

16PS.

A promise
of something
more *... just for you*

16 Palace Street, SW1.





16PS.

Introduction	03
The Building	05
Location	18
Sustainability & Wellness	27
Landsec & You	30
Contact	35



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.



16PS.

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

16PS.

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.



16PS.

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.



16PS.

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.



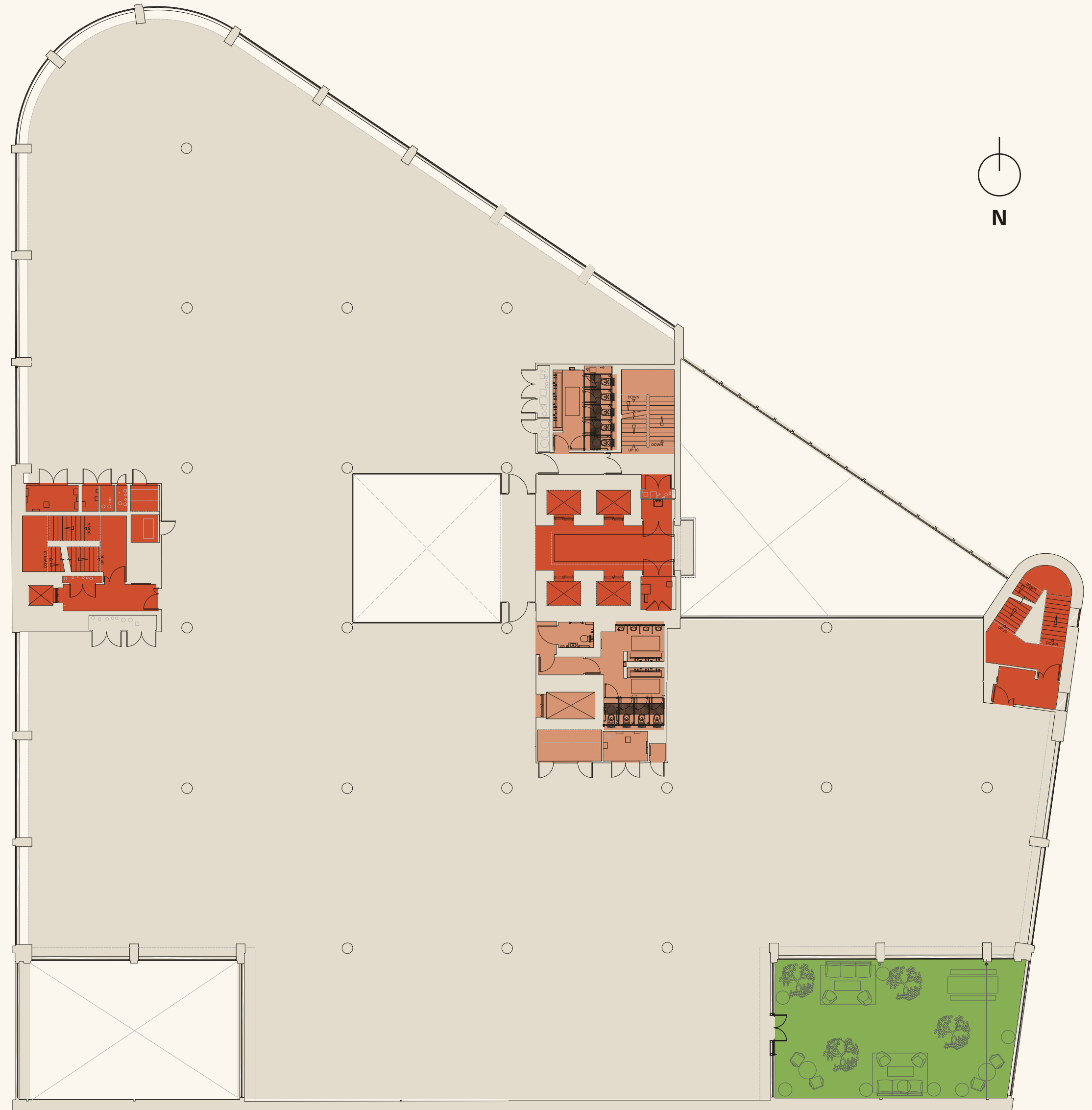
Removing 5,000 tonnes of carbon from the air annually, the equivalent of planting 235,000 mature trees.

16PS.

