

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
TOTTALLING C.9,800 SQ FT

X6
13 PERSON
PASSENGER
LIFTS

1:8_{SQM}
OCCUPANCY
RATIO

LED
LED LIGHTING
AND SMART
CONTROLS

2.75_M
3.62M
FLOOR TO
SOFFIT

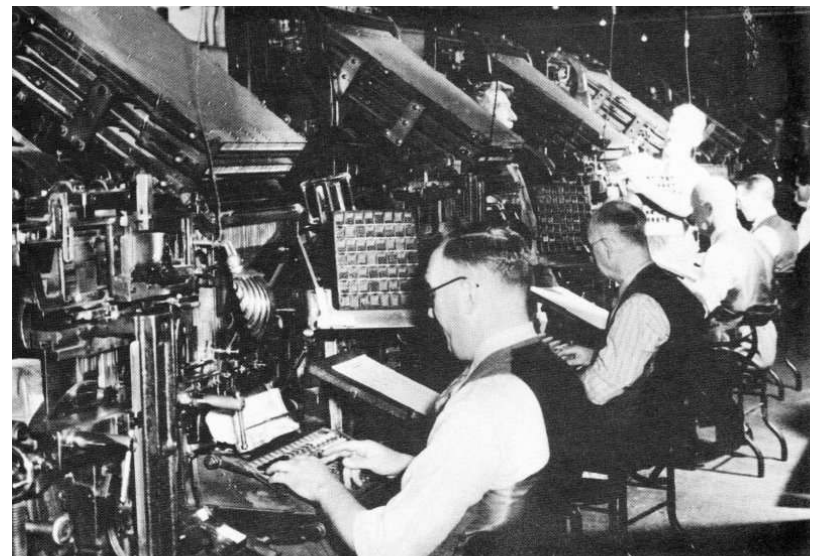
150_{MM}
RAISED
ACCESS
FLOORS

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

100%
ALL ELECTRIC
BUILDING

ACCREDITATIONS





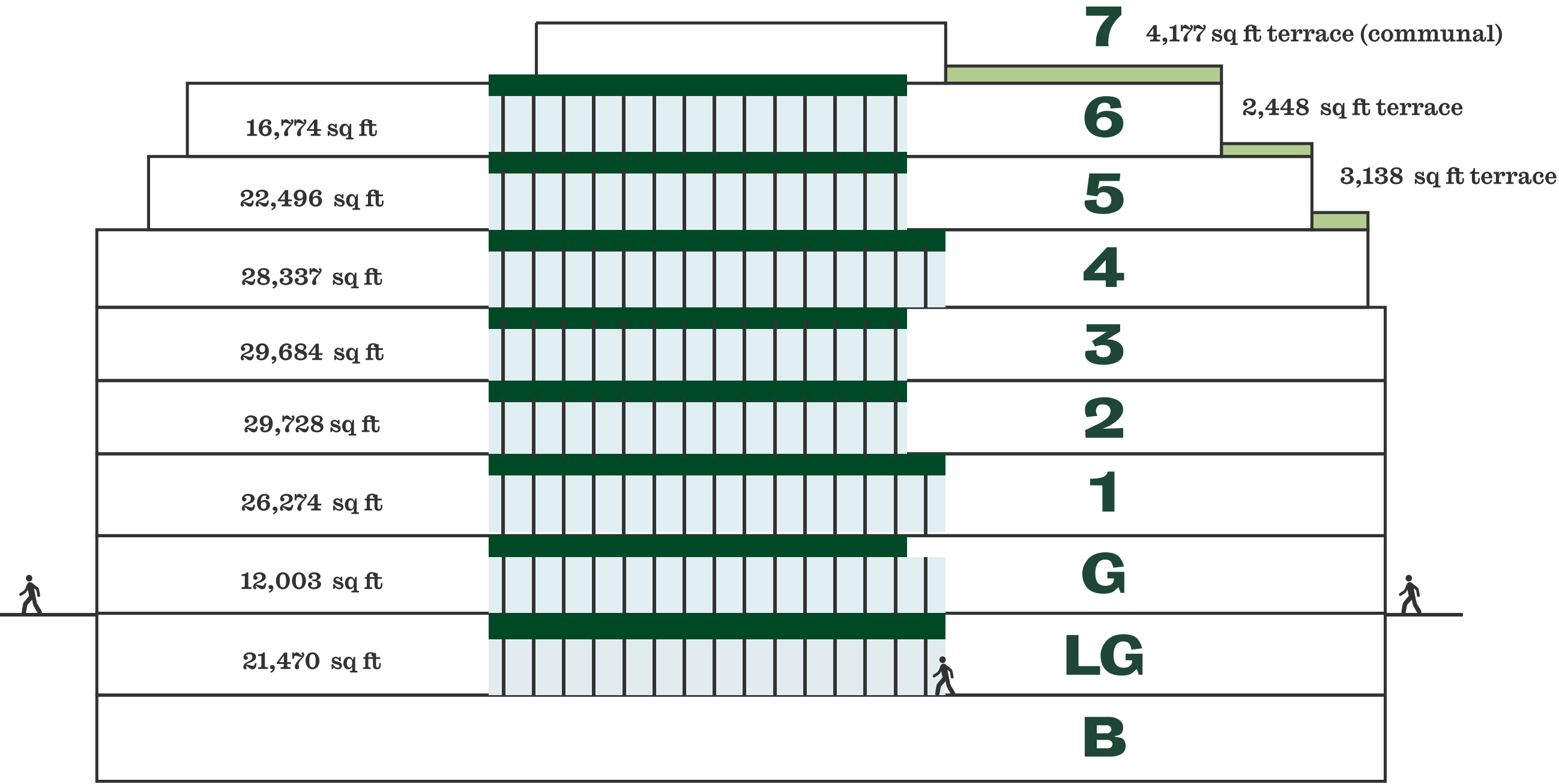
INDUSTRIAL PAST FUTURE WORKSPACE

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.







