

THE NORTHCLIFFE

33,500 sq ft remaining
28 Tudor Street, EC4

**SELF-
CONTAINED
WORKSPACE**





Communal rooftop garden

POWERFUL CHARACTER BOLD VISION

The Northcliffe, an advanced 186,700 sq ft workplace, is an innovative transformation of a listed industrial building. It combines heritage features with future-focused design, brilliant lifestyle amenities, and a communal 4,200 sq ft rooftop garden.



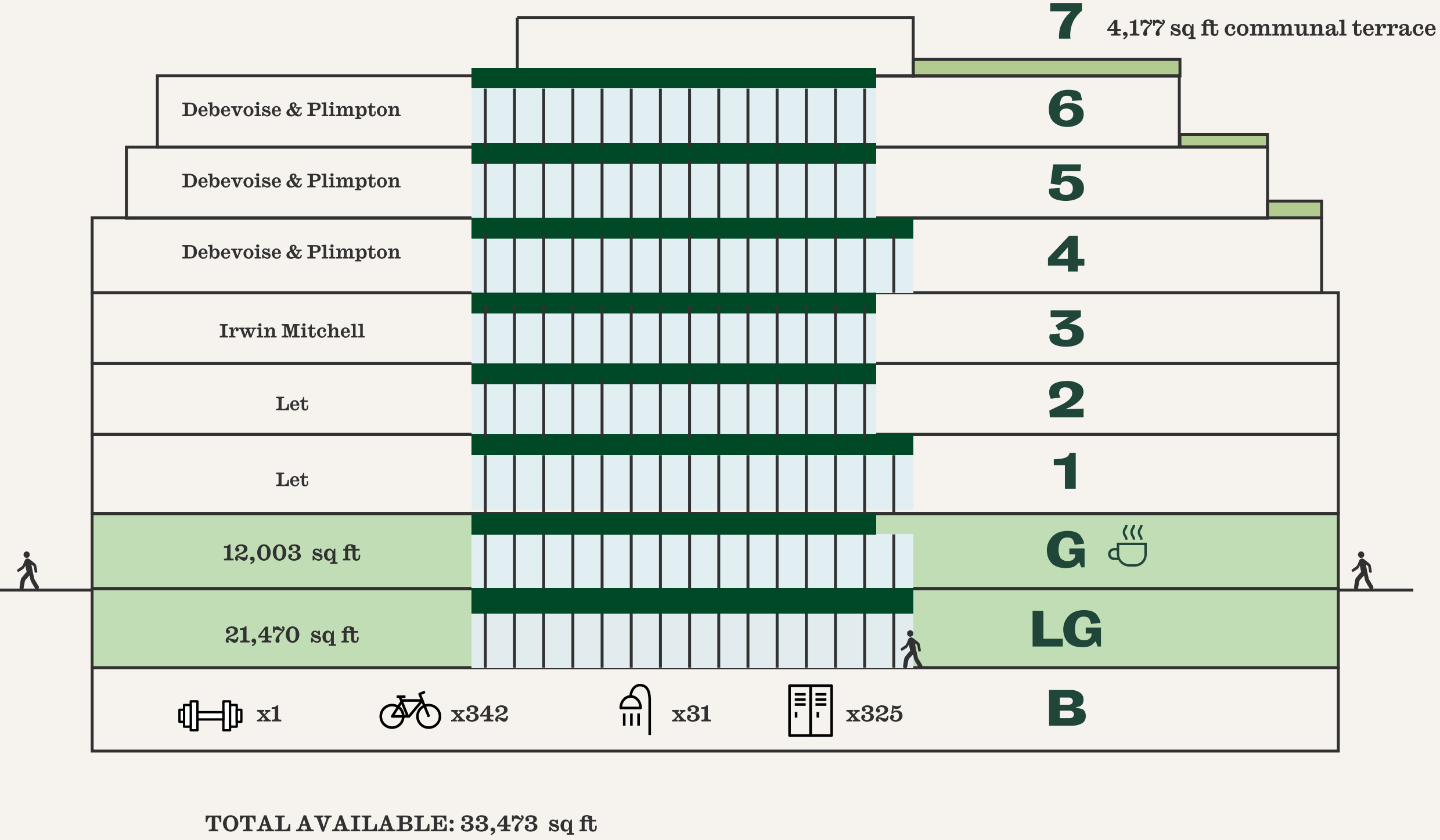
YOUR DEDICATED ARRIVAL

The available 33,473 sq ft self-contained workspace has its own dedicated entrance leading into a spacious 1,406 sq ft reception lobby, with the potential to add a feature staircase connecting to the lower level.

THE NORTHCLIFFE

CGI representation

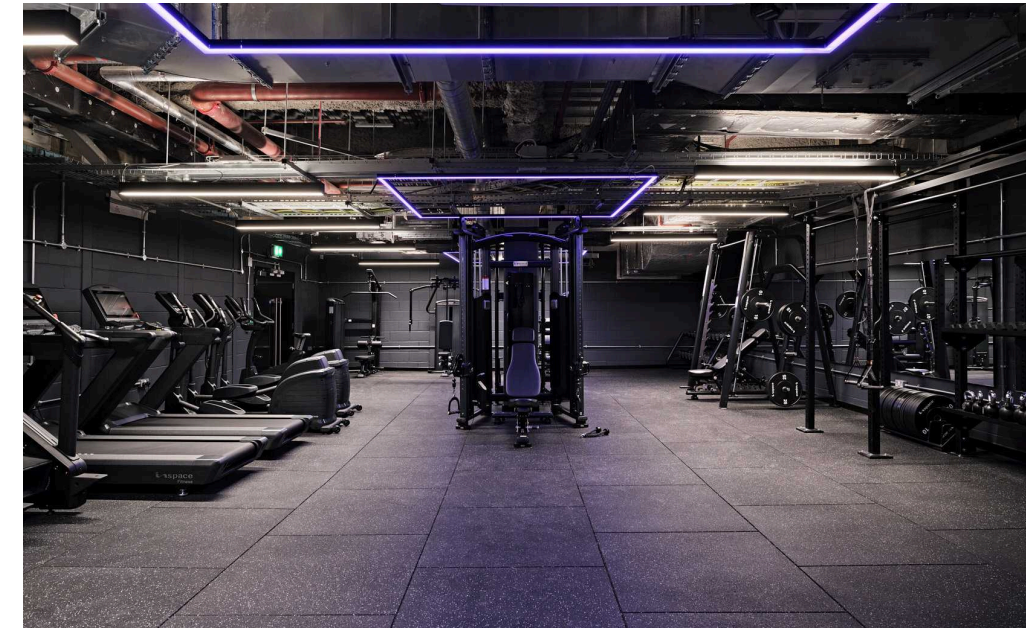
AVAILABILITY



CGI representation

FOCUS CONNECT RECHARGE

The Northcliffe is a building enriched with a variety of spaces and places. Advanced, versatile environments have been consciously curated to encourage a multitude of work-related and social activities.



