16PS.

A promise
of something
more ...just for you

16 Palace Street, SW1.

16PS.

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16PS.

Introduction

The promise of something *more*

16PS.

Nestled in the heart of Victoria, 16 Palace Street offers a connected, inspiring and sustainable workplace.

This impressive six-story building features over 100,000 sq ft of innovative office spaces designed to spark creativity and collaboration.

Available first floor space

21,388 sq ft.

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The Building

More space for collaboration, creativity and community

16PS. Specification Summary

Refreshed reception manned with 24 hour access

Fully electric building using air source heat pumps

EPC B and 1.6l of fresh air per m2

110mm raised floor

115 cycle racks

9 showers

1,130 sq ft winter garden

Landsec Experience App

Brand new Clubroom

2.7m floor to ceiling height

100 lockers

Occupational density at 1:8

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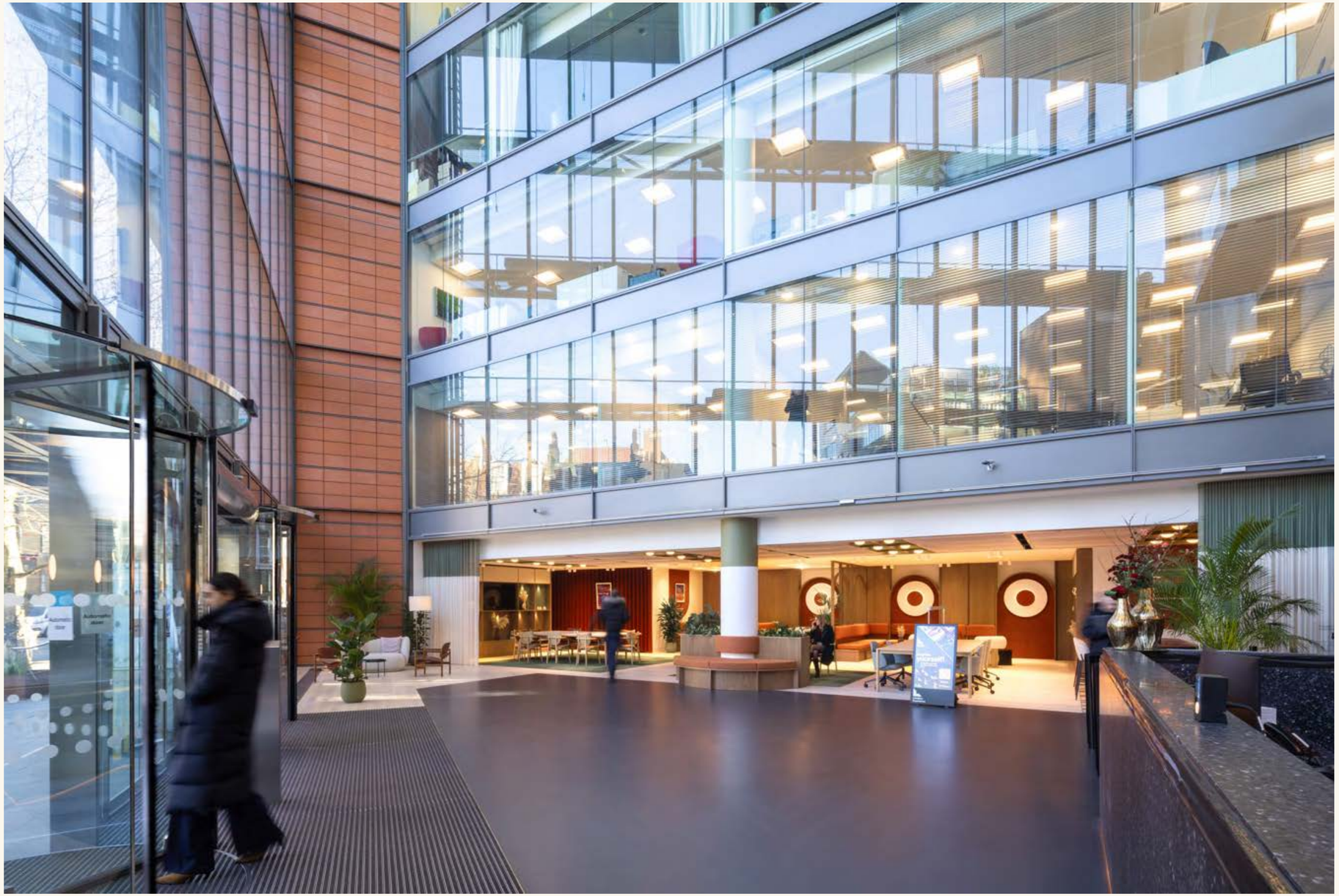
Reception

The new reception design features a stylish canopy and a welcoming open-plan lounge area, created for guests to relax, connect and host events.

For extra convenience, there's also the option for you to add a self-contained entrance tailored to your needs.



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Clubroom

The business lounge is a cozy spot to take a break from your desk, enjoy a coffee with a colleague, or host a small event.

Whether you're gathering for a casual chat, a town hall, or a presentation, it's the perfect place to relax and recharge during your day.

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CAT A Refurb

The 21,388 sq ft of office space has been thoughtfully refurbished to a high standard, with every detail designed to create a premium experience.

A full lighting upgrade has enhanced the natural light. Along with access to private winter garden, there are plenty of opportunities to get that al fresco feeling throughout the space.

16PS.

Air source heat pumps

The installation of Air Source Heat Pumps at 16 Palace Street provides a more sustainable way to heat and cool the building.

This upgrade significantly lowers carbon emissions, improves energy efficiency and creates a more comfortable indoor environment while reducing reliance on fossil fuels and contributing towards the journey to net zero.

10% reduction in energy consumption.

45% reduction in carbon emissions.

Removing 5,000 tonnes of carbon from the air annually, the equivalent of planting 235,000 mature trees.

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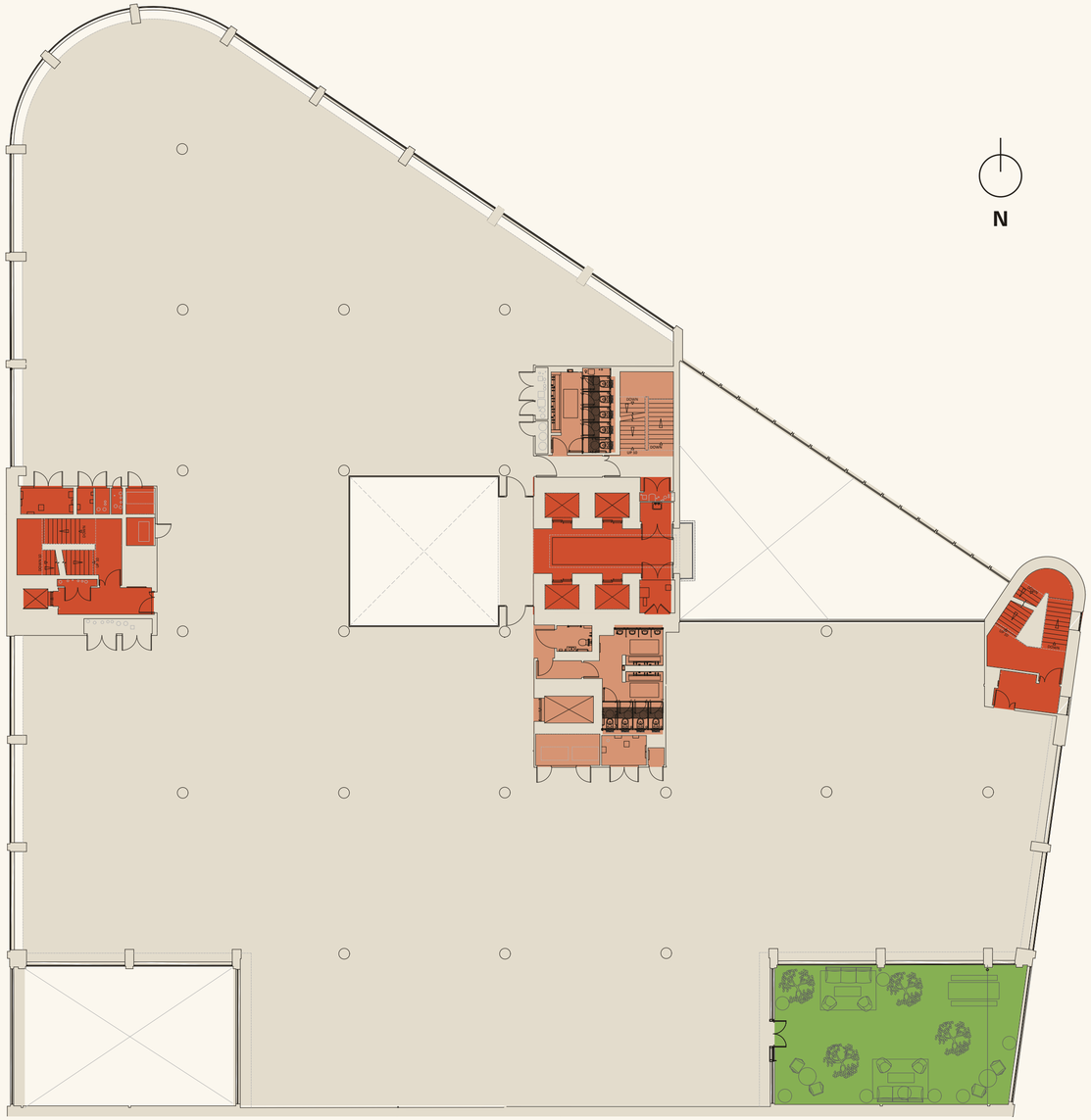
First Floor
21,388 sq ft

- Office space
- Core
- WCs
- Winter Garden (1,130 sq ft)

1



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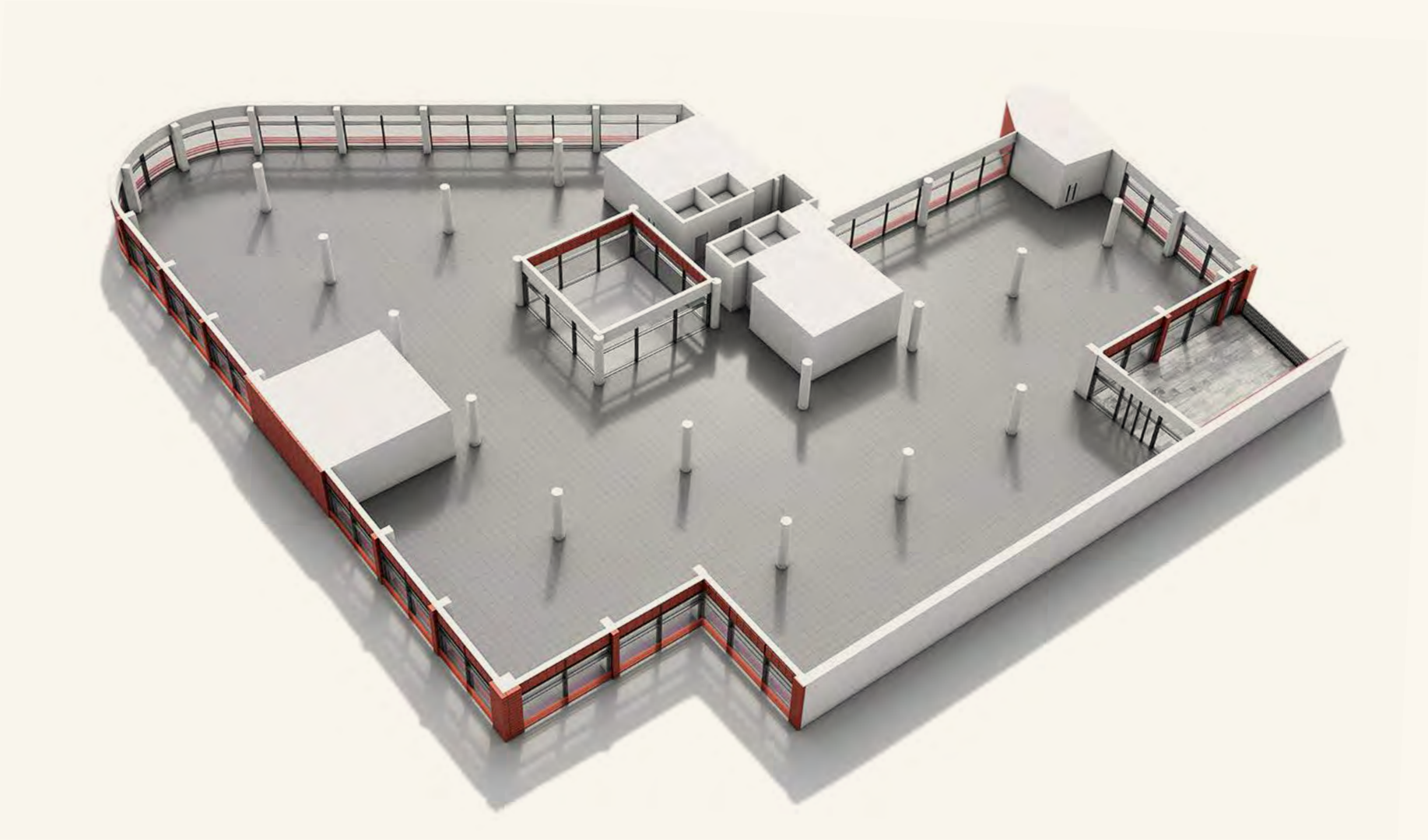
First Floor AXO Model



1

Option 1

Level 01

N

Workstations / Desks	191
Board room / 16 pax	2
S - Meeting room / 2 pax	9
M - Meeting room / 4 pax	8 (4)
L - Meeting room / 8 pax	2 (4)
Acoustic pod / 2 pax	4
Acoustic pod / 1 pax	2
Alternative workpoint	16
Kitchen	2
Breakout area	2
Reception	-
Entrance	-

Option 2

Level 01

N

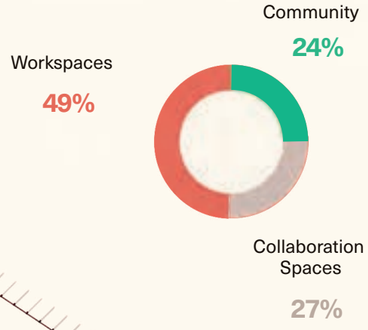
●	Workstations / Desks	151
●	Private office	10
●	Board room	2
●	S - Meeting room / 2 pax	6
●	M - Meeting room / 4 pax	5
●	L - Meeting room / 8 pax	3
●	Acoustic pod / 2 pax	4
●	Acoustic pod / 1 pax	4
●	Touchdown table	3
●	Kitchen	2
●	Tea point	1
●	Breakout area	1
●	Reception	-
▲	Entrance	-

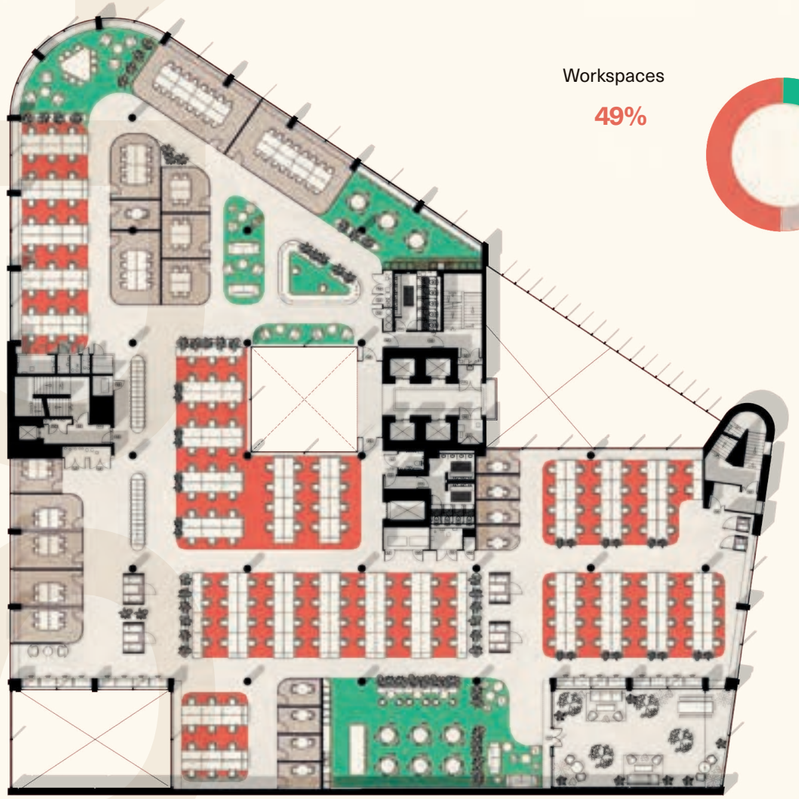
Option 1 vs Option 2

Option 1

Workspaces	645 m²		Collaboration Spaces	350 m²		Community	315 m²	
Workstations	Private offices	Alt. Workpoint	Meeting rooms	Acoustic pods	Touchdown table	Kitchen / Tea point	Breakout area	Reception area
191	00	16	21	06	00	02	02	01

Space Ratio

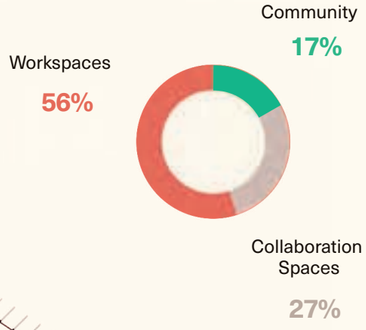




Option 2

Workspaces	684 m²		Collaboration Spaces	329 m²		Community	203 m²	
Workstations	Private offices	Alt. Workpoint	Meeting rooms	Acoustic pods	Touchdown table	Kitchen / Tea point	Breakout area	Reception area
151	10	00	16	08	03	03	01	01

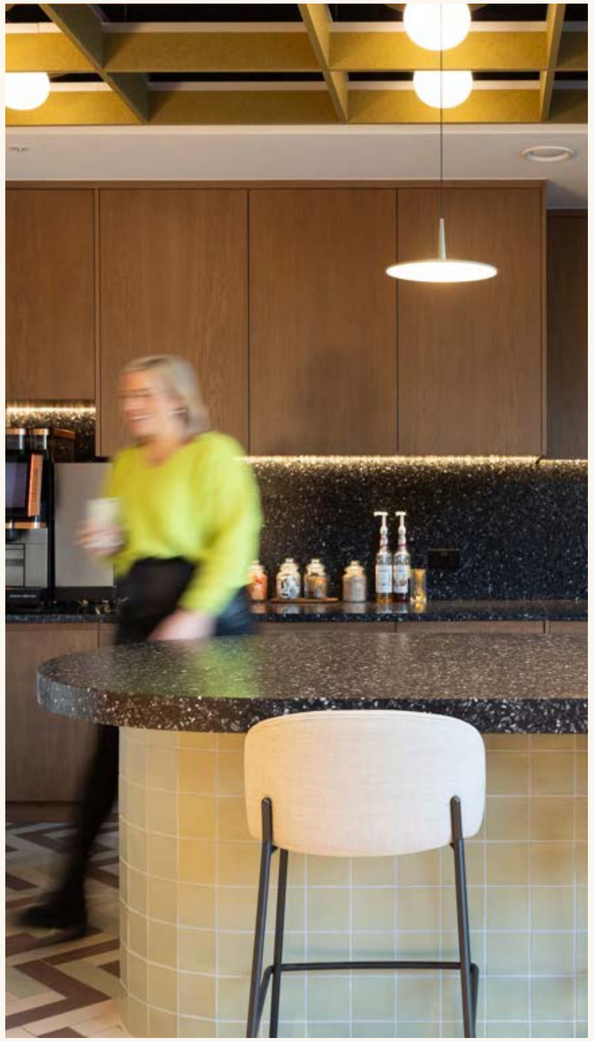
Space Ratio



THE BUILDING

PUB

16PS.



Location

More convenience & connectivity

16PS.

Cardinal Place Estate

Rooftop dining

Eccleston Yard

Victoria

Nova

St James's Park

Situated in the iconic Cardinal Place Estate, this address is at the heart of Victoria's vibrant energy.

With Buckingham Palace and St James's Park just a short stroll away, it offers a unique blend of connectivity, culture and charm.

16PS.

Conveniently located for easy commuting, 16 Palace Street boasts fantastic transport links, making it simple to get around the city and beyond.

Whether you enjoy walking, cycling, or taking public transport, you'll find yourself just moments away from Victoria Station, with access to National Rail, the Underground, and the Gatwick Express. Numerous bus routes and cycle lanes add extra convenience, while the nearby streets offer a lovely scenic walk to work.

Transport Links

	Green Park 2 mins	**Oxford Circus** 4 mins	**Euston** 7 mins	**Kings Cross** 9 mins	**Paddington** 16 mins	**London Bridge** 16 mins
	Clapham Junction 6 mins	**Gatwick** 36 mins	**Brighton** 58 mins			
	Belgravia 5 mins	**St James's Park** 8 mins	**Westminster** 9 mins	**Green Park** 14 mins	**Hyde Park Corner** 17 mins	
	Belgravia 2 mins	**St James's Park** 3 mins	**Westminster** 7 mins	**Green Park** 9 mins	**Hyde Park Corner** 9 mins	

16PS.

more ...
celebrating, socialising and connecting

01 Blue Boar
02 Boisdale of Belgravia
03 Chez Antoinette
04 Rail House Café
05 Camino
06 Iris & June
07 Timmy Green
08 Muse by Tom Aikens
09 Market Halls Victoria
10 Peggy Porschen
11 The Ivy Victoria
12 The Phoenix
13 Wild By Tart
14 Palm House
15 Casa do Frango
16 A Wong
17 Quilon
18 The Goring Dining Room
19 Wagamamma
20 Browns
21 Bills

16PS.

More ... retail therapy

01 Bayley & Sage
02 Charles Tyrwhitt
03 Holland & Barrett
04 Hotel Chocolat
05 Oliver Bonas
06 Jones Bootmakers
07 L'Occitane
08 Me & Em
09 M&S
10 Reiss
11 Sweaty Betty
12 Waitrose
13 Waterstones
14 Zara

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more ... entertainment and culture

01 Apollo Theatre
02 BAM Karaoke Box
03 Buckingham Palace
04 Curzon Cinema
05 Flight Club
06 Green Park
07 Lane 7
08 The Other Palace Theatre
09 St James's Park
10 Victoria Palace Theatre

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more ... health and wellness

01 City Athletic
02 1Rebel
03 Barry's Bootcamp
04 Frame
05 Gymbox
06 H2 Clubs
07 Hotpod Yoga
08 More Yoga
09 Psycle
10 Re:Mind Studio
11 SMUK London
12 LondonCryo
13 Townhouse

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More ... places to rest your head

01 Artist Residence
02 Citizen M
03 Conrad London St. James
04 Four Seasons
05 Hotel 41
06 St. Ermin's Hotel
07 Taj
08 The Goring
09 The Resident
10 The Rubens
11 Z Hotel

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PS...

you're in good company

QRT

BURBERRY

eDF

Moët Hennessy

LGC

NORD ANGLIA EDUCATION

PSP Investments

OAKTREE

LEK™

Formula 1

experian™

moneycorp

ALBOURNE

NEUBERGER BERMAN

DP WORLD

Ebury

BLUECREST

EVERCORE

JUPITER

Vitol

16PS.

Sustainability & Wellness

Green from the ground up

16PS.

more... Sustainability

16 Palace Street has been designed with energy efficiency, green initiatives, and sustainable practices in mind, enabling local businesses to reduce their environmental impact while enhancing the well-being of their people, customers, and communities.

100% electricity procured from **renewable sources**

Air source heat pumps for energy efficient cooling & heating

Zero waste to landfill

Highly efficient **LED lighting**

Water-minimising fitting and fixtures

Targeting EPC B*

*Following completion of the Air Source Heat Pump project

16PS.

More ... Wellness

We focus on making simple, positive changes that help reduce energy use, alongside creating green spaces like gardens and rooftops that promote well-being.

Our approach to sustainability is all about bringing together health, community, and nature in a way that feels balanced and natural.

WELL Platinum

High levels of **natural light**

Wildflower roof

Access to **open-air** terraces

Building app & **contactless** access

Best-in-class end of **trip facilities**

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Landsec & you

More partnerships and collaboration

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Our community

We create places that make a lasting positive contribution to our communities and our planet.

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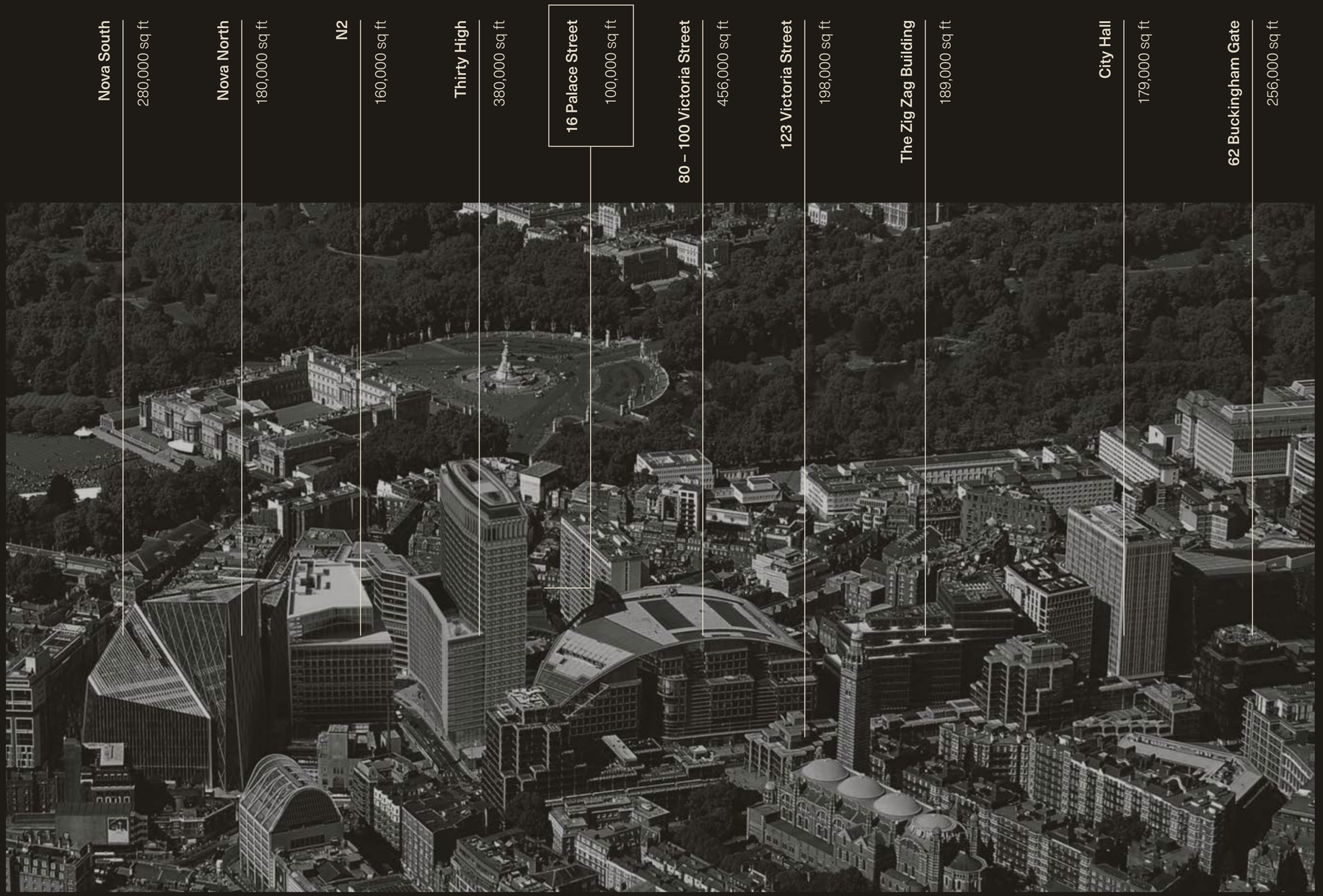
Our spaces

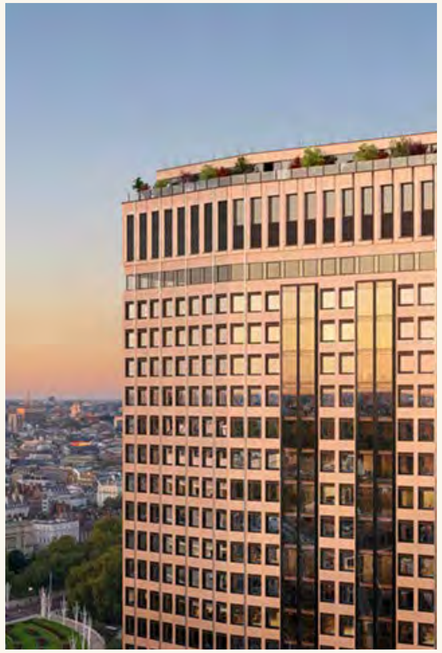
We bring people together, forming connections with each other and the spaces we create.



16PS.

Our pipeline

We provide our customers, partners and people with a platform to realise their full potential.



Thirty High

Oval Works

Timber Square

55 Old Broad Street

16PS.

Landsec

We are the largest retail estate company in the UK and exist to create spaces that work for you.

Experiences

At Landsec, we create environments where businesses and people thrive. We go beyond providing spaces—we foster great working experiences that empower your team, enhance productivity, and support your business goals.

Spaces

Our spaces meet the highest environmental standards and support the health of those who use them. With features like improved air quality, natural light, and green spaces, we help reduce stress and boost energy. It's about creating environments where your business can grow sustainably, while fostering a healthier, happier workforce.

Partnerships

By understanding your unique needs, we collaborate to create spaces that drive innovation, productivity, and growth. Our partnerships ensure your space supports your business goals and helps you succeed long-term.

Technology

Our tech-driven approach ensures your business stays ahead in tomorrow's workplace.

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Landsec

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