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.





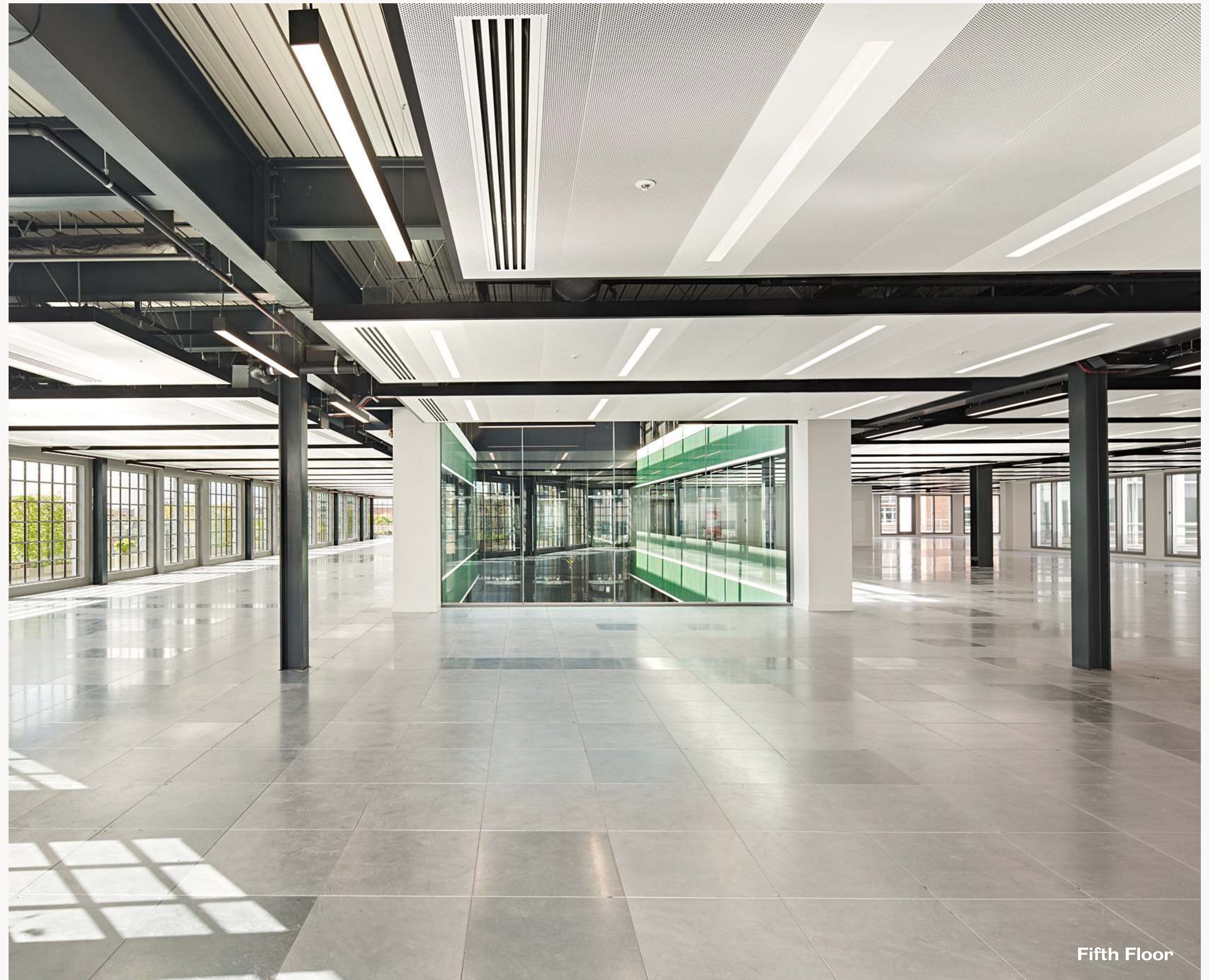
Sixth Floor terrace



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



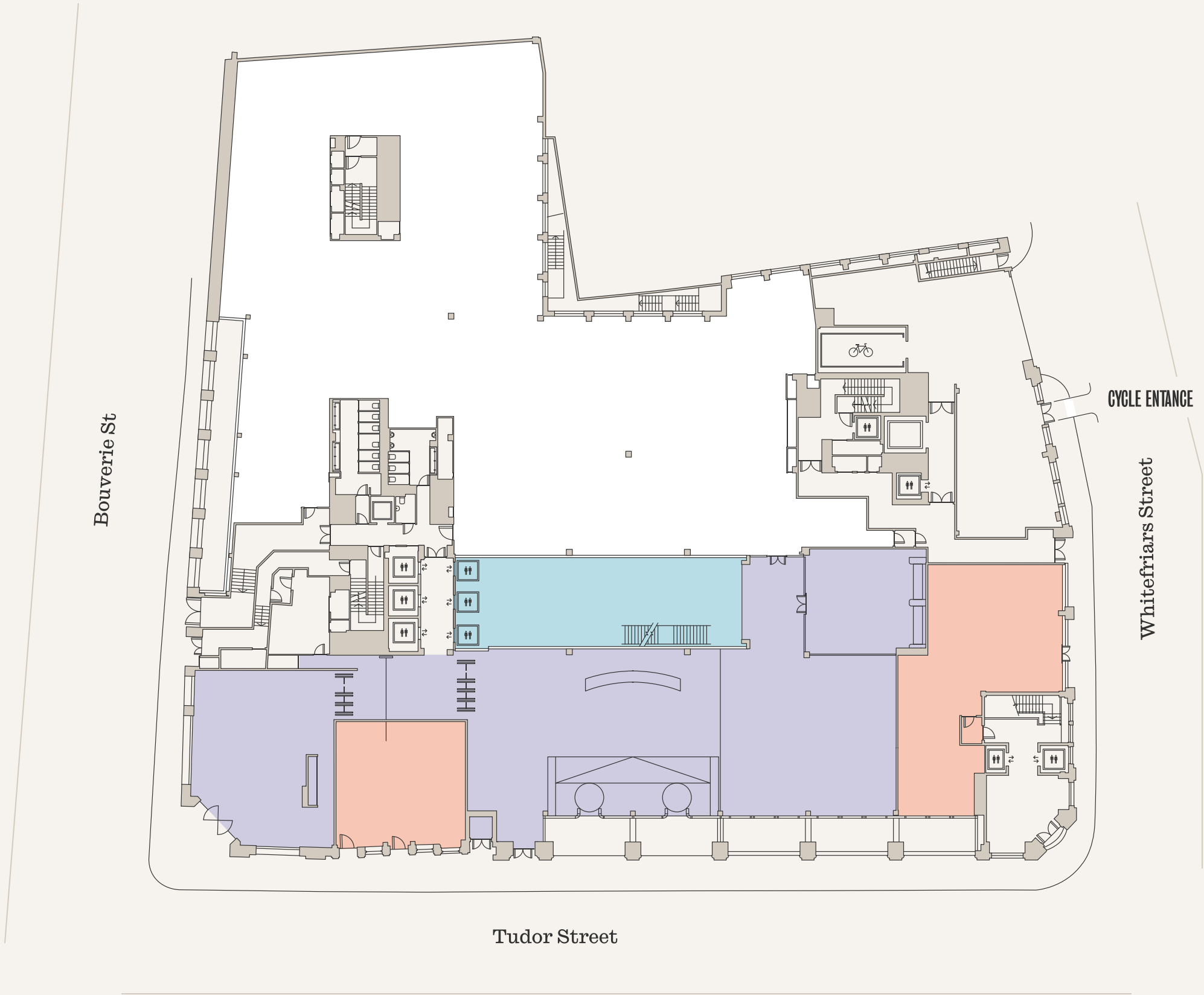


SCHEDULE OF AREAS

186,700
SQ FT

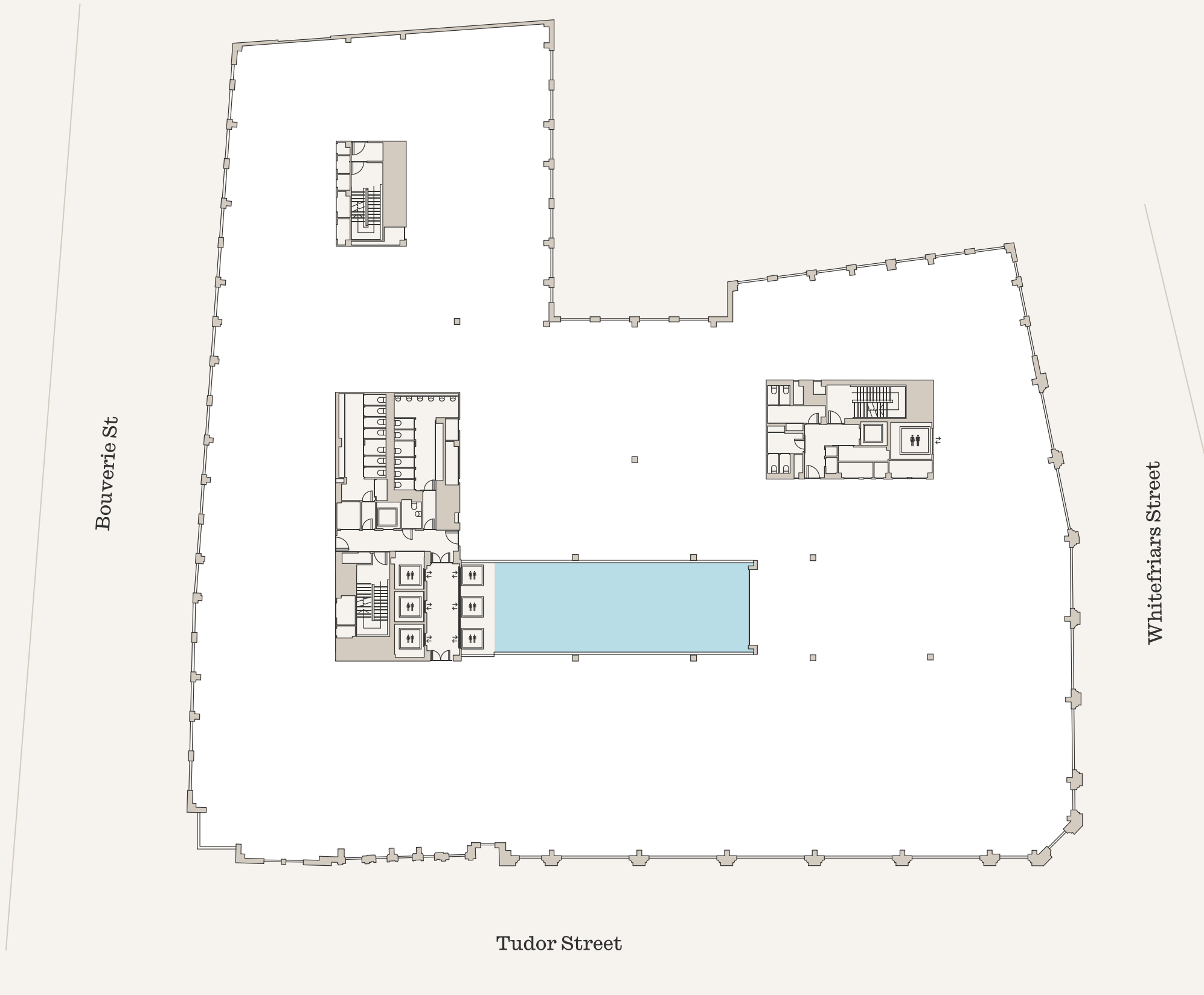
Floor	Area (sq ft)	Terrace (sq ft)
Seventh		4,177
Sixth Floor	16,774	2,448
Fifth Floor	22,496	3,138
Fourth Floor	28,337	
Third Floor	29,684	
Second Floor	29,728	
First Floor	26,274	
Ground Floor	12,003	
Lower Ground Floor	21,470	
Total	186,765	9,763