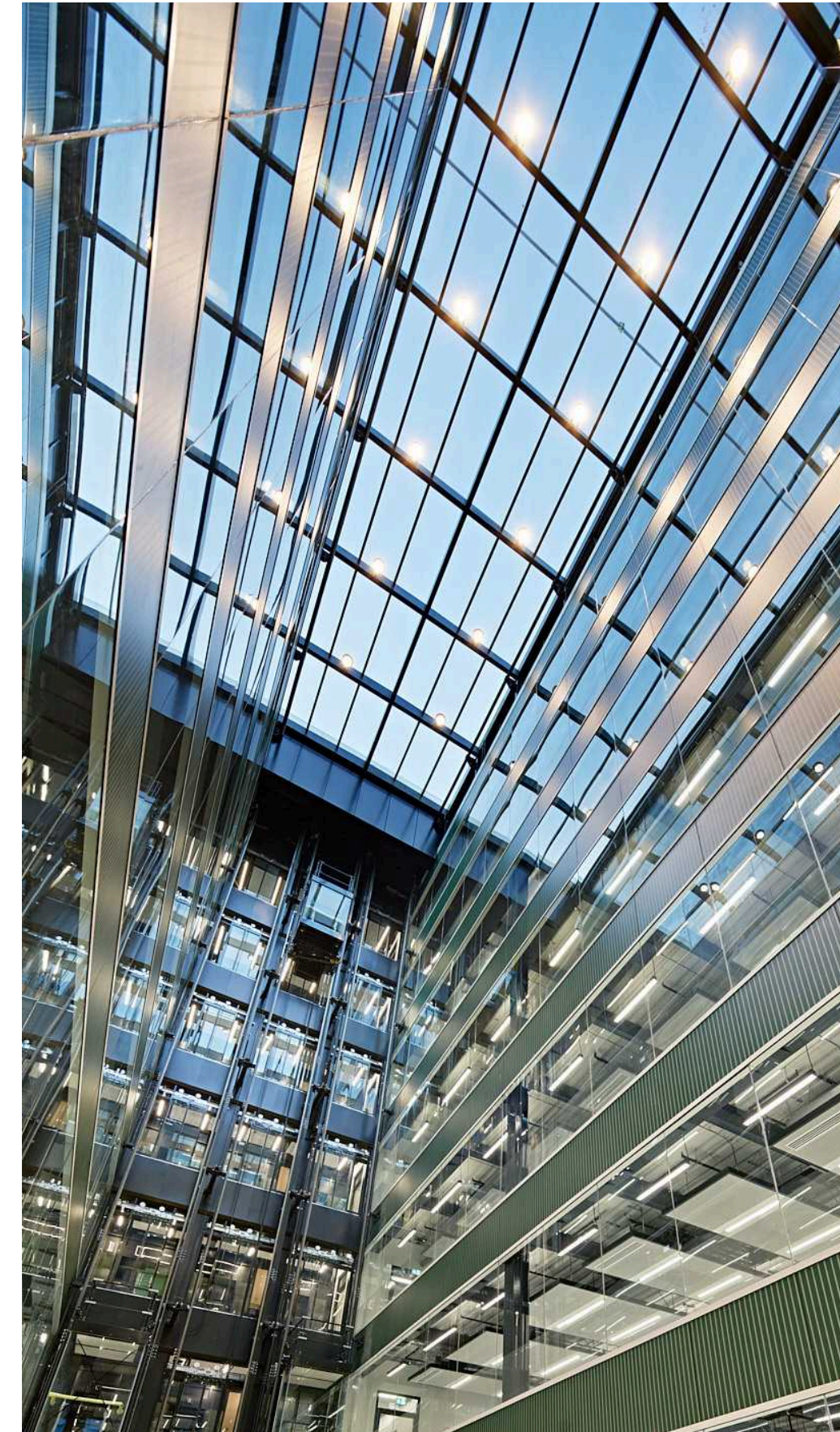
RECHARGE

NEW TENANT GYM FOR A HEALTHY LIFESTYLE



REFRESH

EXCEPTIONAL CHANGING FACILITIES TO REFRESH AND RECHARGE



CONNECT

LIGHT FILLED ATRIUM FOR COLLABORATIVE WORKING



CONNECT

CAFE FOR REFRESHMENTS AND INFORMAL MEETINGS



RECHARGE

LANDSCAPED ROOFTOP GARDEN WITH PANORAMIC VIEWS

LARGE FLEXIBLE FLOORS

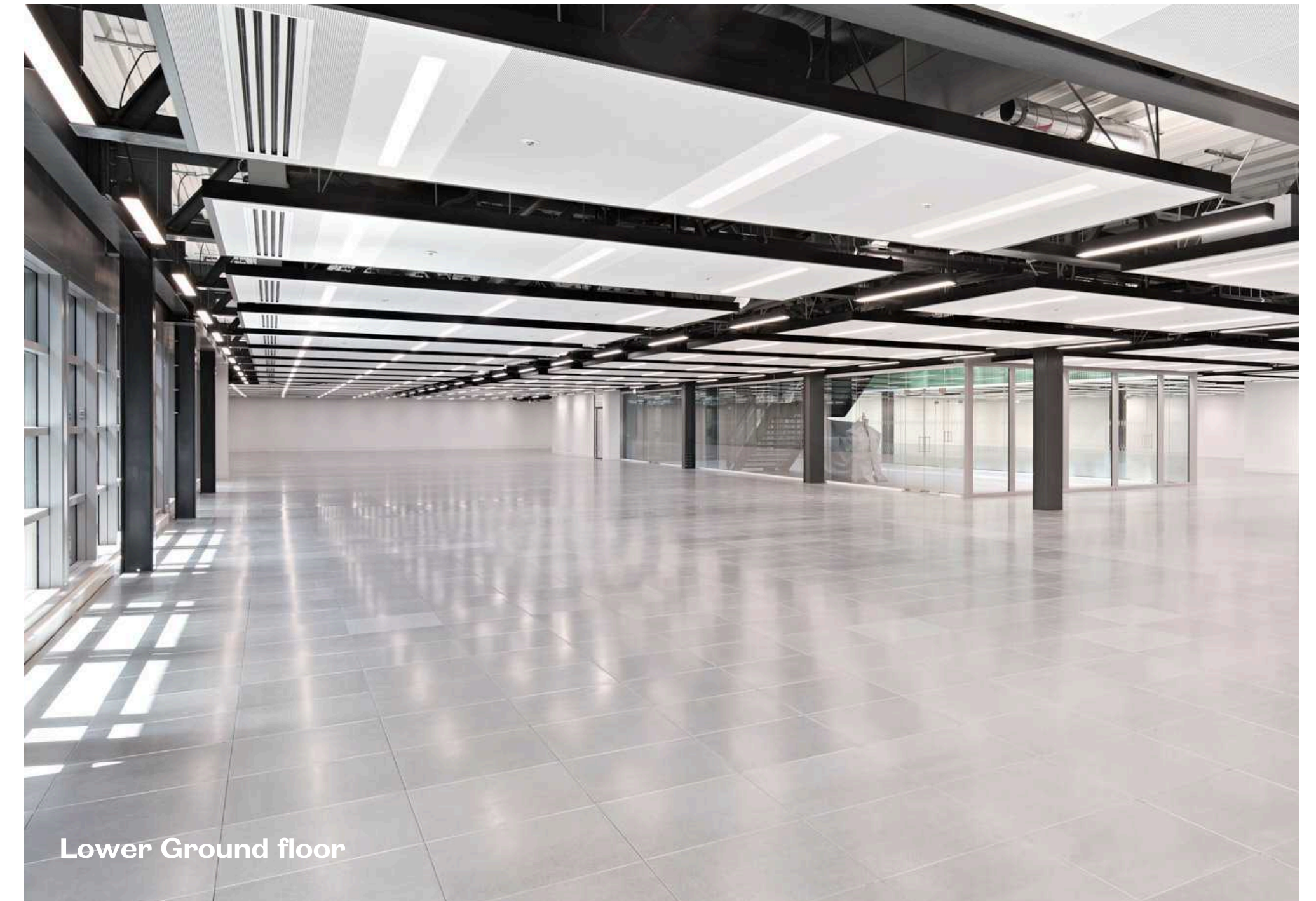
