

Excellence is achieved,
not when there is nothing
else to add, but when there
is nothing left to remove.

The Sixteen



The Sixteen

- 8,080 sq ft of transformed contemporary offices
- Offices arranged over first to seventh floors
- Efficient, column-free floorplates ranging from 757 to 1,679 sq ft
- Exquisitely crafted reception
- Private terraces on upper floors
- Eighth floor panoramic roof garden
- Extensive cycle and shower facilities
- Beautifully appointed interiors by MoreySmith



The Sixteen

Location

Retail, restaurant and hotels
Arts and culture
Local amenities
Local occupiers

Hanover Square

Access

Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

Development team

Morgan Capital
MoreySmith

Leasing team



Location

- Prime Mayfair – one of the most sought after enclaves
- In close proximity to Soho – culturally diverse, full of character, intrigue and creativity
- Moments from the reimagined and newly pedestrianised Hanover Square
- A short walk from London’s world famous fashion district



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Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

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Retail, restaurant and hotels

- Internationally acclaimed bars, restaurants and hotels
- 16 Michelin starred restaurants within a ten minutes' walk
- Five of the world's most exclusive hotels within a ten minutes' walk
- World renowned fashion district – Regent Street, Bond Street, Savile Row and Berkeley Square



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Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Arts and culture

- London’s finest exhibitions and performances are on Hanover Street’s doorstep
- A short walk from London’s Theatreland
- Surrounded by prestigious, private and public galleries



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Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Local amenities

