

# THE NORTHCLIFFE

IMPRESSIVE  
PROGRESSIVE  
EXPRESSIVE



186,700 sq ft

28 Tudor Street, EC4



# POWERFUL CHARACTER

## BOLD VISION

An innovative transformation of a listed industrial building. Combining heritage features with future-focused design, The Northcliffe offers c.186,700 sq ft Grade A workspace and new, expansive terraces totalling 9,800 sq ft.



# IN BRIEF

**342**  
CYCLE SPACES

**31**  
SHOWERS

**325**  
LOCKERS

SUSPENDED  
METAL CEILING  
**RAFTS**

SELF CONTAINED  
RECEPTION  
OPPORTUNITY

NEW FOUR PIPE  
FAN COIL  
AIR CONDITIONING

TWO LANDSCAPED TERRACES  
AND A ROOFTOP GARDEN  
TOTALLING C.9,800 SQ FT

**X6**  
13 PERSON  
PASSENGER  
LIFTS

**1:8**<sub>SQM</sub>  
OCCUPANCY  
RATIO

**LED**  
LED LIGHTING  
AND SMART  
CONTROLS

**2.75**<sub>M</sub>  
3.62M  
FLOOR TO  
SOFFIT

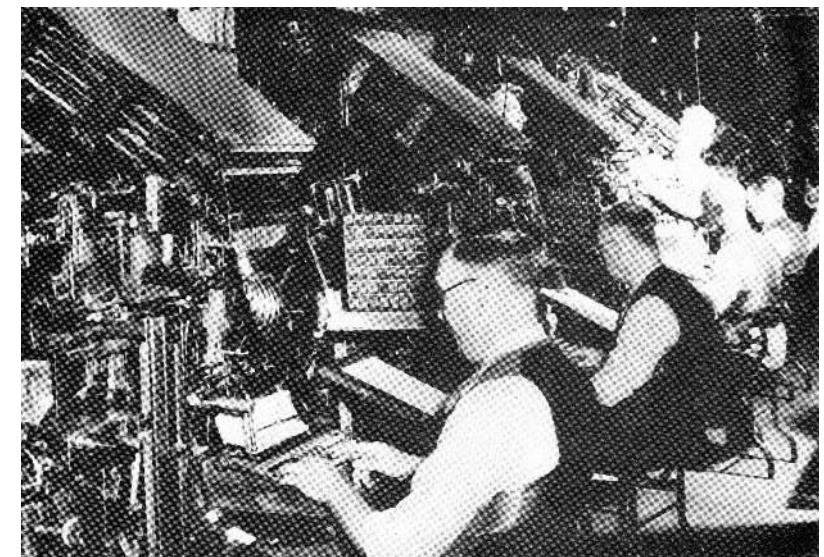
**150**<sub>MM</sub>  
RAISED  
ACCESS  
FLOORS

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

**100%**  
ALL ELECTRIC  
BUILDING

## ACCREDITATIONS





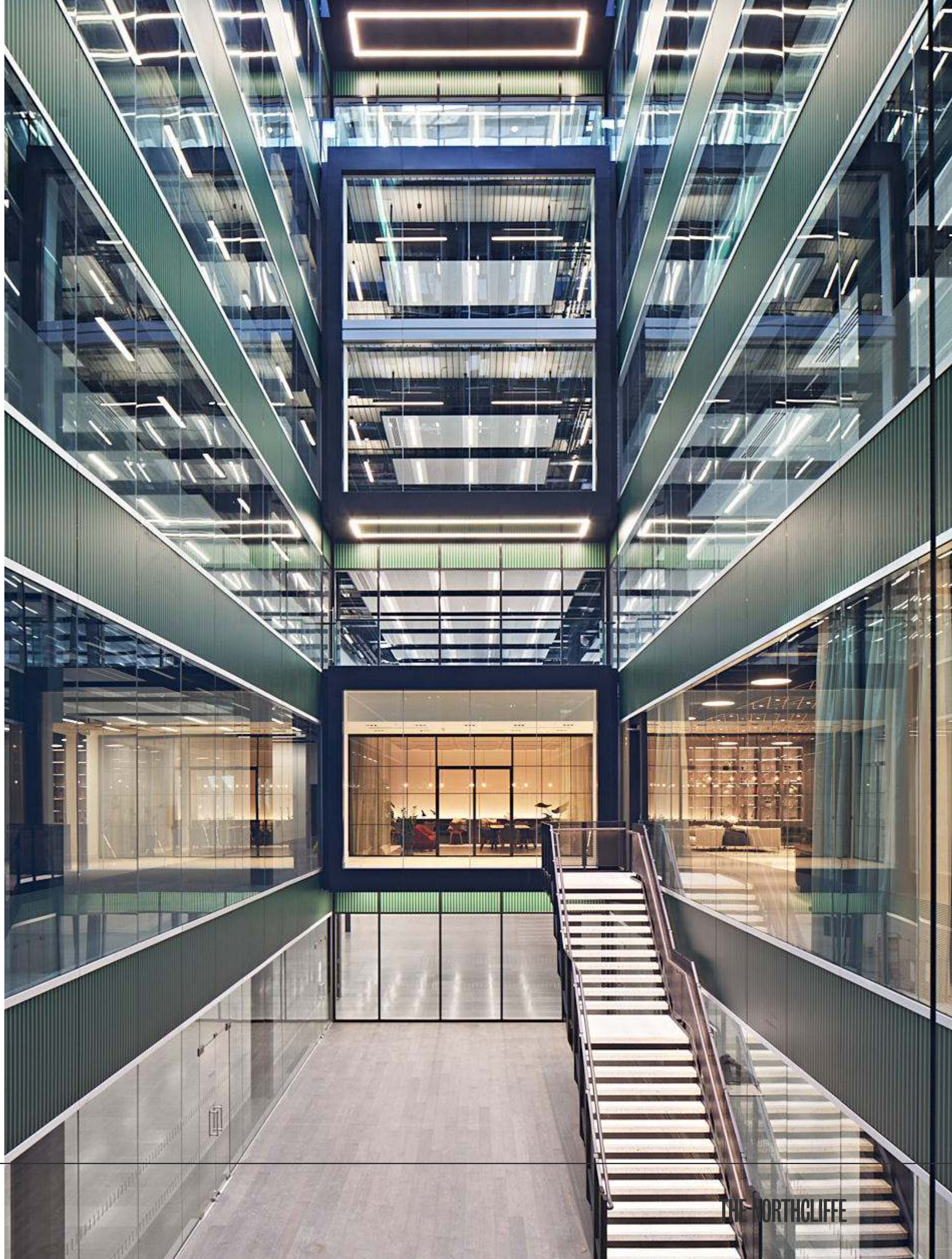
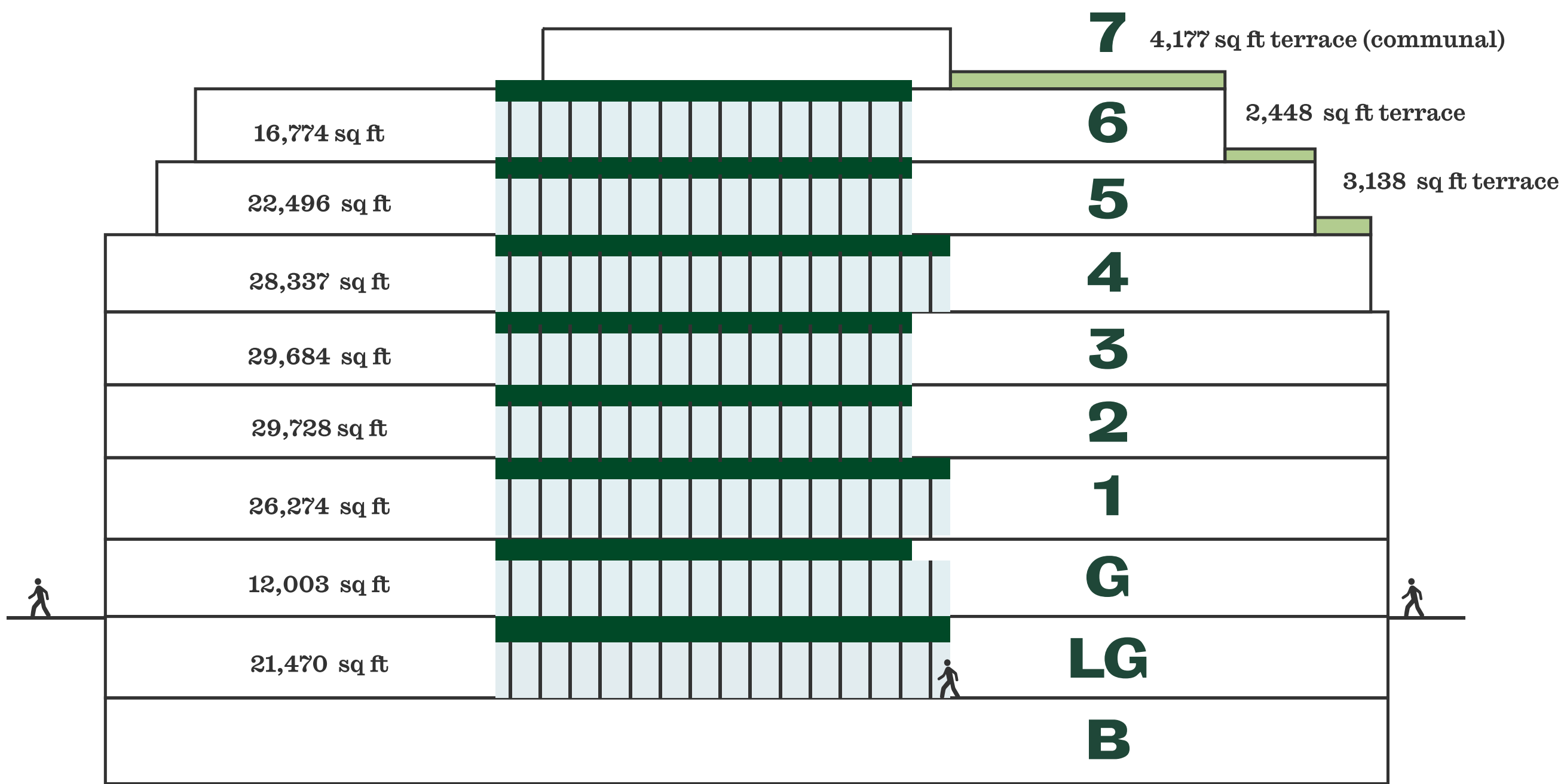
# INDUSTRIAL PAST FUTURE WORKSPACE