The expansive, efficient floorplates on the Ground and Lower Ground floors offer a combined 33,473 sq ft of versatile space, with the Ground floor enjoying a generous 3.5 m ceiling height.



Ground floor

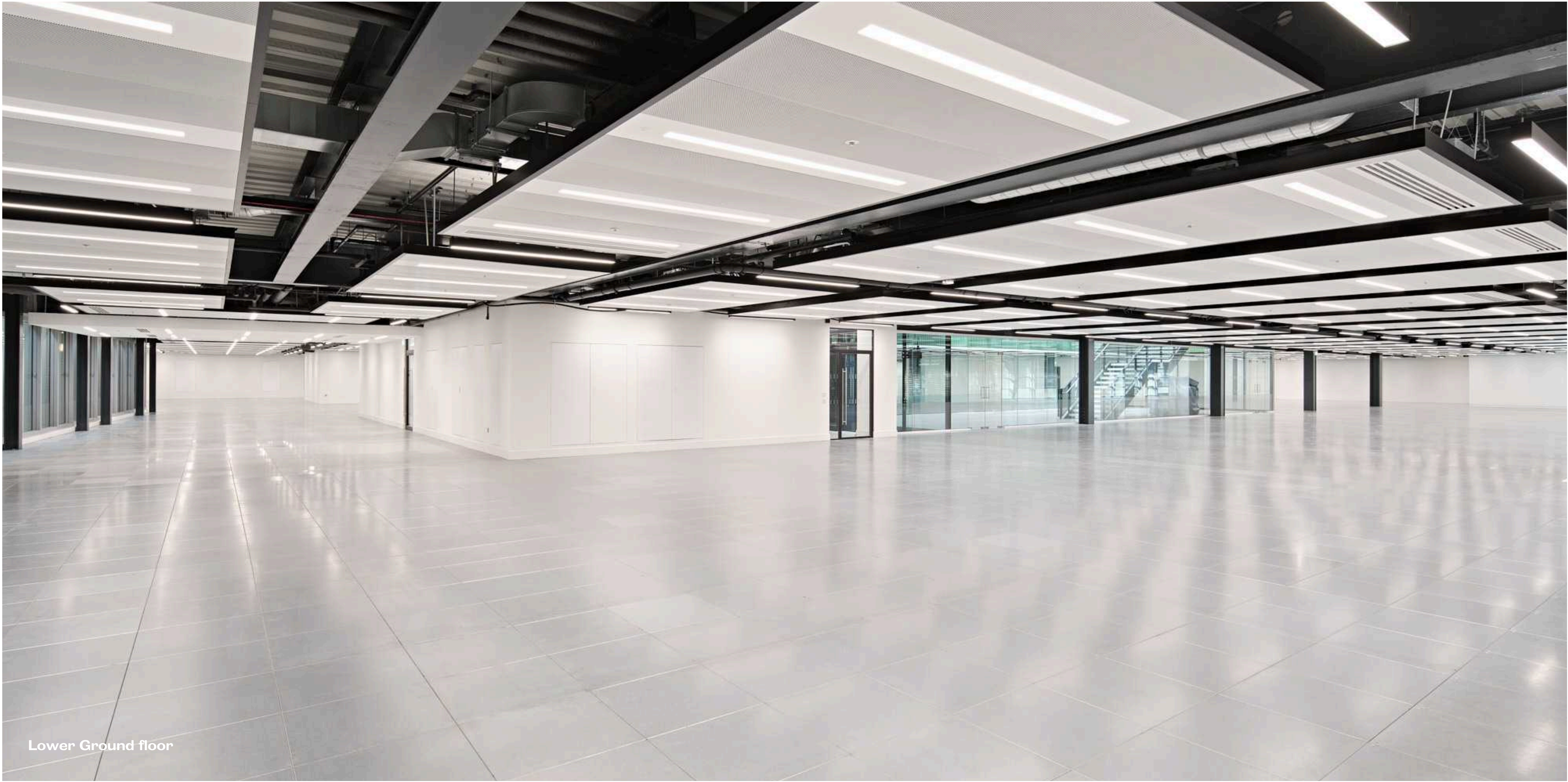


Ground floor



Lower Ground floor

The available floors wrap around an impressive atrium that brings natural light into both levels and offers additional collaboration space. This natural light is further enhanced by light wells positioned at the southern and western elevations.



