TAKE THE LEAP

160 QVS

c.55,000 SQ FT OF OFFICE SPACE COMING SOON

160 QUEEN VICTORIA STREET, EC4

Building Overview

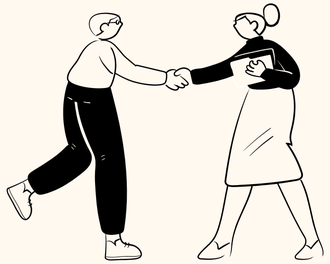
Welcome to 160 QVS, a landmark building in London's historical financial district refurbished to a high quality specification with attractive amenities and finishes for an HQ that's more than just another office. Benefitting from new end-of-trip facilities, a roof terrace with city views, Cat A refurbishment 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

TheSpace

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	22,471	2,087	Available now
First West	18,191	1,690	Available Cat A from Q3 2026
Ground West	13,920	1,293	Available Cat A from Q3 2026
Total offices	**54,582**	**5,070**	

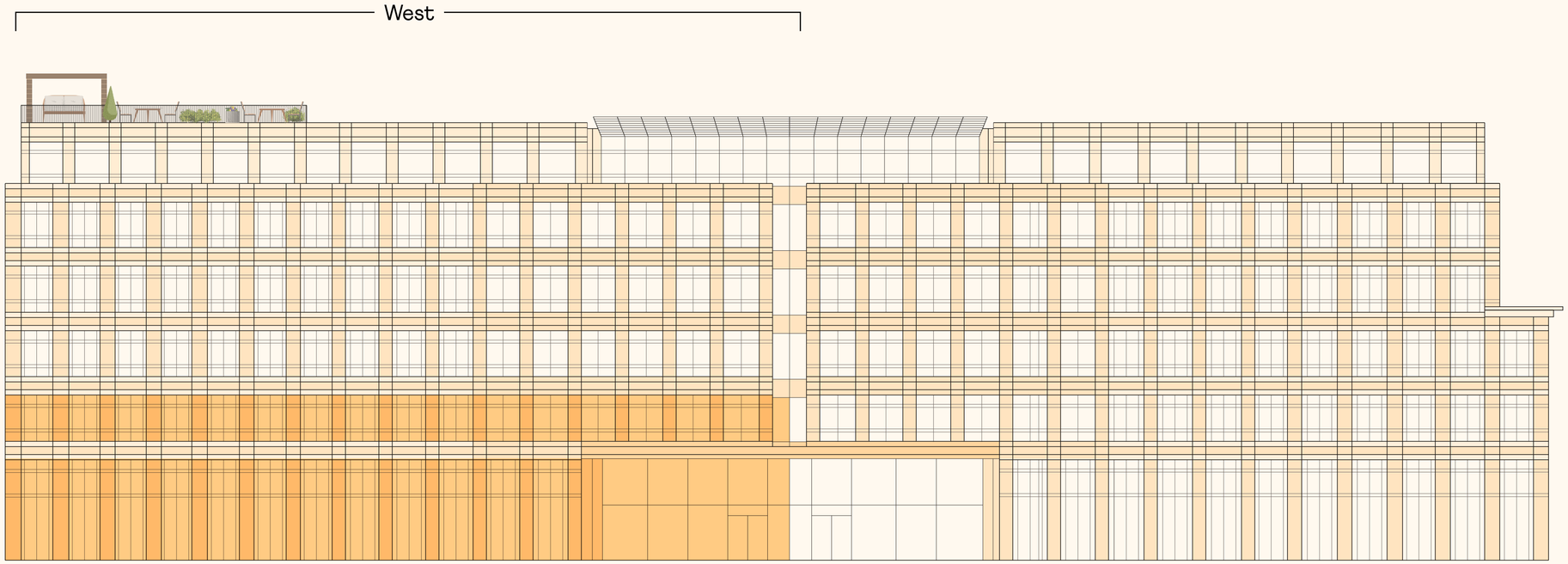
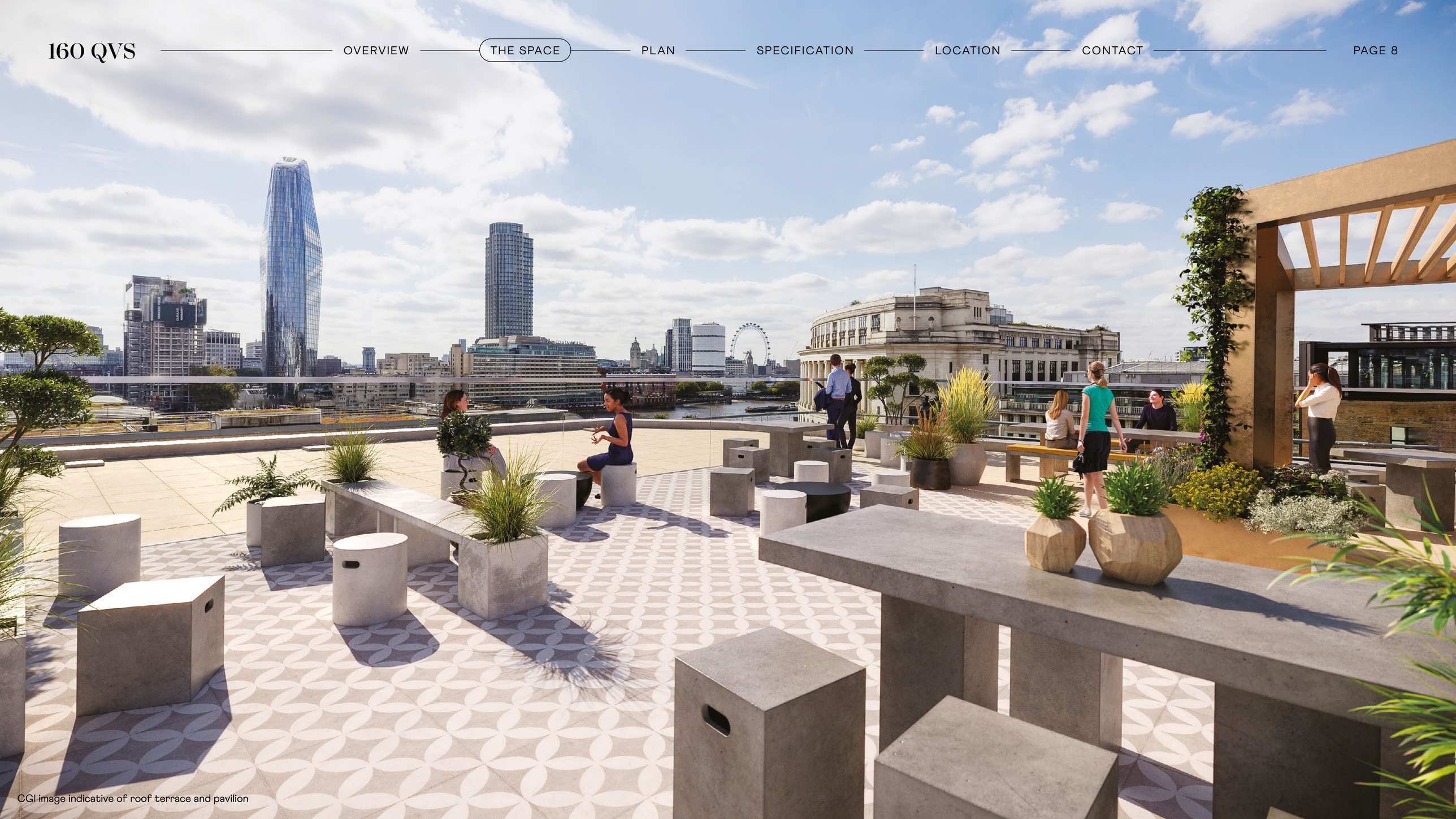
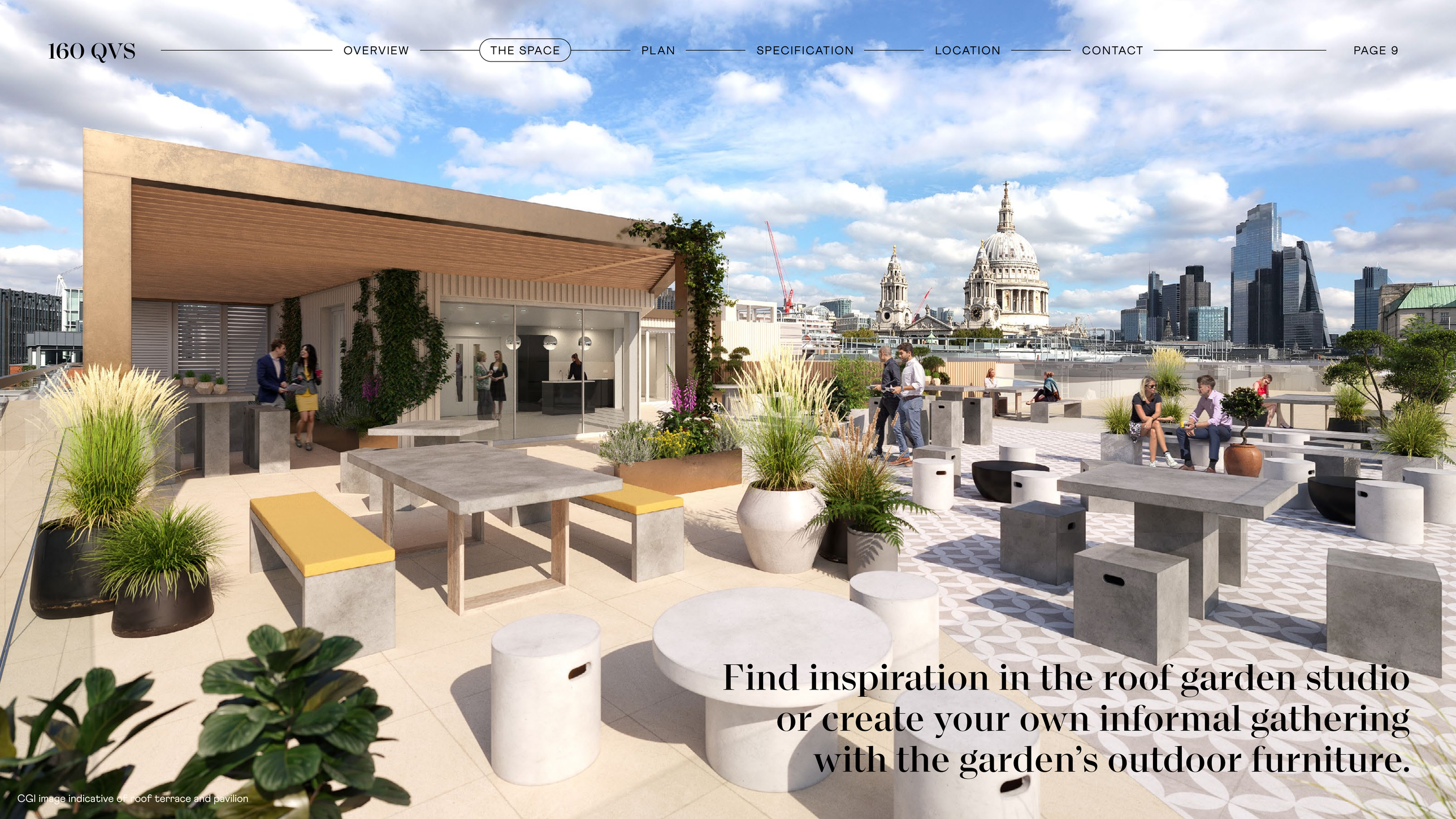