Northcliffe House, once part of the Associated Newspaper group, was constructed in 1925 to serve as a state-of-the-art print and production facility for the Daily Mail newspaper. The building was significant for its efficient design, which combined all the necessary components of production under one roof.

The building's structure is comprised of a cast steel frame and almost fully glazed, utilising Crittall's minimalist W20 section galvanised steel windows. The Northcliffe today exposes the building structure to reflect its industrial past, conscientiously re-imagined with an abundance of functional areas and amenities.



# 186,700 SQ FT GRADE A WORKSPACE



# 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.



## FOCUS

### QUIET ROOM FOR FOCUSED WORK



## RECHARGE

### EXCEPTIONAL CHANGING FACILITIES TO REFRESH AND RECHARGE



## CONNECT

### LIGHT FILLED ATRIUM FOR COLLABORATIVE WORKING



## CONNECT

### LIBRARY FOR WAITING AND BREAKOUT SESSIONS



## RECHARGE

### LANDSCAPED TERRACES & ROOFTOP GARDEN WITH PANORAMIC VIEWS

**01**  
**BUILDING**

**SCALE**  
**SPACE**  
**SCOPE**



# CRAFTED, CURATED CUTTING- EDGE

The ground floor entrances have been designed with a 1920s influence, featuring geometric designs and a rich colour palette accented by gold and brass bronze details. The large reception lobby and lounge with feature diagonal timber ceiling rafts makes a striking arrival experience.





THE  
NORTHCLIFFE

- 6
- 5
- 4
- 3
- 2
- 1
- G
- 1G



1,400 sq ft self-contained reception (for dedicated tenant entrance)



Lift lobby

# LANDSCAPED TERRACES AND ROOFTOP GARDEN

New, spacious terraces provide magnificent views over the London skyline. The communal rooftop garden on Level 7 has been designed to maximise outdoor activities, including an amphitheatre-style seating arrangement, along with integrated tables and chairs set amongst the generous gardens and green landscaping.





Sixth Floor terrace



Communal Seventh Floor rooftop

# ADVANCED WORKSPACES

## EXTENSIVE SCOPE

Large, expansive floor plates are centred around a striking light-filled atrium to create animated, multi-layered workspaces. The CAT A design intentionally creates a connection with the building's industrial past with exposed soffits, steel columns, and steel beams. New extensions on Levels 5 and 6 feature a modular panelised window wall system with a grid pattern to deliberately and seamlessly complement the Grade II listed facade.