Lower Ground floor

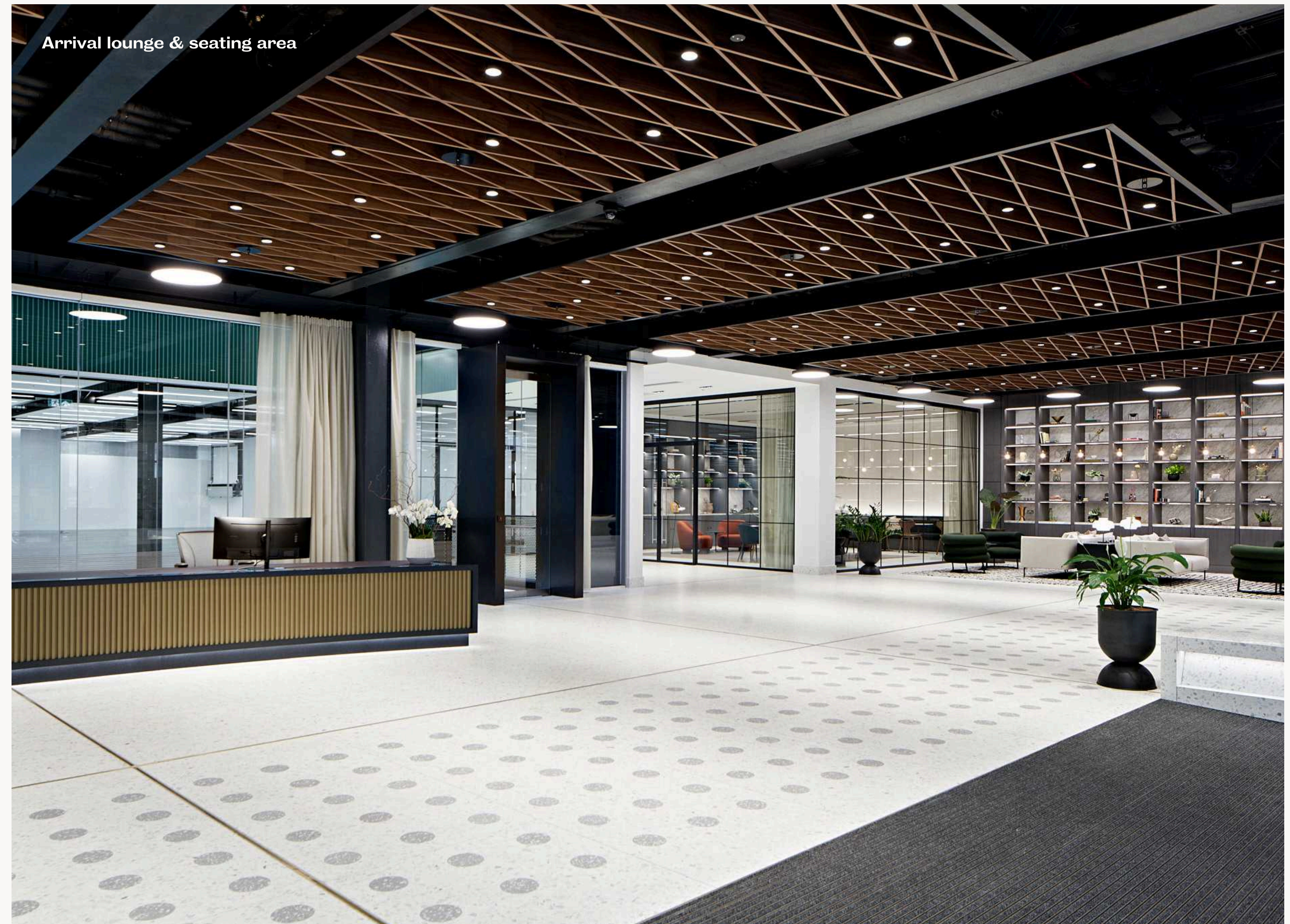
01 AMENITY

IMPRESSIVE
PROGRESSIVE
EXPRESSIVE



GRAND RECEPTION

Inspired by the building's heritage, the ground floor entrances have a distinct 1920s design influence, characterised by geometric designs and a rich colour palette accented with gold, brass, and bronze details. The bespoke timber ceiling feature in the reception lobby and lounge adds to the striking arrival experience.





THE
NORTHCLIFFE

- 6 DEBEVOISE & PLIMPTON LLP
- 5 DEBEVOISE & PLIMPTON LLP
- 4 DEBEVOISE & PLIMPTON LLP
- 3 IRWIN MITCHELL LLP
- 2
- 1
- LG
- LG