Illustration for indicative purposes only, not to scale.
Floor areas are subject to final measurement.



CGI image indicative of roof terrace and pavilion



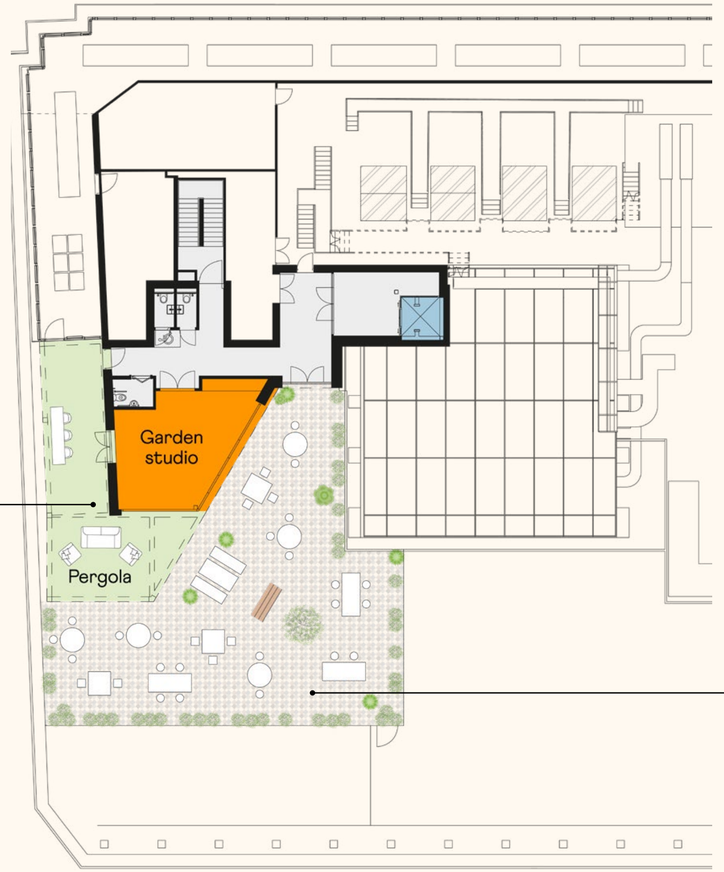
Find inspiration in the roof garden studio or create your own informal gathering with the garden's outdoor furniture.

CGI image indicative of roof terrace and pavilion

Roof terrace

N

Roof garden studio with kitchenette and WCs



New landscaped roof garden

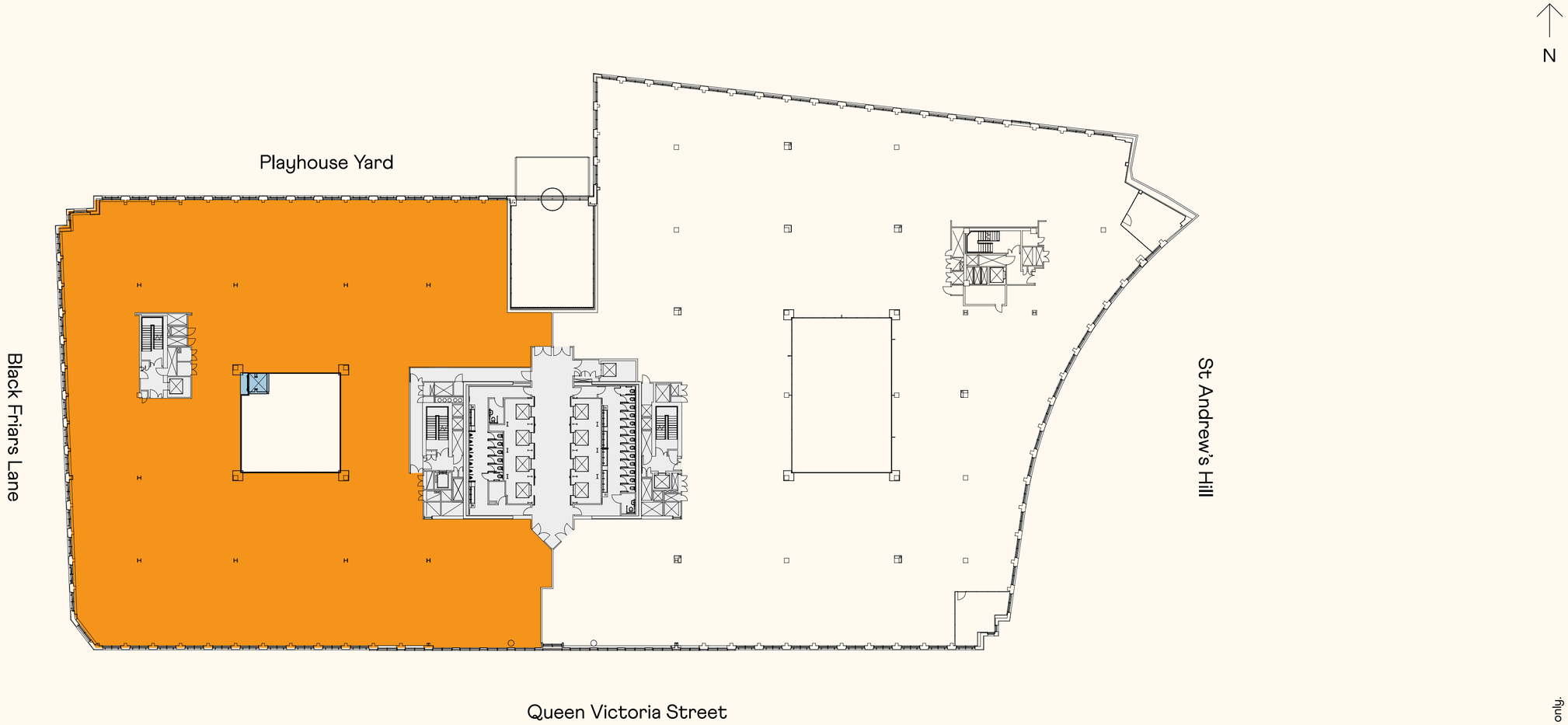
Key

- 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

Not to scale. Indicative only.

Second West



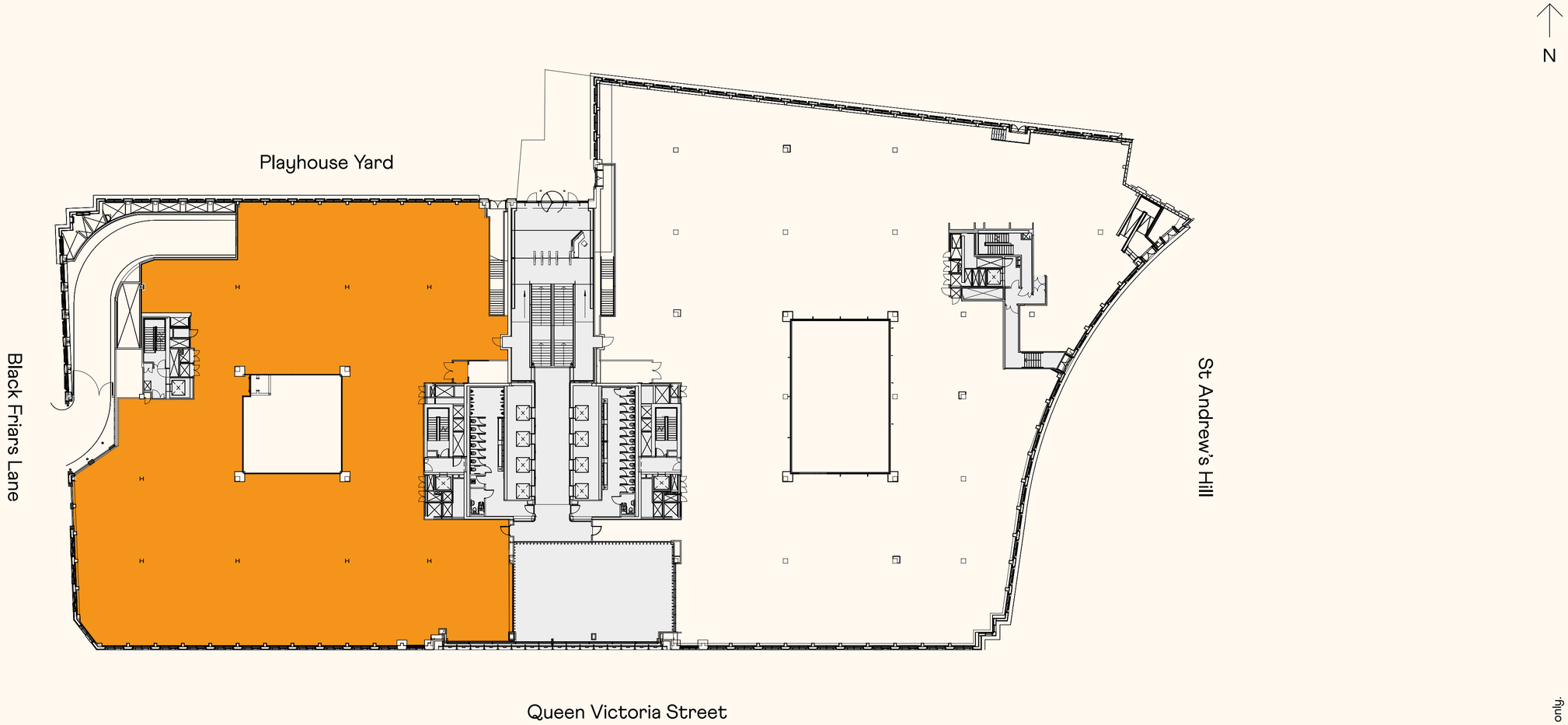
Office	22,471 sq ft	2,087 sq m

Key

- Office
- Roof terrace lift
- Core

Not to scale. Indicative only.

First West



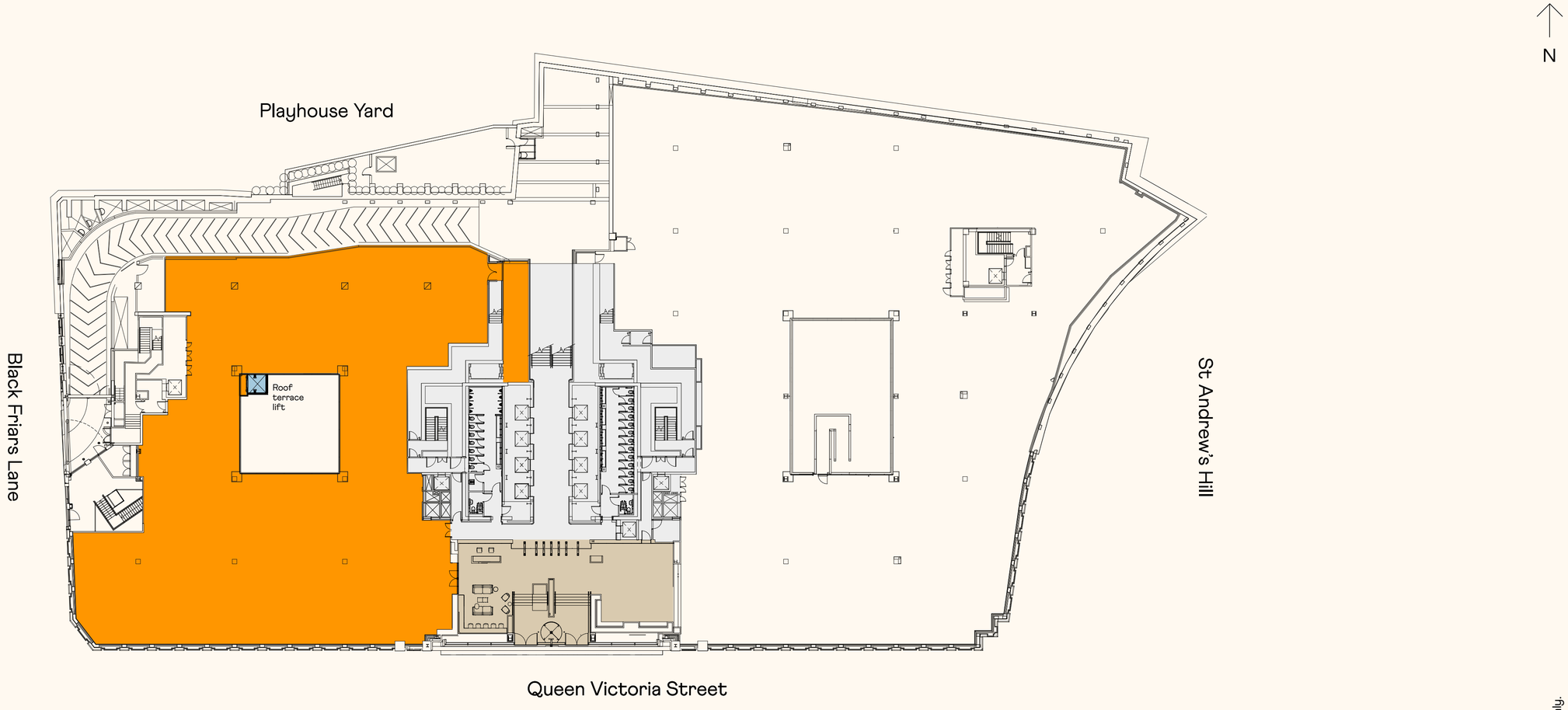
Key

- Office
- Roof terrace lift
- Core

Office	18,191 sq ft	1,690 sq ft

Not to scale. Indicative only.

Ground West



Key

- Office
- Reception
- Roof terrace lift
- Core

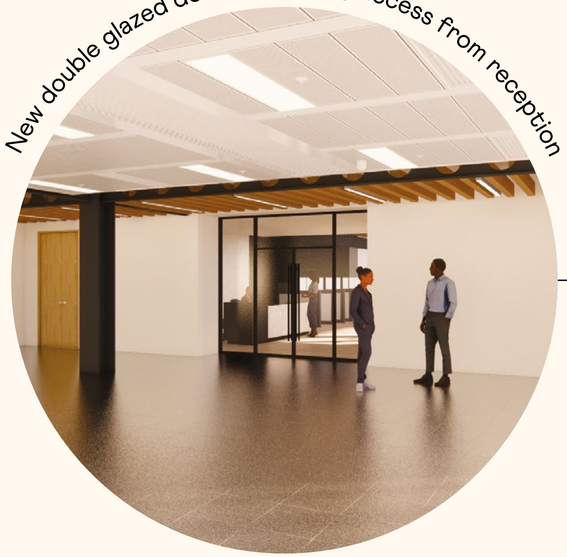
Office	13,920 sq ft	1,293 sq ft

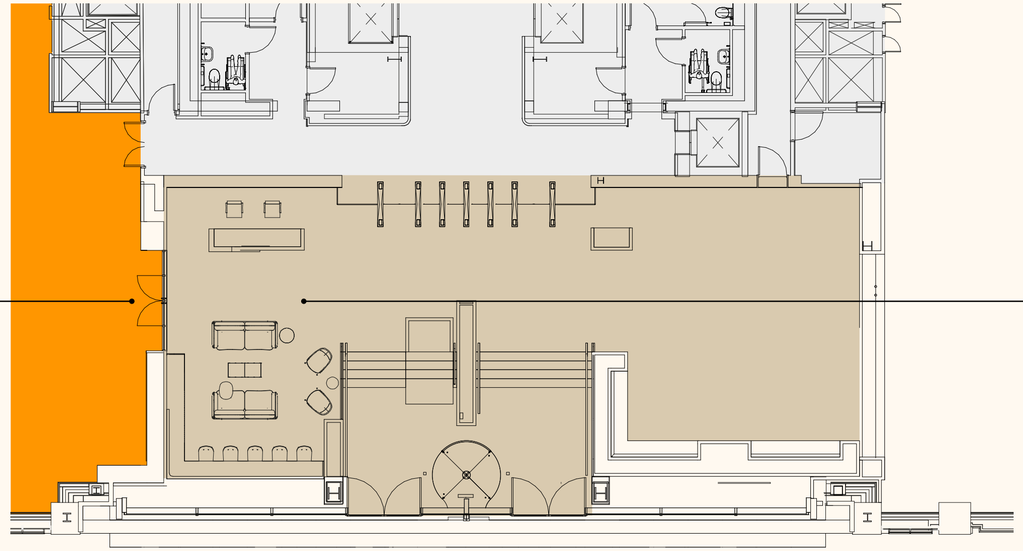
Not to scale. Indicative only.

Reception

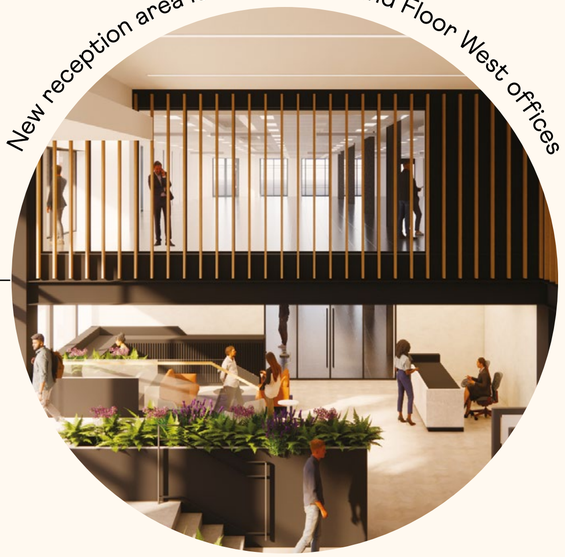
N

New double glazed doors providing access from reception





New reception area leading to Ground Floor West offices



Queen Victoria Street

Key

- Office
- Reception
- Roof terrace lift
- Core

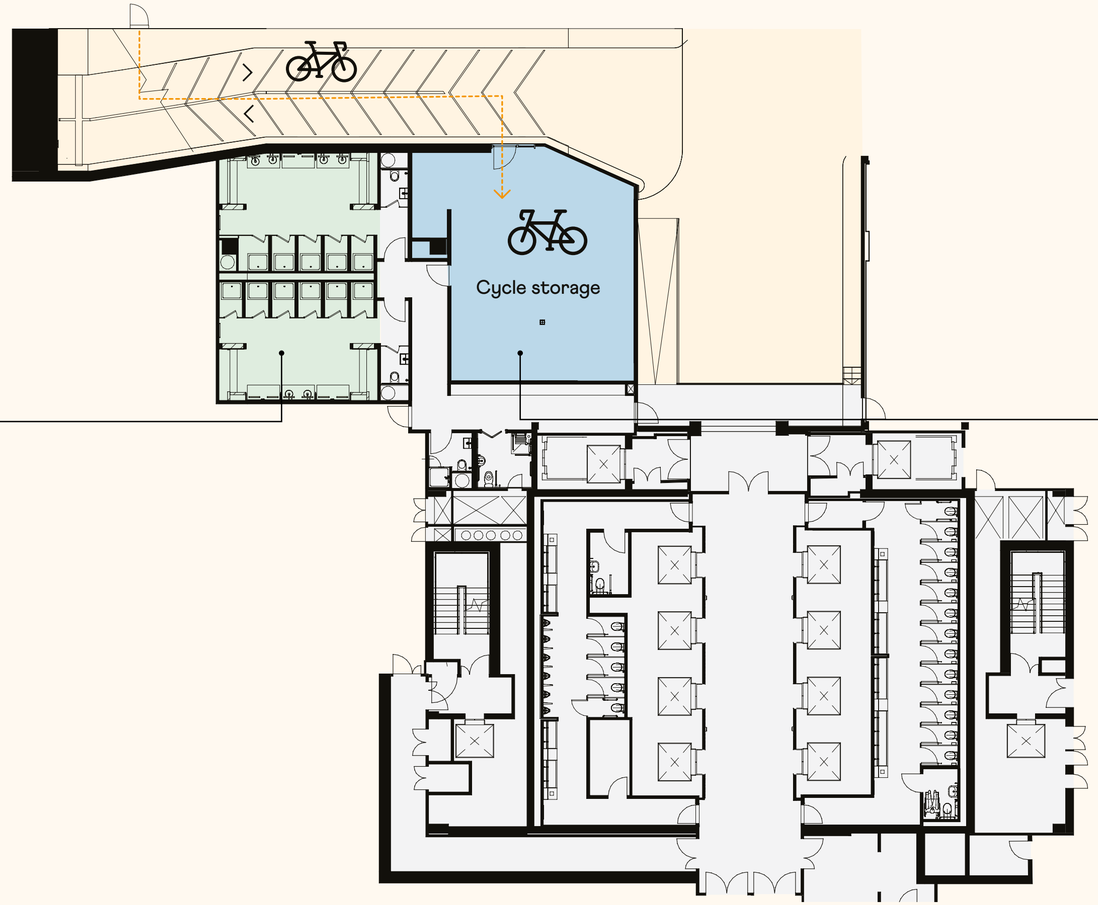
CGI images of the Ground Floor West offices and reception area

Not to scale. Indicative only.

End-of-trip

N

11
new showers



110
cycle spaces

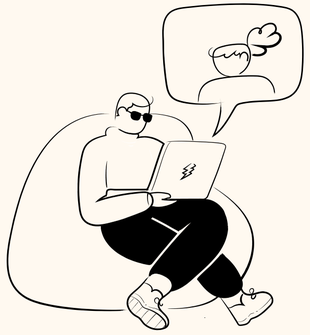
Key
- Cycle storage
- Cycle access
- Showers
- Core

Not to scale. Indicative only.

CGI image indicative of 2nd floor Cat A

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

Location

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

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

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

Meet the neighbours

At 160 QVS, you're in good company.

Unilever
Dechert LLP
deliveroo
K&L GATES
FT FINANCIAL TIMES
Bloomberg
wipro
LEWIS SILKIN
HSBC
Capgemini
SMBC
J.P.Morgan ASSET MANAGEMENT
BNY
Morgan Lewis
IPG MEDIABRANDS
LONDON STOCK EXCHANGE An LSEG Business
MIZUHO
Fidelity INTERNATIONAL
Bank of America Merrill Lynch

Keeping you connected

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.

160QVS.com

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