

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

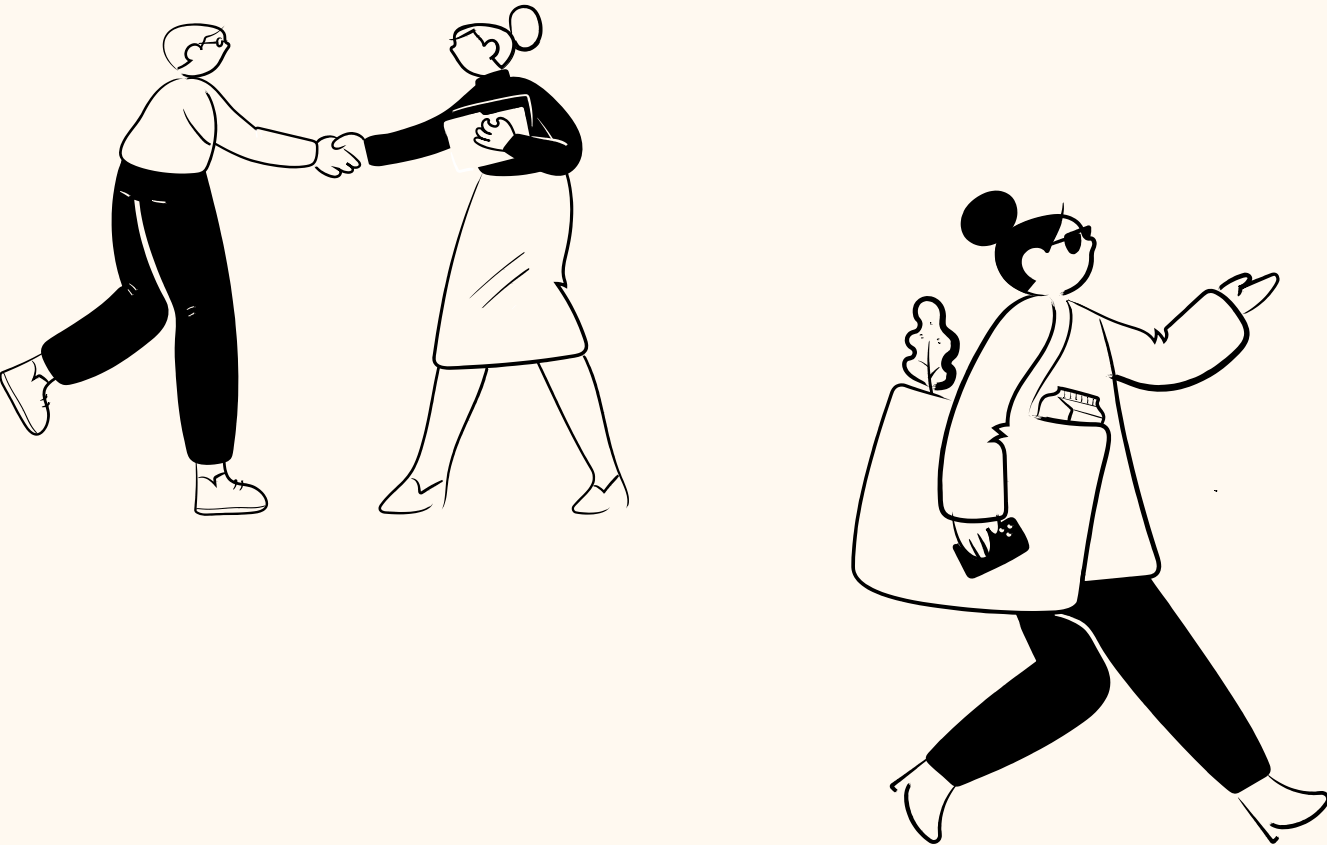
160 QVS





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 Q3 2026
Sixth	LET		
Fifth	LET		
Fourth	LET		
Third	LET		
Second West	22,469	2,087	Available now
First West	17,990	1,671	Available Cat A from Q3 2026
Ground West	13,862	1,288	Available Cat A from Q3 2026
Total offices	54,321	5,046	