01. House of Fraser

02. Browns

03. Smythson

04. Umu

05. Fenwick

06. Mulberry

07. Sotheby's

08. Burberry

09. Louis Vuitton

10. John Lewis

11. The Westbury

12. Colonial

13. The Residences at Mandarin Oriental Mayfair

14. Sotheby's Coffee Bar

15. Cecconi's

16. The Windmill

17. Nathalie

18. Pollen Street Social

19. Sketch

20. Ristorante Frescobaldi London

21. Apple Store

22. Nike Town
23. Aqua Spirit

24. Hamleys

25. Liberty

26. Toy Room Club

27. London Palladium

28. Dishoom

29. Ain't Nothin But The Blues Bar

30. Be At One

31. Nopi

32. Cirque Le Soir

33. Kingly Court

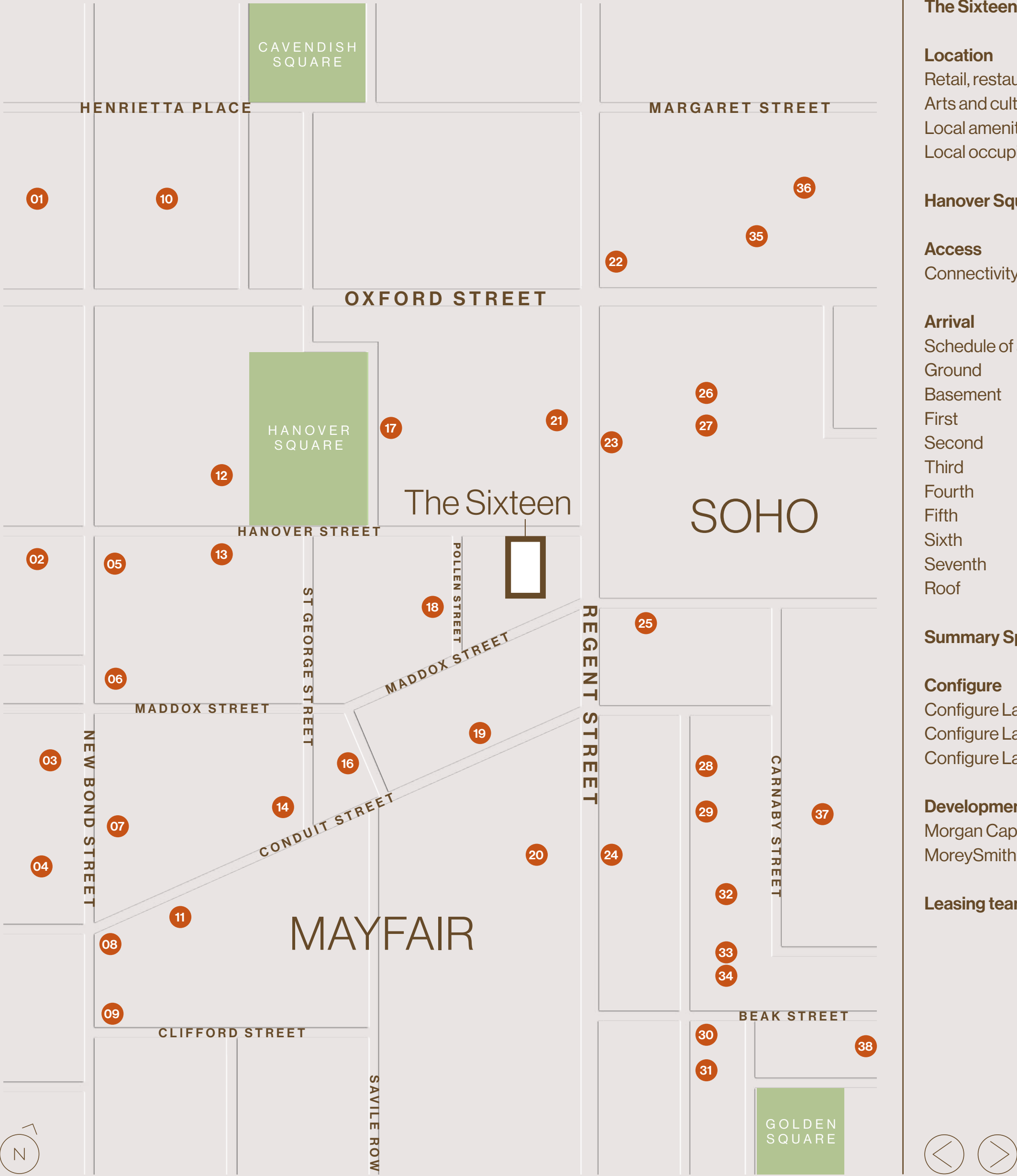
34. Cahoots

35. Market Place Bar

36. Pho

37. The White Horse

38. Bob Bob Ricard, Soho



Local occupiers

01. Lexington Partners

02. Glencore
KKR & Co
JCA Fashion Academy
Brown Advisory

03. Evercore Partners

04. Raymond James

05. Summit Partners

06. Pollen St Capital

07. Perenco

08. Heritage Oil

09. Hunting PLC

10. Angola LNG Marketing

11. Arcmont AM

12. Nike

13. Conde Nast

14. Heitman

15. Trafigura

16. Apollo Management

17. Providence

18. Brummer & Partners

19. Davidson Kempner

20. Gemcorp Capital
21. General Atlantic

22. Rokos Capital Management
General Atlantic

23. Sotheby's

24. HSBC Private Bank

25. Chanel

26. Accel Partners

27. Centrebridge

28. Ares Management

29. AMP Capital

30. Tudor Investment Corporation
Bluecove LLP

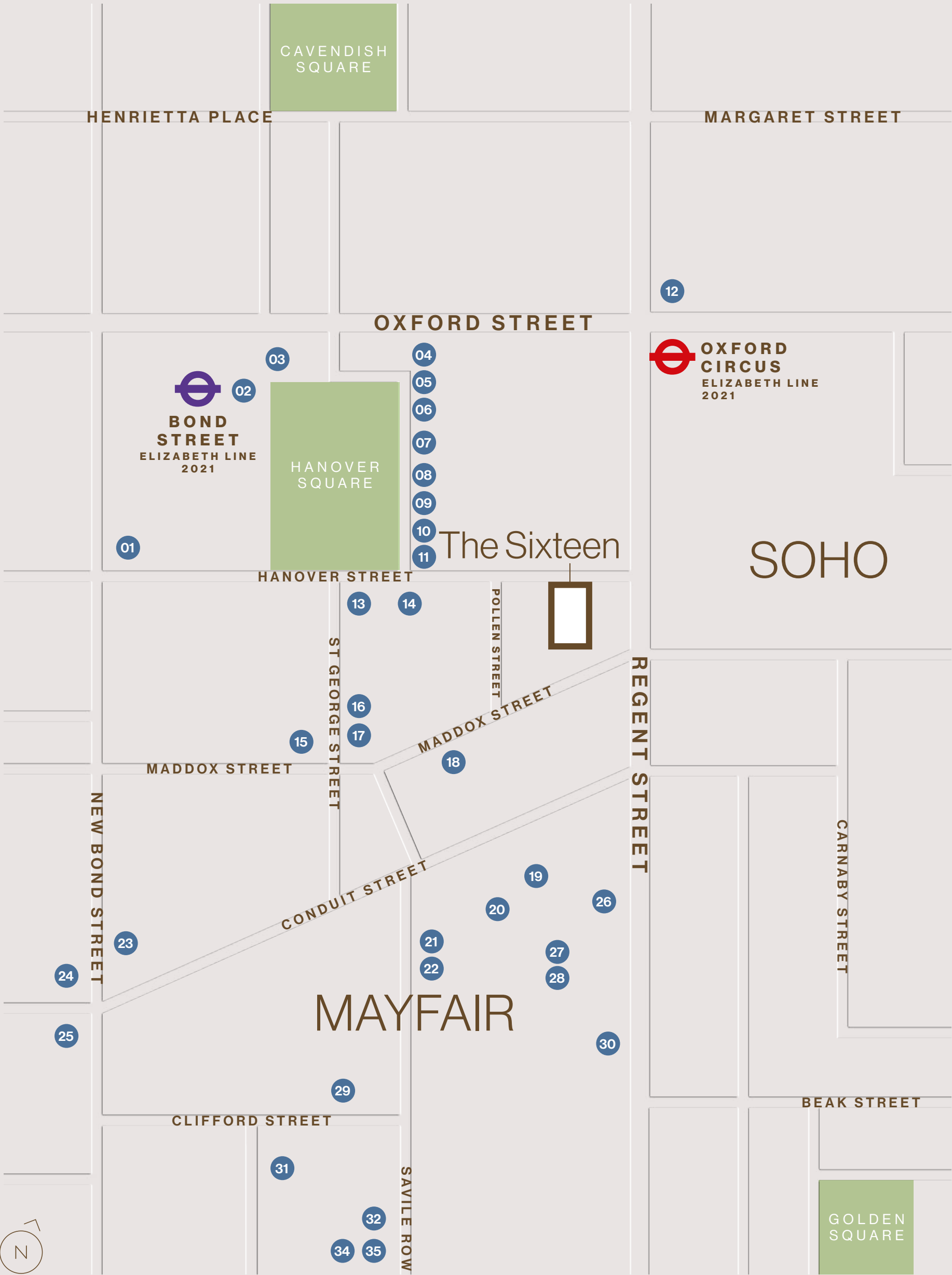
31. CarVal Investors
Zeus Capital

32. Fiera Capital

33. Index Ventures.

34. Lombard Odier

35. Norges



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Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Hanover Square

- Re-imagined modern offices around its perimeter
- New Mandarin Oriental hotel and Colonial restaurant opening
- Re-landscaped garden square
- Widened pavements to surrounding roads
- Pedestrianisation of roads and side streets
- New Elizabeth Line station



Usage rights courtesy of Great Portland Estate

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Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Arts and culture
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Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Access

- Four minutes' walk to Bond Street and Oxford Circus Underground stations
- Access to the Jubilee, Central, Bakerloo and Victoria lines
- Bond Street entrance to the Elizabeth Line is on the corner of Hanover Square



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Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

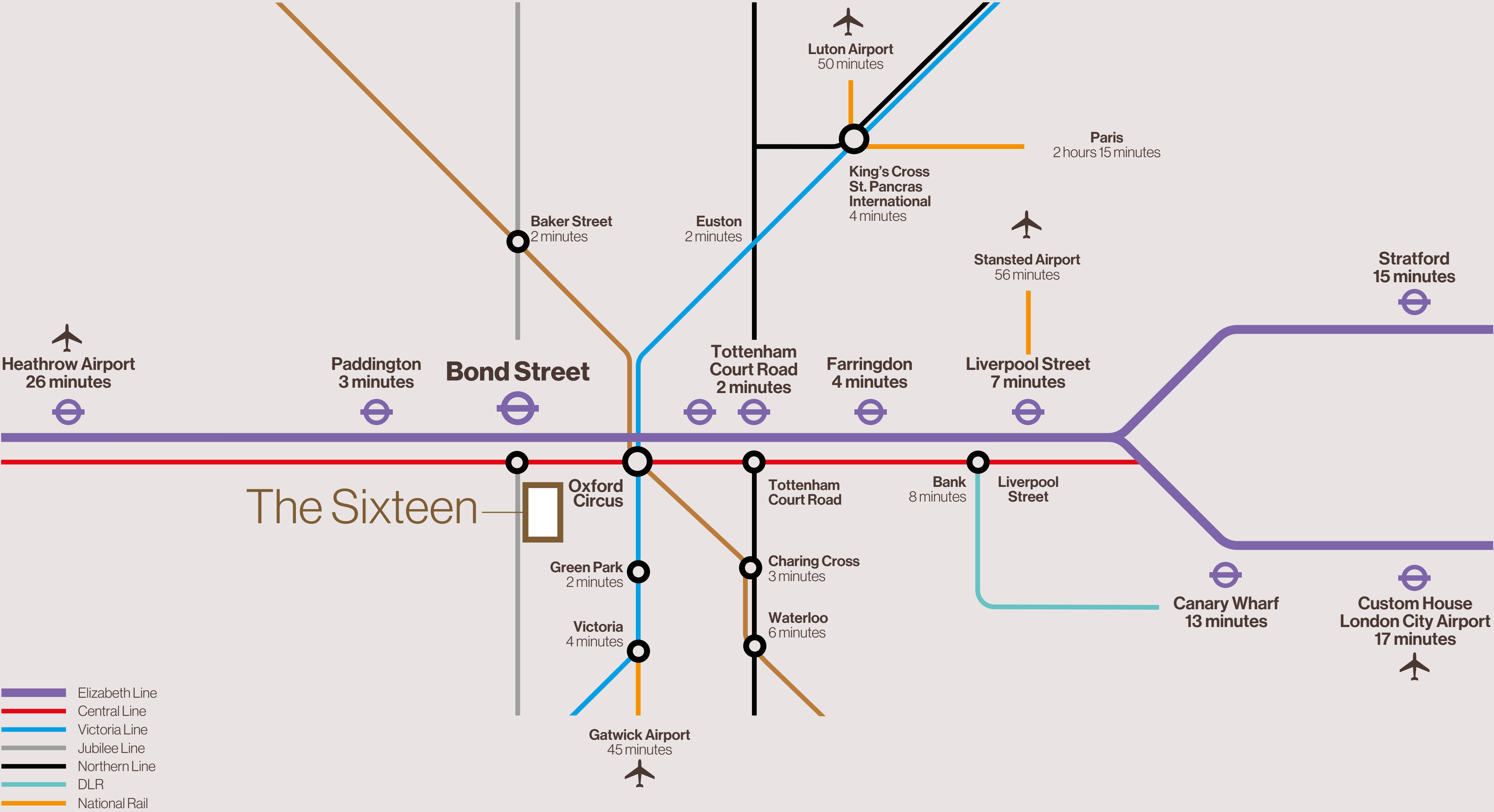
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Connectivity