Fifth Floor





Fifth Floor



Fifth Floor

# FIFTH FLOOR TURRET



02  
DETAILS

DESIGN  
DETAILS  
DELIVERED



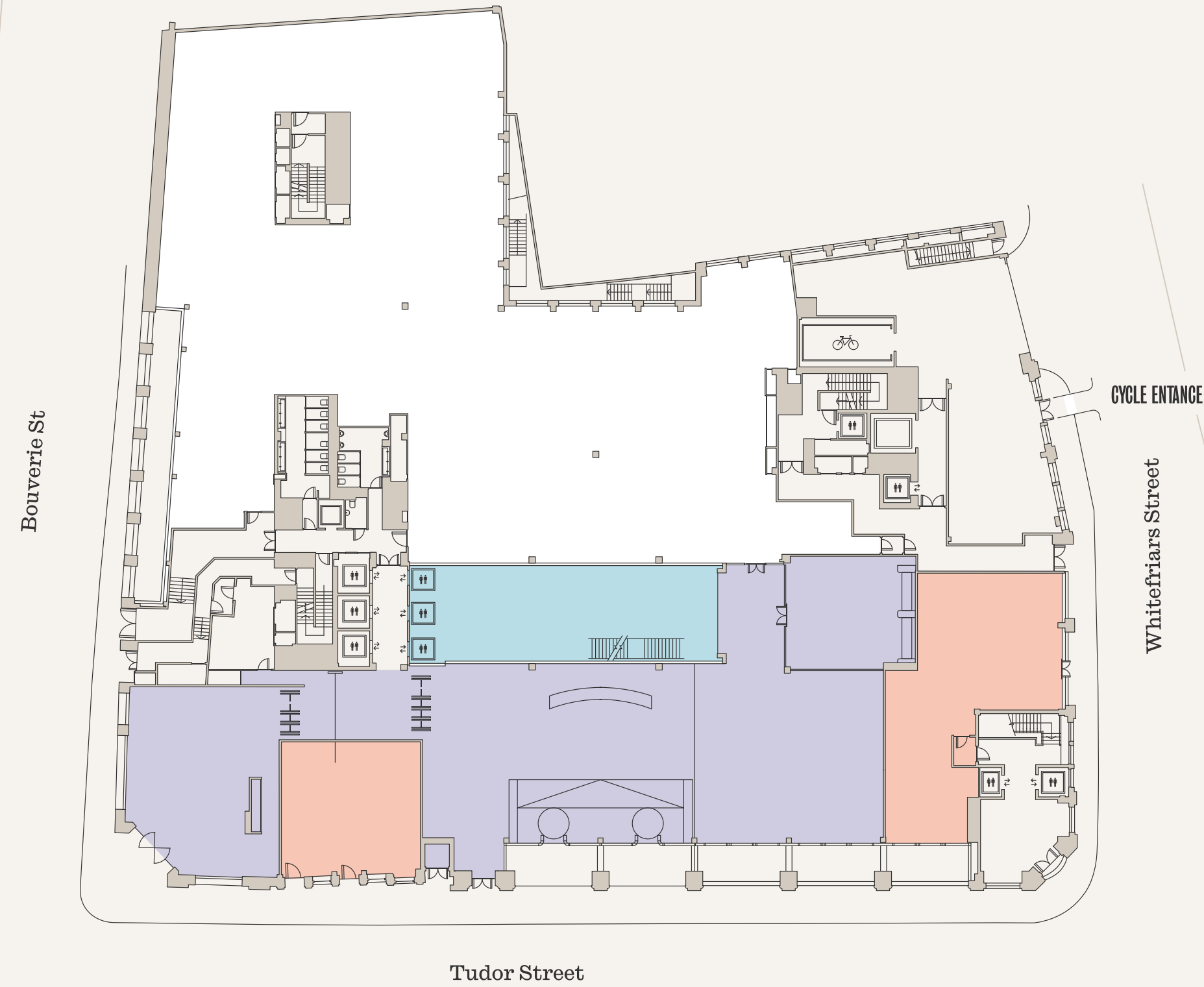


# SCHEDULE OF AREAS

186,700  
SQ FT

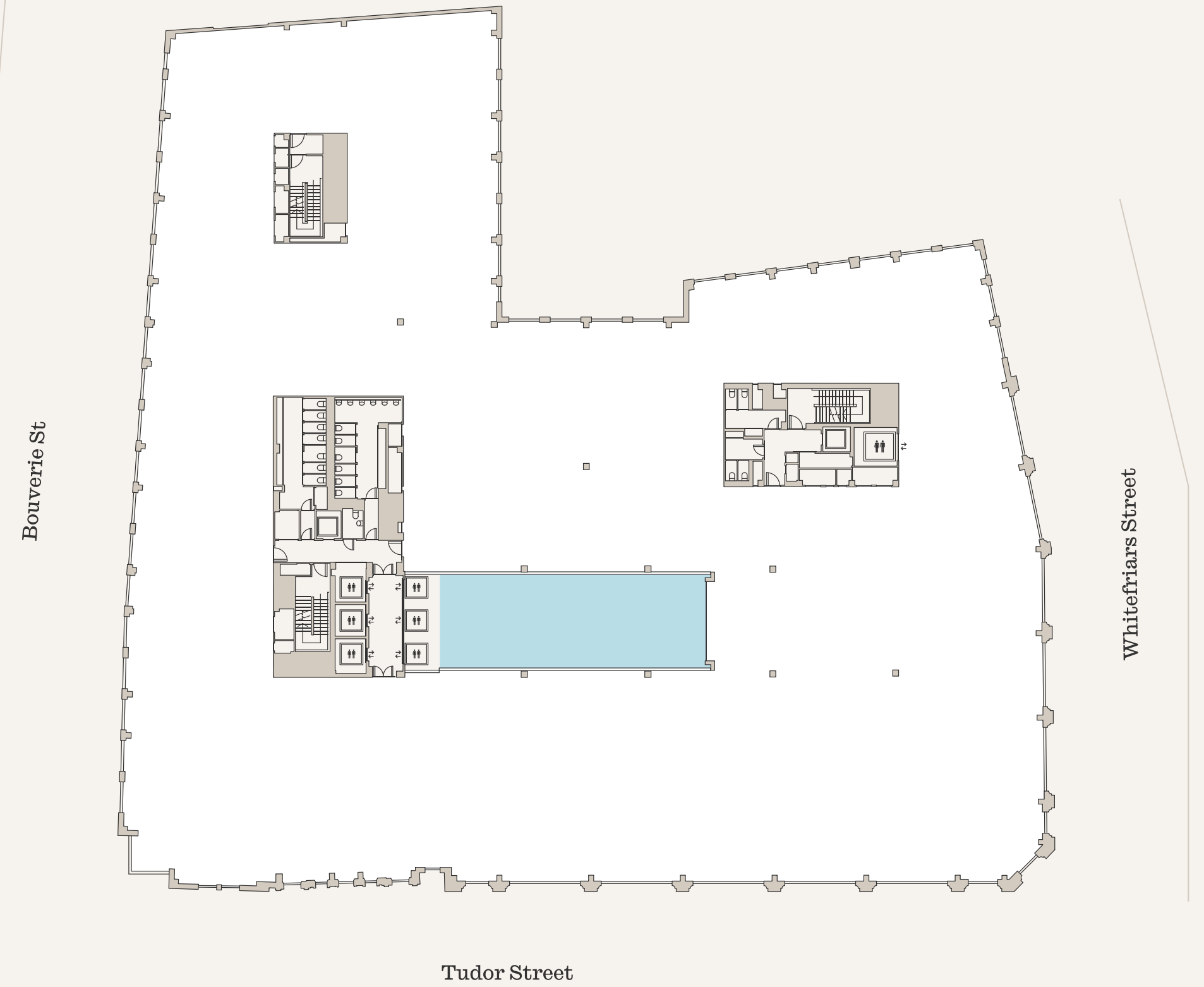
| Floor              | Area (sq ft)   | Terrace (sq ft) |
|--------------------|----------------|-----------------|
| Seventh            |                | 4,177           |
| Sixth Floor        | 16,774         | 2,448           |
| Fifth Floor        | 22,496         | 3,138           |
| Fourth Floor       | 28,337         |                 |
| Third Floor        | 29,684         |                 |
| Second Floor       | 29,728         |                 |
| First Floor        | 26,274         |                 |
| Ground Floor       | 12,003         |                 |
| Lower Ground Floor | 21,470         |                 |
| <b>Total</b>       | <b>186,765</b> | <b>9,763</b>    |