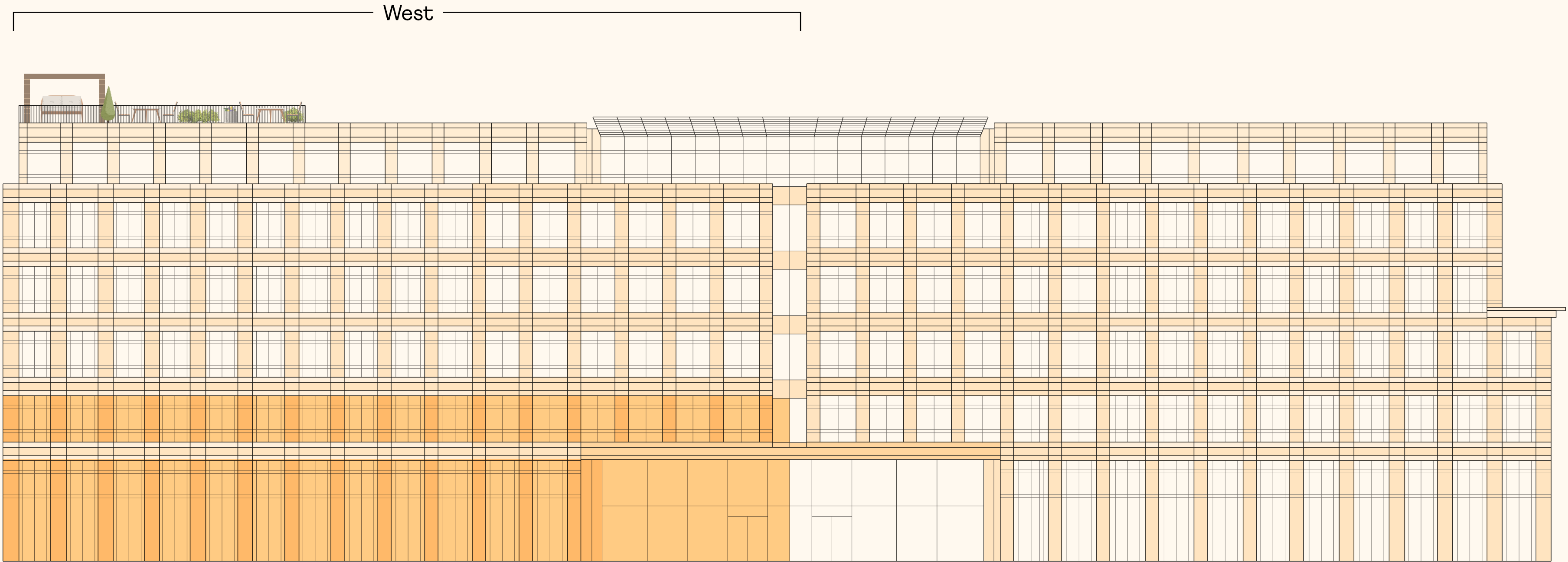
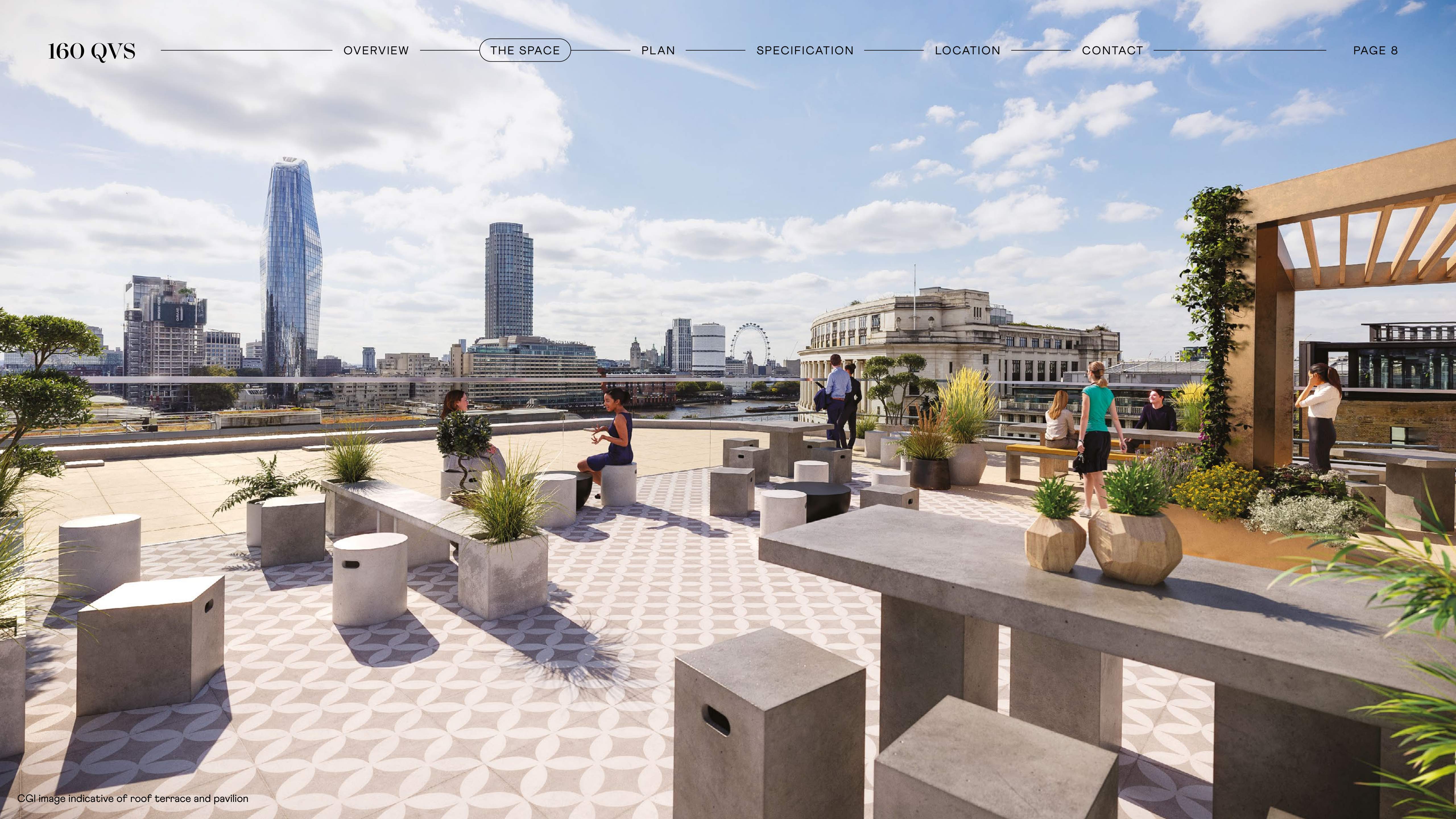
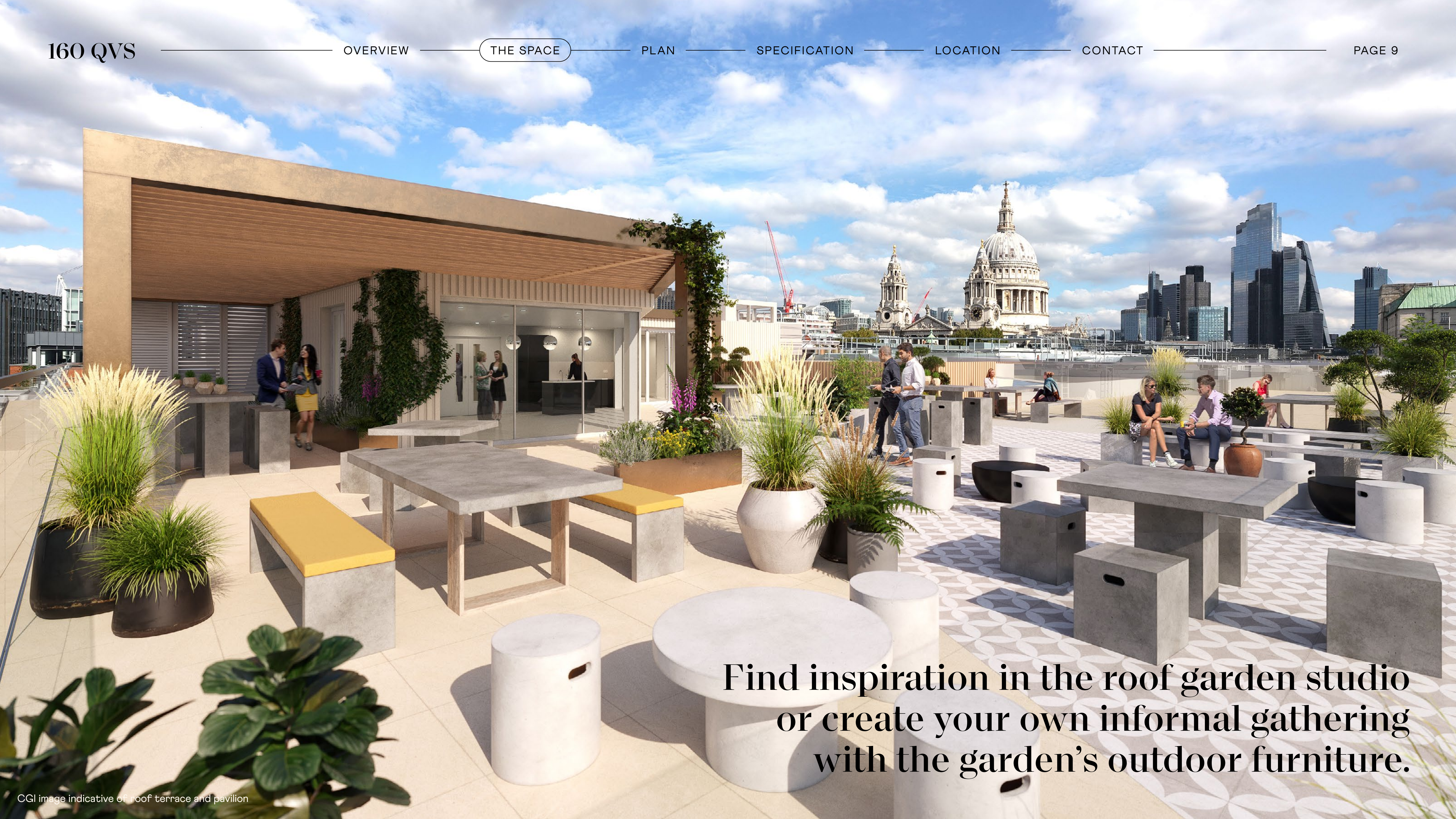


Illustration for indicative purposes only, not to scale.
Floor areas are subject to final measurement.

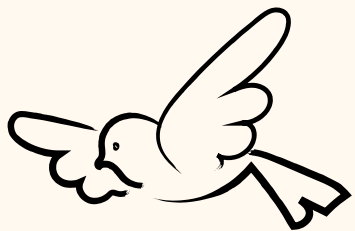


CGI image indicative of roof terrace and pavilion



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

Roof terrace



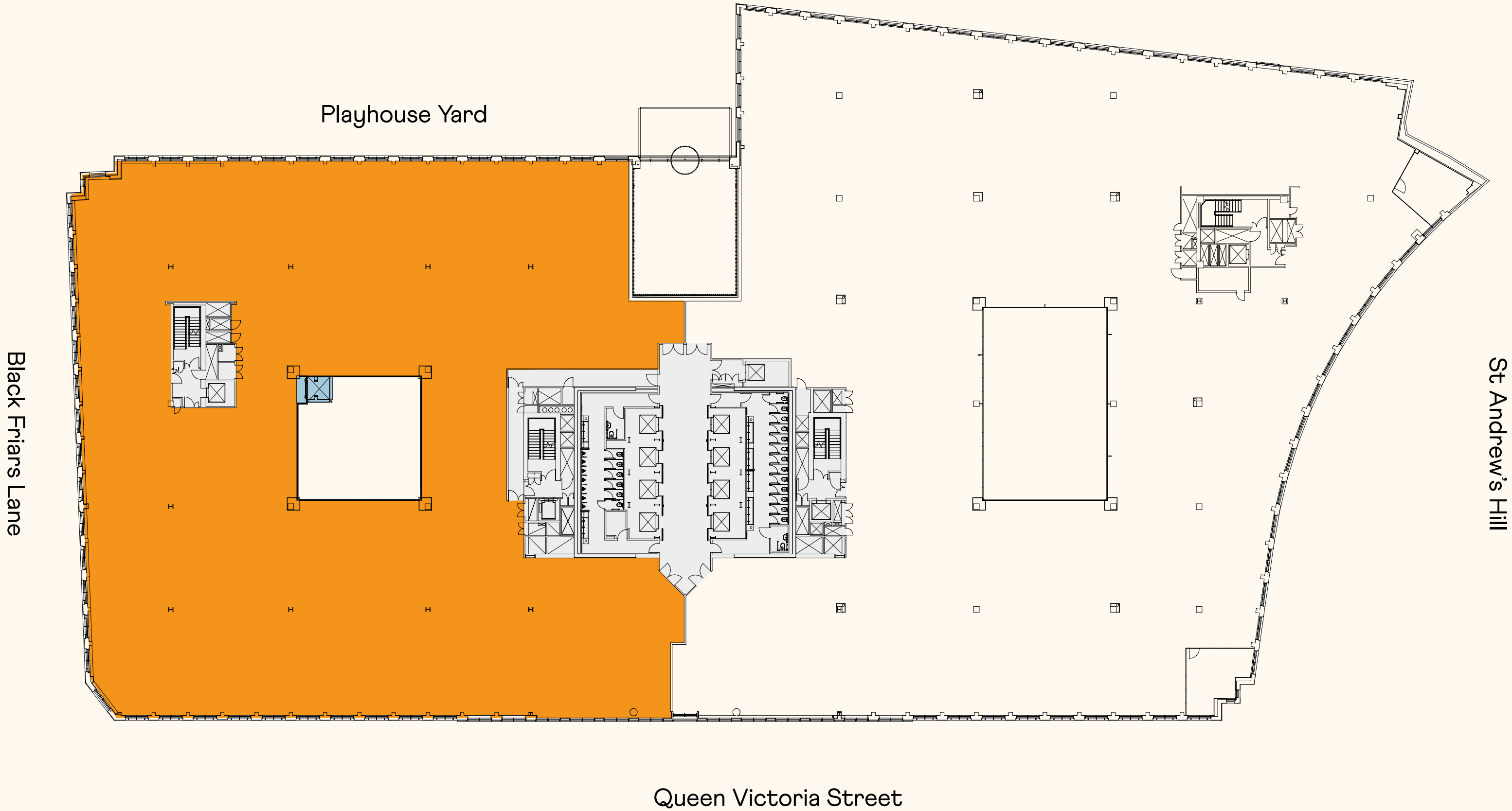
Key

	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



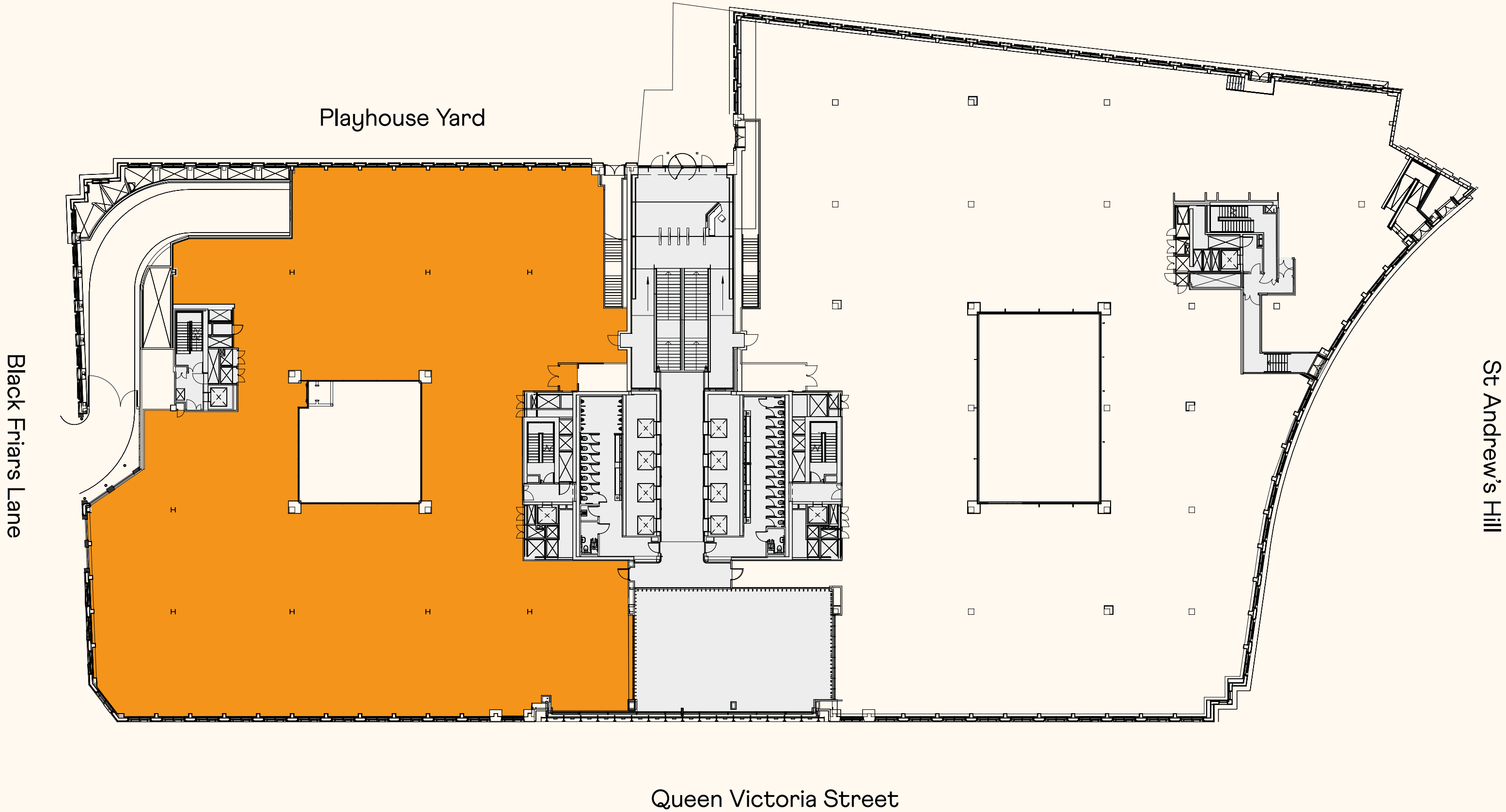
Second West



Key

- Office
- Roof terrace lift
- Core

First West

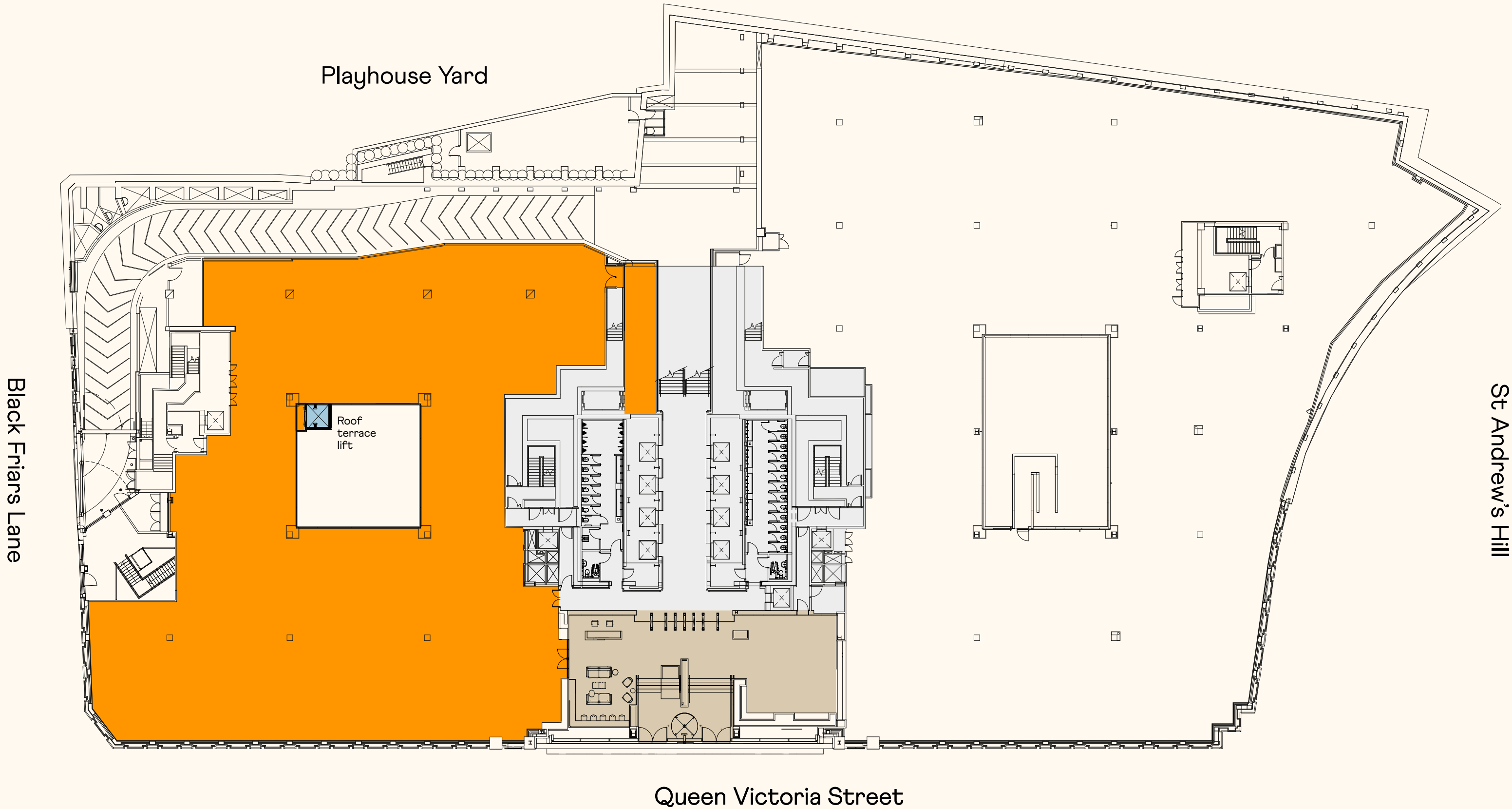


Key

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

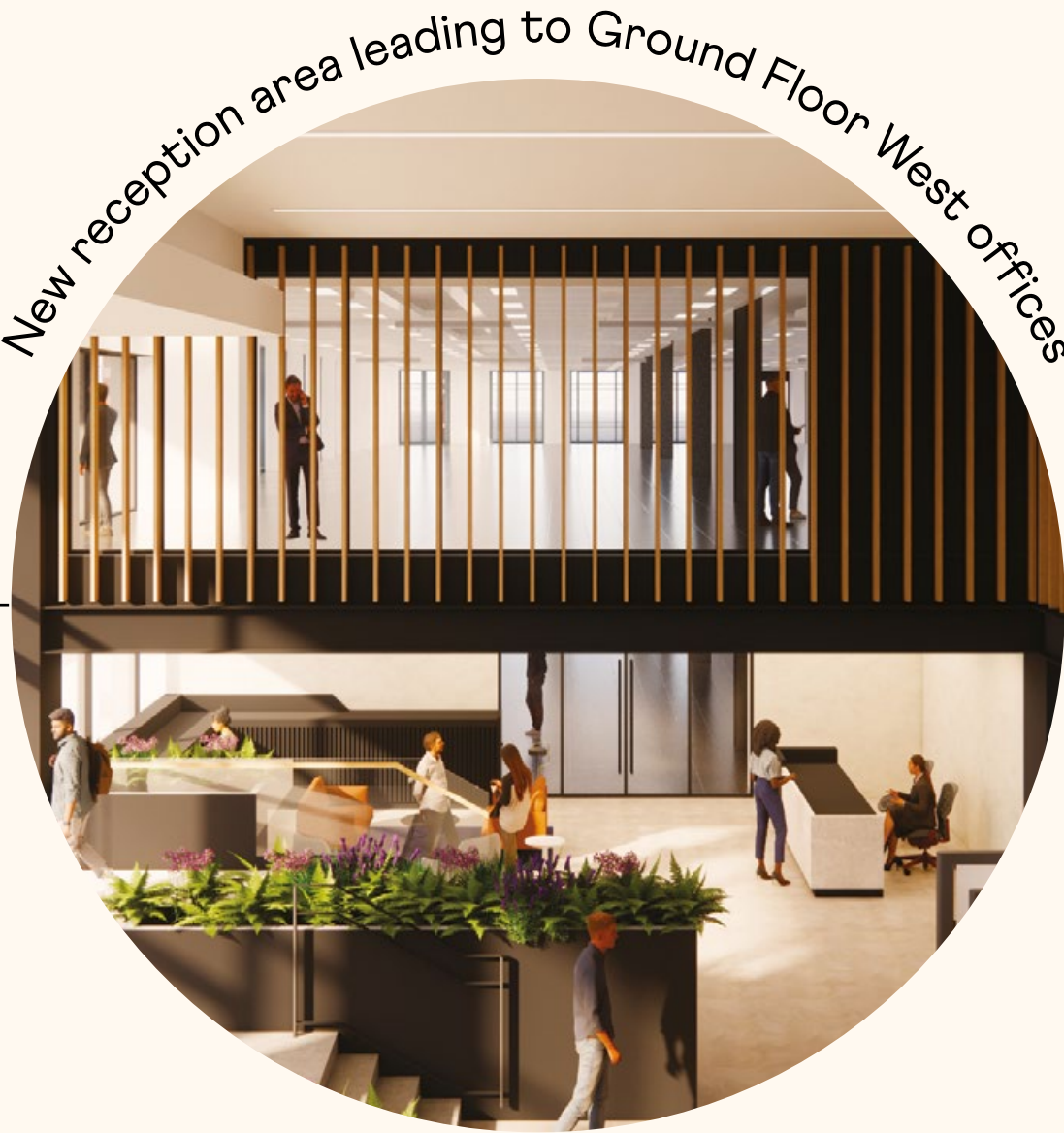
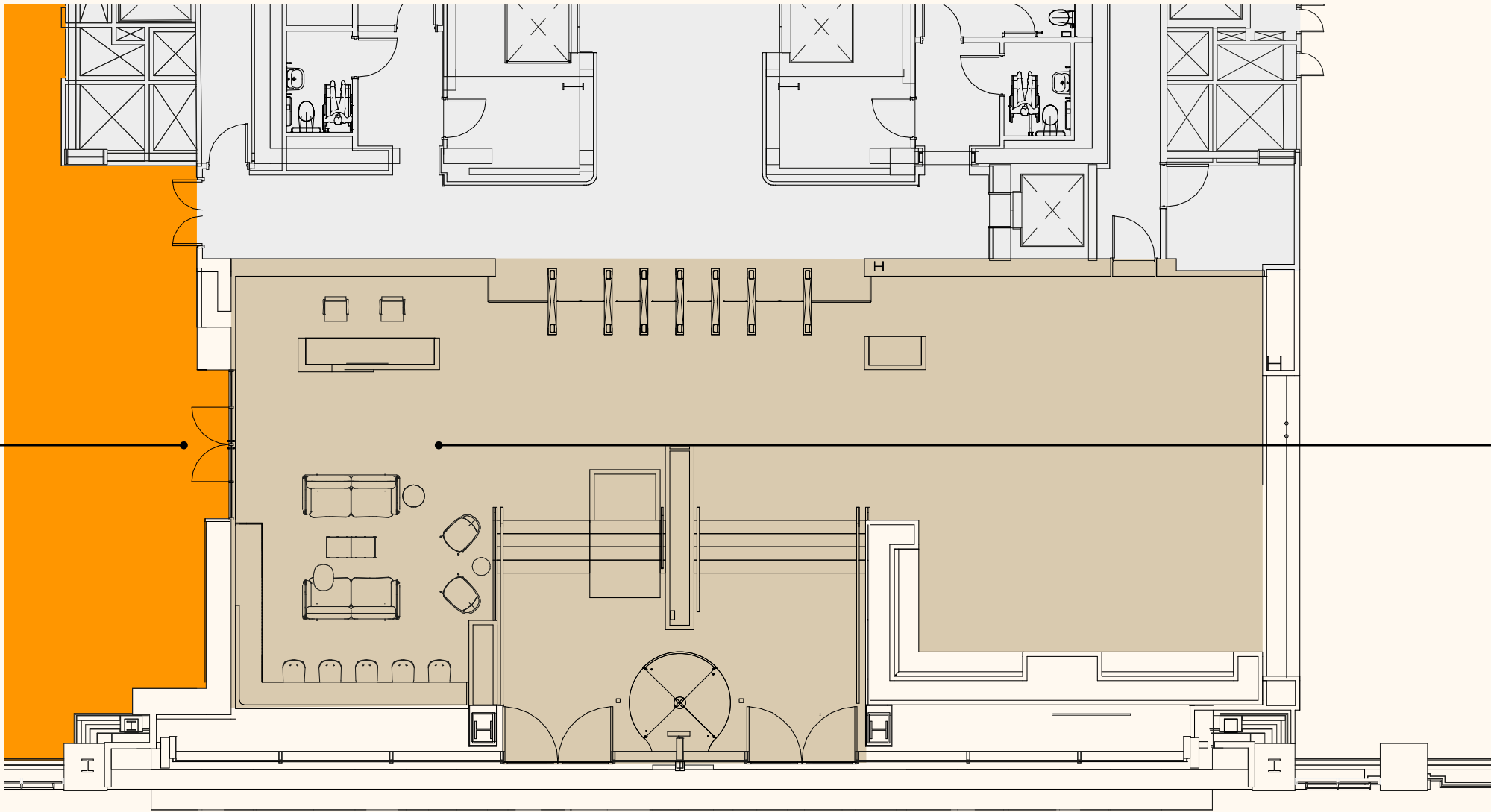
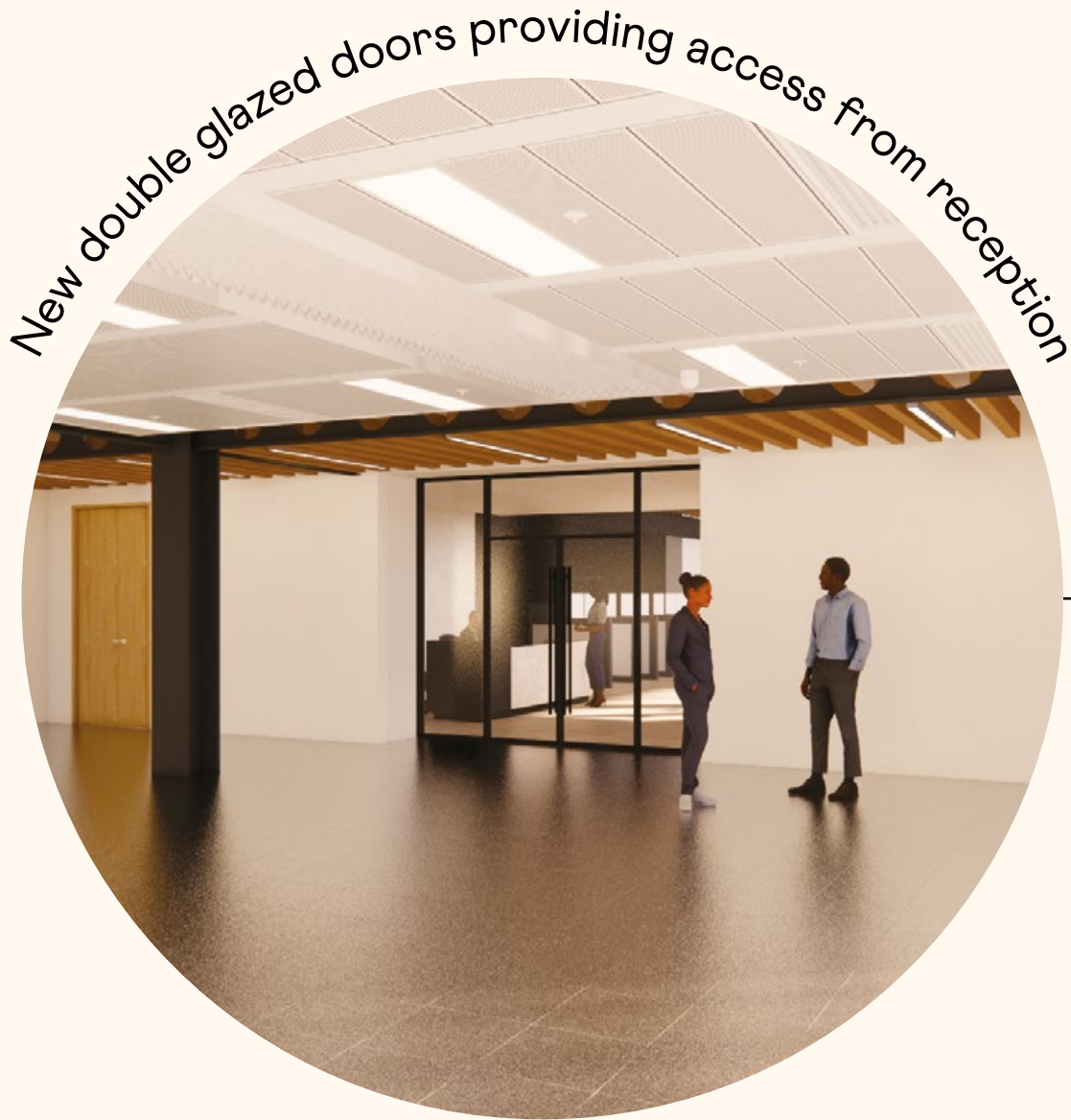


Key

Office
Reception
Roof terrace lift
Core

Office	13,862 sq ft	1,288 sq ft
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Reception



Queen Victoria Street

Key

Office
Reception
Roof terrace lift
Core

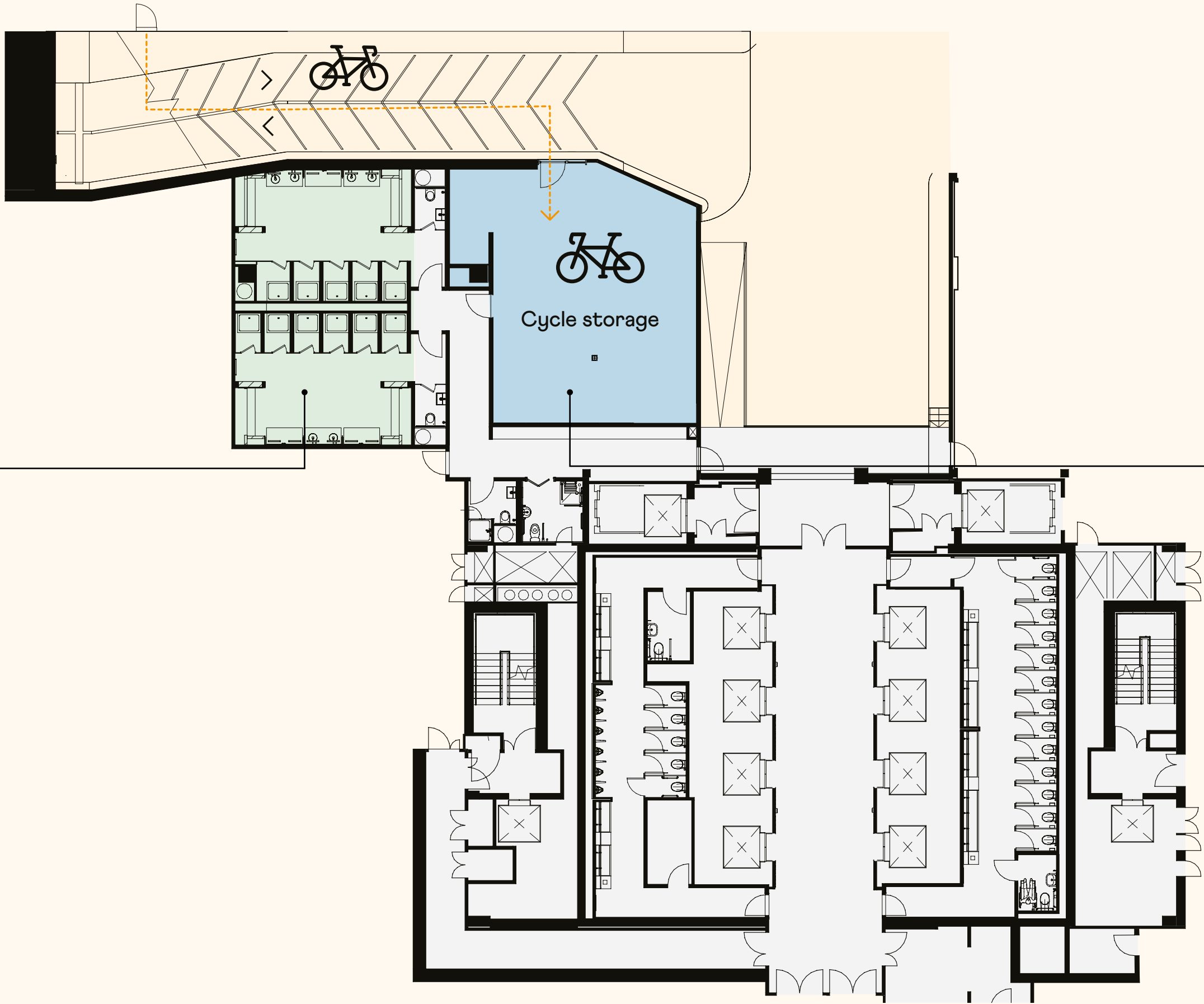
CGI images of the Ground Floor West offices and reception area

Not to scale. Indicative only.

End-of-trip



11
new showers



110
cycle spaces



Key

Blue square	Cycle storage
Orange square	Cycle access
Green square	Showers
Light blue square	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.



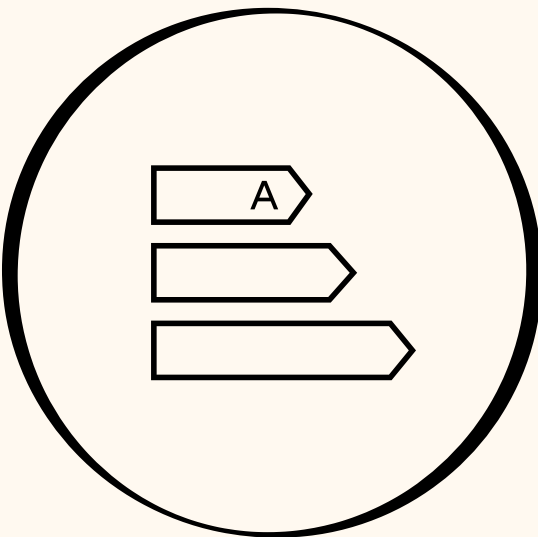
Take a closer look



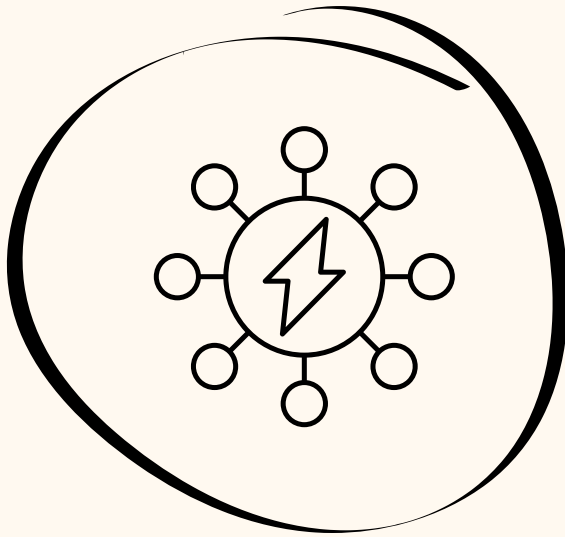
Targeting BREEAM ‘Outstanding’



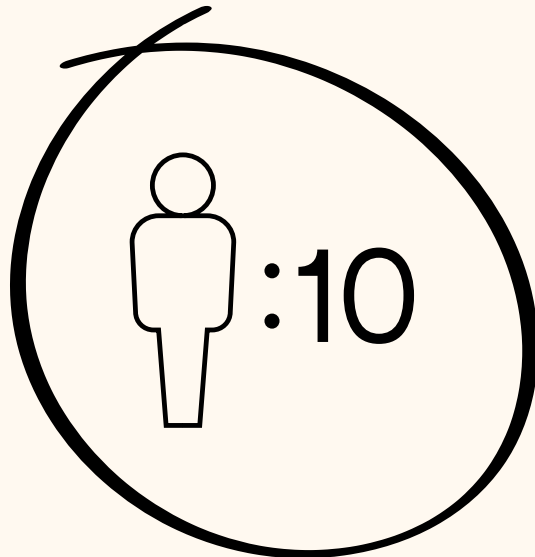
Targeting WELL Platinum



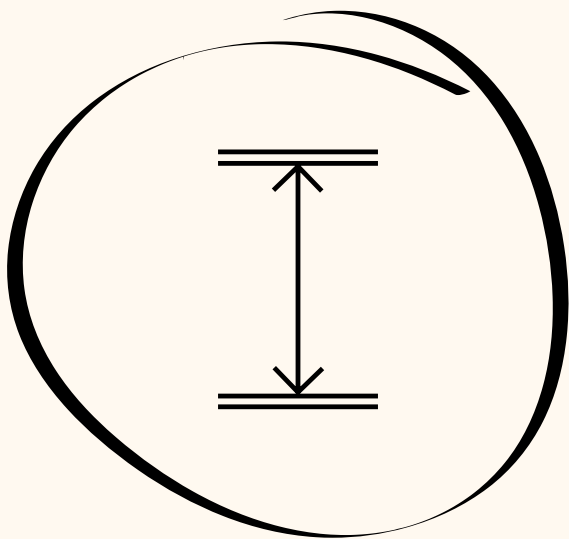
Targeting EPC A for available space



100% all-electric building



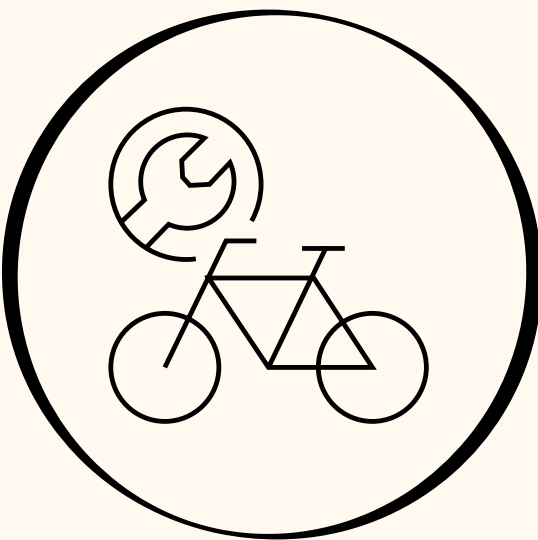
Occupancy standard
1 person per 10 sq m



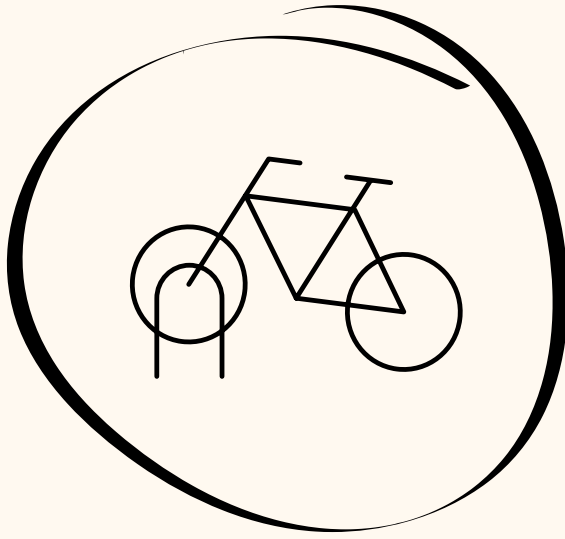
Typical office floor-to-ceiling
height 2.8m



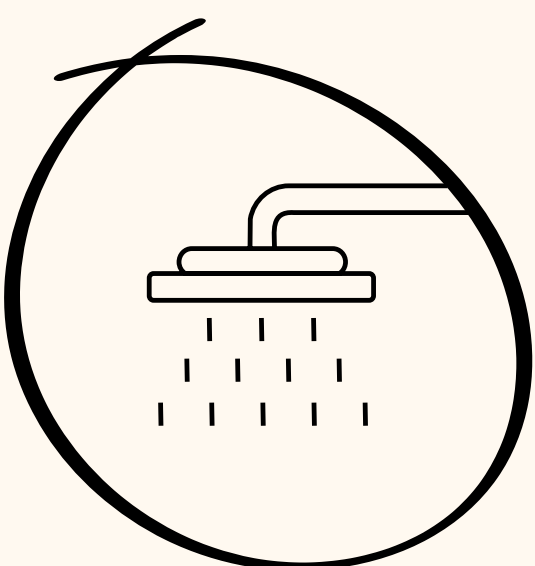
New roof garden studio with
kitchenette and WCs



Cycle repair station and
jet wash zone

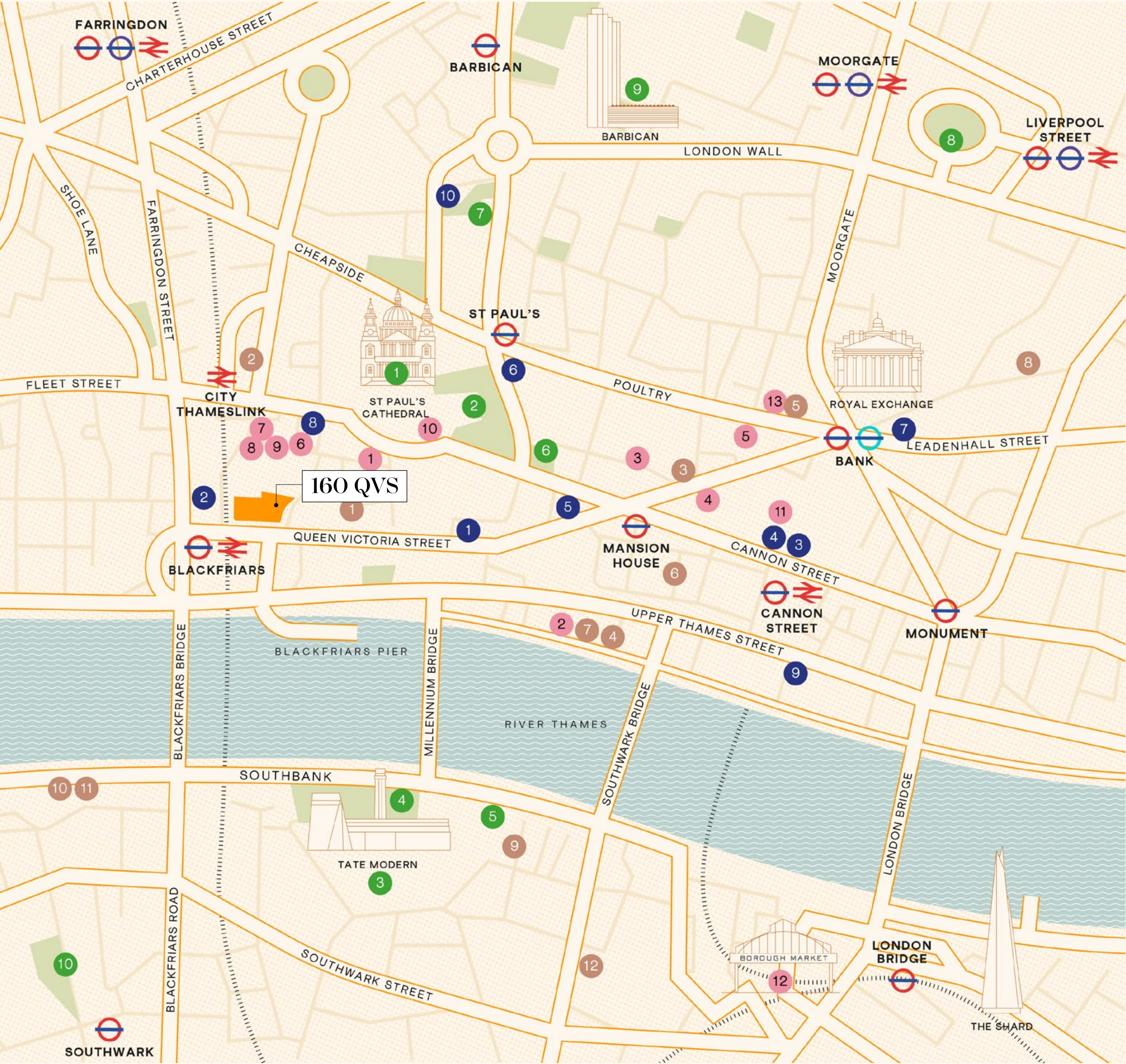


New secure cycle storage
110 spaces

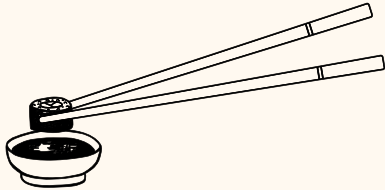


11 new shower and
changing facilities





EAT & DRINK



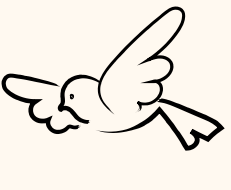
- 1 Sabine Rooftop Bar
- 2 Samuel Pepys
- 3 One New Change
 - Bread Street Kitchen & Bar
 - Gordon Ramsay Street Pizza
 - Madison Rooftop Bar & Restaurant
 - The Ivy Asia
- 4 Burger & Lobster
- 5 Coq d'Argent
- 6 Carter Lane Coffee House
- 7 On The Bab St Paul's
- 8 Alchemy Café - The City
- 9 Patch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

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 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)
Bank 	9
London Bridge 	6
Victoria 	10
Liverpool Street 	12
Farringdon 	13
Stratford 	23
Canary Wharf 	26

DESTINATIONS FROM BANK STATION	JOURNEY TIME (MINS)
King's Cross St Pancras 	9
Bond Street 	12
Stratford 	11
Canary Wharf 	13
Paddington 	21
London City Airport 	21
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 the historic wine bars tucked along Bow Lane, 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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