


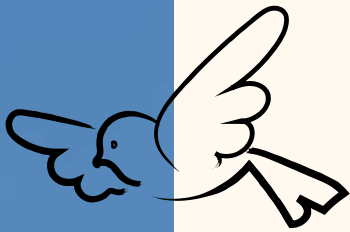
TAKE THE LEAP

160QVS

A line drawing of a person in a business suit jumping over the letter 'Q' in the address '160QVS'. The person is in mid-air, with one leg bent and arms outstretched, pointing towards the top right. The background is a solid orange color.

54,000 SQ FT OF OFFICE SPACE COMING SOON  
160 QUEEN VICTORIA STREET, EC4





# Building Overview

Welcome to 160 QVS, a landmark building in London’s historical financial district refurbished to a high quality specification with attractive amenities and finishes for an HQ that’s more than just another office. Benefitting from new end-of-trip facilities, a roof terrace with city views, Cat A refurbishment to the 2nd floor, and atriums for natural light, 160 QVS is an address any organisation would be proud to call home.





- St Paul's

🚶 4 minute walk
- One New Change

4 minute walk
- Blackfriars

🚶🚶 3 minute walk
- Bank

🚶 5 minute walk
- Mansion House

🚶 2 minute walk
- Cannon Street

🚶🚶 4 minute walk
- Blackfriars Pier

🚶 4 minute walk
- Bankside Ferry

🚶 5 minute walk
- Tate Modern

6 minute walk



160 QVS

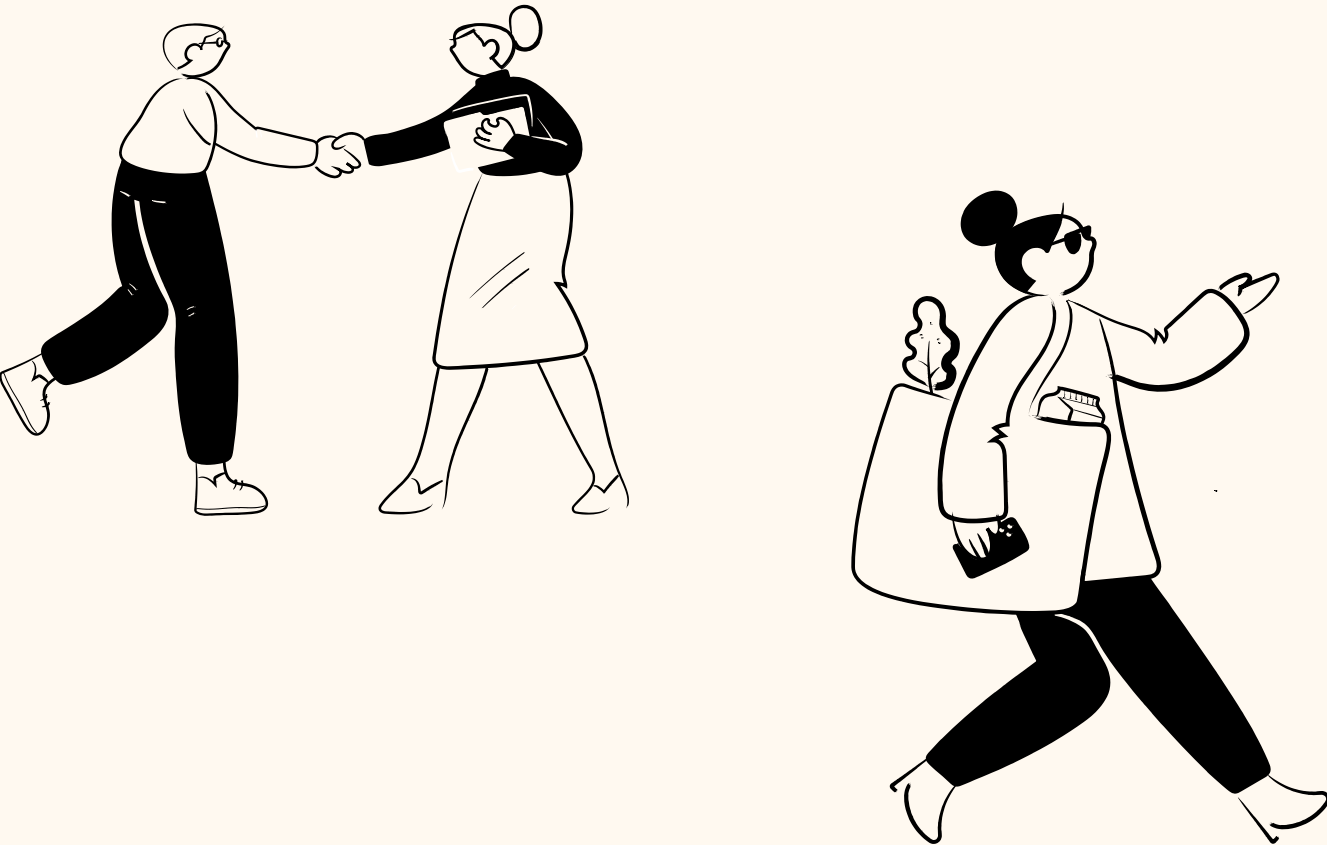






# You've arrived

Offering multiple entrances on Queen Victoria Street and Playhouse Yard, which are both welcoming and impressive, the ground floor reception integrates biophilic design for equilibrium and wellbeing. Generous planters and living walls are filled with an array of greenery, while strategic glazing ensures natural light. Thoughtfully designed barriers ensure security that doesn't detract from the ambience.



Indicative CGI of refurbished Playhouse Yard reception





Greenery and natural wood accents  
contrast with sleek monochrome finishes.



Schedule of availability

FLOOR	SQ FT	SQ M	
Communal roof terrace	2,900	270	Opening Q2 2026
Sixth	LET		
Fifth	LET		
Fourth	LET		
Third	LET		
Second West	22,245	2,067	Available now
First West	17,990	1,671	Available Cat A from Q2 2026
Ground West	13,862	1,288	Available Cat A from Q2 2026
Total offices	54,097	5,026	

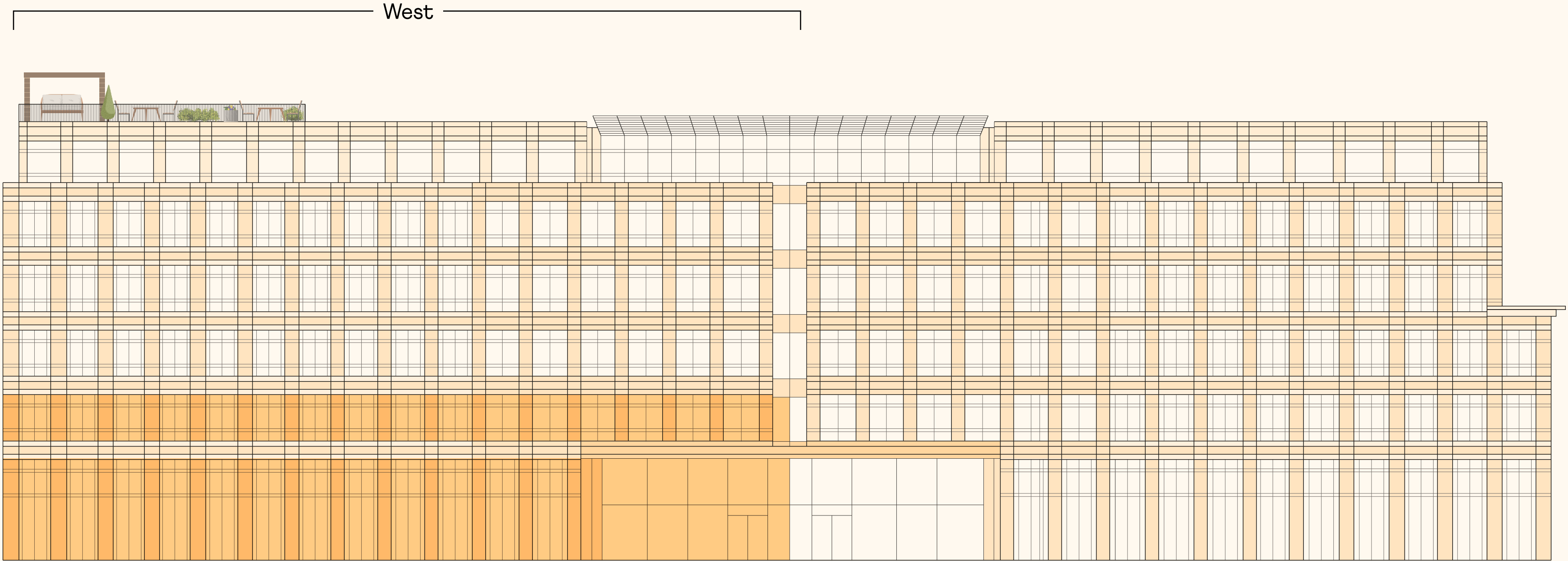
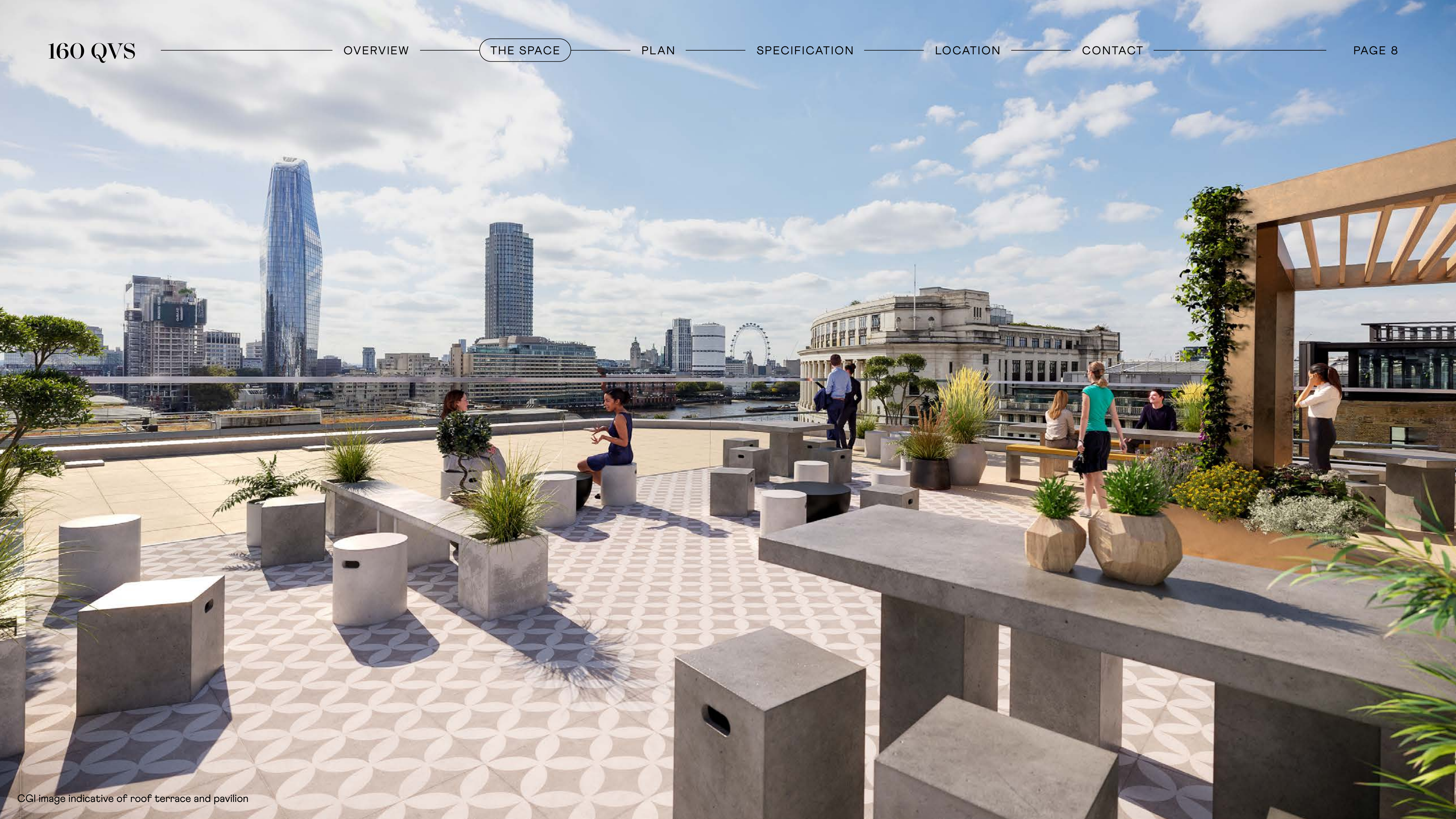


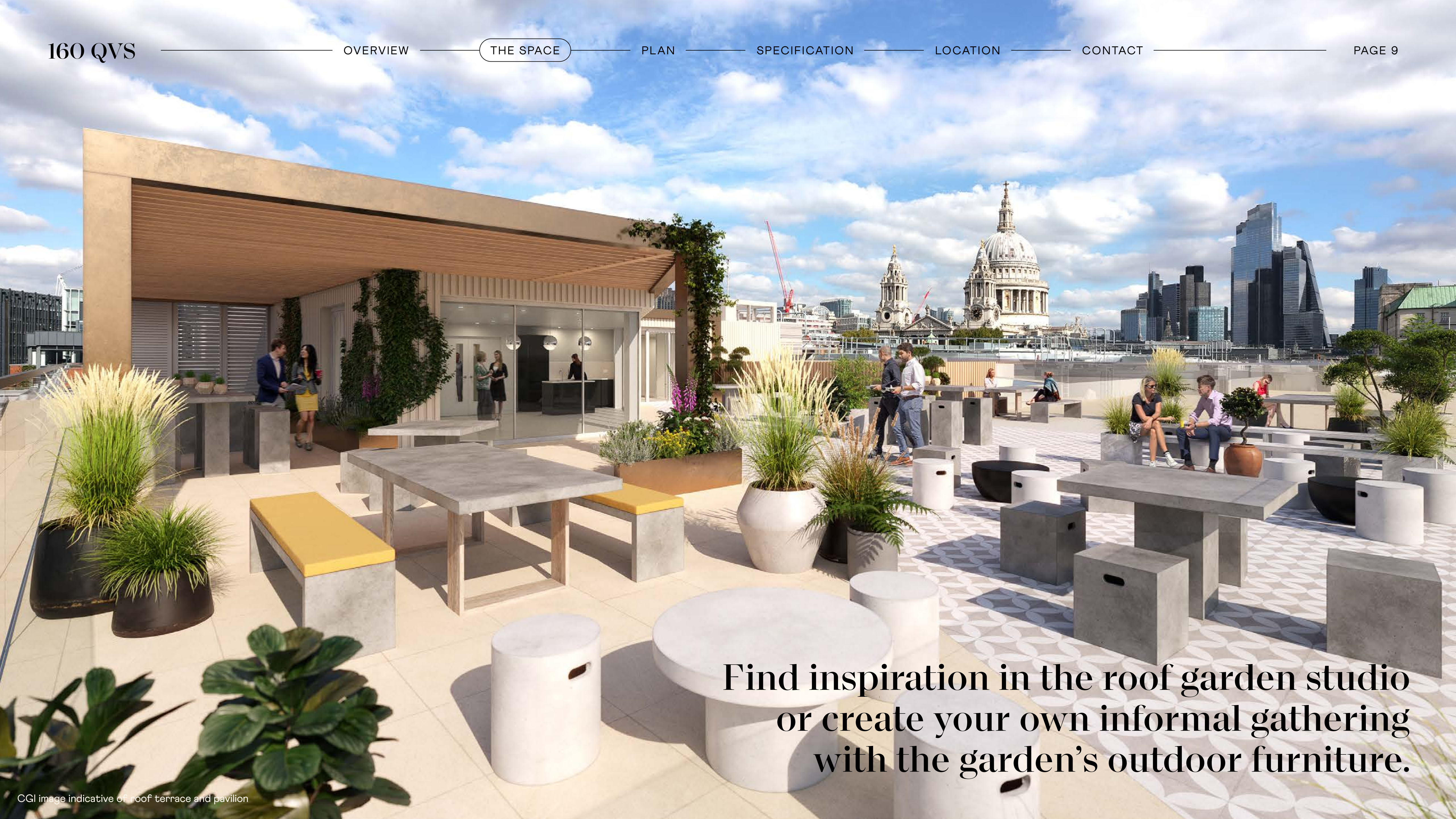
Illustration for indicative purposes only, not to scale.  
Floor areas are subject to final measurement.





CGI image indicative of roof terrace and pavilion

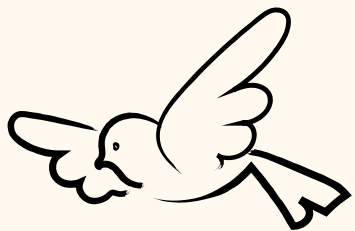




Find inspiration in the roof garden studio  
or create your own informal gathering  
with the garden's outdoor furniture.



# Roof terrace



Key

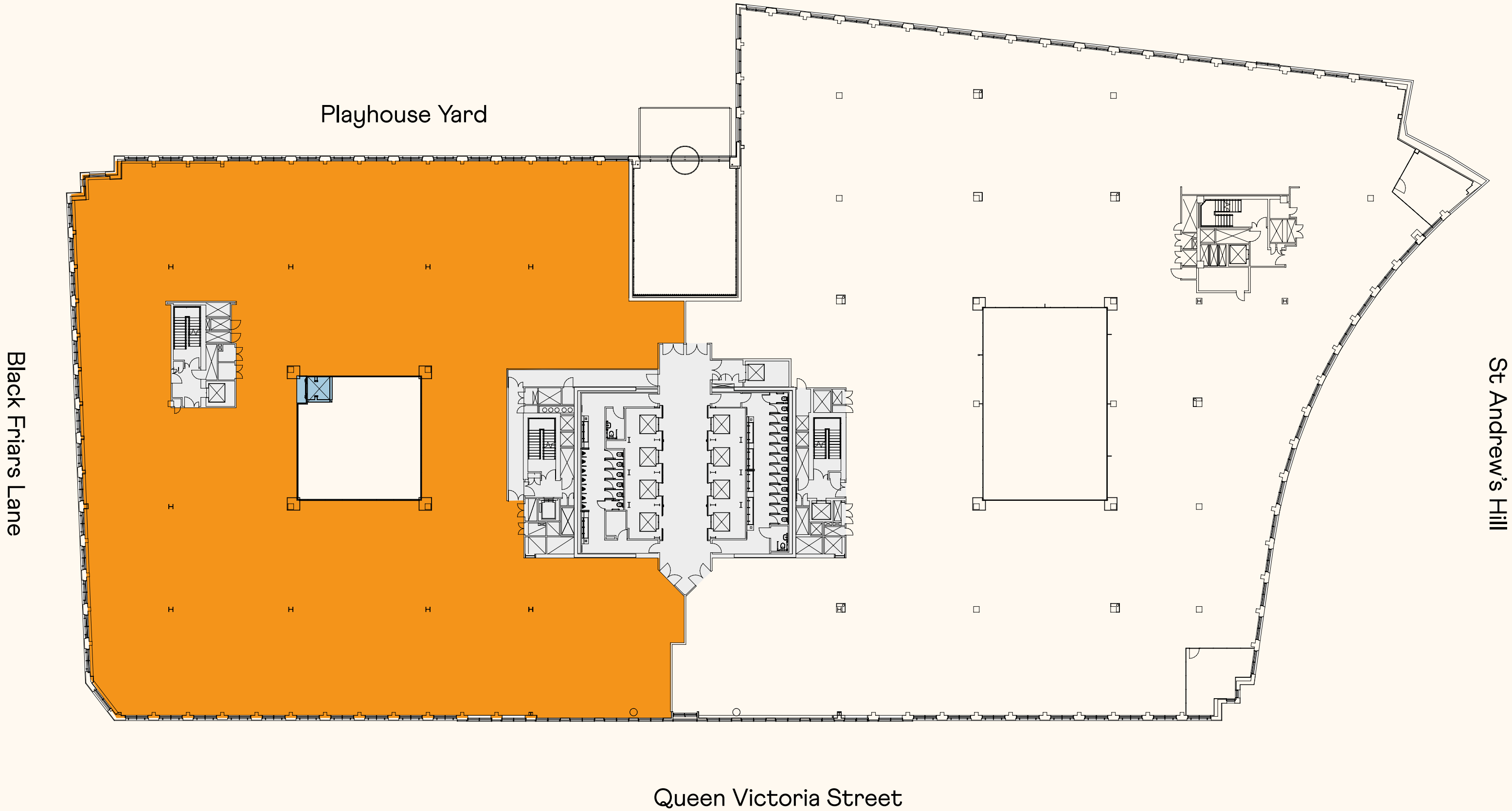
	Pergola / terrace
	Communal, flexible garden studio
	Roof terrace lift
	Core

Terrace:	2,900 sq ft	270 sq m
Roof garden studio:	377 sq ft	35 sq m





Second West



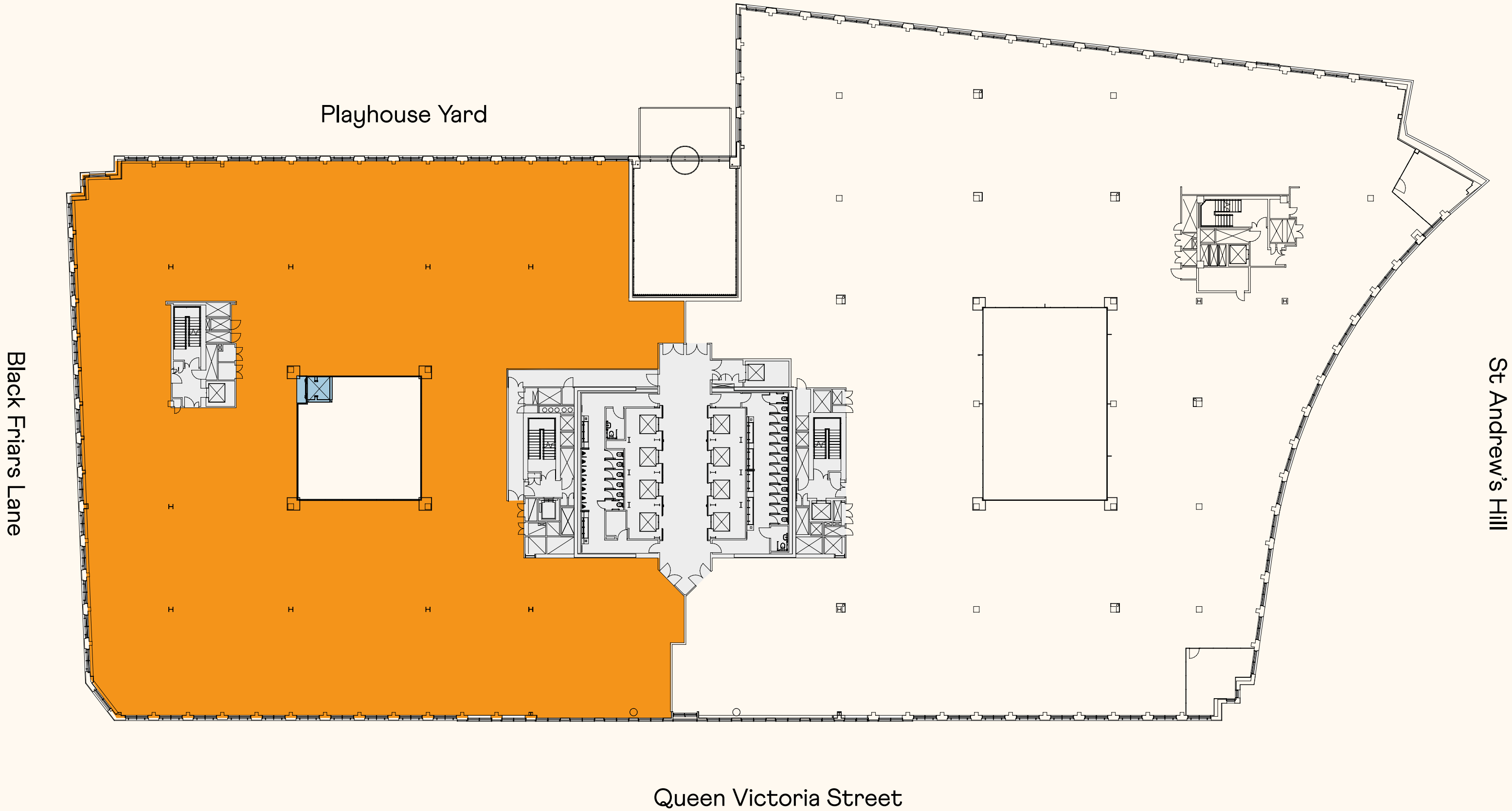
Key

Office	Office
Roof terrace lift	Roof terrace lift
Core	Core

Office	22,245 sq ft	2,067 sq m
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First West



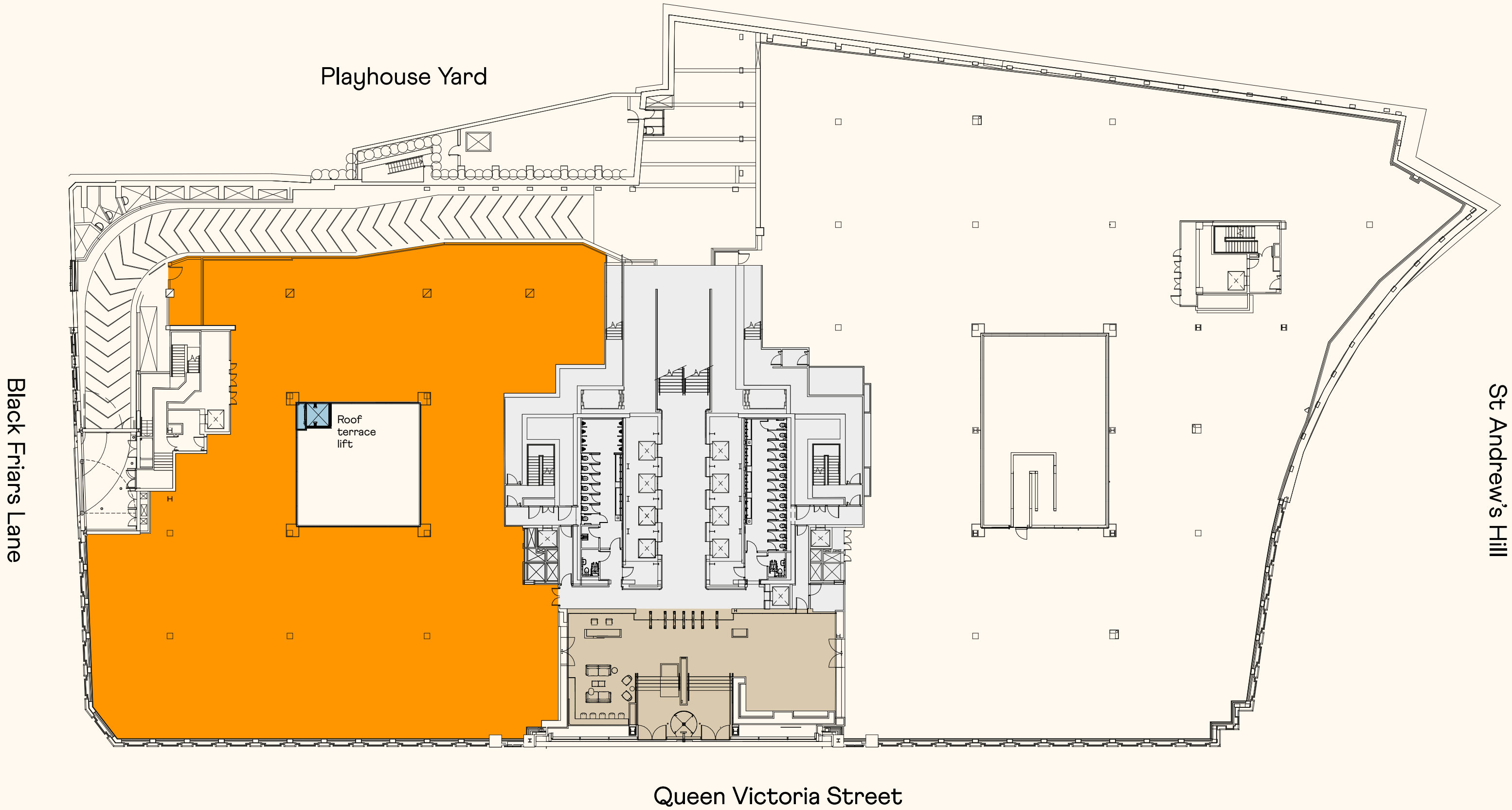
Key

Office	Office
Roof terrace lift	Roof terrace lift
Core	Core

Office	17,990 sq ft	1,671 sq ft
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Ground West



Key

Office
Reception
Roof terrace lift
Core

Office	13,862 sq ft	1,288 sq ft
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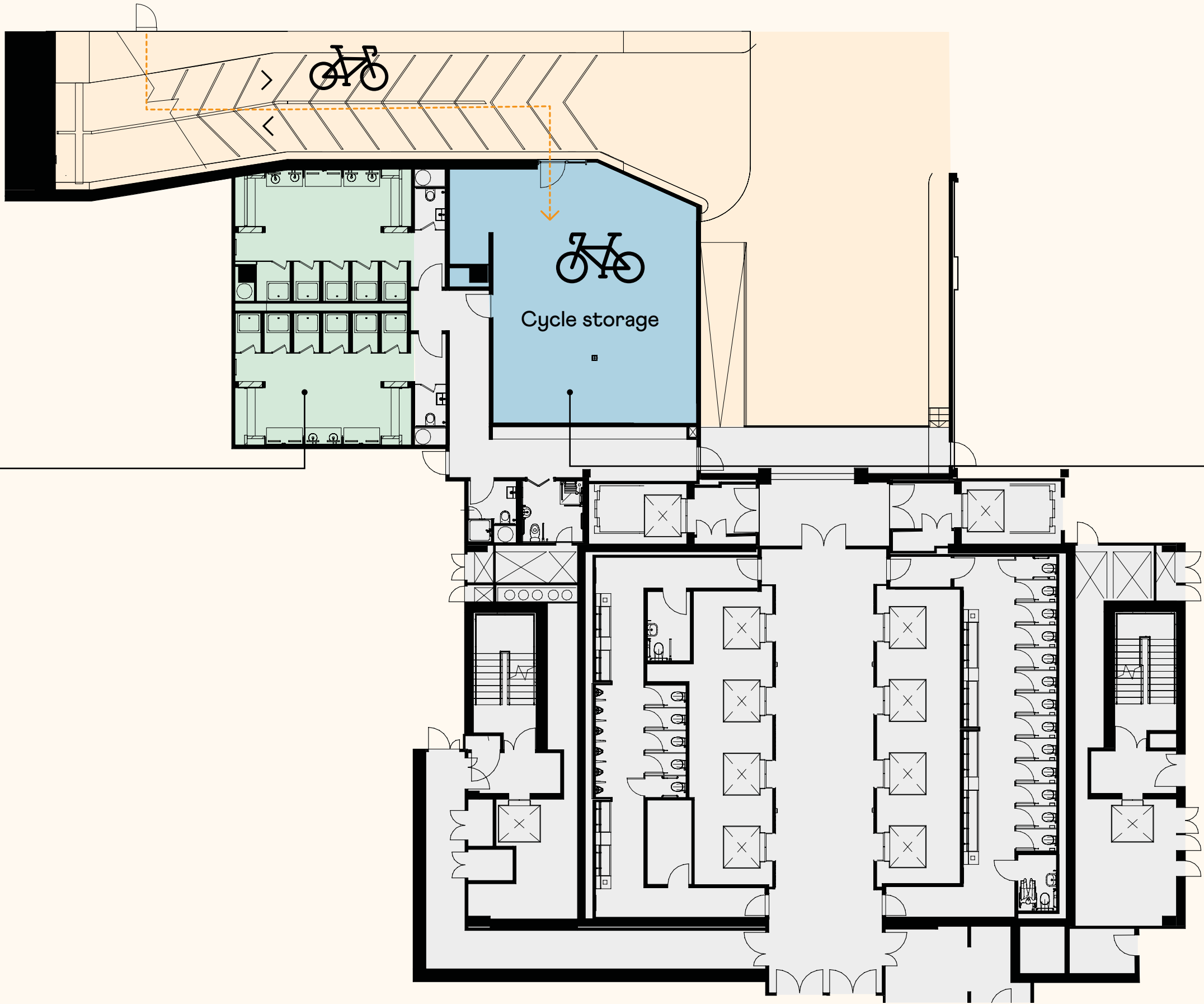


End-of-trip



11

new showers



110

Cycle space



Key

	Cycle storage
	Cycle access
	Showers
	Core





# Make it your space

Each floor plate is ready for you to put your stamp on it. Light filled, flexible and efficient office space to make your own. Configure desk space according to your needs and enjoy relaxed and informal breakout areas for productivity and sociability.



CGI image indicative of 2nd floor Cat A



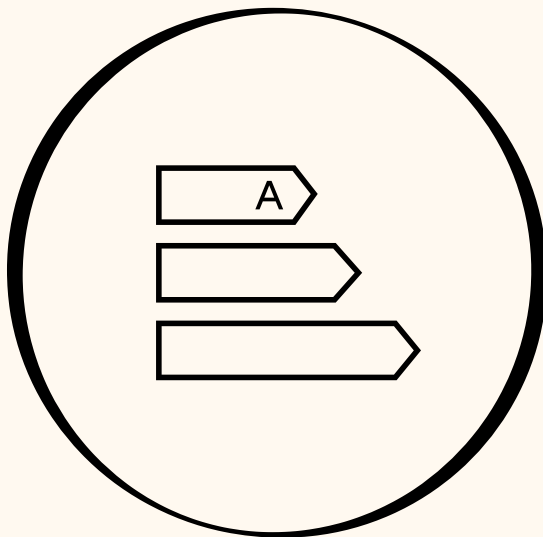
# Take a closer look



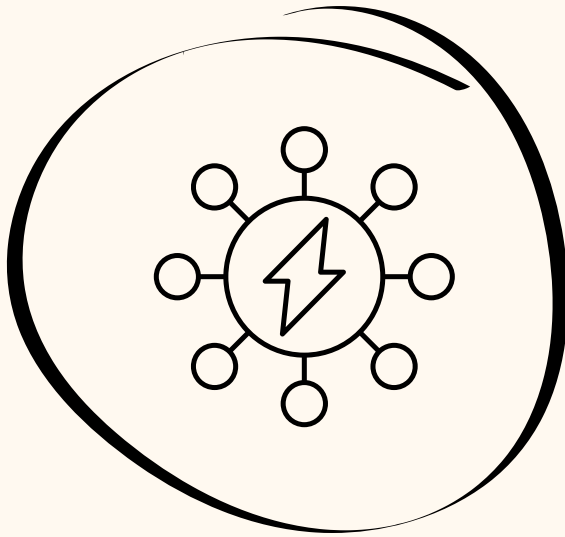
Targeting BREEAM excellent



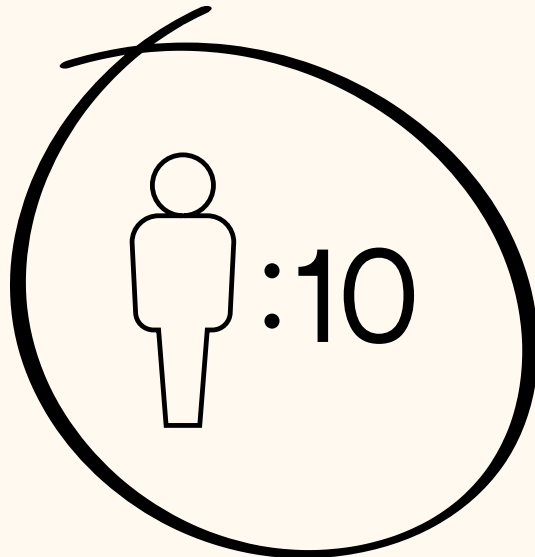
Targeting WELL Platinum



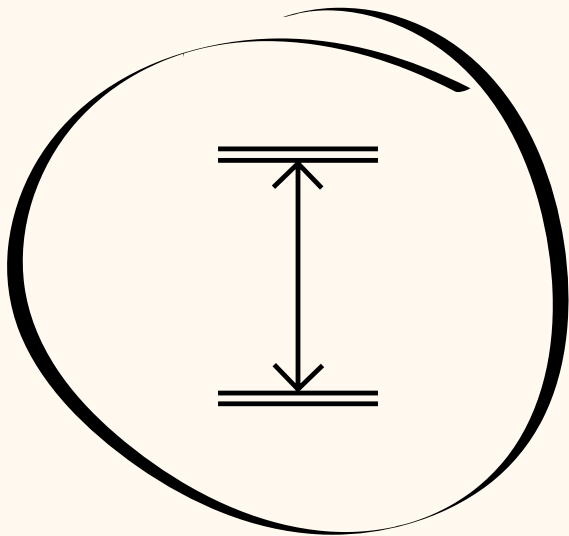
Targeting EPC A for available space



Diverse power supplies from UKPN  
to Landlord LV switchboards



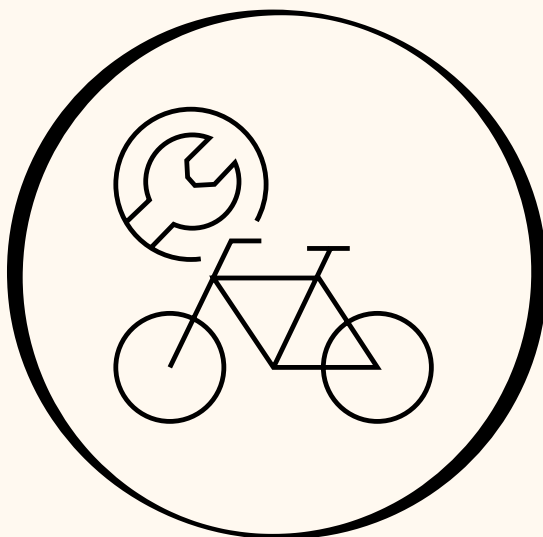
Occupancy standard  
1 person per 10 sq m



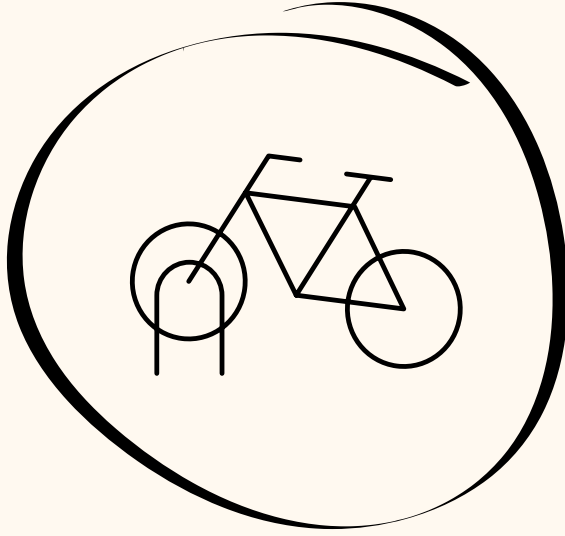
Typical office floor-to-ceiling  
height 2.8m



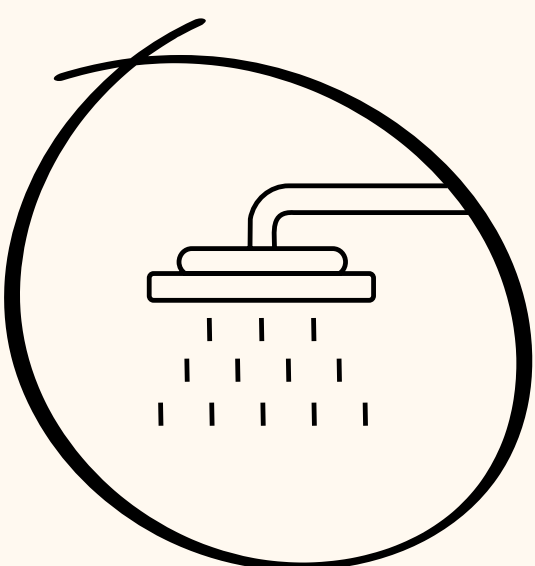
New roof garden studio with  
kitchenette and WCs



Cycle repair station and  
jet wash zone



New secure cycle storage  
110 spaces

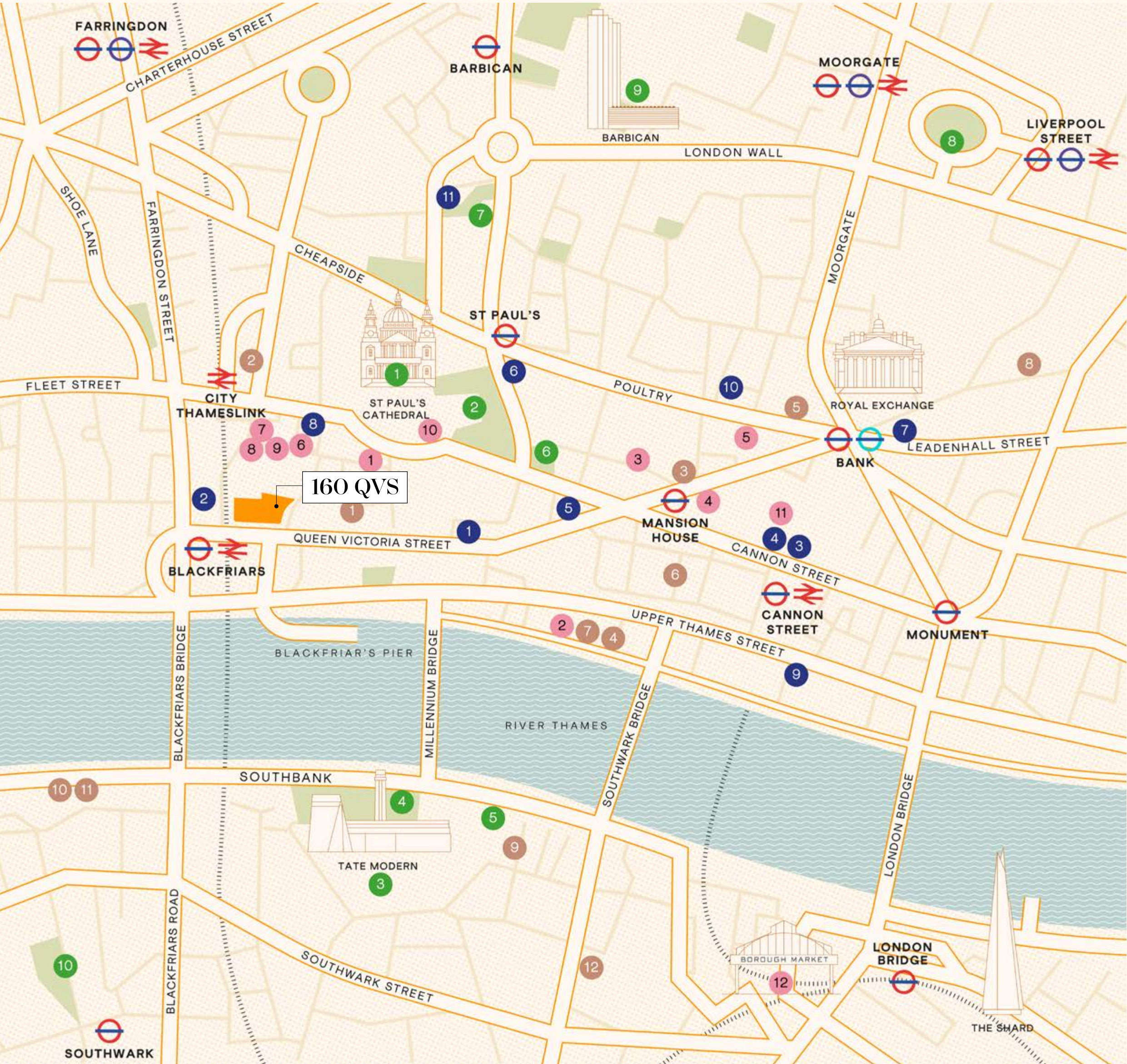


11 new shower and  
changing facilities

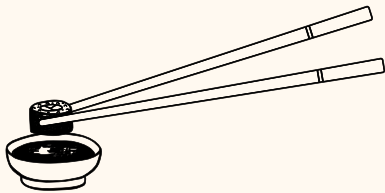








EAT & DRINK



- 1 Sabine Rooftop Bar
- 2 Samuel Pepys
- 3 One New Change
  - Bread Street Kitchen & Bar
  - Gordon Ramsay Street Pizza
  - Madison Rooftop Bar & Restaurant
  - The Ivy Asia
- 4 Burger and Lobster
- 5 Coq d'Argent
- 6 Carter Lane coffee House
- 7 On The Bab St Paul's
- 8 Alchemy Café - The City
- 9 Patch St Paul's
- 10 Paternoster Square
  - The Happenstance
  - Dion Bar & Restaurant
  - Koha
  - Artigiano
  - Paternoster Chop House
- 11 Bloomberg Arcade/Place
  - Homeslice
  - Brigadiers
  - Caravan
  - Sugar Loaf London
  - Koya
  - Ekte Nordic Kitchen
  - Lina Stores City Restaurant
  - Vinoteca
  - The Candlemaker
  - Bleecker Bloomberg
- 12 Borough Market

FITNESS & LEISURE



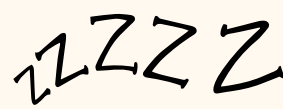
- 1 Fitness First
- 2 Boxing Trainer London
- 3 Virgin Active
- 4 9 Round
- 5 Strength House
- 6 WIT Training
- 7 Gymbox
- 8 Rena Health & Leisure at Leonardo Royal
- 9 Nuffield Health
- 10 City Athletic Bank
- 11 PureGym - St Paul's

GREEN SPACES & CULTURE



- 1 St Pauls
- 2 St Paul's Festival Gardens
- 3 Tate Modern
- 4 Tate Modern Garden
- 5 The Globe
- 6 Cleary Garden
- 7 Postman's Park
- 8 Finsbury Circus Gardens
- 9 Barbican Water Gardens
- 10 Hatfields Green

HOTELS



- 1 Leonardo Royal
- 2 Club Quarters
- 3 Cove Cannon Street
- 4 The Westin London City
- 5 The Ned
- 6 Vintry and Mercer
- 7 Locke at Broken Wharf
- 8 Threadneedles, Autograph Collection
- 9 Native Bankside
- 10 Sea Containers
- 11 Bankside Hotel
- 12 Novotel London Bridge





# Meet the neighbours

At 160 QVS, you're in good company.































3 minute walk to Blackfriars Station

10 minute walk to Farringdon Station

14 minute walk to Bank Station

DESTINATIONS FROM BLACKFRIARS STATION	JOURNEY TIME (MINS)	DESTINATIONS FROM BANK STATION	JOURNEY TIME (MINS)
Bank 	9	King's Cross St Pancras   	9
London Bridge 	6	Bond Street  	12
Victoria 	10	Stratford  	11
Liverpool Street  	12	Canary Wharf  	13
Farringdon  	13	Paddington  	21
Stratford 	23	London City Airport 	21
Canary Wharf  	26	Heathrow Airport  	43

New entrance facing onto Cannon Street now open.  
Source: Citymapper.



# Where past, present, and future meet

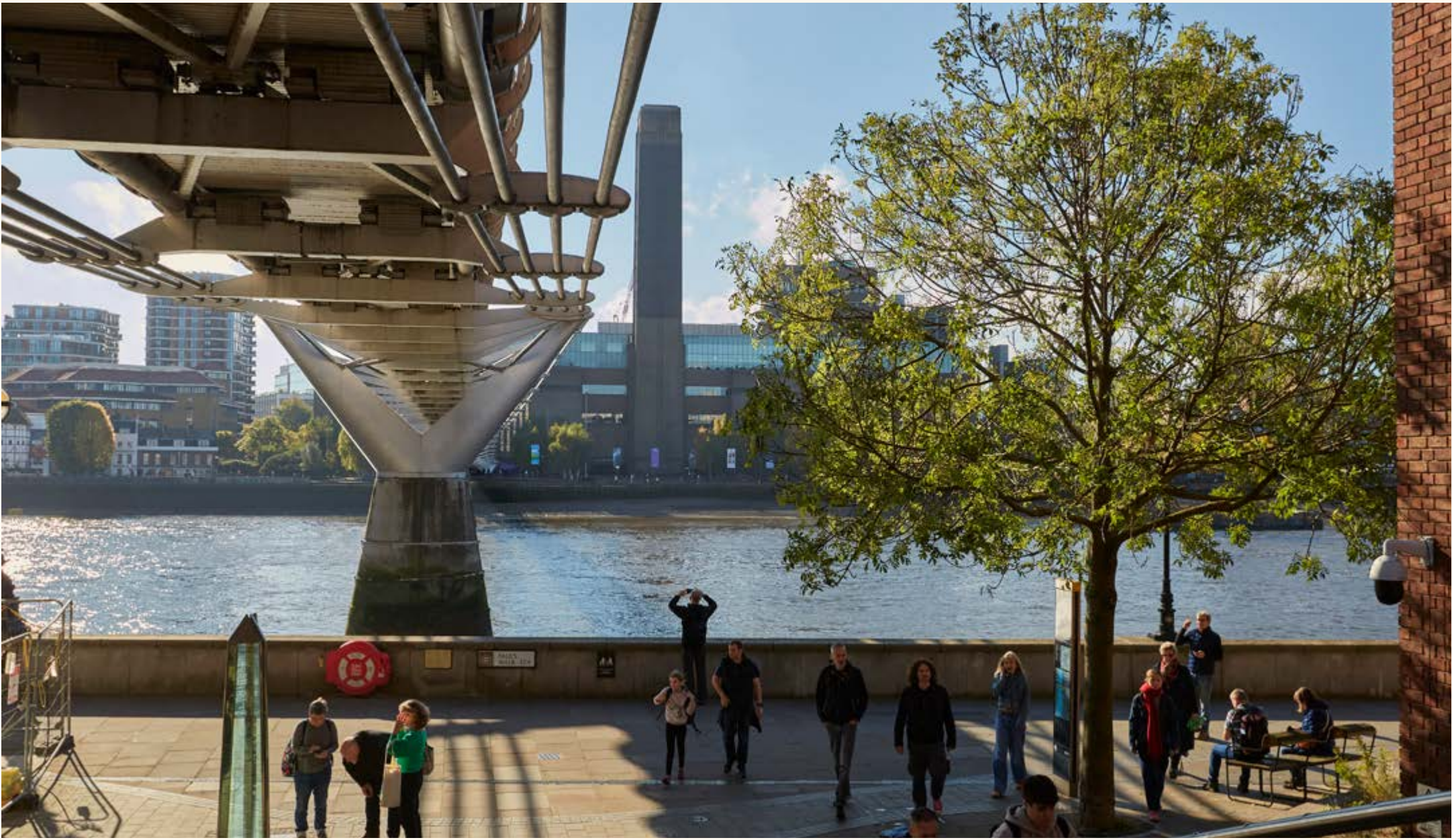


This historic district continues to grow and develop in a way that brings dynamism and fresh energy to the area. Enjoy the buzz around One New Change or wander the lanes and alleys for more boutique retailers. From the heights of the Madison rooftop terrace to Café Below in the crypt of St Mary’s Bow, there are so many layers to be discovered.





Located within walking distance of the river, it couldn't be easier to cross to the South Bank and take in theatre at The Globe or an exhibition at Tate Modern. Enjoy the scenic route? Walk along the Thames in either direction to reach the City or Soho; you could even jump on the Clipper for a first-class way to fall in love with London all over again.







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