# GROUND FLOOR

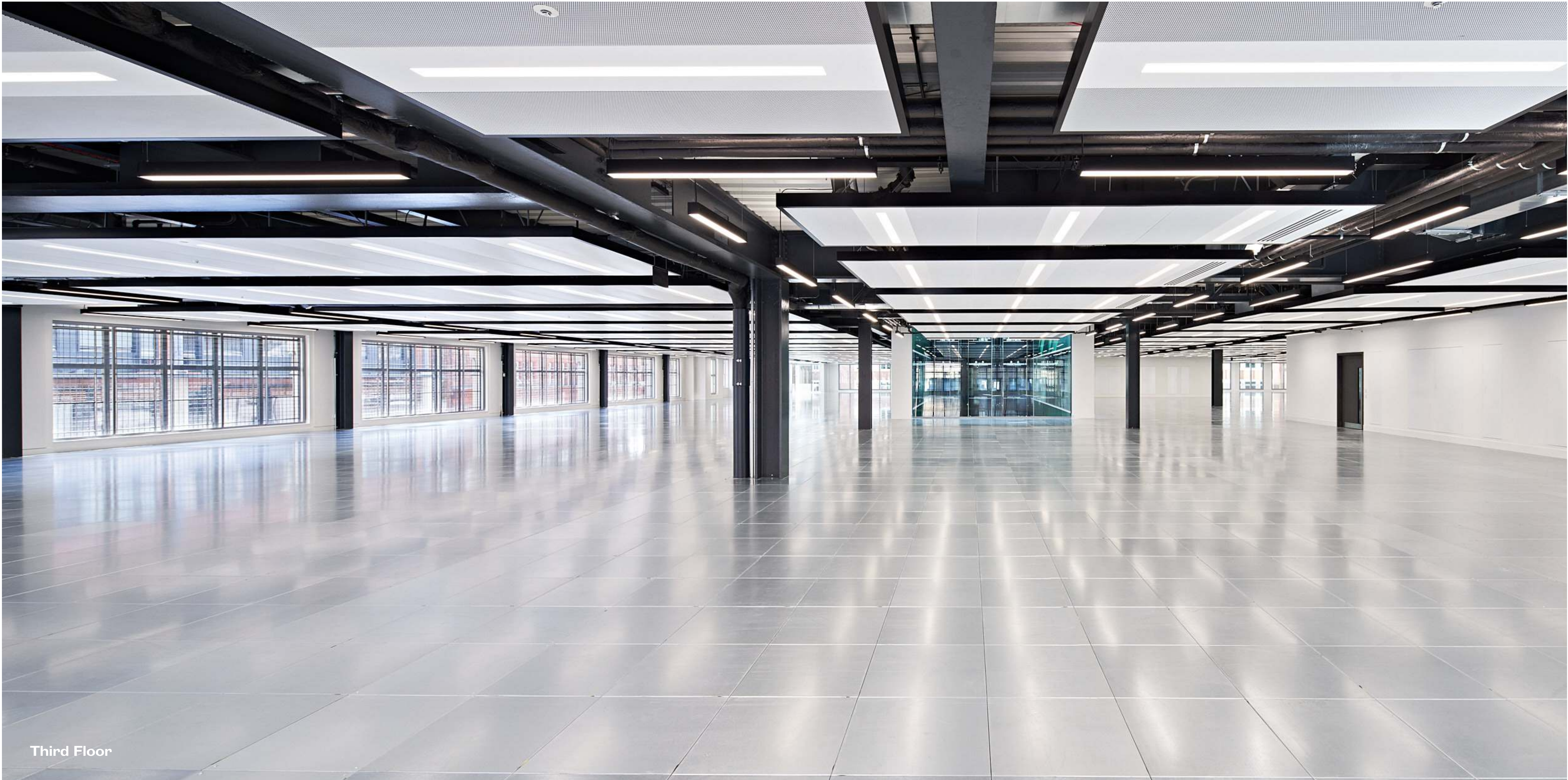


- Office Space 12,003 sq ft
- Reception, lounge & quiet room 6,793 sq ft
- Café 3,091 sq ft
- Atrium