All travel times are compiled through the TFL Journey Planner.

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 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
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 - Configure Layout Y
 - Configure Layout Z

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Arrival

- Elegantly crafted exterior transformation
- Extended windows breathe life and light into floors
- Façade has a distinctive character on a changing streetscape
- Exceptional reception with full height glazing
- Exquisite detailing and finishes



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Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure Layout X
Configure Layout Y
Configure Layout Z

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Accommodation

	Offices (NIAs)		Terraces	
	sq ft	sq m	sq ft	sq m
Eighth	-	-	206	19
Seventh	757	70	50	5
Sixth	976	91	73	7
Fifth	1,124	104	40	4
Fourth	1,094	102	-	-
Third	1,130	105	-	-
Second	1,320	123	-	-
First	1,679	156	-	-
Ground	Reception			
Total	8,080	751	369	35

All areas are indicative and will be verified on completion in accordance with the RICS Code of Measuring Practice.

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- Schedule of areas
- Ground
- Basement
- First
- Second
- Third
- Fourth
- Fifth
- Sixth
- Seventh
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- Configure Layout Y
- Configure Layout Z

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Ground

Reception 262 sq ft_24 sq m



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Arrival
Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

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Location

Retail, restaurant and hotels
Arts and culture
Local amenities
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Hanover Square

Access

Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Basement

HANOVER STREET



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- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

Summary Specification

- Configure**
- Configure Layout X
 - Configure Layout Y
 - Configure Layout Z

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Retail, restaurant and hotels
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Local occupiers

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Access
Connectivity

Arrival
Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

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Location
Retail, restaurant and hotels
Arts and culture
Local amenities
Local occupiers

Hanover Square

Access
Connectivity

Arrival
Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

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First

Office 1,679 sq ft_ 156 sq m



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- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

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 - Configure Layout Y
 - Configure Layout Z

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Second

Office 1,320 sq ft_ 123 sq m



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- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

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- Configure Layout X
 - Configure Layout Y
 - Configure Layout Z

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Third

Office 1,130 sq ft_ 105 sq m



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- Arrival
- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

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- Configure Layout X
 - Configure Layout Y
 - Configure Layout Z

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Fourth

Office 1,094 sq ft_ 102 sq m



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- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

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- Configure
- Configure Layout X
 - Configure Layout Y
 - Configure Layout Z

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Fifth

Office 1,124 sq ft_ 104 sq m

Terrace 40 sq ft_ 4 sq m



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- Connectivity

- Arrival
- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

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- Configure
- Configure Layout X
 - Configure Layout Y
 - Configure Layout Z

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Sixth

Office 976 sq ft_ 91 sq m

Terrace 73 sq ft_ 7 sq m



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- Connectivity

- Arrival
- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

Summary Specification

- Configure
- Configure Layout X
 - Configure Layout Y
 - Configure Layout Z

- Development team
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Seventh

Office 757sq ft_70 sq m

Terraces 50 sq ft_5 sq m



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- Connectivity

- Arrival
- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

Summary Specification

- Configure
- Configure Layout X
 - Configure Layout Y
 - Configure Layout Z

- Development team
- Morgan Capital
 - MoreySmith

Leasing team





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Location

Retail, restaurant and hotels
Arts and culture
Local amenities
Local occupiers

Hanover Square

Access

Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Eighth

Roof Terrace 206 sq ft_19 sq m

HANOVER STREET



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- Connectivity

- Arrival
- Schedule of areas
 - Ground
 - Basement
 - First
 - Second
 - Third
 - Fourth
 - Fifth
 - Sixth
 - Seventh
 - Roof

Summary Specification

- Configure
- Configure Layout X
 - Configure Layout Y
 - Configure Layout Z

- Development team
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 - MoreySmith

Leasing team





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Location

Retail, restaurant and hotels
Arts and culture
Local amenities
Local occupiers

Hanover Square

Access

Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

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Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Summary Specification

- All offices have dual aspect with full height windows
- Raised access floor of 160mm
- Four pipe, fan coil air conditioning
- Occupancy ratio 1:8 sq m
- Three modern showers including one DDA
- 14 secure bike spaces
- 14 heated lockers
- Premium reception with antique brass desk, Labradorite Stone floor and scalloped fumed oak and concrete effect panelled walls
- 1 x 14 person passenger lift
- Communal rooftop terrace with exceptional views
- Generous private terraces on upper floors
- Configure (CATA+)

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Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Configure

- Configure is a process to assess the efficiency of a building's floors for any occupier
- It enables occupiers to visualise and plan their space whilst viewing the cost impacts of design decisions
- Configure commits to delivering operational floors within two months of an Agreement for Lease
- Developed by Morgan Capital, Configure fast tracks building occupation

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Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

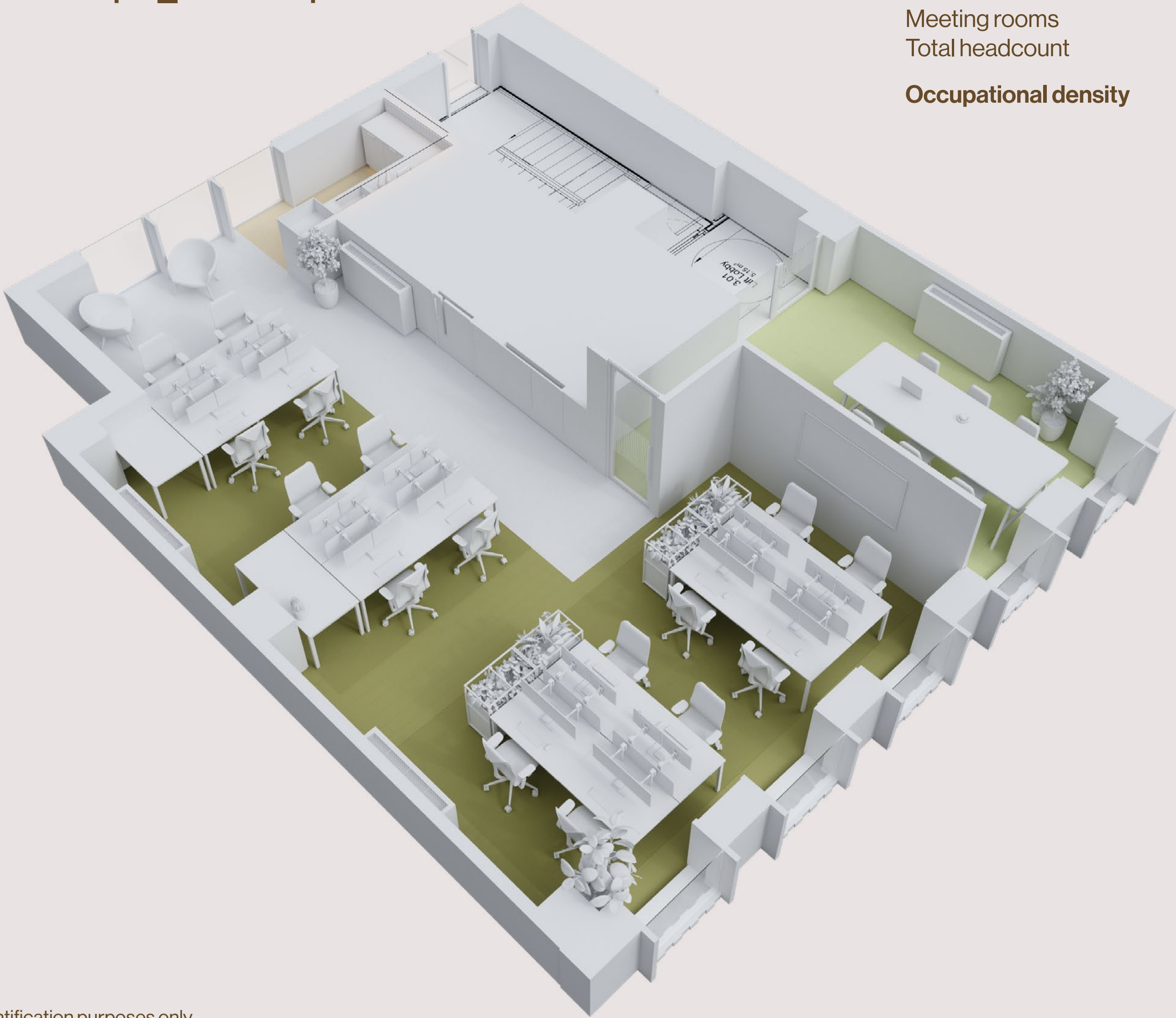
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Configure Layout X

Office 1,130 sq ft_ 105 sq m



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Configure Layout X (Third floor)

Net internal area	1,130 sq ft ___ 105 sq m
Desks	16
Meeting rooms	01
Total headcount	16

Occupational density 1:6.5 sq m

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Arts and culture
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Access
Connectivity

Arrival
Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

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Leasing team





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Location
Retail, restaurant and hotels
Arts and culture
Local amenities
Local occupiers

Hanover Square

Access
Connectivity

Arrival
Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

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Location

Retail, restaurant and hotels
Arts and culture
Local amenities
Local occupiers

Hanover Square

Access

Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

Development team

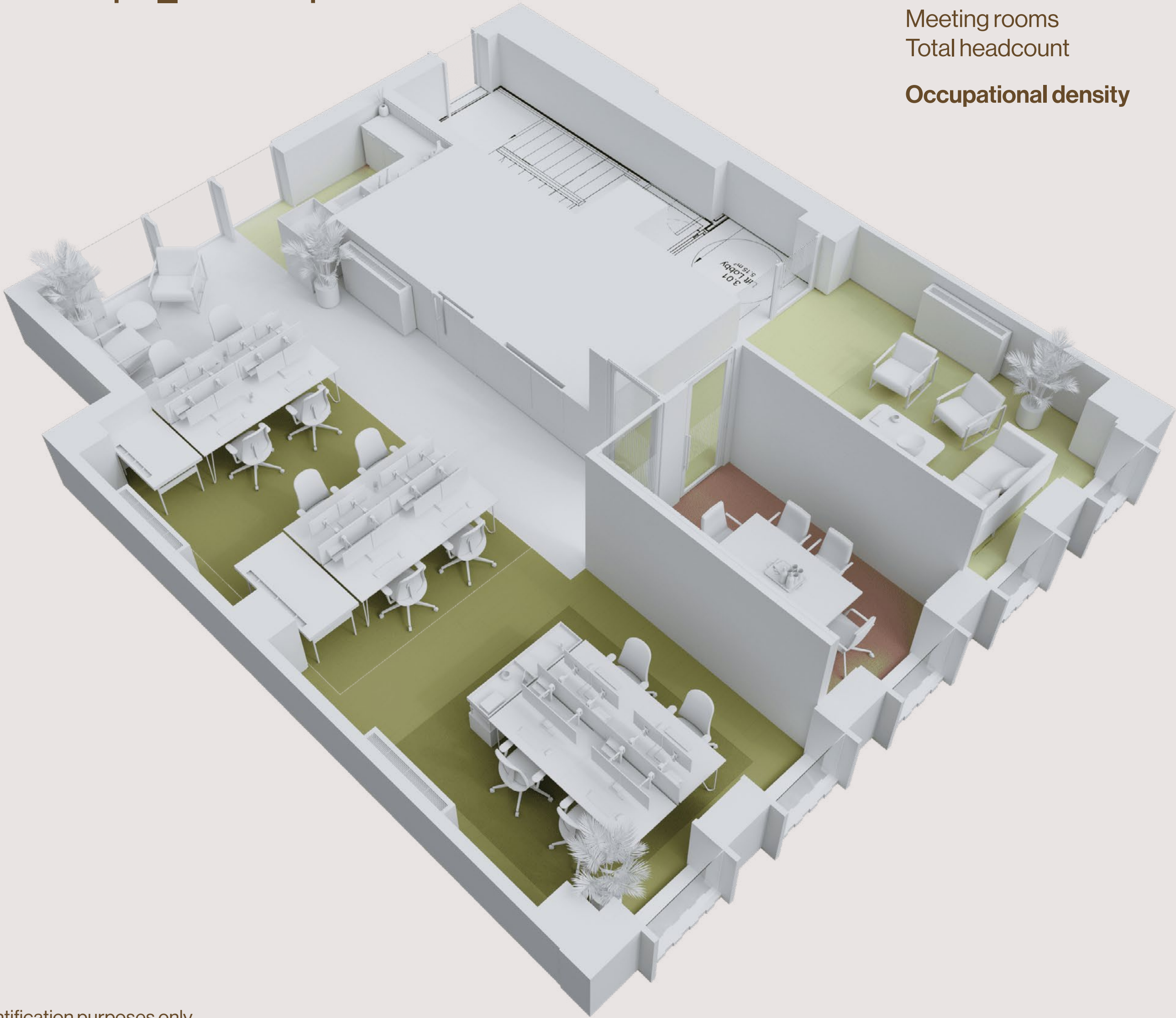
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Configure Layout Y

Office 1,130 sq ft_ 105 sq m



Configure Layout Y (Third floor)

Net internal area	1,130 sq ft __ 105 sq m
Desks	12
Meeting rooms	02
Total headcount	12

Occupational density 1:8.7 sq m

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Access
Connectivity

Arrival
Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

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Retail, restaurant and hotels
Arts and culture
Local amenities
Local occupiers

Hanover Square

Access

Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Connectivity

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Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

- Configure**
Configure Layout X
Configure Layout Y
Configure Layout Z

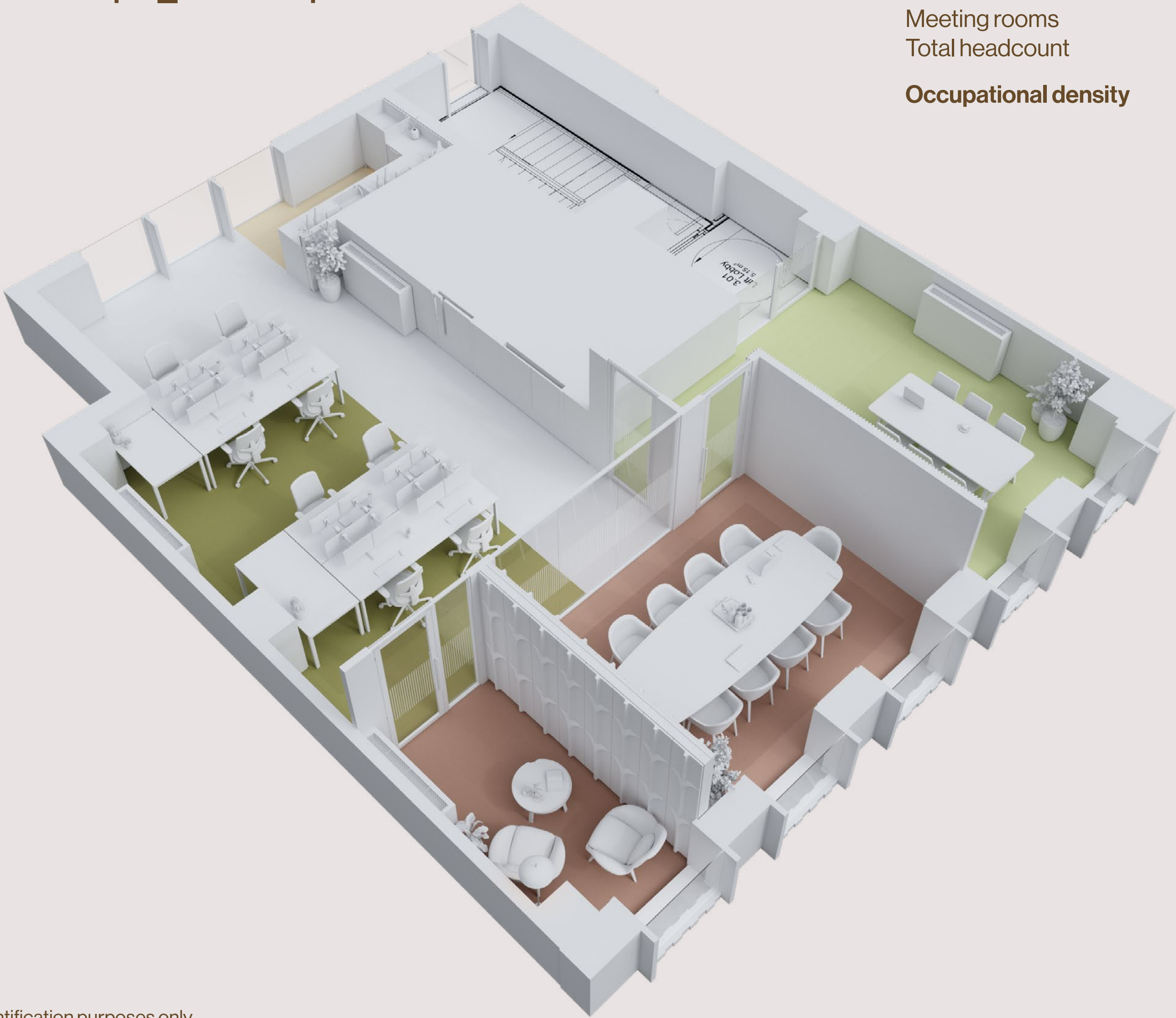
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Configure Layout Z

Office 1,130 sq ft_ 105 sq m



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Configure Layout Z (Third floor)

Net internal area	1,130 sq ft __ 105 sq m
Desks	08
Meeting rooms	03
Total headcount	08

Occupational density 1:13 sq m

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Access
Connectivity

Arrival
Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

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Arts and culture
Local amenities
Local occupiers

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Access

Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Arts and culture
Local amenities
Local occupiers

Hanover Square

Access

Connectivity

Arrival

Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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Morgan Capital

An award winning developer, renowned for creating exemplary office buildings within London’s most exclusive sub-markets.
www.morgancapital.london



8 - 10 Hanover Street
32,000 sq ft mixed-use
Completed Q4 2013
Sold Q1 2016



7 - 10 Hanover Square
72,000 sq ft mixed-use
Completed Q2 2017
Fully let



Nash House, St George Street
10,000 sq ft mixed-use
Completed Q4 2019
Fully let



14 - 15 Stratford Place
17,400 sq ft mixed-use
Completed Q1 2017
Fully let



Pollen8, Mayfair
9,435 sq ft office
Completed Q1 2022

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Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure

Configure Layout X
Configure Layout Y
Configure Layout Z

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MoreySmith

MoreySmith has been redefining how people work and live for over twenty-seven years. We pride ourselves on being original, creative and innovative, addressing individual client needs and always challenging perceptions to achieve exciting environments that put people first. Our multidisciplinary, RIBA Chartered practice has an extensive portfolio of workplace, repositioning, residential and lifestyle projects.

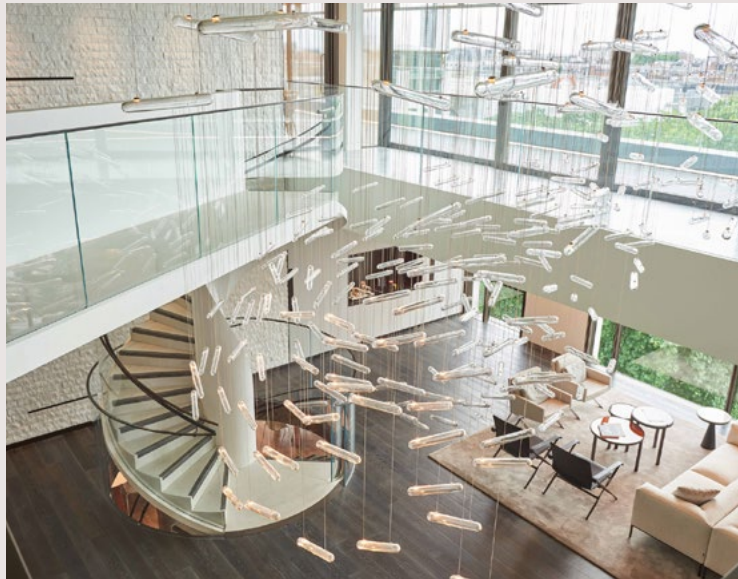
www.moreysmith.com



McKinsey: Interior Design, Workplace, Research & Strategy
Design for 30,000 employees
BCO Awards 2020 – Winner of Best Fit Out of Workplace in London



Primark
Dublin, Completed 2014,
125,000 sq ft
Full building refurbishment including CAT B



Perenco
Completed 2017, 60,000 sq ft
CAT B from shell & core



British Sugar
Completed 55,000 sq ft
BCO Awards 2020 – Winner of Best Corporate Workplace in the Midlands & Central England



Dunhill
Completion 2018, 21,500 sq ft
Roof terrace extension & CAT B

The Sixteen

Location
Retail, restaurant and hotels
Arts and culture
Local amenities
Local occupiers

Hanover Square

Access
Connectivity

Arrival
Schedule of areas
Ground
Basement
First
Second
Third
Fourth
Fifth
Sixth
Seventh
Roof

Summary Specification

Configure
Configure Layout X
Configure Layout Y
Configure Layout Z

Development team
Morgan Capital
MoreySmith

Leasing team



Leasing team



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