First Floor 21,388 sq ft

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

1

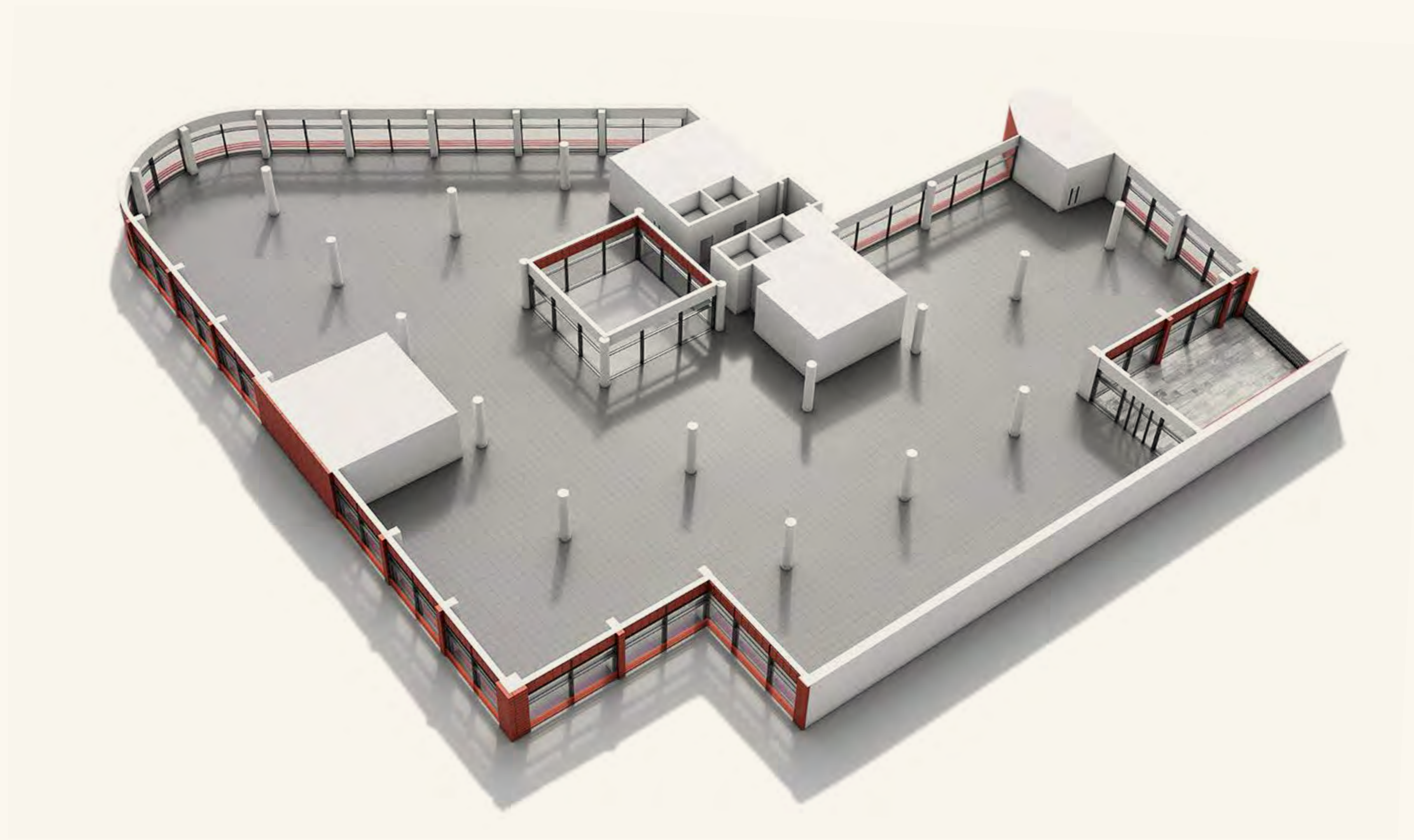


16PS.