# TYPICAL FLOOR 1-4

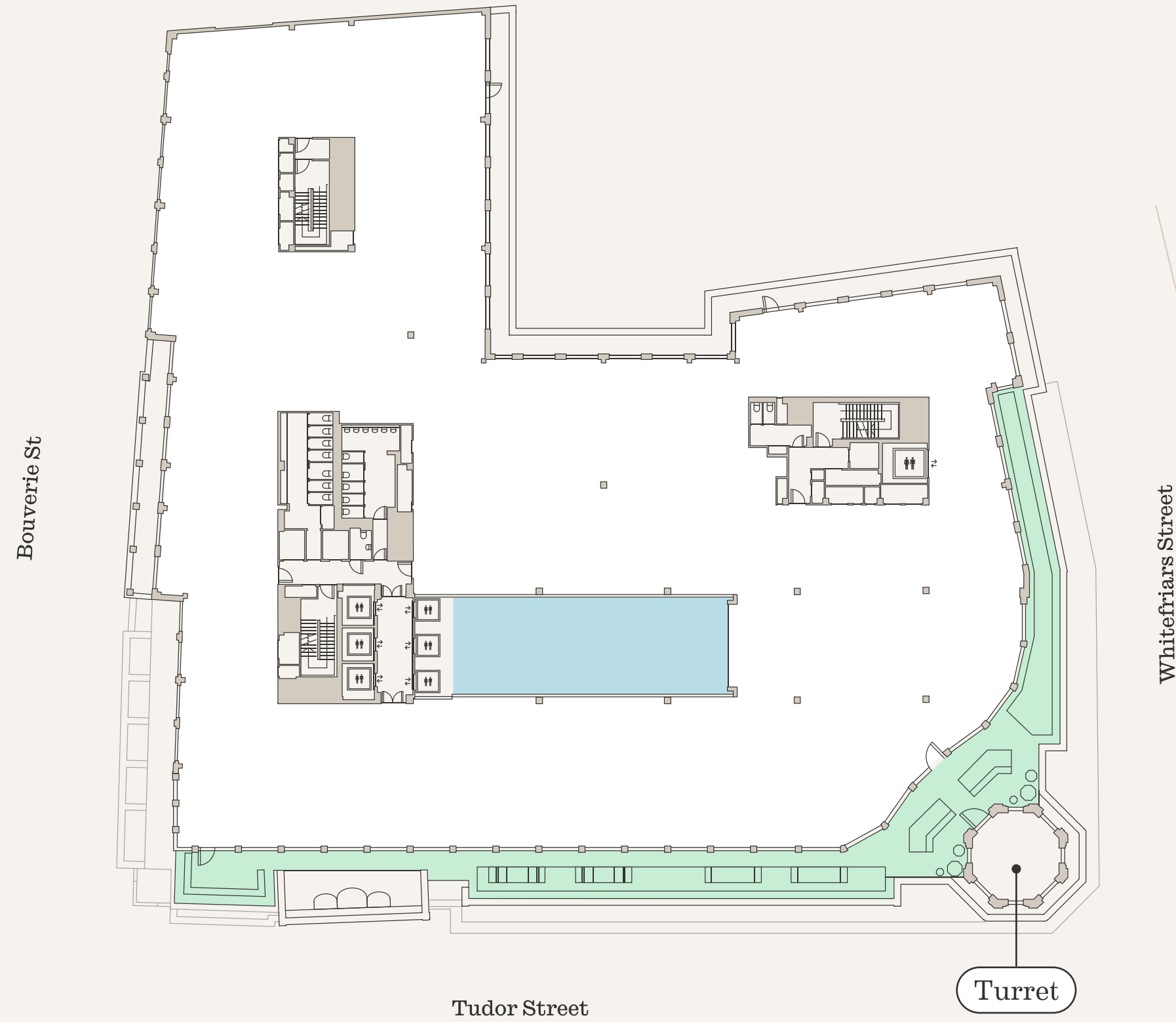


- Office Space c. 29,600 sq ft
- Atrium



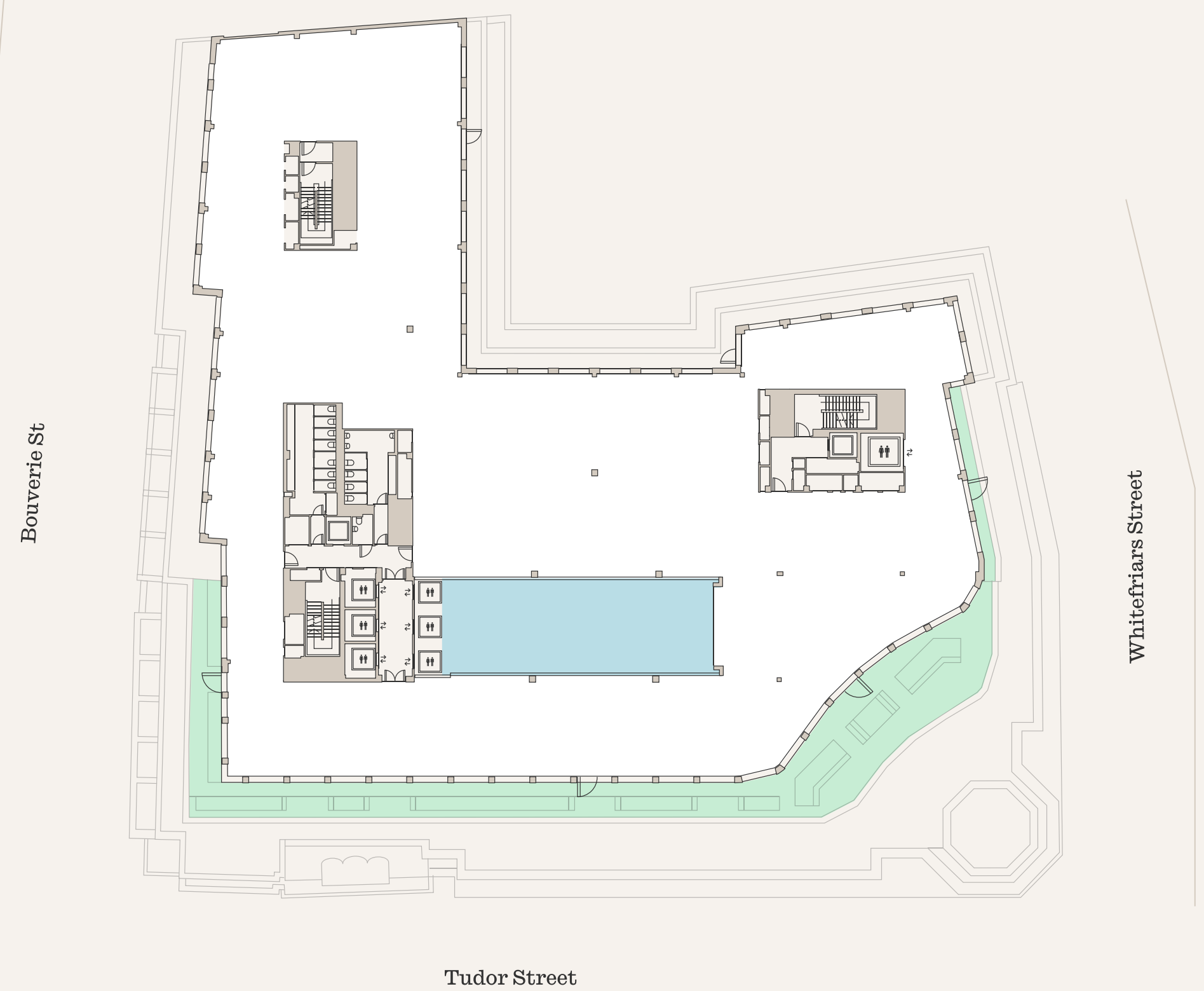
Third Floor

# FIFTH FLOOR



- Office Space 22,496 sq ft
- Terrace 3,138 sq ft
- Atrium

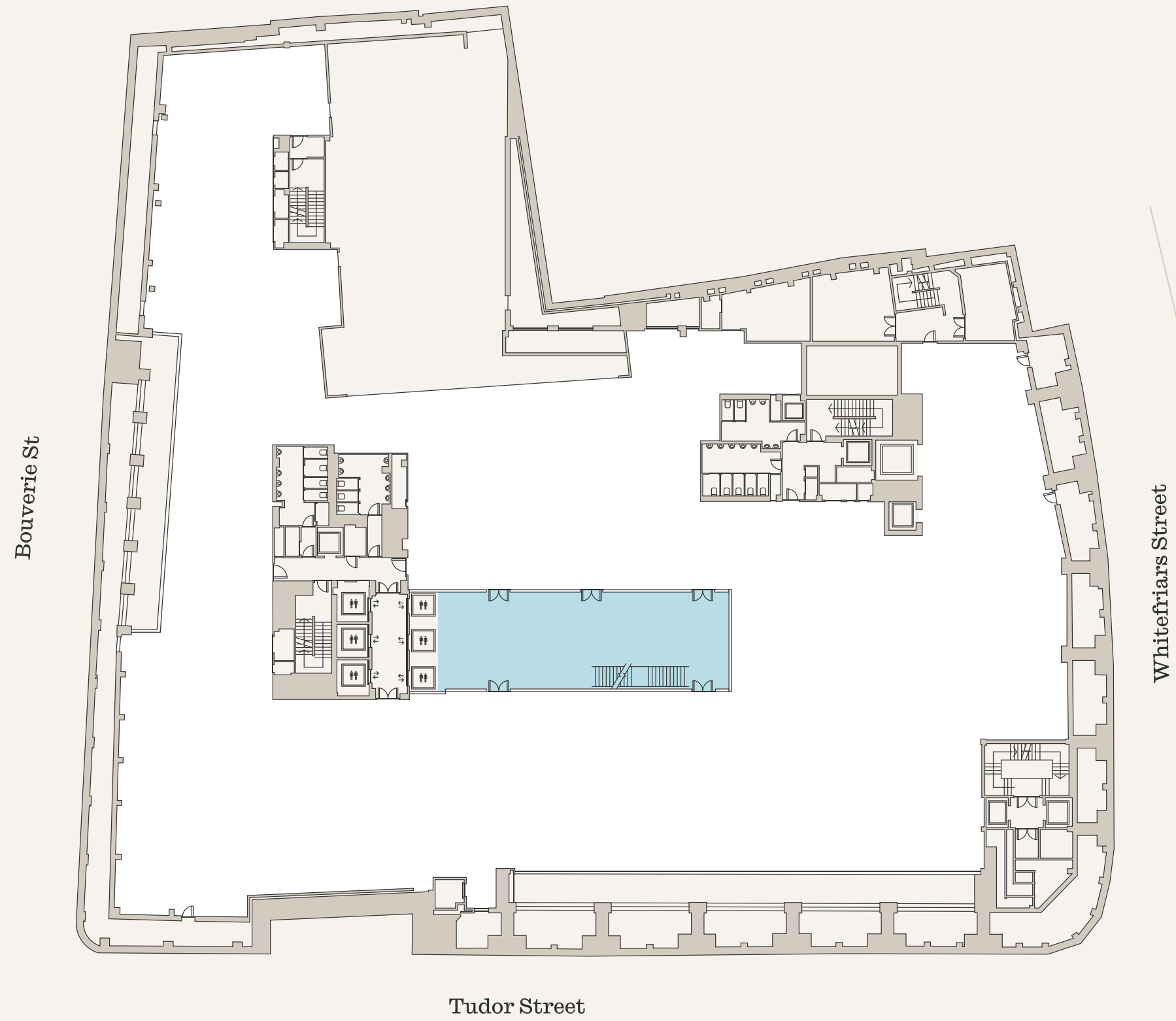
# SIXTH FLOOR



- Office Space 16,774 sq ft
- Terrace 2,448 sq ft
- Atrium

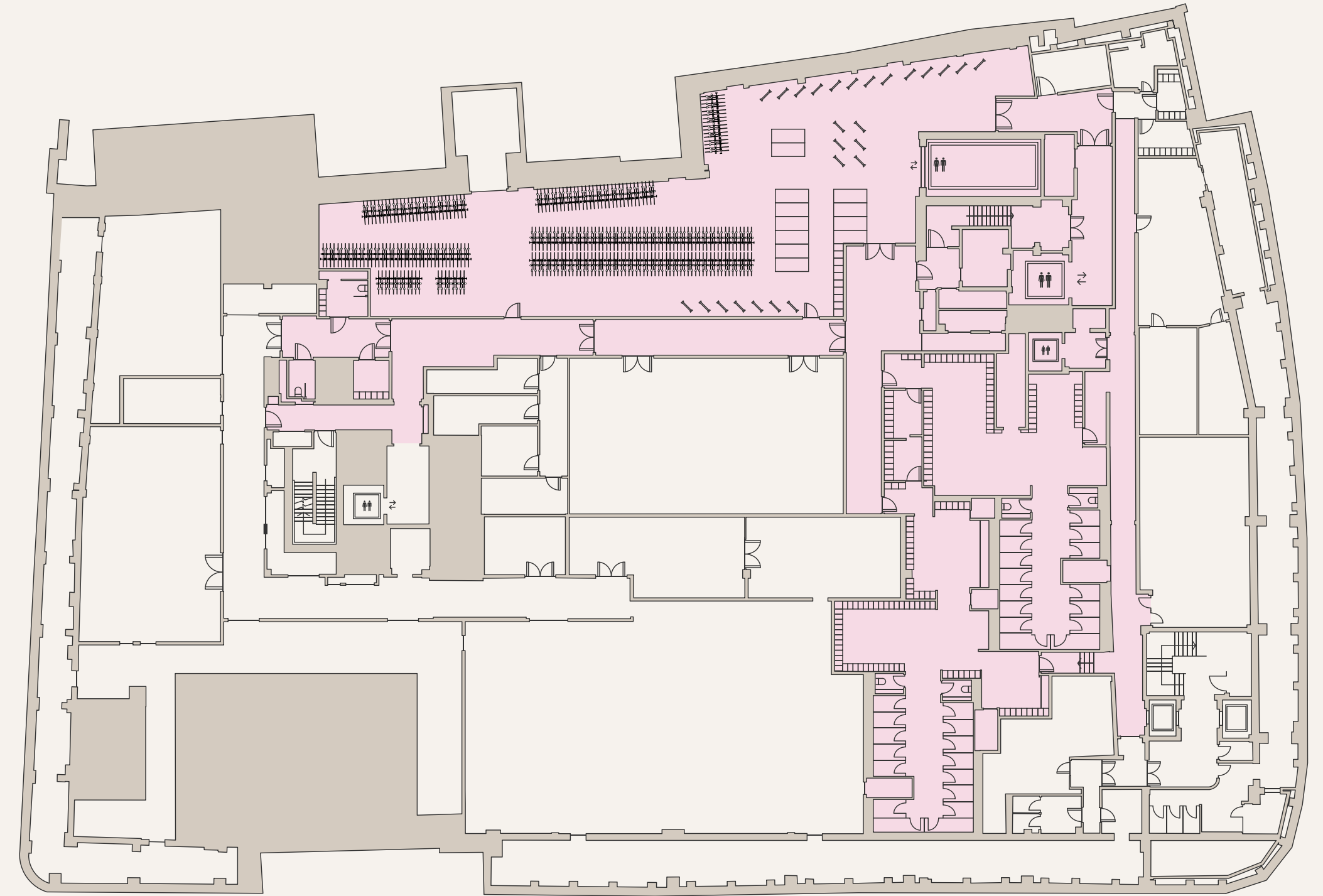


# LOWER GROUND



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

# BASEMENT



- End of trip facilities 6,200 sq ft



**31 showers**



**Best-in-class commuter facilities**



# SUSTAINABLE ACHIEVEMENTS

**500** kgCO<sub>2</sub>/m<sup>2</sup>  
RIBA target

**326** kgCO<sub>2</sub>/m<sup>2</sup>  
The Northcliffe

**WHOLE LIFE-  
CYCLE CARBON  
ASSESSMENT**

TARGETING  
**BREEAM  
OUTSTANDING**

**EPC B**

# 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 CO<sub>2</sub> sensors on all office floors.

**64%**  
REDUCTION IN  
CO<sub>2</sub> 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



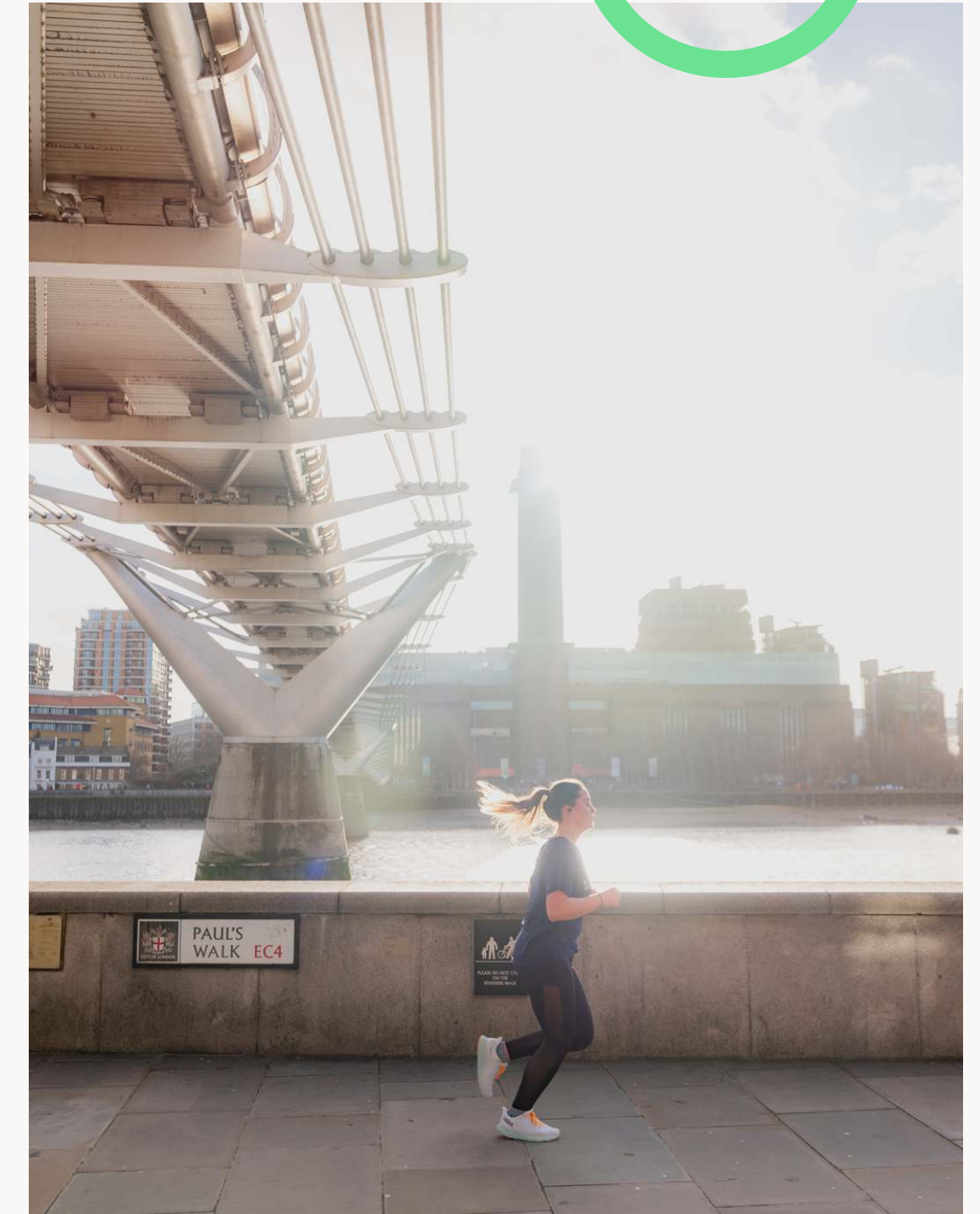
05 MINS  
PATERNOSTER  
SQUARE



10 MINS  
TATE  
MODERN



03 MINS  
TEMPLE  
GARDENS



02 MINS  
VICTORIA  
EMBANKMENT

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.

# 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

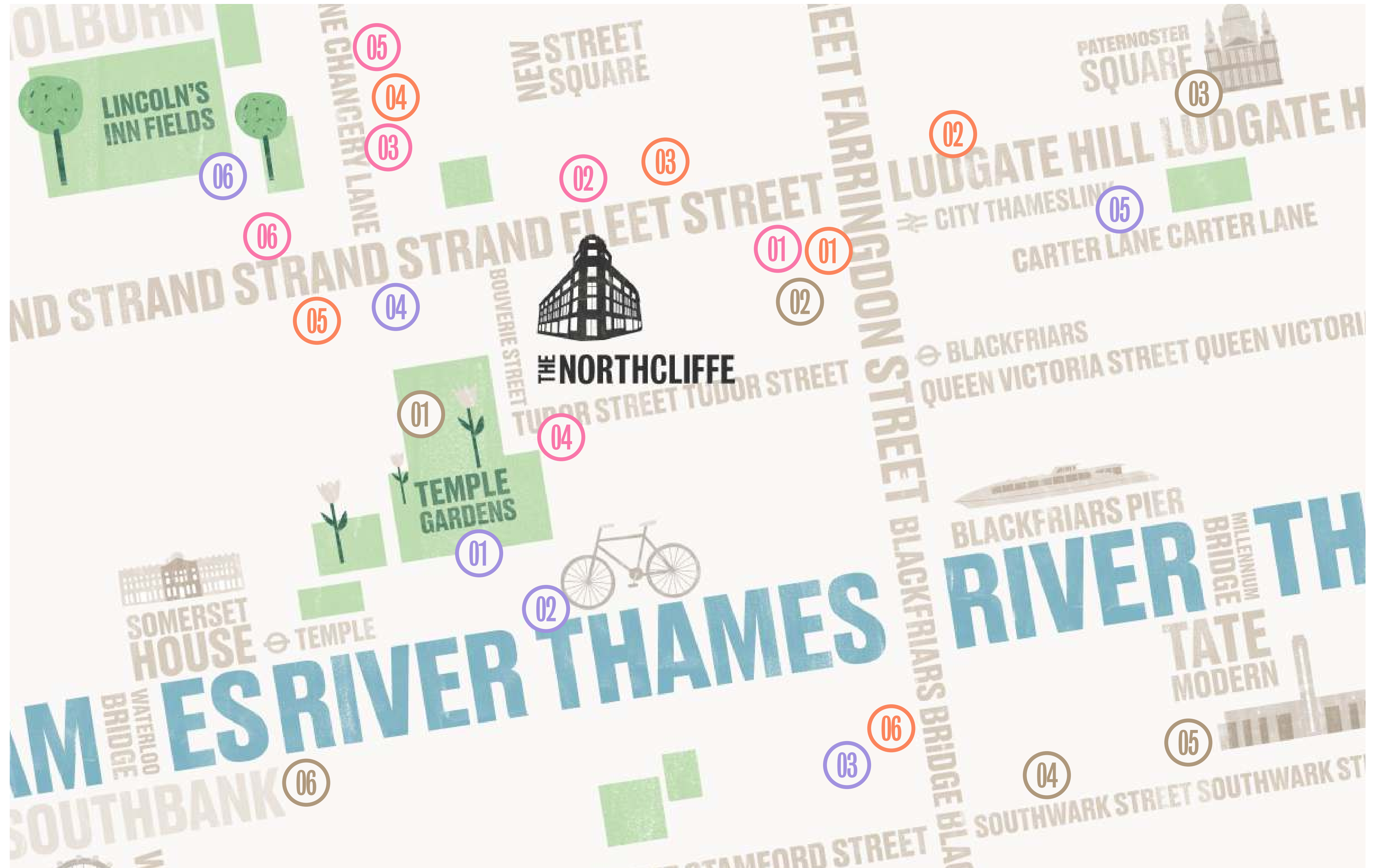
|    |                        |         |
|----|------------------------|---------|
| 01 | CORD by Le Cordon Bleu | 02 mins |
| 02 | El Vino                | 03 mins |
| 03 | Cigalon                | 05 mins |
| 04 | Jamies Tudor Street    | 01 mins |
| 05 | Gaucho                 | 05 mins |
| 06 |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

## COFFEE

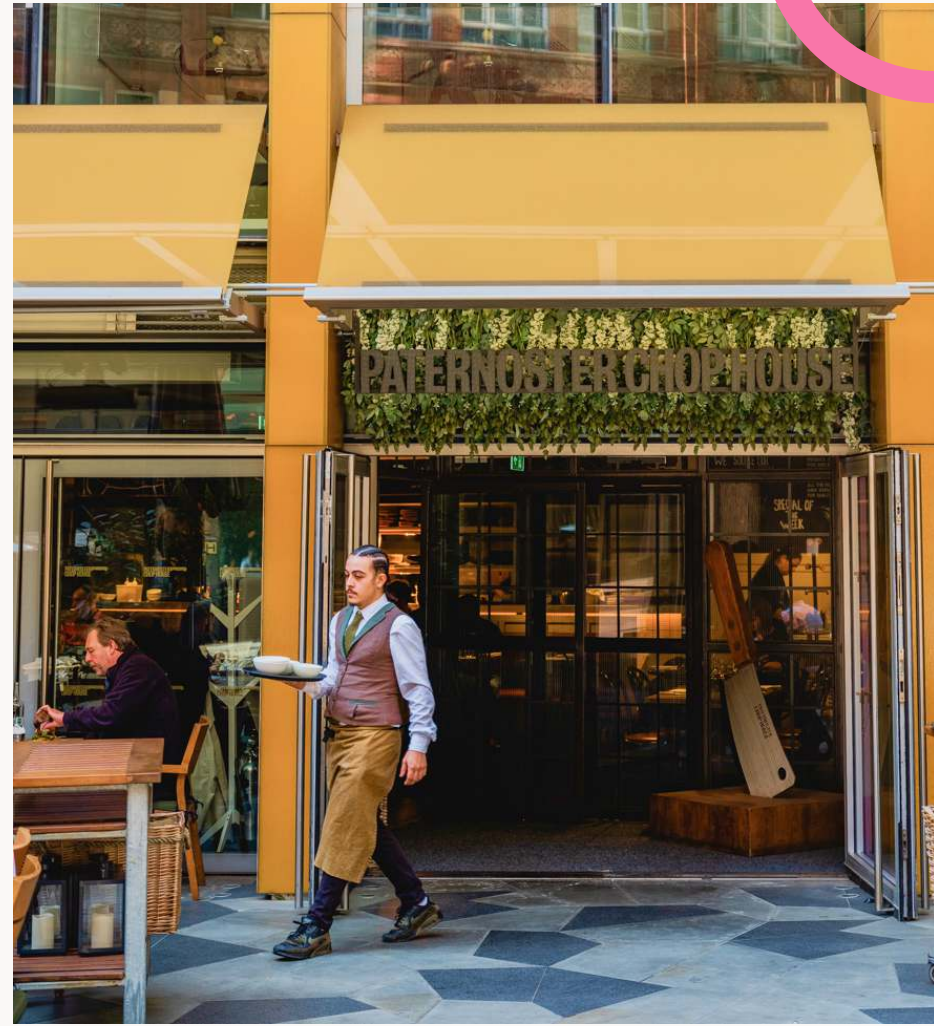
|    |                      |         |
|----|----------------------|---------|
| 01 | Blank Street Coffee  | 03 mins |
| 02 | Association Coffee   | 05 mins |
| 03 | Pickwick Coffee Club | 03 mins |
| 04 | Black Sheep Coffee   | 08 mins |
| 05 | Press Coffee & Co    | 05 mins |
| 06 | Gails        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

## 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



05 MINS  
YOLK



















05 MINS  
CIGALON

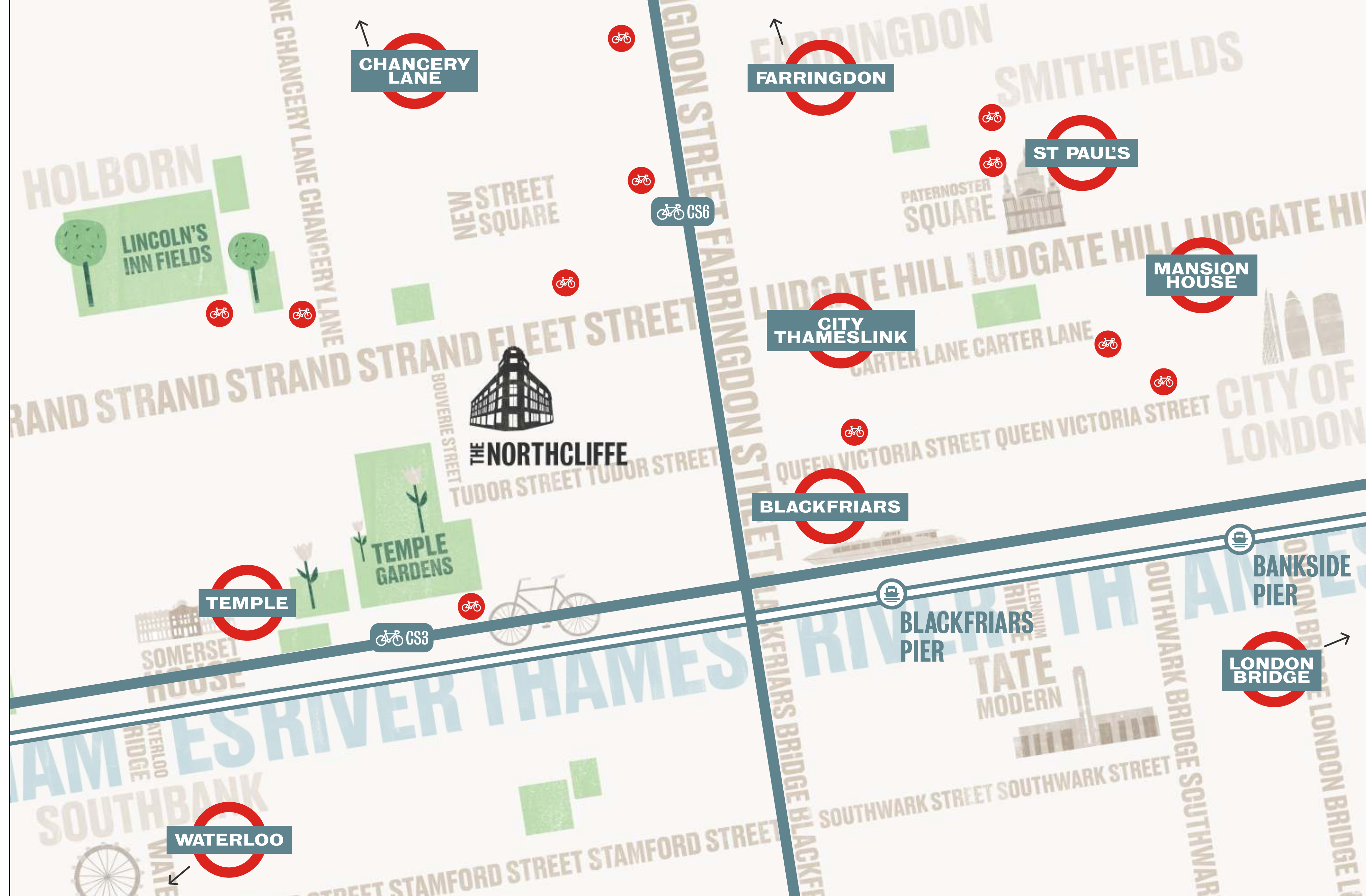


Start the day off with an artisan coffee, hit the gym at lunch, and indulge in French cuisine at Cigalon for dinner. Head home happy.

# 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  |



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With thanks to:

