



## Now open: TOG at Borough Yards

TOG partners with David Thulstrup to create design-led workspace in London's landmark new cultural hub



Contemporary expressions within historic setting. TOG at Borough Yards.  
All photography by Ben Anders unless otherwise stated.

Taking shape beside the Thames, in the shadow of Southwark Cathedral and the Shard, woven into the railway arches beside Borough Market, Borough Yards is an ambitious new social, cultural and shopping hub for London, with TOG (The Office Group) – the flexible workspace provider with a platform of more than 50 buildings across the UK and Germany – at its heart.

TOG at Borough Yards weaves together old and new to create an extraordinary 51,000 sq ft workspace spanning two buildings – a former warehouse beside the railway line, and a newly developed teardrop-shaped building designed as a natural extension of the older structure.

# TOG

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To maximise the development's design-led proposition, TOG has collaborated with renowned Copenhagen architect David Thulstrup, taking inspiration from the surrounding mediaeval streets and brick arches to create a unique, bold and sociable contemporary space with a strong sense of belonging.

*"This is such an extraordinary location in the heart of what is already a thriving hub in London. For a new-build, I think the architecture is both ambitious and beautiful. We've followed that with our aim to push our design boundaries with the interiors, working with David Thulstrup. And in terms of location, you have everything here, right by London Bridge station and surrounded by wonderful culture, food, design and history."*

– Charlie Green, Co-Founder and Co-CEO, TOG

Just a few minutes from London Bridge Station, TOG at Borough Yards offers businesses of all sizes flexible office space in one of the most exciting destination developments to launch in London in recent years. With premium retail and dining options on the doorstep, an Everyman arthouse cinema on site, and the gastro allure of Borough Market seconds away, TOG's newest development is already one of the most enviably located workplaces in London.



Nasim Köerting, Head Of Design for The Office Group, has collaborated closely with renowned Copenhagen architect David Thulstrup. Photography by Sebastian Nevols.

# TOG

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A balancing act between brushed metal surfaces with tactile fabrics, abundant wooden accents, natural earth tones and relaxing, feelgood textures.

## Historic setting, contemporary expression

The old-meets-new design of TOG at Borough Yards pays homage to the surrounding cityscape without being in thrall to it, referencing the Victorian architecture of the area and its industrial materials in the fabric of the building, with ironwork and floor-to-ceiling Crittal windows.



The brown of the brick and the green of the glass were the starting points for the colour and material palette, translating the historic industrial aesthetic into a thoroughly modern proposition.

On the building's façade, a neon lighting artwork cycles through the types of people one might have encountered in this neighbourhood in bygone years – from blacksmith and tailor to cutpurse and vagrant.

Interiors were developed in partnership with David Thulstrup – the first time TOG has collaborated with the leading architect behind celebrated interiors such as Noma in Copenhagen.



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TOG's goal for the space was to create an atmosphere of modern simplicity, a space which respected the rich materiality of the area while cultivating its own unique identity.

Intending for the interior of the building to be a contemporary translation of the area outside it, David Thulstrup took his initial cues from the brick arches of the railway and the green metal and glass roof of Borough market next door. The brown of the brick and the green of the glass were the starting points for the colour and material palette, translating the historic industrial aesthetic into a thoroughly modern proposition.

This is apparent from the moment of entry, when visitors are met with a double-height space containing a vast metal reception desk, and high-gloss green walls that resonate with the green from the market, emerging from the concrete floor. Zigzagging to the upper floors, the staircase is again a translucent and luminous back wall.

*"I really enjoy when I get to connect myself to somewhere that has a sense of a place, and that has history that I can tap into, and then extract those essences into the project. To me, the brand DNA of TOG is that they allow the architects to incorporate their own design philosophy into a project. I think that's what I've succeeded with here."*

– David Thulstrup

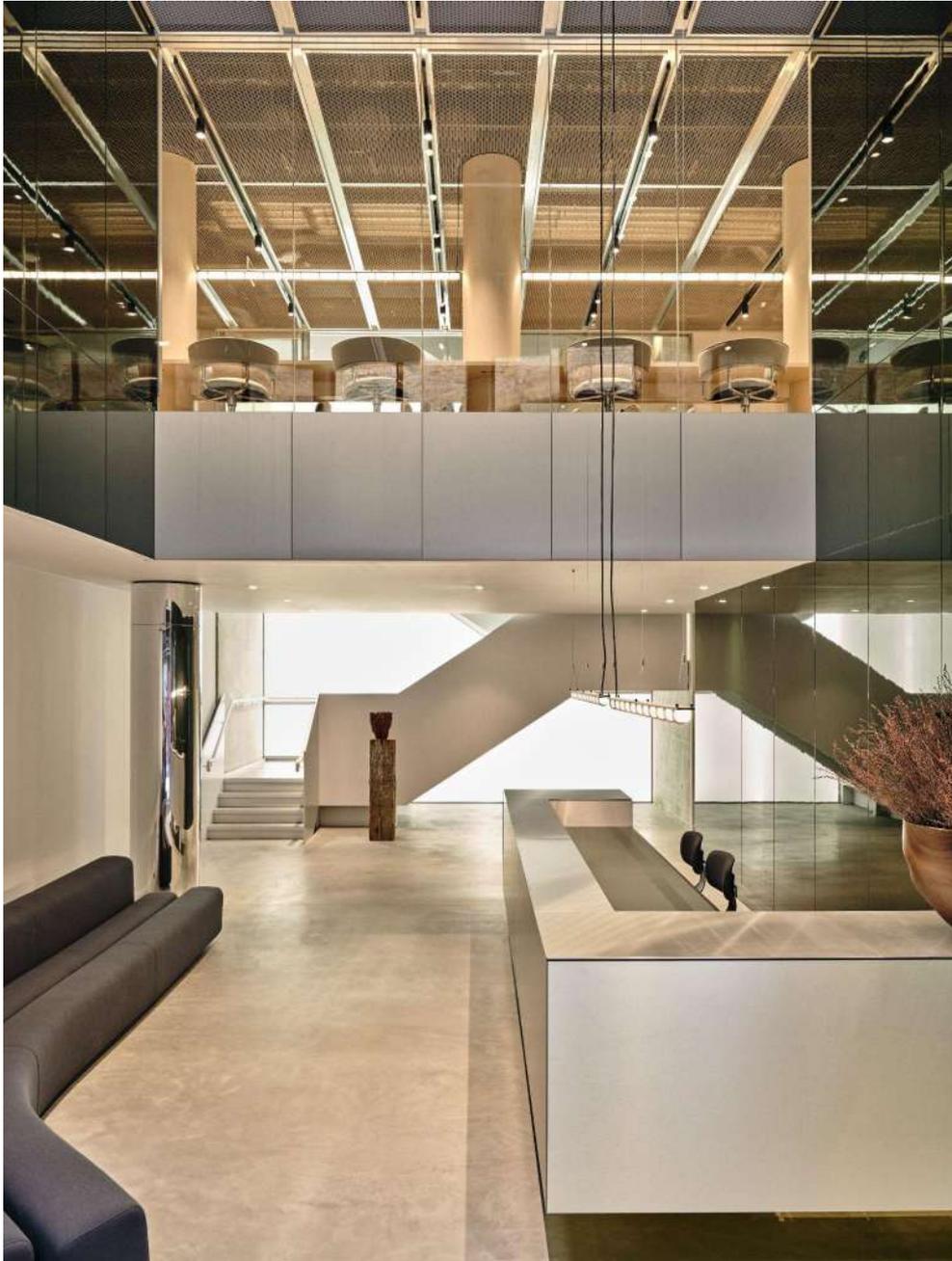
In the workspaces themselves, the aesthetic softens, balancing brushed metal surfaces with tactile fabrics, abundant wooden accents, natural earth tones and relaxing, feelgood textures. Much of the lighting and furniture has been created bespoke for TOG at Borough Yards, including chairs, sofas and lamps designed by David Thulstrup, and soft furnishings featuring Raf Simmons for Kvadrat textiles.

Colours range from ambers to browns, light blues to blacks, and include different kinds of woods, creating warmth and nuance. Palettes shift subtly from space to space, from the inviting natural tones and bolder, more playful nuances of the co-working areas, to more purposeful black and light grey in some of the meeting rooms.

The overall effect is timeless, inviting and anchored in the location, seamlessly linking the historic and the modern.

# TOG

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*"I like the idea of working with custom-made objects, my own productions, others' designs, even sometimes vintage pieces – melting these different levels together creates a really beautiful atmosphere. I want to make sure that when people come back to this place after five years that they still feel it is relevant. It's about creating an inviting, inclusive, quality-driven atmosphere, and also a place where people want to stay."*

– David Thulstrup

*"We've worked closely with David Thulstrup to create a space that respects and responds to the rich architectural and industrial history of the area without being in thrall to it. As a result, we've created a space that takes inspiration from its surroundings, while serving the modern-day needs of the design-conscious workplace."*

– Nasim Koerting, Head of Design, TOG



Founded as The Office Group in 2003 by Olly Olsen and Charlie Green, TOG is a leading provider of design-led workspaces, operating more than 50 buildings in London, Leeds, Bristol, Berlin, Hamburg and Frankfurt.

## Work meets wellbeing

TOG at Borough Yards is conceived to balance practicality and productivity with opportunities to enrich health and wellbeing. Alongside state-of-the-art flexible workspaces suitable for businesses of all sizes – from individual offices to entire floors – enhanced with breakout areas, meeting rooms, phone and focus booths, the building includes acoustically treated audio room for screen breaks, kitchen areas for coffee and food prep, and versatile spaces for talks, events and parties. Outdoor terraces on the second and fifth floor provide opportunity to enjoy time in the open air, whether working, holding meetings or lunching alfresco.



TOG's head of design, Nasim Köerting, making the most of the dog friendly policy.

A fully equipped Peloton studio allows members to incorporate workouts into their day, with plenty of showers available to freshen up afterwards, and ample bike storage for those who enjoy an active commute.



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## Welcome to the neighbourhood

Membership of TOG at Borough Yards not only gives you access to all the retail, drinking and dining possibilities of the Borough Yards estate, the culinary wonderland of Borough market, and the cultural dynamism of wider area, it also puts you within easy reach of a host of other workplaces in the TOG family. The sublime skyline views of 24/25 The Shard are a short walk away, as is the peaceful focused workspace of 201 Borough High Street. Scott House, directly above Waterloo Station, is within walking distance, too.



In the heart of the Borough Yards estate, TOG at Borough Yards.

For ambitious enterprises seeking a statement office space in the heart of one of London's most exciting headline developments, TOG at Borough Yards is the perfect choice.

Businesses interested in a TOG office space should visit [theofficegroup.com/uk/borough-yards](https://theofficegroup.com/uk/borough-yards).



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To find out more about TOG at Borough Yards, or to request images or renders, please contact [tog@zetteler.co.uk](mailto:tog@zetteler.co.uk).

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## Notes for editors

### TOG

Founded as The Office Group in 2003 by Olly Olsen and Charlie Green, TOG is a leading provider of design-led workspaces, operating more than 50 buildings in London, Leeds, Bristol, Berlin, Hamburg and Frankfurt. TOG's portfolio of workspaces now serves more than 17,000 people, including both individuals enjoying flexible multi-workspace membership and enterprise clients leasing complete offices and buildings.

[theofficegroup.com](http://theofficegroup.com)

### Studio David Thulstrup

David Thulstrup is an award-winning architect and designer whose refined and holistic approach to architecture, interiors and product design combines his Scandinavian heritage with a modern design language. As the founder and creative director of Studio David Thulstrup, David has completed an extensive portfolio worldwide ranging from residential architecture to restaurants, retail, hotels, furniture and lighting. His interior of Noma restaurant in Copenhagen, as well as winning multiple awards, set a design benchmark, melding elegant craft and comfort with a strong sense of place.

David's practice is grounded upon enduring Scandinavian values of honesty and humanism with a particular emphasis on materiality. A central tenet is a concern for how people feel. By taking a holistic approach to each aspect of a project David creates spaces where people are comfortable and embraced by their surroundings. Pivotal to this is a deep understanding of how a space will be used or lived in. Designing that space from the inside out, David considers light, colour, form and materials as architectural elements.

Describing his style as 'modern simplicity', David creates pared-back designs that feel current but will stand the test of time. This requires meticulous attention to detail, curiosity and ambition. Using diverse materials in an honest and thoughtful way is central as is functionality and tactility. To achieve a harmonious interplay



between the architecture and the elements within, he often creates custom furniture and lighting.

[studiodavidthulstrup.com](http://studiodavidthulstrup.com)

### **Borough Yards**

Borough Yards is a large-scale cultural, dining and shopping district, based in and around a series of restored and reconceived railway arches, marking an exciting new chapter for Southwark and the wider Borough Market area.

[boroughyards.com](http://boroughyards.com)