First Floor AXO Model

1

THE BUILDING



Option 1

Level 01



●	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



●	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	-

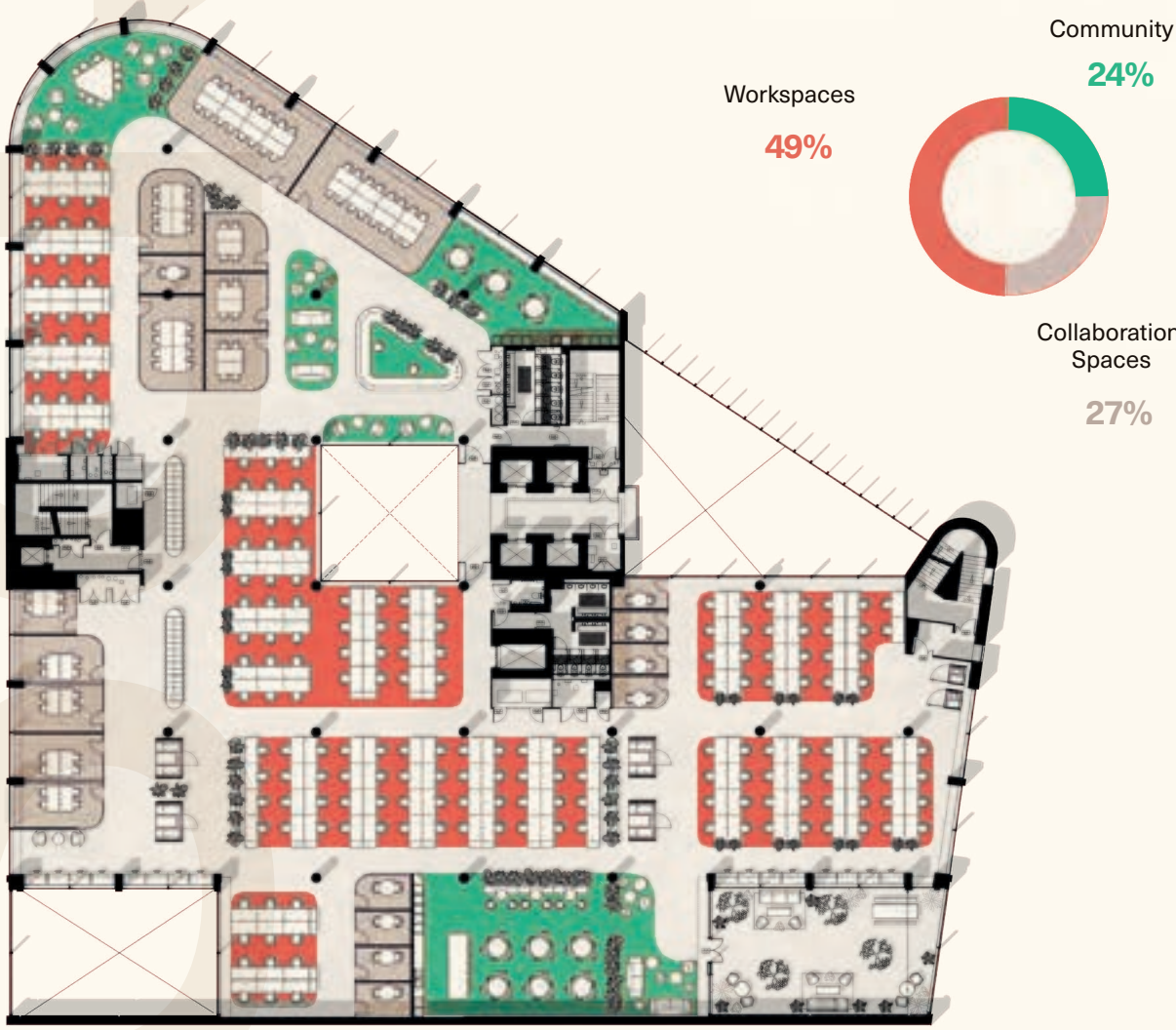


Option 1 vs Option 2

Option 1

Workspaces			Collaboration Spaces			Community		
645 m ²			350 m ²			315 m ²		
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			Collaboration Spaces			Community		
684 m ²			329 m ²			203 m ²		
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











16PS.



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 | 16 | A Wong |
| 02 | Boisdale of Belgravia | 17 | Quilon |
| 03 | Chez Antoinette | 18 | The Goring
Dining Room |
| 04 | Rail House Café | 19 | Wagamamma |
| 05 | Camino | 20 | Browns |
| 06 | Iris & June | 21 | Bills |
| 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 | | |



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



16PS.

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



16PS.

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 Psytle
- 10 Re:Mind Studio
- 11 SMUK London
- 12 LondonCryo
- 13 Townhouse



16PS.

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



16PS.

PS...
you're in good
company



BURBERRY



Moët Hennessy



LEK™



moneycorp✦

ALBOURNE



Ebury

BLUECREST

EVERCORE



16PS.

Sustainability & Wellness

Green from
the ground *up*



16PS.

more... Sustainability

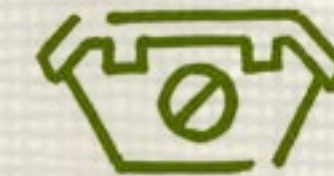
16 Palace Street has been designed with energy efficiency, green initiatives, and sustainable practices in mind, enabling local businesses to reduce their environmental impact while enhancing the well-being of their people, customers, and communities.



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

16PS.



Landsec

& you

More
partnerships
and *collaboration*



16PS.

Our Community

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



16PS.

Our spaces

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



Nova South

280,000 sq ft

Nova North

180,000 sq ft

N2

160,000 sq ft

Thirty High

380,000 sq ft

16 Palace Street

100,000 sq ft

80 - 100 Victoria Street

456,000 sq ft

123 Victoria Street

198,000 sq ft

The Zig Zag Building

189,000 sq ft

City Hall

179,000 sq ft

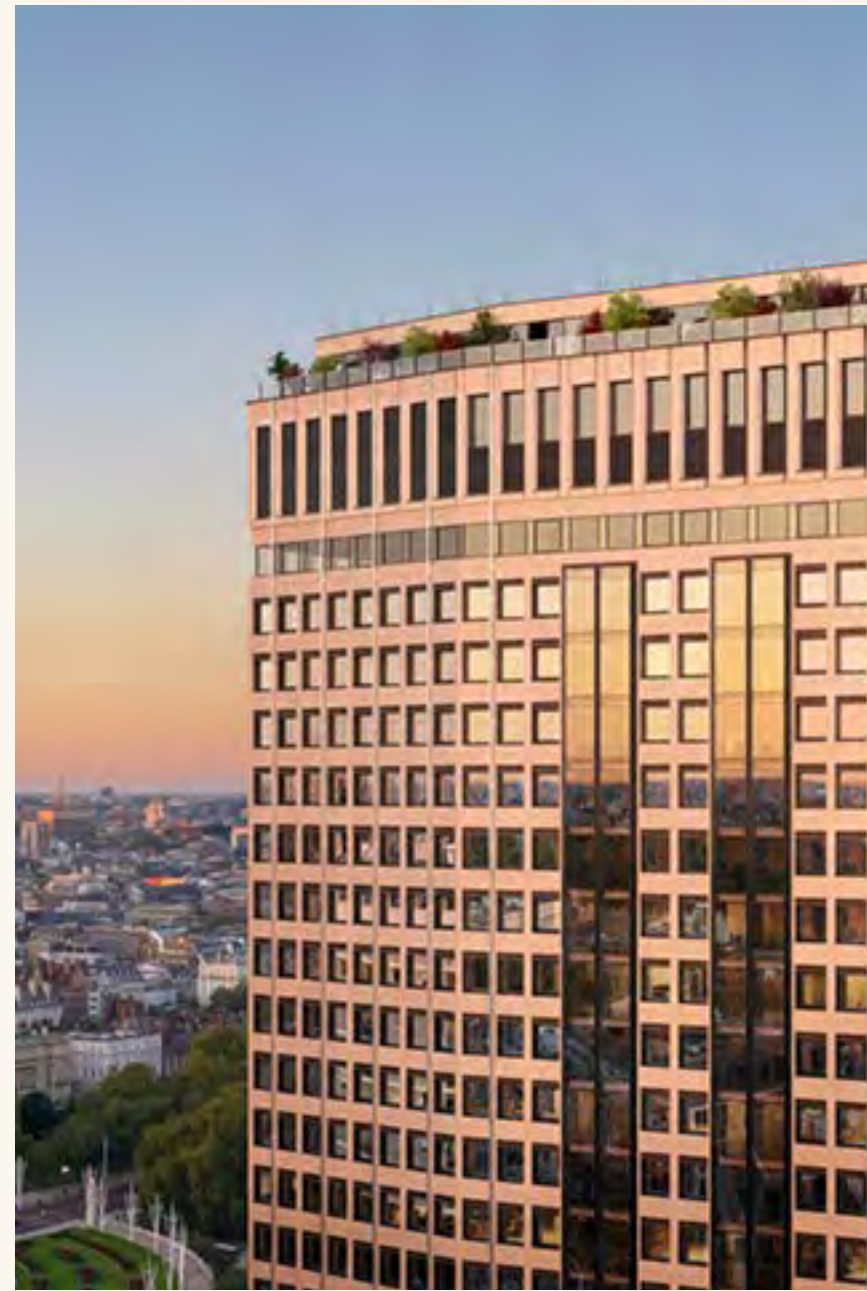
62 Buckingham Gate

256,000 sq ft

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.



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



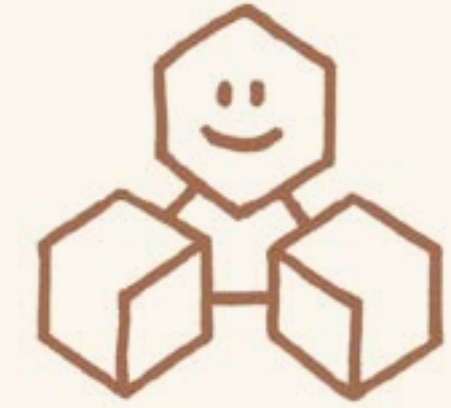
Experiences

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.



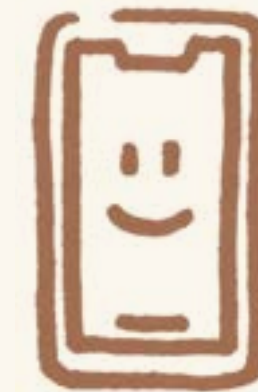
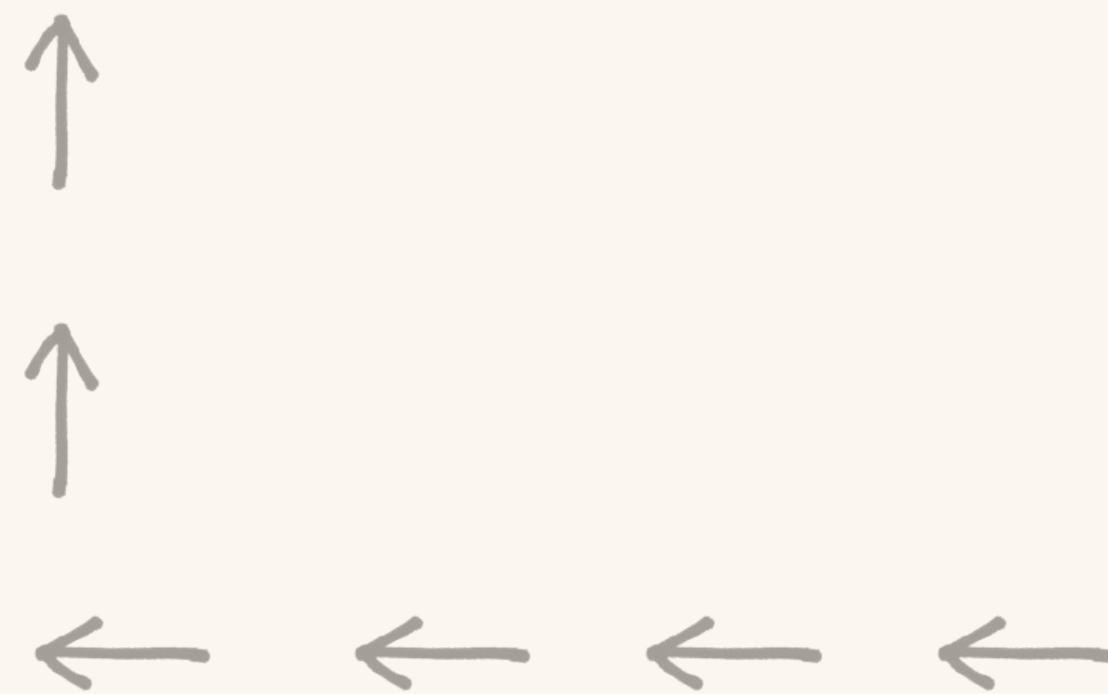
Spaces

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.



16PS.



Get... *in touch*

CBRE

Adam Cosgrove
adam.cosgrove@cbre.com
+44 (0)7500 872 851

Celeste Savage
celeste.savage@cbre.com
+44 (0)7940 002601

Harry Tentori
harry.tentori@cbre.com
+44 (0)7787 698 421

Tuckerman

Guy Bowring
gbowring@tuckerman.co.uk
+44 (0)7831 185 728

Mark Fisher
mfisher@tuckerman.co.uk
+44 (0)7899 895 710

Scott Fisher
sfisher@tuckerman.co.uk
+44 (0)7890 572 225

CGI images are for indicative purposes only.
Any areas, measurements or distances referred to herein are approximate only. All texts, photographs, layouts and computer-generated images are for illustrative purposes only and solely intend to serve as a guide as to how the property may look and may be subject to any change at any time. Floor plan illustrations are indicative only. Space plan illustrations show indicative only. All finishes are indicative, subject to final specification and selection.