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



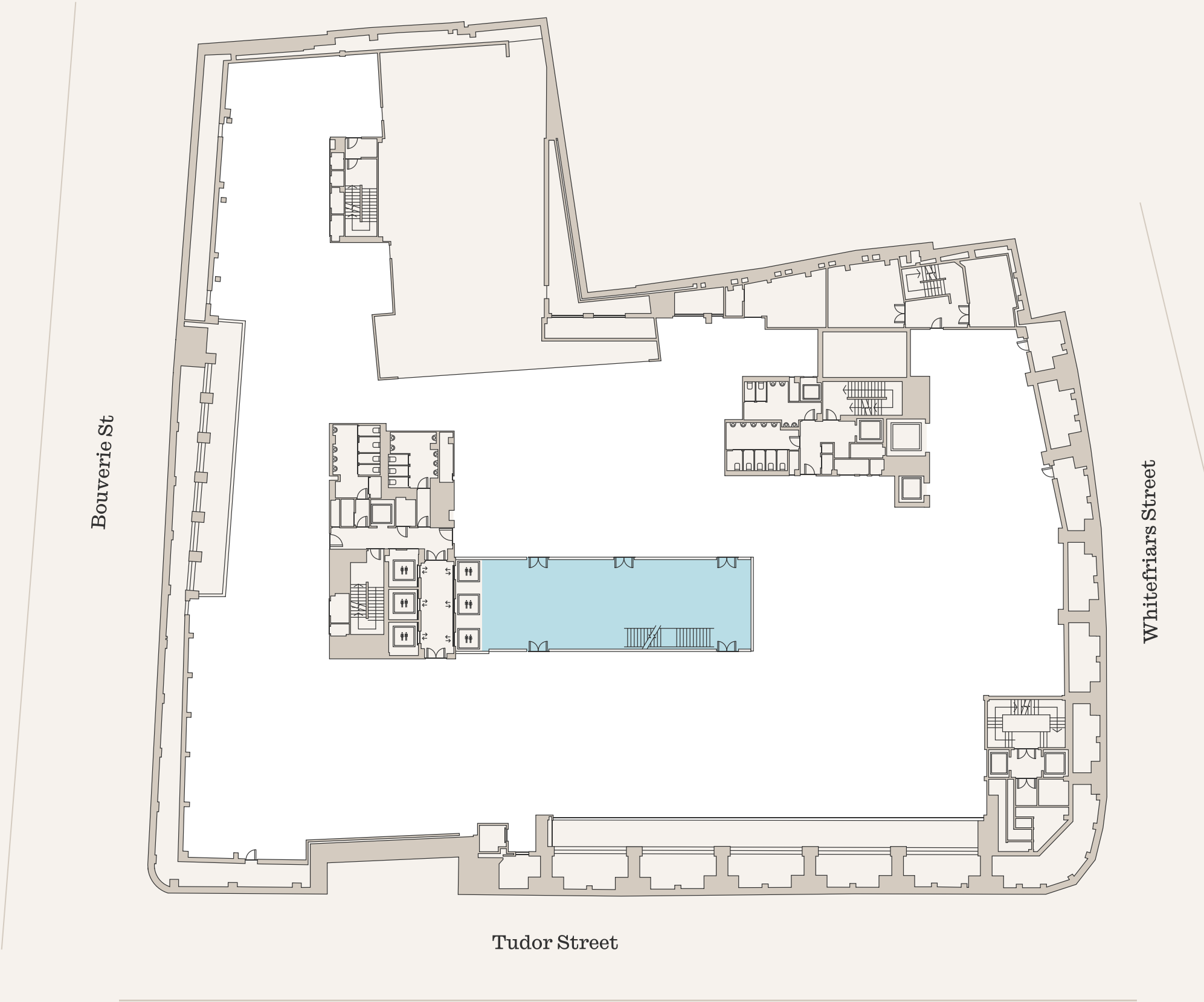
- Office Space 16,774 sq ft
- Terrace 2,448 sq ft
- Atrium



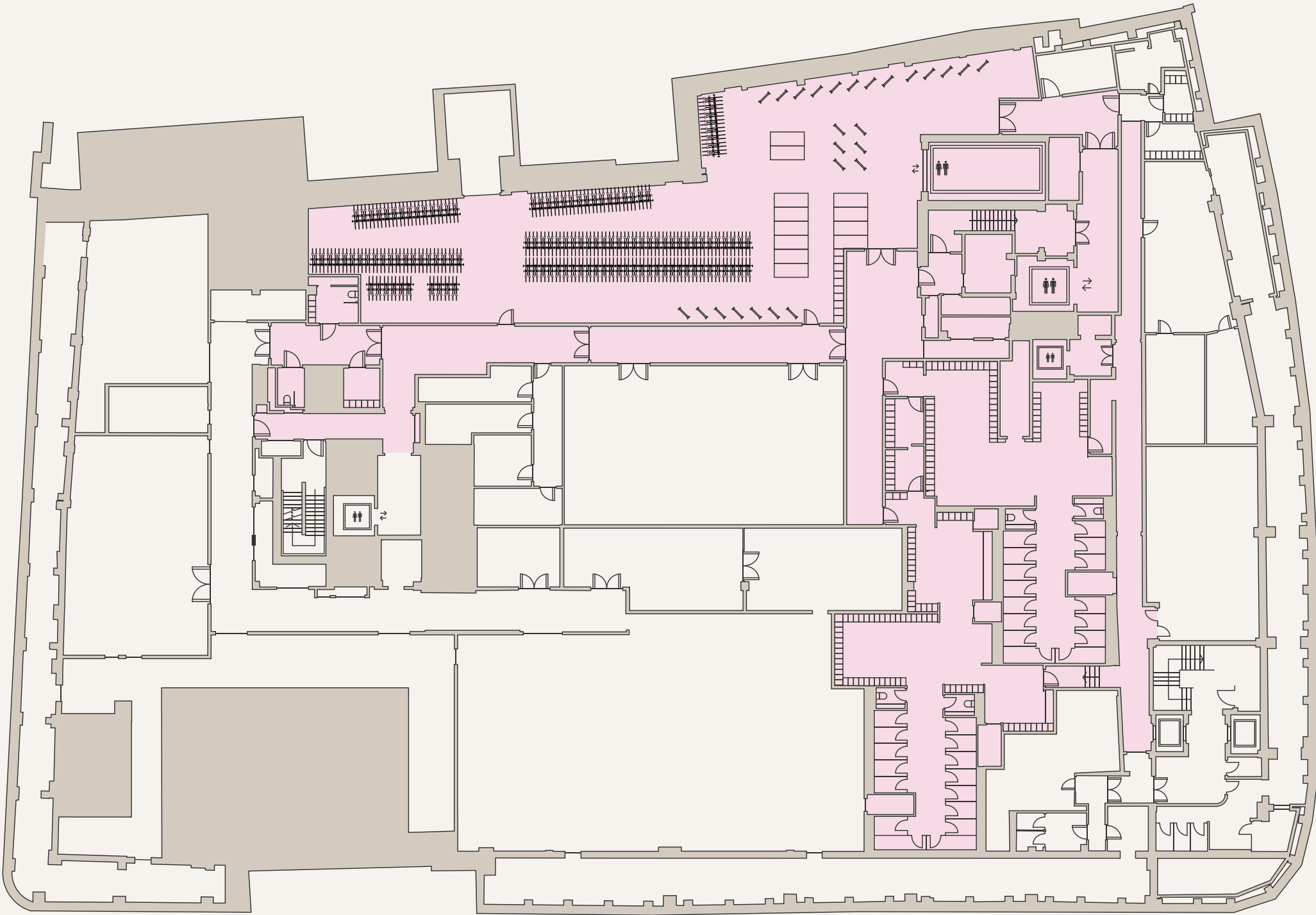
LOWER GROUND



BASEMENT



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



- End of trip facilities 6,200 sq ft



31 showers



Best-in-class commuter facilities



SUSTAINABLE ACHIEVEMENTS

500 kgCO₂/m²
RIBA target

326 kgCO₂/m²
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 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.