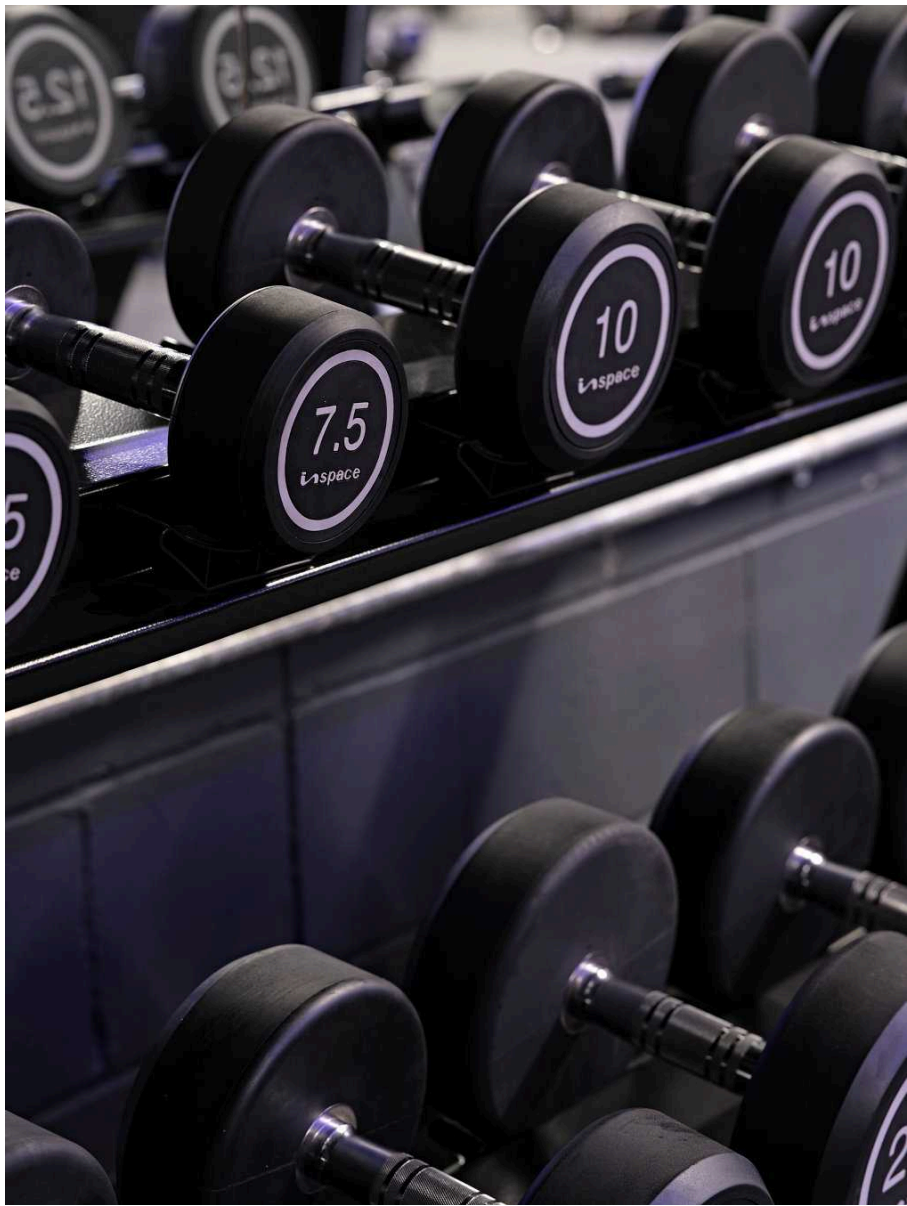
AWARD-WINNING 4,200 SQ FT ROOFTOP GARDEN

The rooftop garden on Level 7 is a fantastic communal space with integrated tables and chairs for occupiers to relax and enjoy magnificent views over the London skyline. Amphitheatre-style seating is perfect for group gatherings.



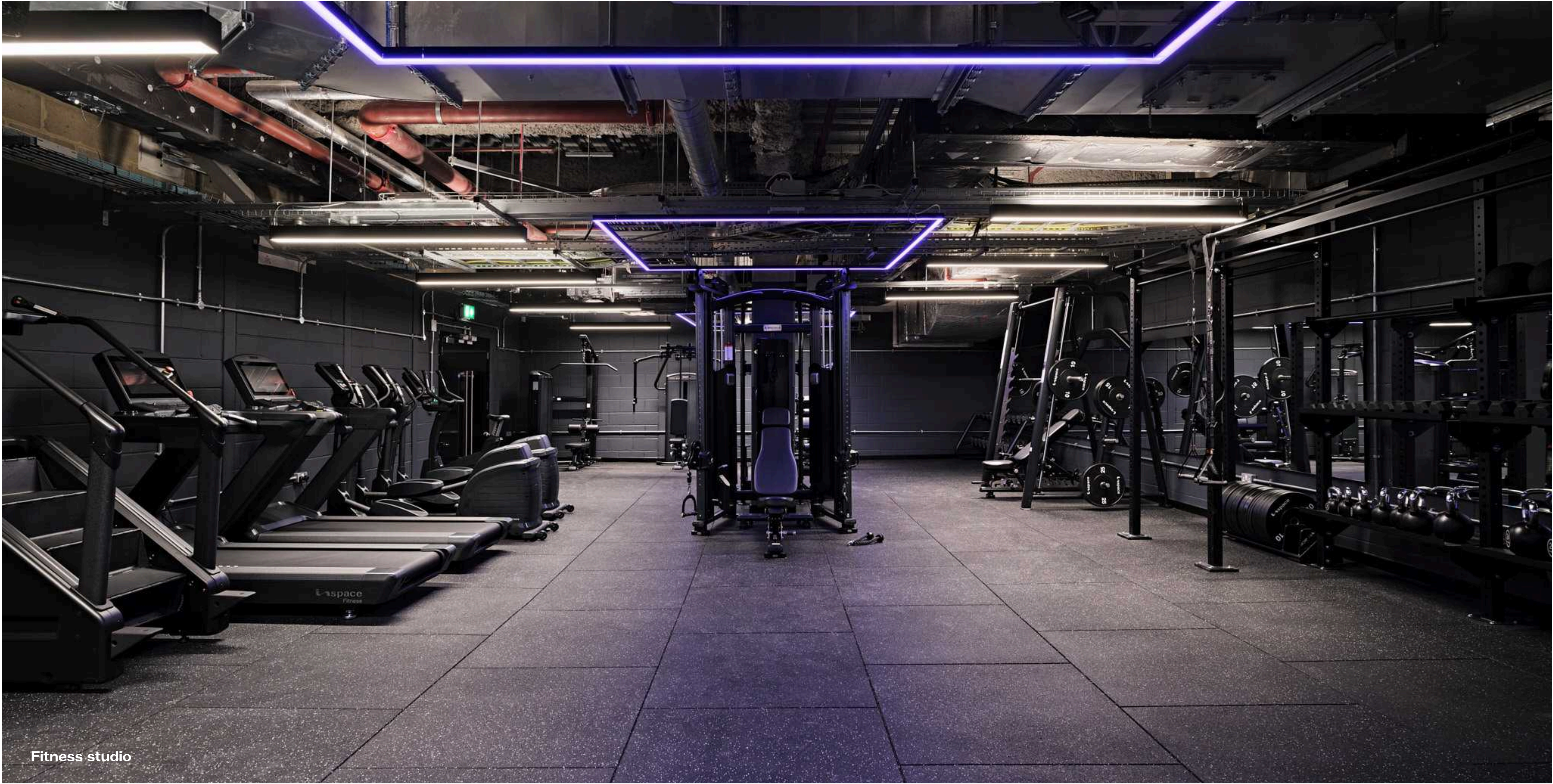


Communal terrace



NEW TENANT GYM

Our new gym is a phenomenal wellbeing amenity for occupiers, featuring a complete range of state-of-the-art equipment, three fitness classes a week, and access to personal training. Open 24/7 and located right in your building, the gym removes barriers to achieving a stronger, healthier lifestyle.



Fitness studio



BEST IN CLASS COMMUTER FACILITIES

342
CYCLE SPACES

31
SHOWERS

325
LOCKERS



ON-SITE/ CAFE NOW OPEN



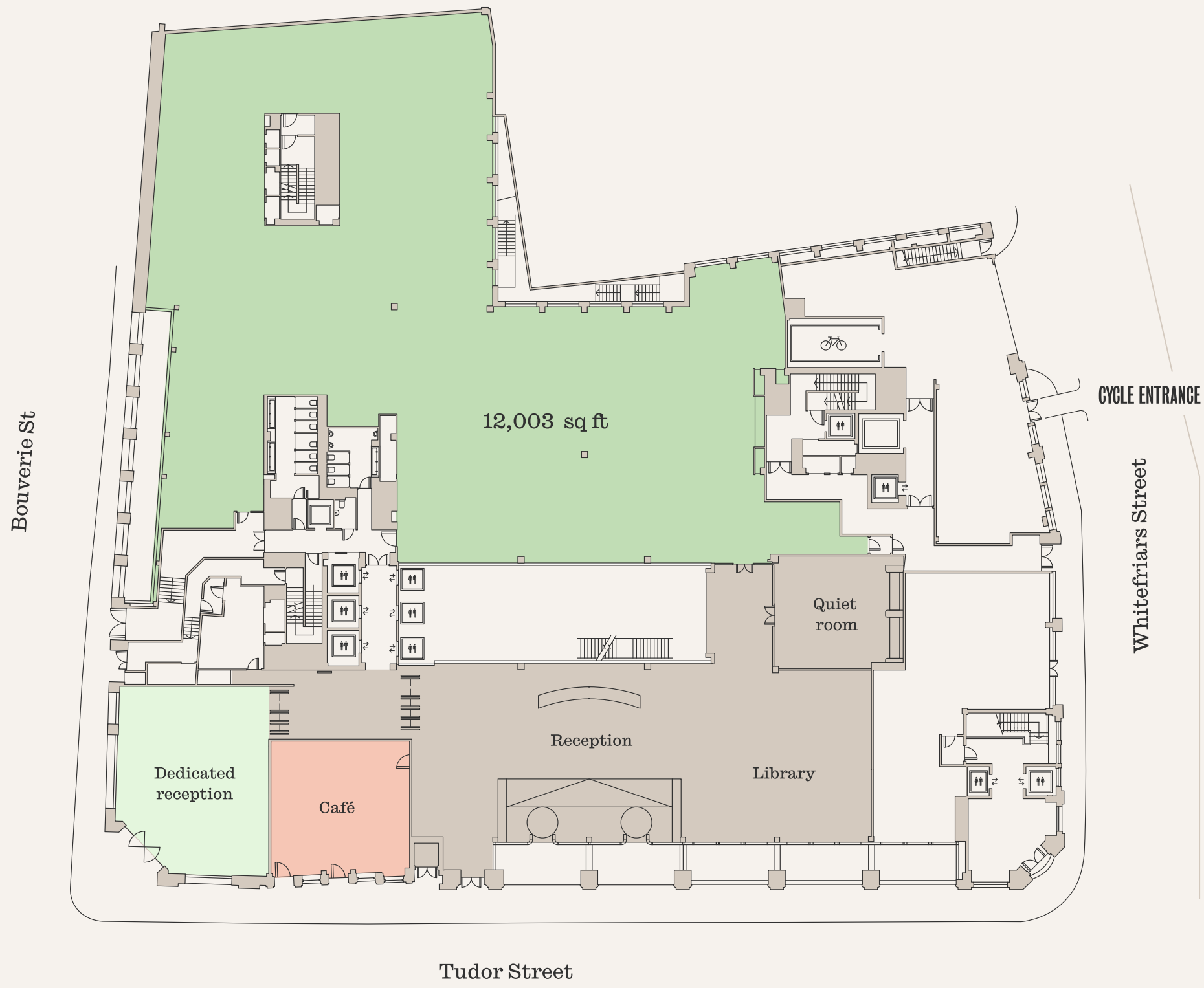
The Saint Espresso café is a beautifully designed, ultra-local spot offering freshly prepared, delicious food or a place for casual meet-ups over barista-brewed coffee.

02 WORKSPACE

DESIGN
DETAILS
DELIVERED



GROUND FLOOR



- Office Space 12,003 sq ft
- Dedicated reception 1,406 sq ft
- Reception, lounge & quiet room 6,800 sq ft
- Café

LOWER GROUND



- Office Space 21,470 sq ft
- Atrium 1,450 sq ft

SUMMARY
SPECIFICATION

342
CYCLE SPACES

31
SHOWERS

325
LOCKERS

SELF CONTAINED
RECEPTION
OPPORTUNITY

NEW FOUR PIPE
FAN COIL
AIR CONDITIONING

A LISTED INDUSTRIAL BUILDING WITH
186,700 SQ FT
GRADE A WORKSPACE

100%
ALL ELECTRIC
BUILDING

AWARD-WINNING ROOFTOP
4,200 SQ FT GARDEN

ACCREDITATIONS







X6
13 PERSON
PASSENGER
LIFTS

1:8^{SQM}
OCCUPANCY
RATIO

LED
LED LIGHTING
AND SMART
CONTROLS

3.5^M
FLOOR TO
SOFFIT
GROUND FLOOR

2.75^M
FLOOR TO
SOFFIT
LG FLOOR

150^{MM}
RAISED
ACCESS
FLOORS



SUSTAINABLE ACHIEVEMENTS

EPC B

BREEAM
OUTSTANDING

2024
BALI
ROOF GARDEN
AWARD

500 kgCO2/m2
RIBA target
326 kgCO2/m2
The Northcliffe

WHOLE LIFE-
CYCLE CARBON
ASSESSMENT

RENEWED
RECYCLED
REDUCED

The Northcliffe is a pioneering sustainable building; renewing a rich building heritage, recycling waste and reducing its carbon footprint.

40 SQ M
OF SOLAR PANELS
INSTALLED

AIR
QUALITY MONITORING
IN REAL TIME

And provision within the BMS for CO2 sensors on all office floors.

64%
REDUCTION IN
CO2 EMISSIONS

From carbon in operation, compared to Part L baseline scheme.

100%
POWERED FROM
RENEWABLE
SOURCES

Including PV panels and air source heat pumps.

50%
MORE EFFICIENT
BUILDING WATER
CONSUMPTION

Over BRE baseline building water consumption.

53%
SAVING IN GLOBAL
WARMING
POTENTIAL

Over the building's whole life, by retaining the existing frame, foundations and facade.

ACTIVE
ENERGY
MONITORING
SOFTWARE TO
OPTIMISE
EFFICIENCY

100%
OF OPERATIONAL
BUILDING WASTE
DIVERTED FROM
LANDFILL

All non-hazardous waste has been recycled with zero to landfill.

A_{OR}A*
RATED
CONSTRUCTION
MATERIALS

In addition, timber is FSC Certified and the project was registered under the Considerate Constructor's Scheme.

03 LOCATION

EXPLORE
ENCOUNTER
ENJOY

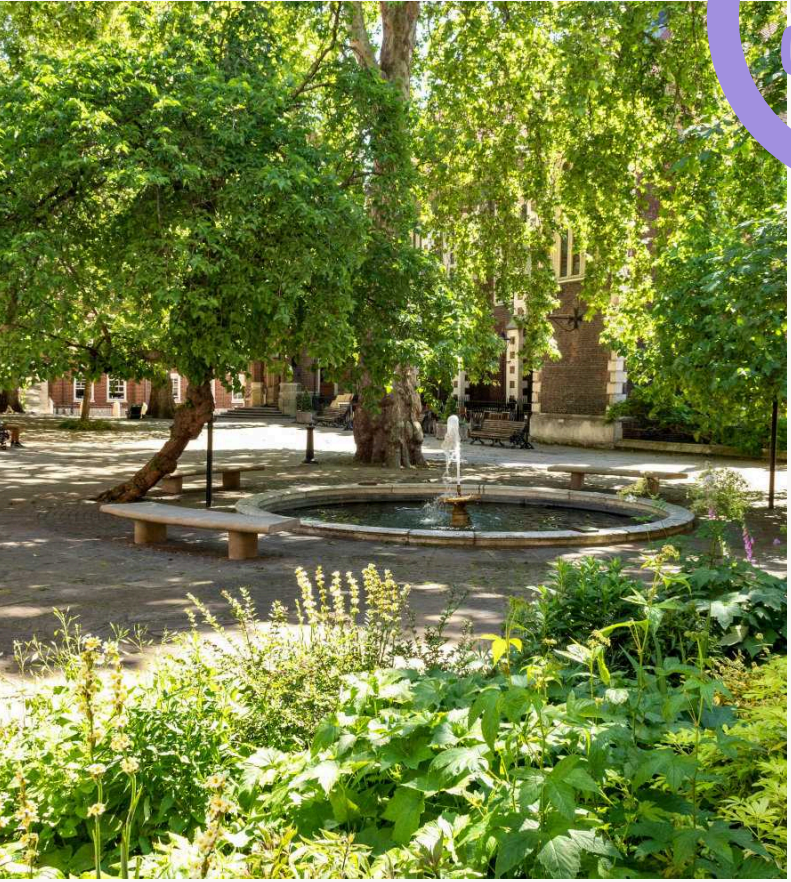


WHERE 10 MINUTES TAKES YOU

The Northcliffe is positioned in an area rich in culture and amenities. And it's all within a ten-minute walk. Surrounded by a plethora of iconic artisan coffee shops, and the scenic spots of Temple Gardens and the riverbank, this central location provides a haven for enjoying the finest culinary experiences, open spaces cultural fixes.



05 MINS
PATERNOSTER
SQUARE



03 MINS
TEMPLE
GARDENS

02 MINS
VICTORIA
EMBANKMENT



10 MINS
LINCOLNS
INN FIELDS



LOCAL AMENITIES

WELLNESS

| | | |
|----|----------------------|---------|
| 01 | Temple Garden | 03 mins |
| 02 | Victoria Embankment | 02 mins |
| 03 | 1 Rebel | 08 mins |
| 04 | Surge gym | 03 mins |
| 05 | Anytime Fitness | 05 mins |
| 06 | Lincoln’s Inn Fields | 10 mins |

DINING

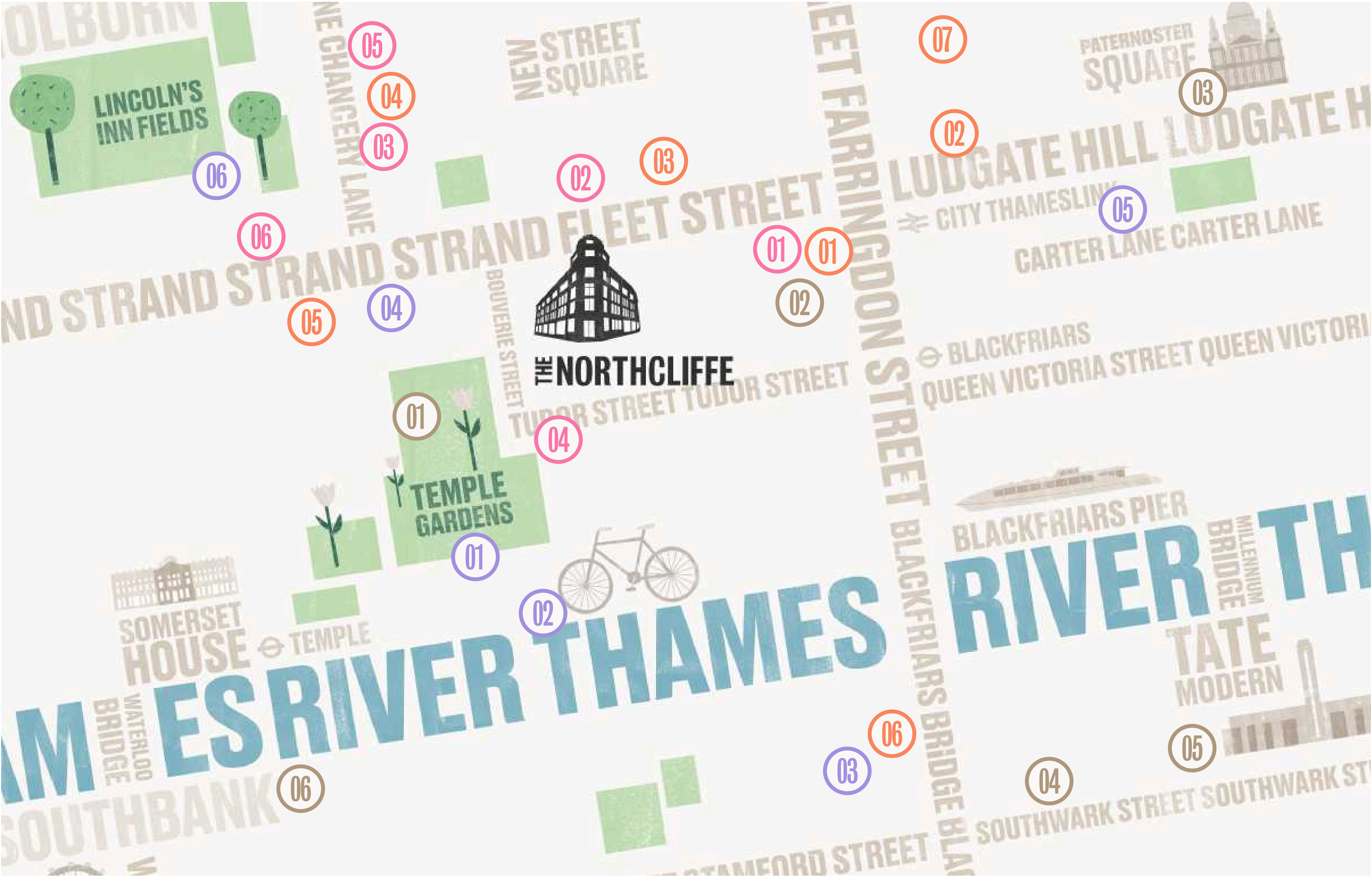
| | | |
|----|------------------------|---------|
| 01 | CORD by Le Cordon Bleu | 02 mins |
| 02 | El Vino | 03 mins |
| 03 | Cigalon | 05 mins |
| 04 | Jamies Tudor Street | 01 mins |
| 05 | Gaucho | 05 mins |
| 06 | Brasserie Blanc | 05 mins |

COFFEE

| | | |
|----|----------------------|---------|
| 01 | Blank Street Coffee | 03 mins |
| 02 | Association Coffee | 05 mins |
| 03 | Pickwick Coffee Club | 03 mins |
| 04 | Black Sheep Coffee | 08 mins |
| 05 | Press Coffee & Co | 05 mins |
| 06 | Gails | 08 mins |
| 07 | Kerb + Fleet Place | 07 mins |

CULTURE

| | | |
|----|---------------------|---------|
| 01 | Inner Temple | 02 mins |
| 02 | St Bride Foundation | 03 mins |
| 03 | St Paul’s Cathedral | 08 mins |
| 04 | Bankside Gallery | 09 mins |
| 05 | Tate Modern | 10 mins |
| 06 | Southbank Centre | 10 mins |





07 MINS
CHOPHOUSE



03 MINS
BLANK STREET



02 MINS
CORD



08 MINS
REBEL



07 MINS
KERB + FLEET PLACE


















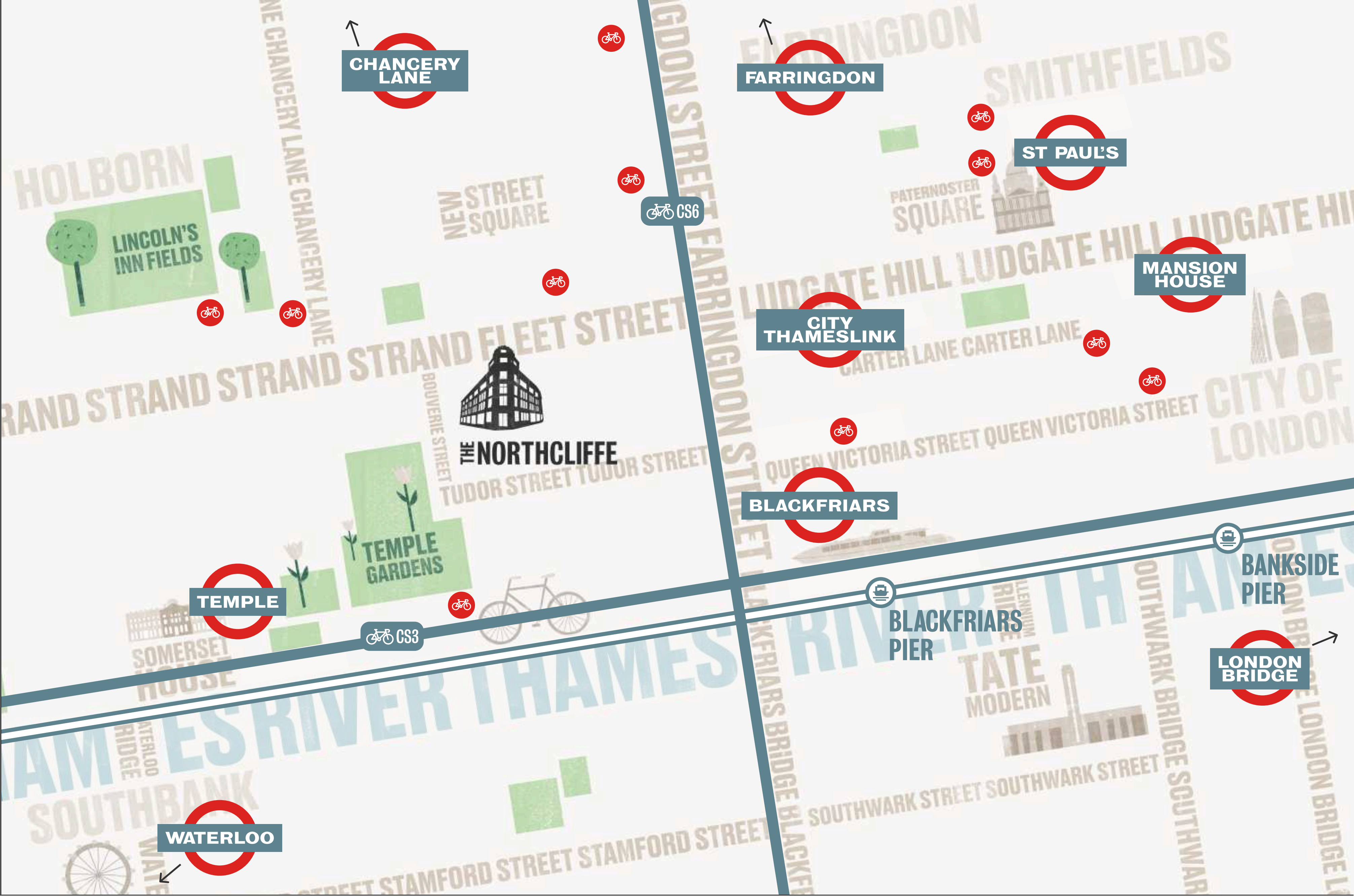
05 MINS
CIGALON

Start the day off with an artisan coffee, hit the gym at lunch, and indulge in French cuisine at Cigalon for dinner. Head home happy.

CONNECTING TO LONDON IS AN EASY RIDE

WALKING TIMES

| | | |
|---------------------------|---|---------|
| Blackfriars |    | 4 mins |
| City Thameslink |  | 5 mins |
| St Paul's |  | 8 mins |
| Chancery Lane |  | 8 mins |
| Farringdon |      | 10 mins |
| Santander docking station |  | |
| Cycle highways |   | |
| Uber Boat |  | 5 mins |



CONTACT

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Development by:



With thanks to:

