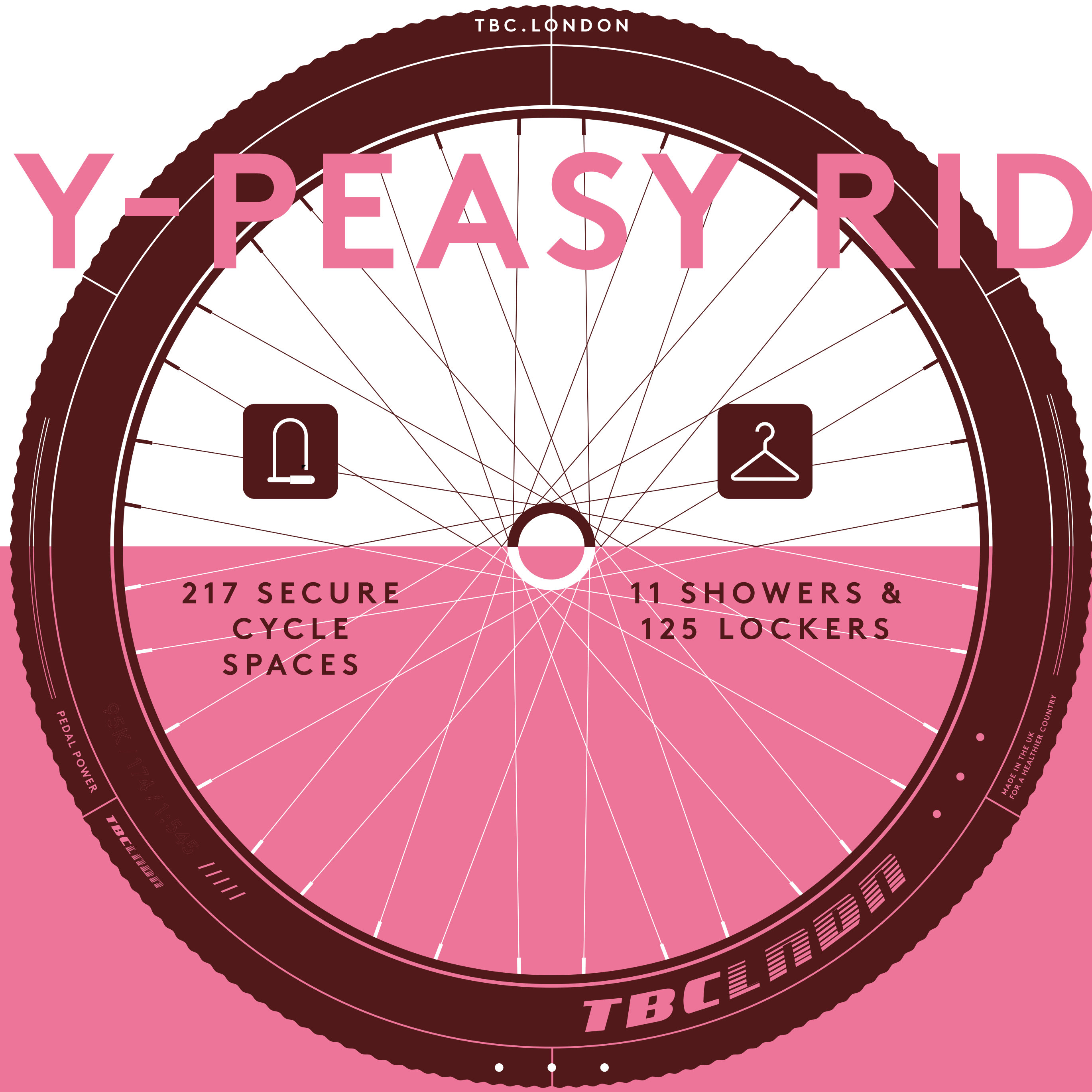
217 SECURE
CYCLE
SPACES



11 SHOWERS &
125 LOCKERS



4 E-BIKE
CHARGING



PEDAL POWER

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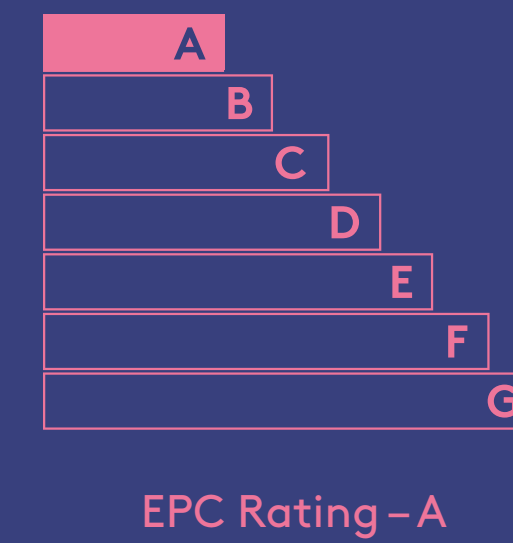
MADE IN THE UK
FOR A HEALTHIER COUNTRY

SPACES FOR ALL

- 7th floor **clubroom** and terrace overlooking the river, a space for you to relax, work and mingle
- A fresh, **street food style market** on the ground floor, connecting directly to Shad Thames
- Over 3,500 sq ft of **flexible space** Urban Village Hall available to both occupiers and the local community



PRE-EMPTIVE TROPHY SHELF



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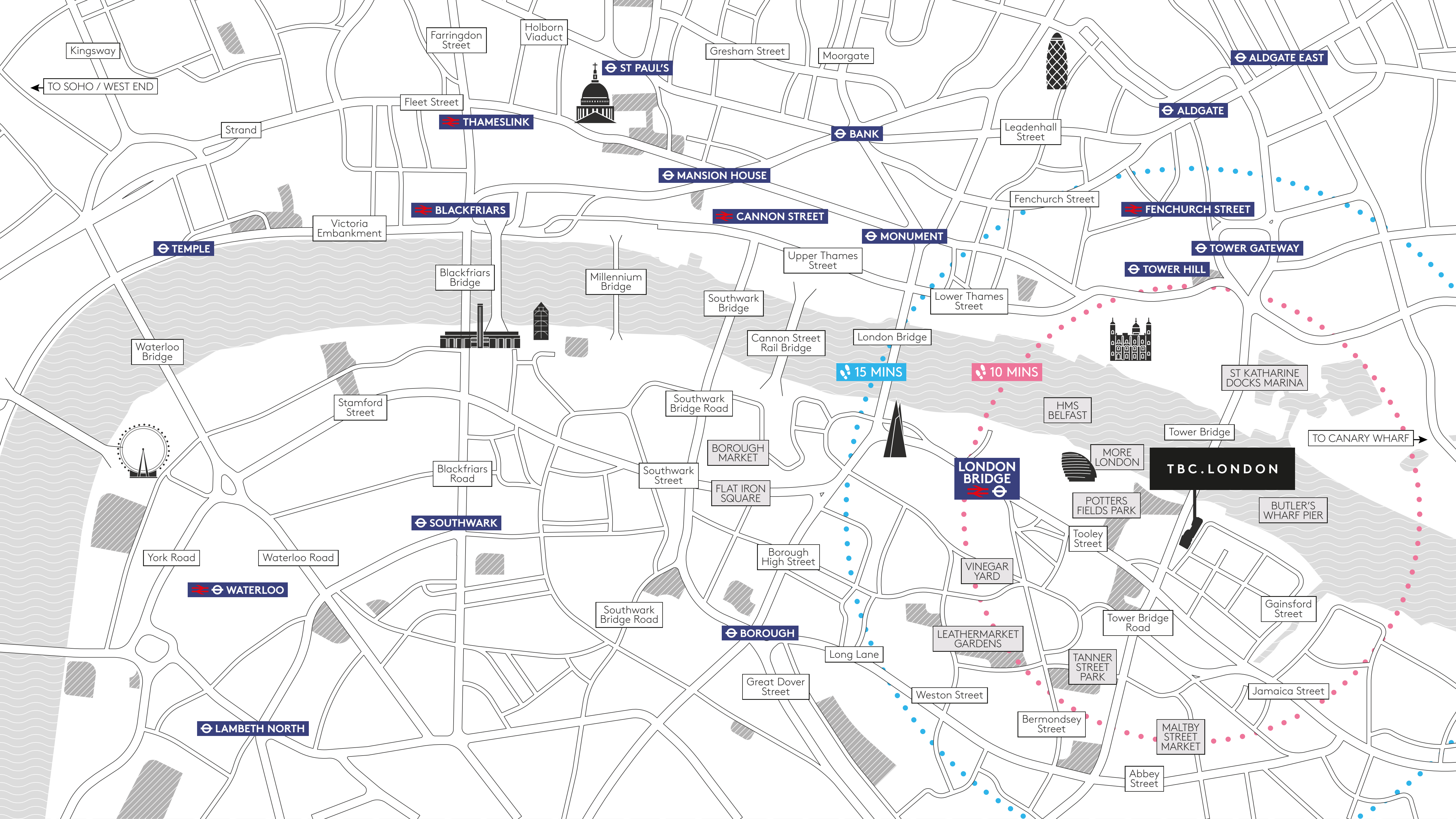
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ICONIC

LONDON







Kingsway

Farringdon Street

Holborn Viaduct

Gresham Street

Moorgate

ALDGATE EAST

TO SOHO / WEST END

Fleet Street

THAMESLINK

ST PAUL'S

BANK

Leadenhall Street

ALDGATE

Strand

MANSION HOUSE

Fenchurch Street

BLACKFRIARS

CANNON STREET

FENCHURCH STREET

Victoria Embankment

MONUMENT

TOWER GATEWAY

TEMPLE

Blackfriars Bridge

Millennium Bridge

Upper Thames Street

TOWER HILL

Waterloo Bridge

Southwark Bridge

Cannon Street Rail Bridge

London Bridge

15 MINS

10 MINS

ST KATHARINE DOCKS MARINA

Stamford Street

Southwark Bridge Road

HMS BELFAST

Tower Bridge

TO CANARY WHARF



Blackfriars Road

BOROUGH MARKET

LONDON BRIDGE

MORE LONDON

TBC.LONDON

SOUTHWARK

Southwark Street

FLAT IRON SQUARE

POTTERS FIELDS PARK

BUTLER'S WHARF PIER

York Road

Waterloo Road

WATERLOO

Borough High Street

VINEGAR YARD

Tooley Street

Gainsford Street

Southwark Bridge Road

BOROUGH

Long Lane

LEATHERMARKET GARDENS

Tower Bridge Road

Jamaica Street

Great Dover Street

Weston Street

TANNER STREET PARK

LAMBETH NORTH

Bermondsey Street

MALBY STREET MARKET

Abbey Street

LOCAL

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 Provisioners Restaurant
- 14 Legare

CAFÉS

- 1 The Watchhouse
- 2 Casse Croute
- 3 Hej Coffee
- 4 KKiss Desserts
- 5 Starbucks
- 6 Honk Coffee Shop
- 7 Caffe Paradiso
- 8 Fuckoffee

HOTELS

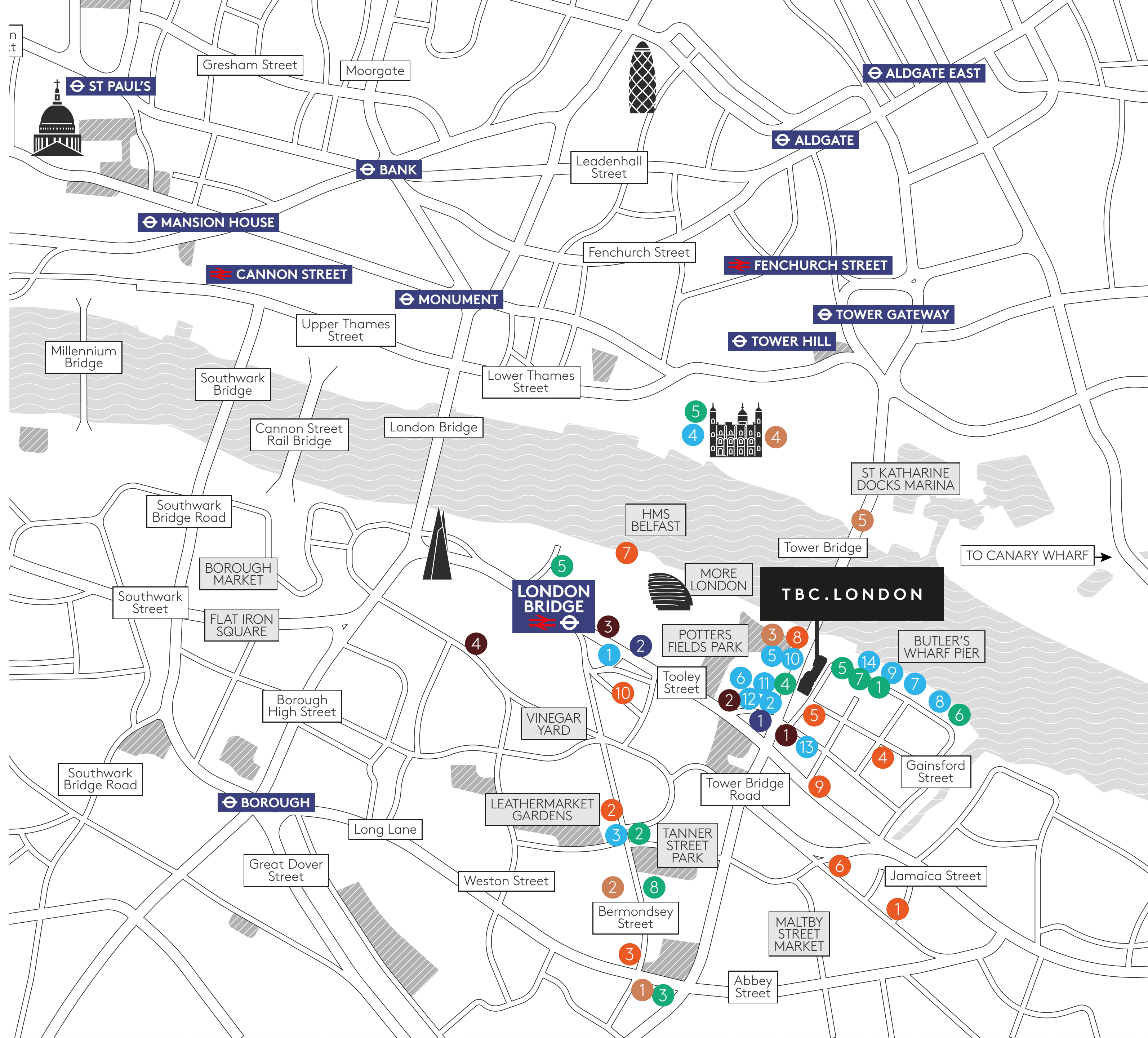
- 1 Dixon Hotel
- 2 The Lalit
- 3 Hilton London Tower Bridge
- 4 Shangri La

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



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SPACES

axs

BELMOND

BuzzFeed

EY

GOWLING WLG

Hg

IRON MOUNTAIN

ZOPA

WPP

NORTON ROSE FULBRIGHT

pwc

shutterstock

THE BODY SHOP

CHARLES TYRWHITT

Jacobs

GT GreenbergTraurig

HOWARD KENNEDY

WOMBLE BOND DICKINSON

LONDON & PARTNERS

terra firma

H|M

jellyfish TRAINING

KraftHeinz

CAMPARI GROUP

grainger plc
Investing in homes since 1912

TIFFANY & Co.

News UK

sage

HCA Healthcare UK

Ogilvy & Mather

KANTAR

KROLL

Omnicom Group

NHS

Allies and Morrison

tp bennett

CoStar

mediaocean

Cheil

Ofcom

HSE

Shell

wework

UBIQUITY

Stepladder

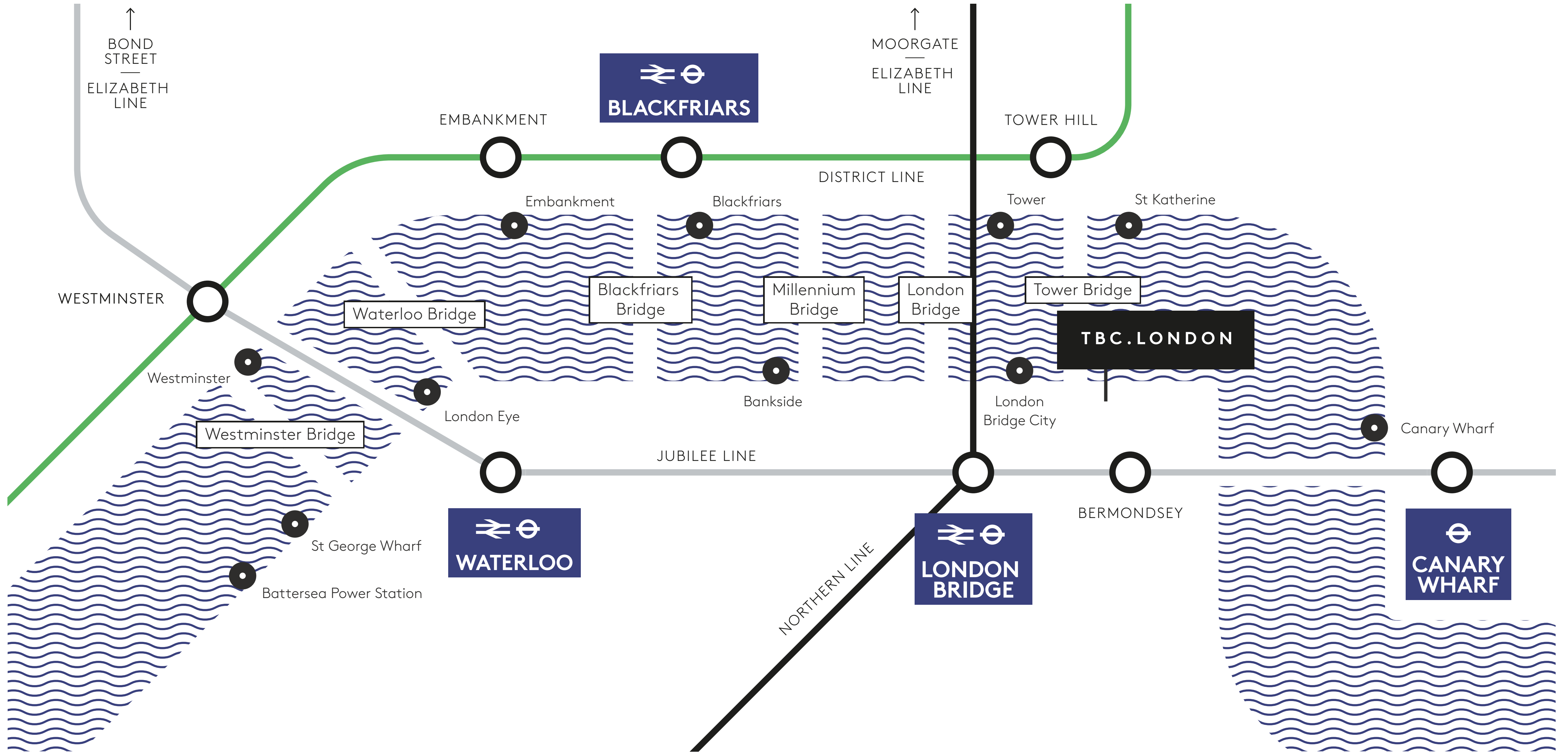
FINNEGAN

PGIM PRIVATE CAPITAL

MINDSHARE

montagu

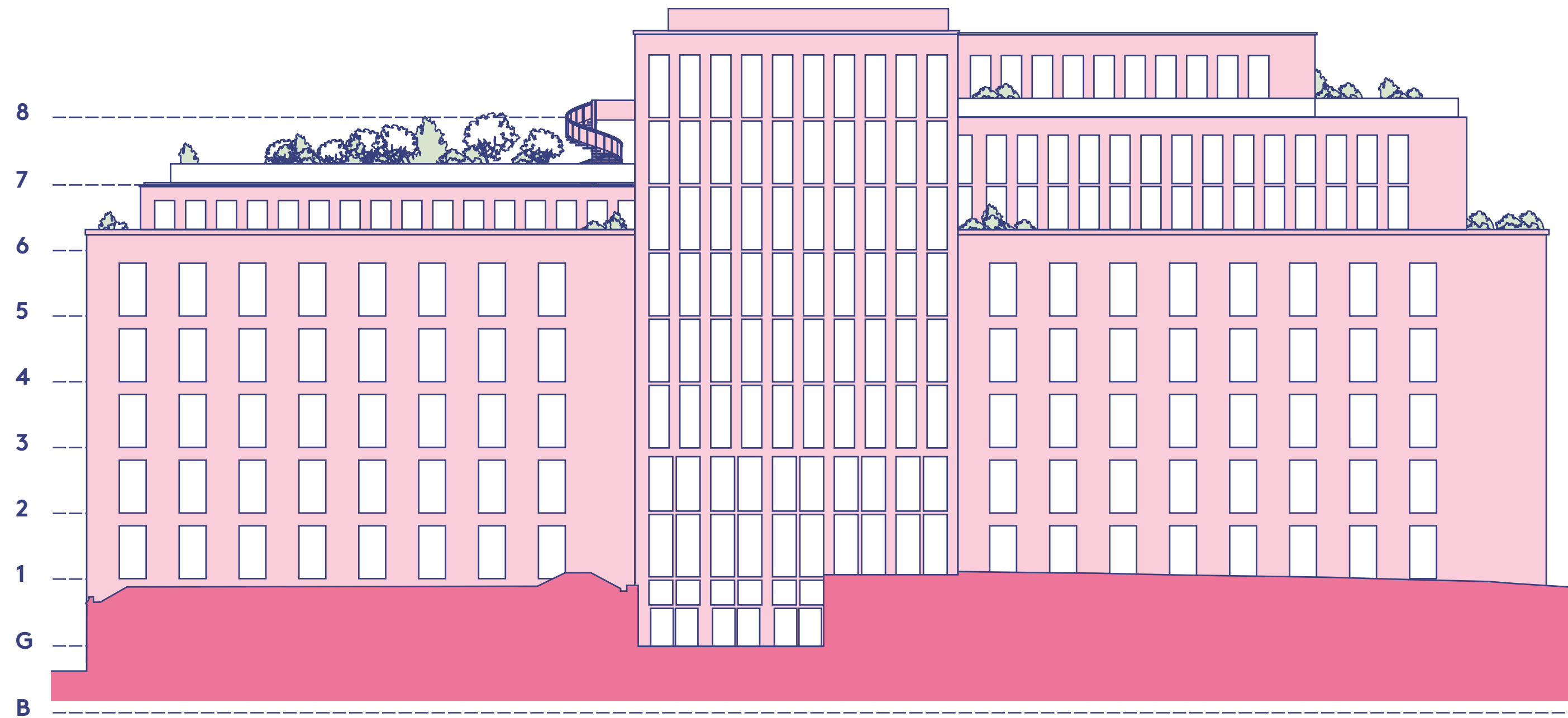
CONNECTIONS



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SCHEDULE OF ACCOMMODATION



Floor	Workspace		Terraces		Retail (GIA)		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

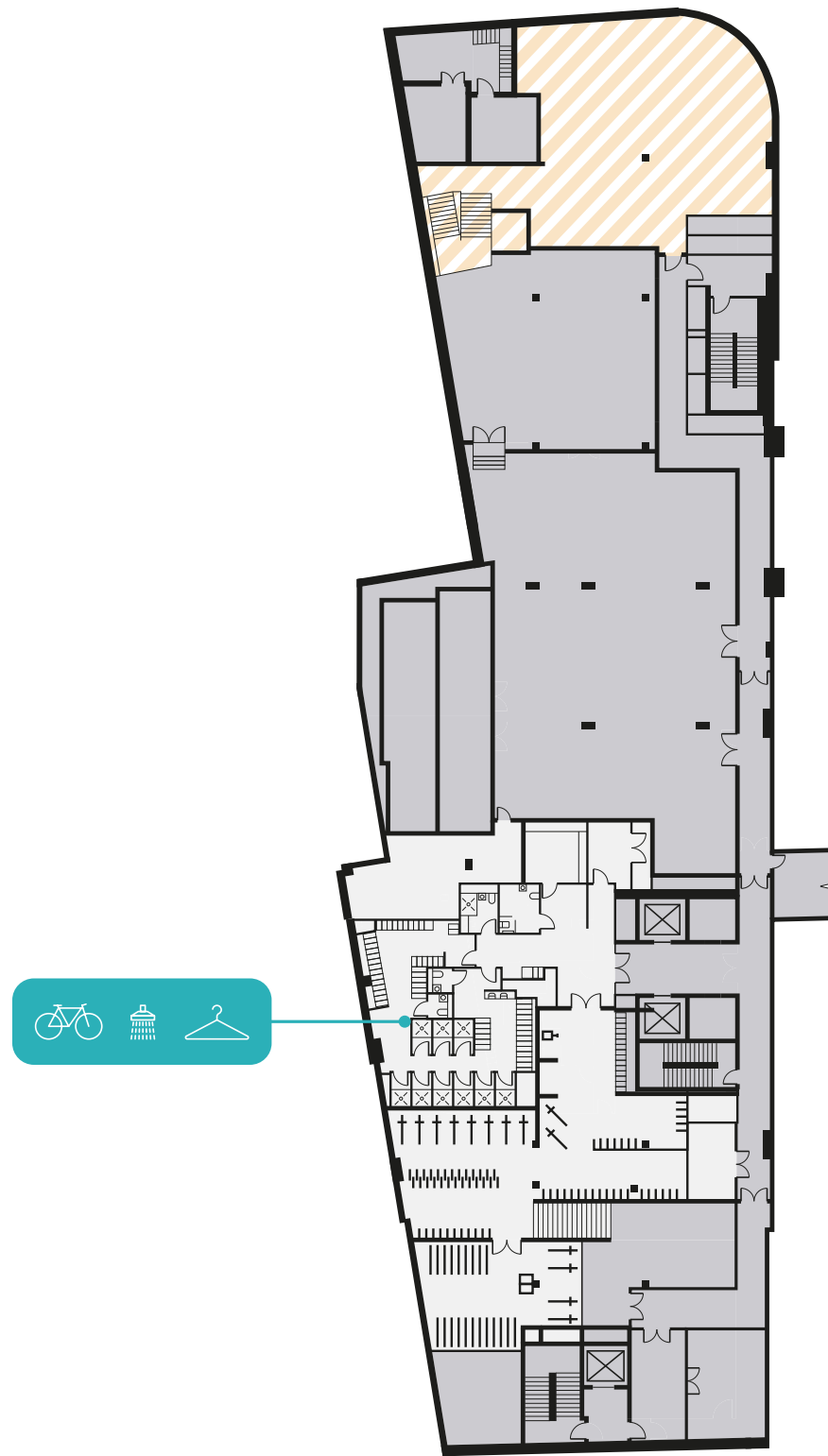
All areas NIA, except for retail which is GIA.





BASEMENT FLOOR

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

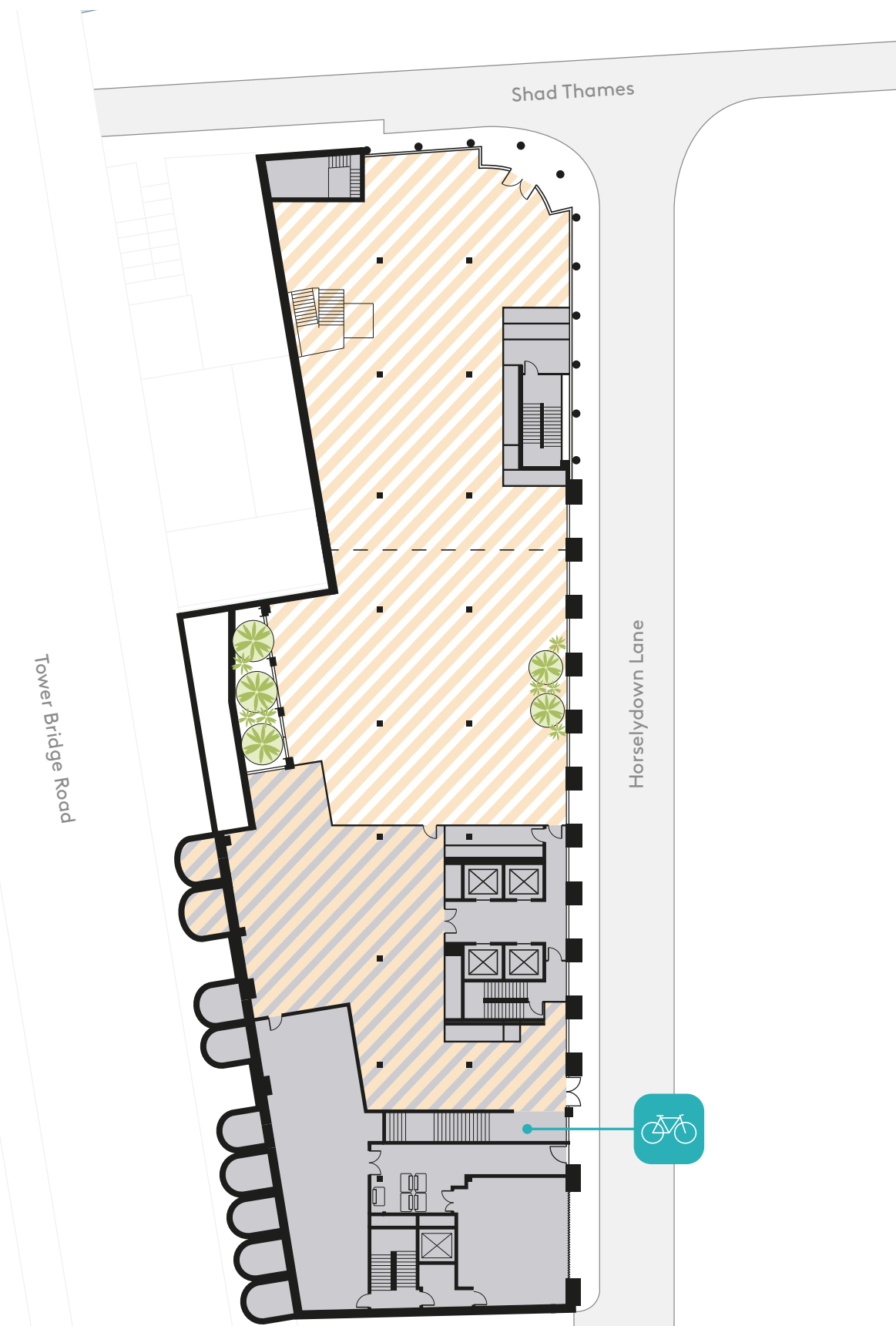


GROUND FLOOR

Retail/Leisure
787 sq m/8,472 sq ft



Community flex space
304 sq m/3,272 sq ft



FIRST FLOOR

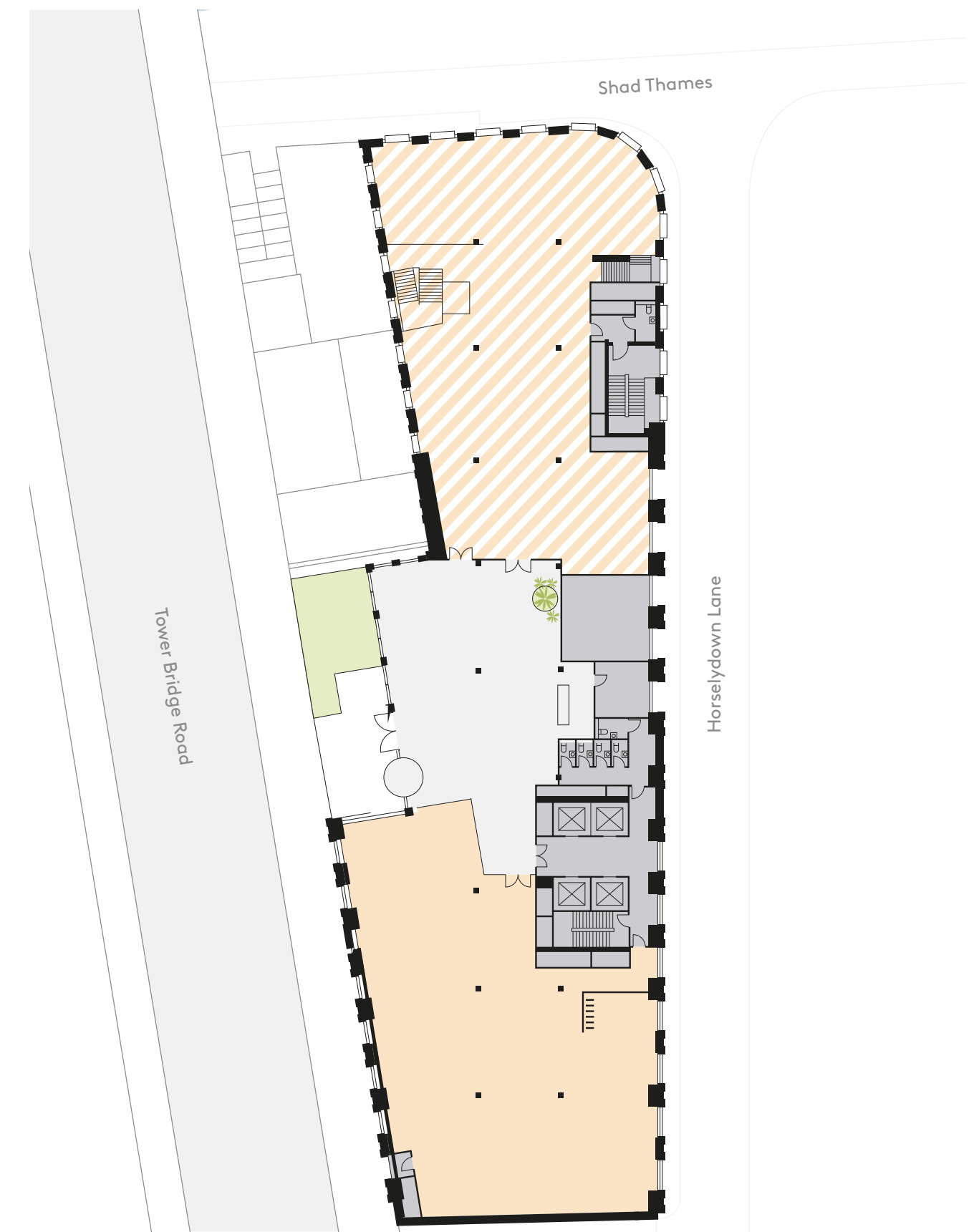
Workspace
538 sq m/5,788 sq ft



Reception
280 sq m/3,012 sq ft



Retail/Leisure
537 sq m/5,785 sq ft



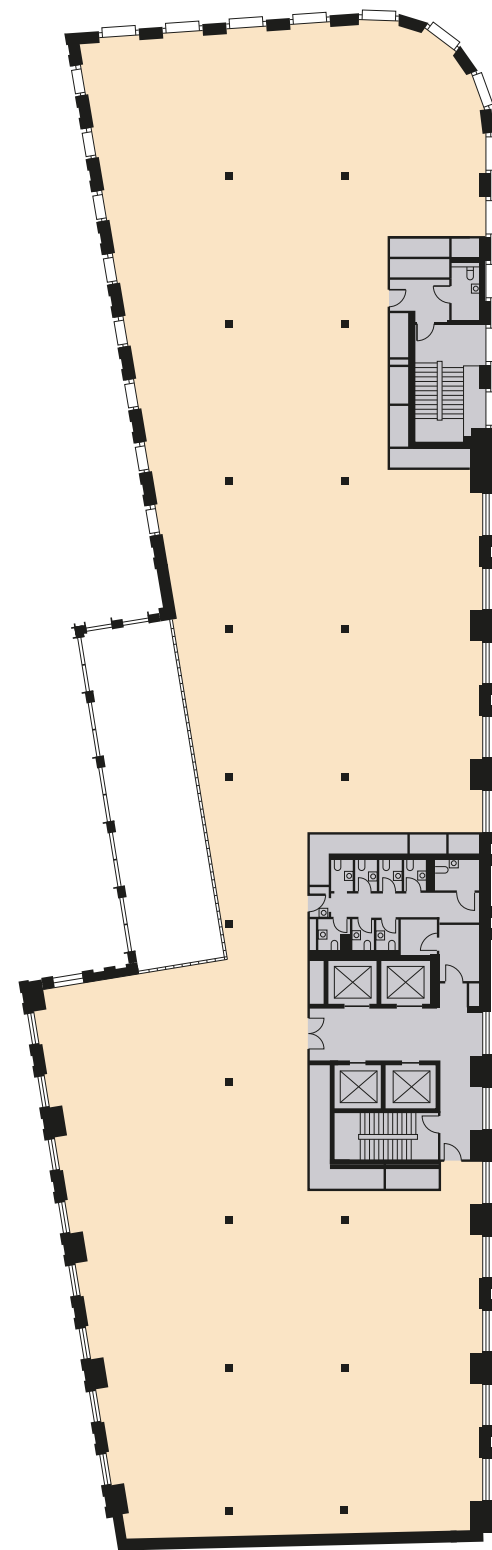
Plan not to scale – indicative purposes only.





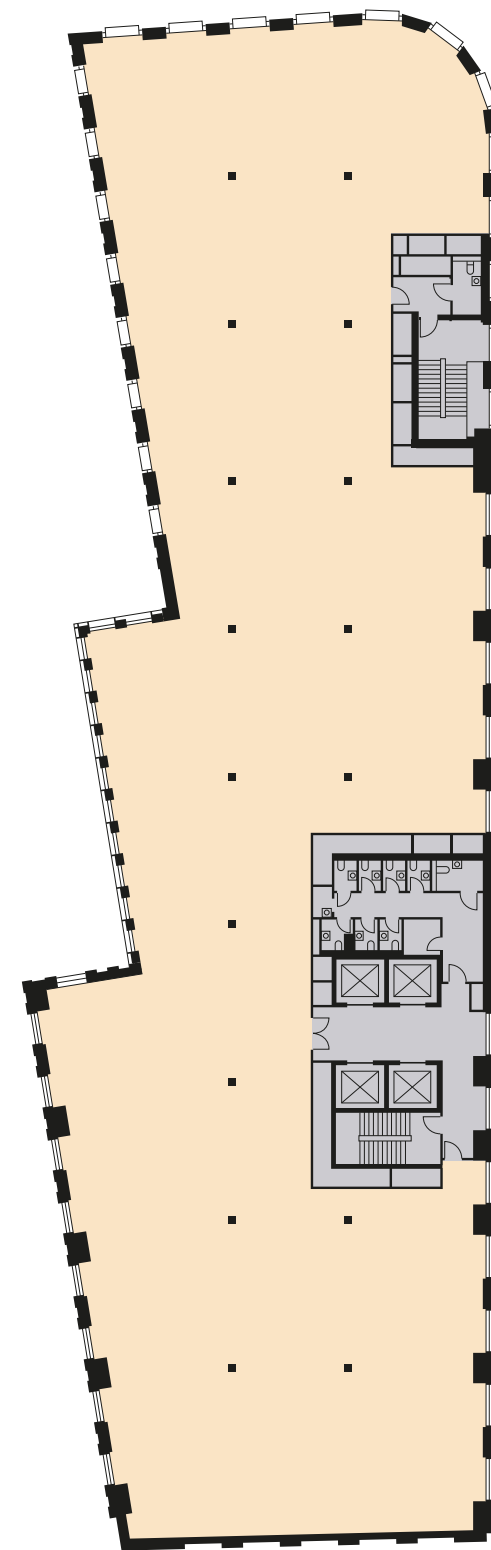
SECOND FLOOR

Workspace
1,340 sq m / 14,420 sq ft



TYPICAL FLOOR

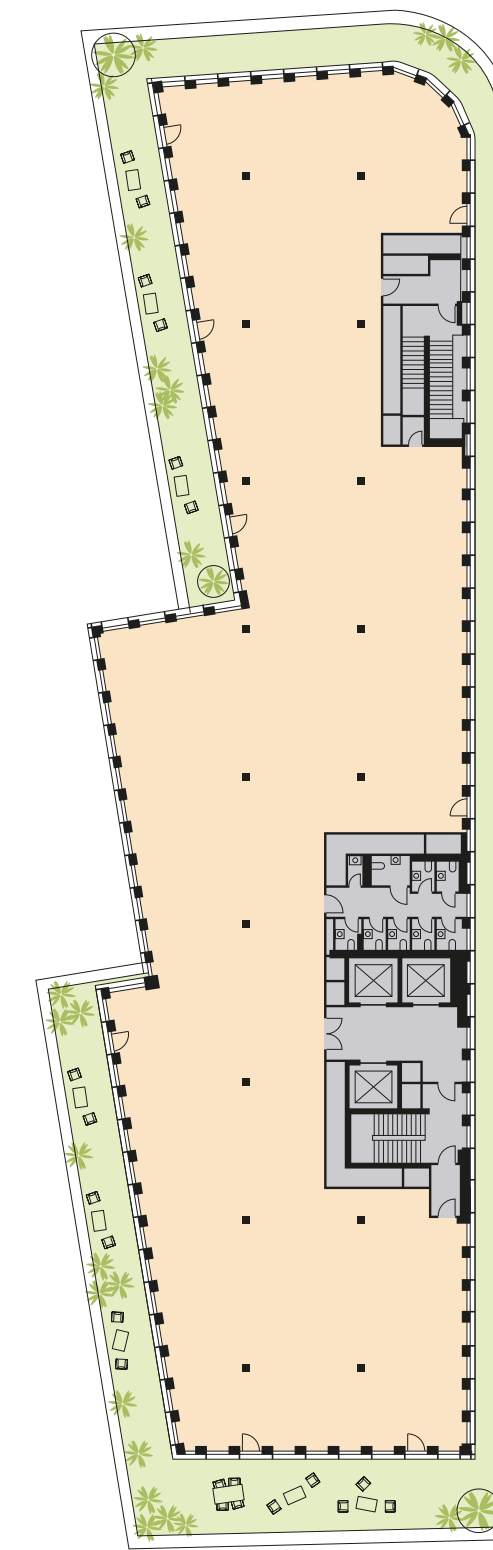
Workspace
Third, Fourth & Fifth Floors
1,431 sq m / 15,406 sq ft



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

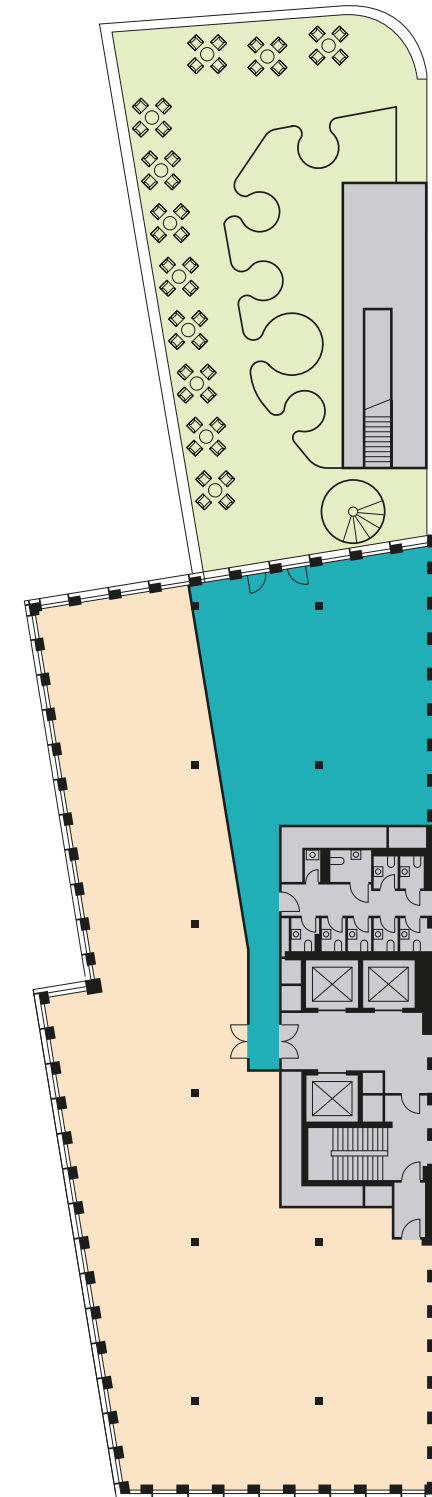
Workspace
508 sq m / 5,472 sq ft



Terrace
306 sq m / 3,291 sq ft



Clubroom
173 sq m / 1,860 sq ft

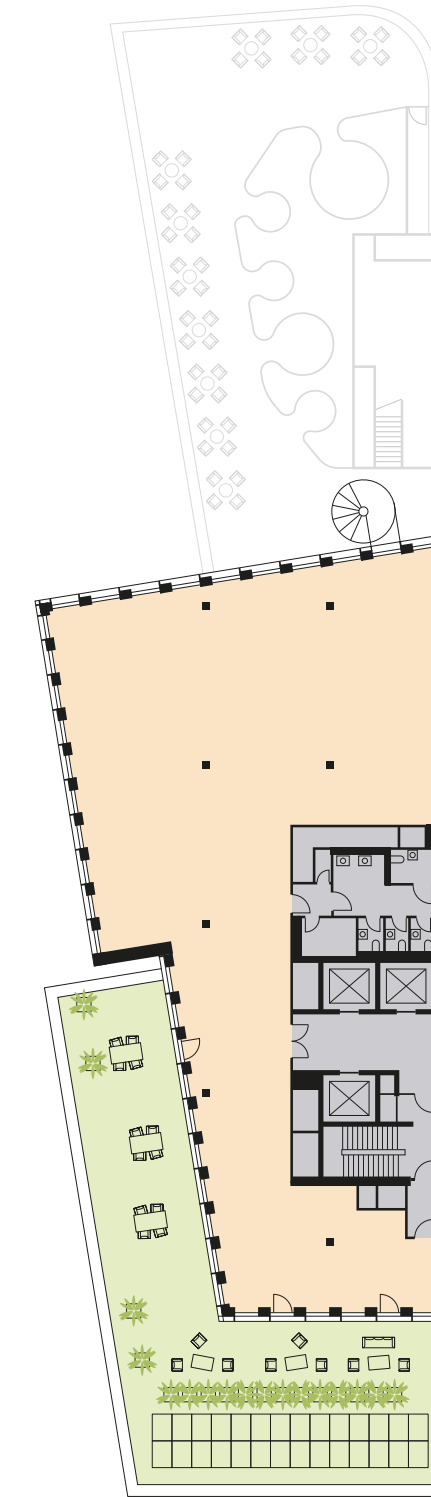


EIGHTH FLOOR

Workspace
434 sq m / 4,670 sq ft



Terrace
158 sq m / 1,699 sq ft





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FORE