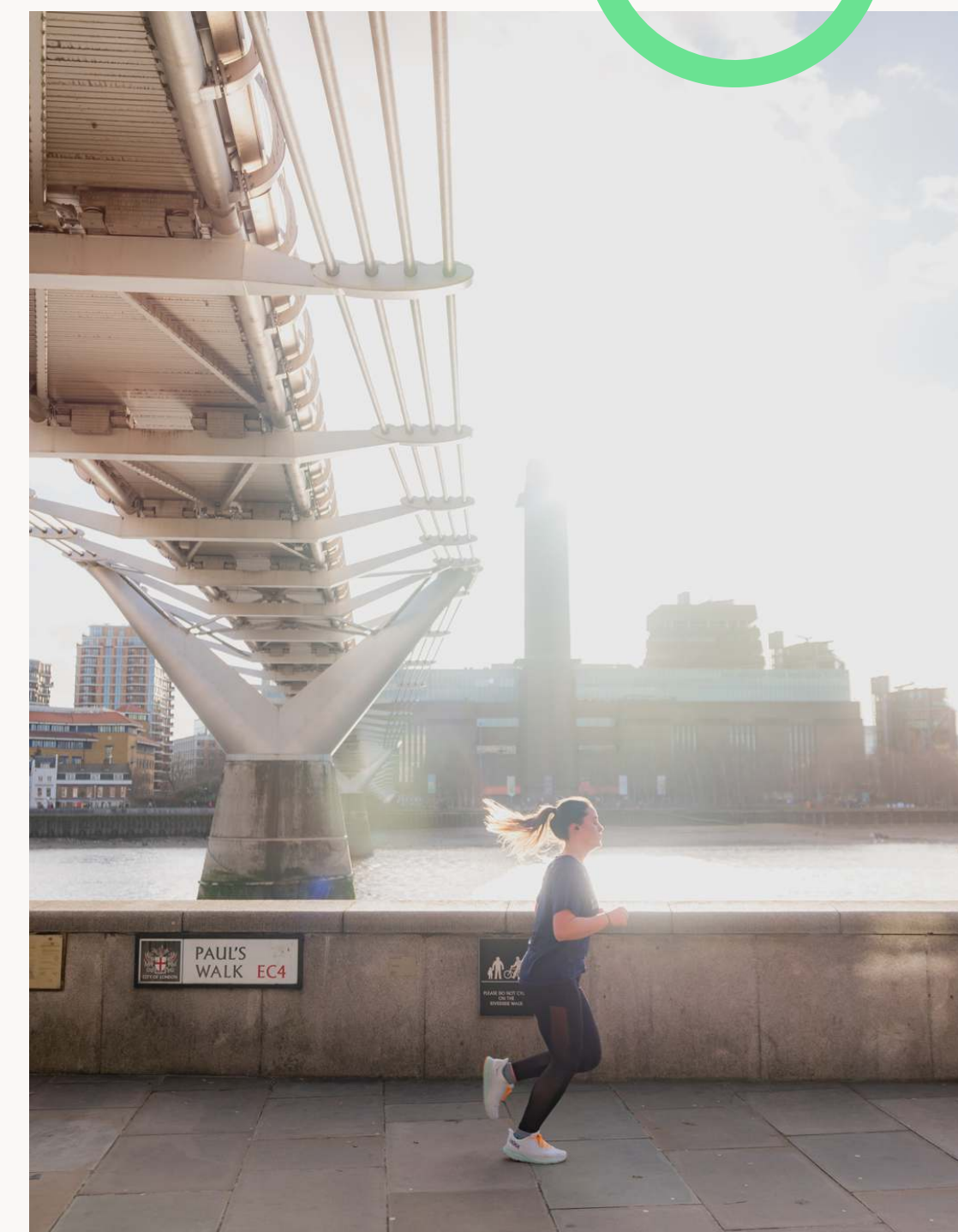
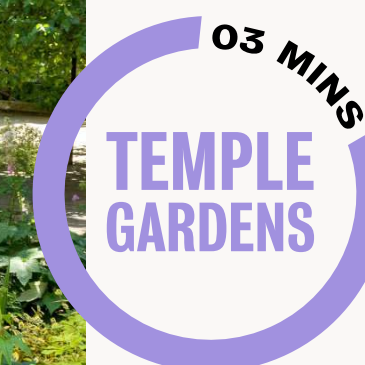
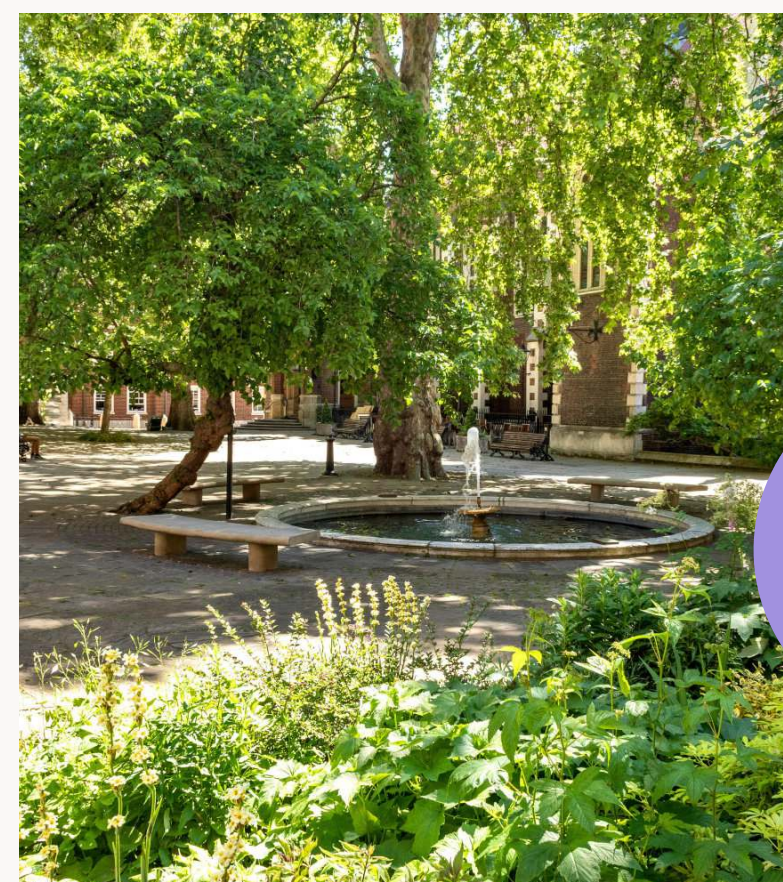
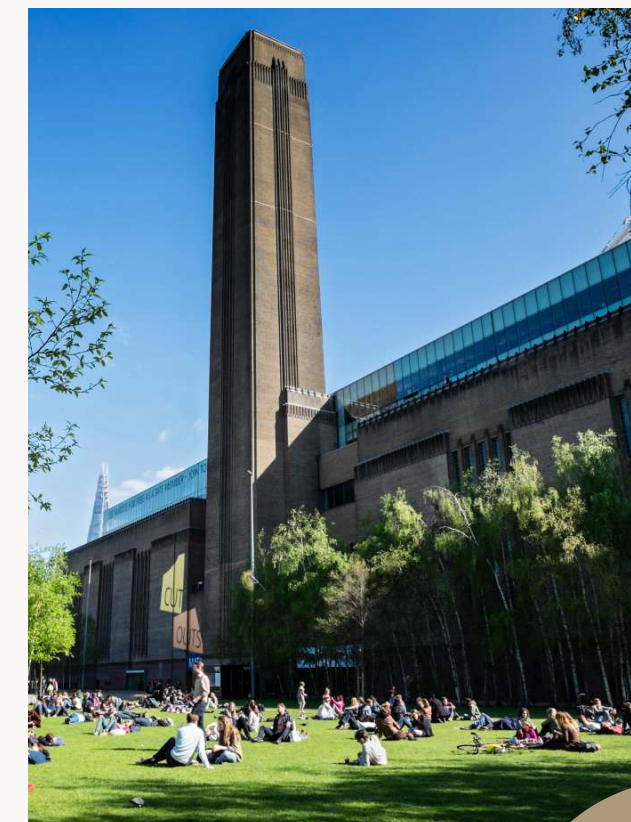
03 LOCATION

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.



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

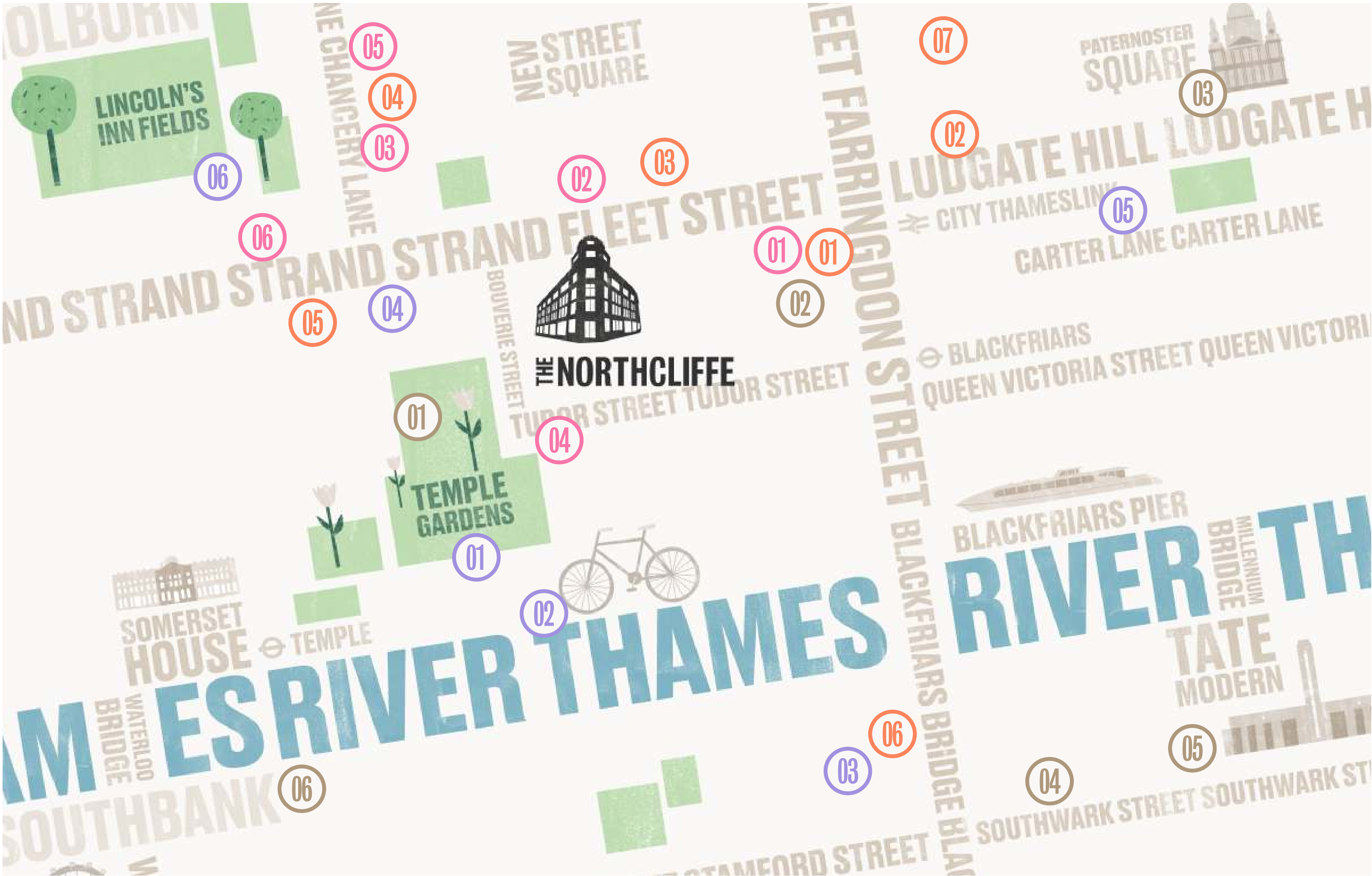
01	CORD by Le Cordon Bleu	02 mins
02	El Vino	03 mins
03	Cigalon	05 mins
04	Jamies Tudor Street	01 mins
05	Gaucho	05 mins
06	Brasserie Blanc	05 mins

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


















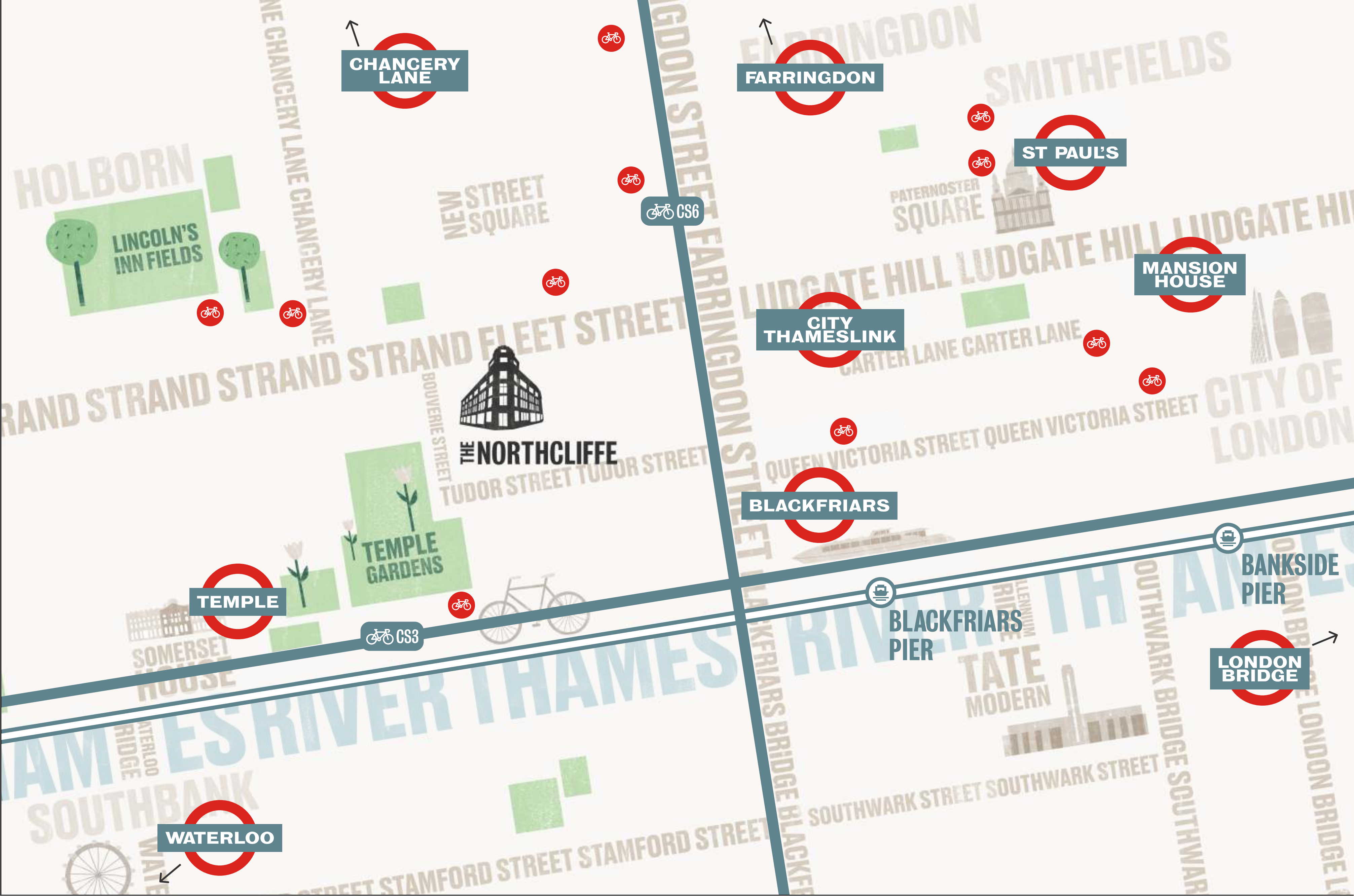
05 MINS
CIGALON

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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With thanks to:

