

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
- Completing Q2 2022



The Sixteen

Location

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

Hanover Square

Access

Connectivity

Arrival

Accommodation
Schedule of areas
Ground
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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 reimaged and newly pedestrianised Hanover Square
- A short walk from London’s world famous fashion district



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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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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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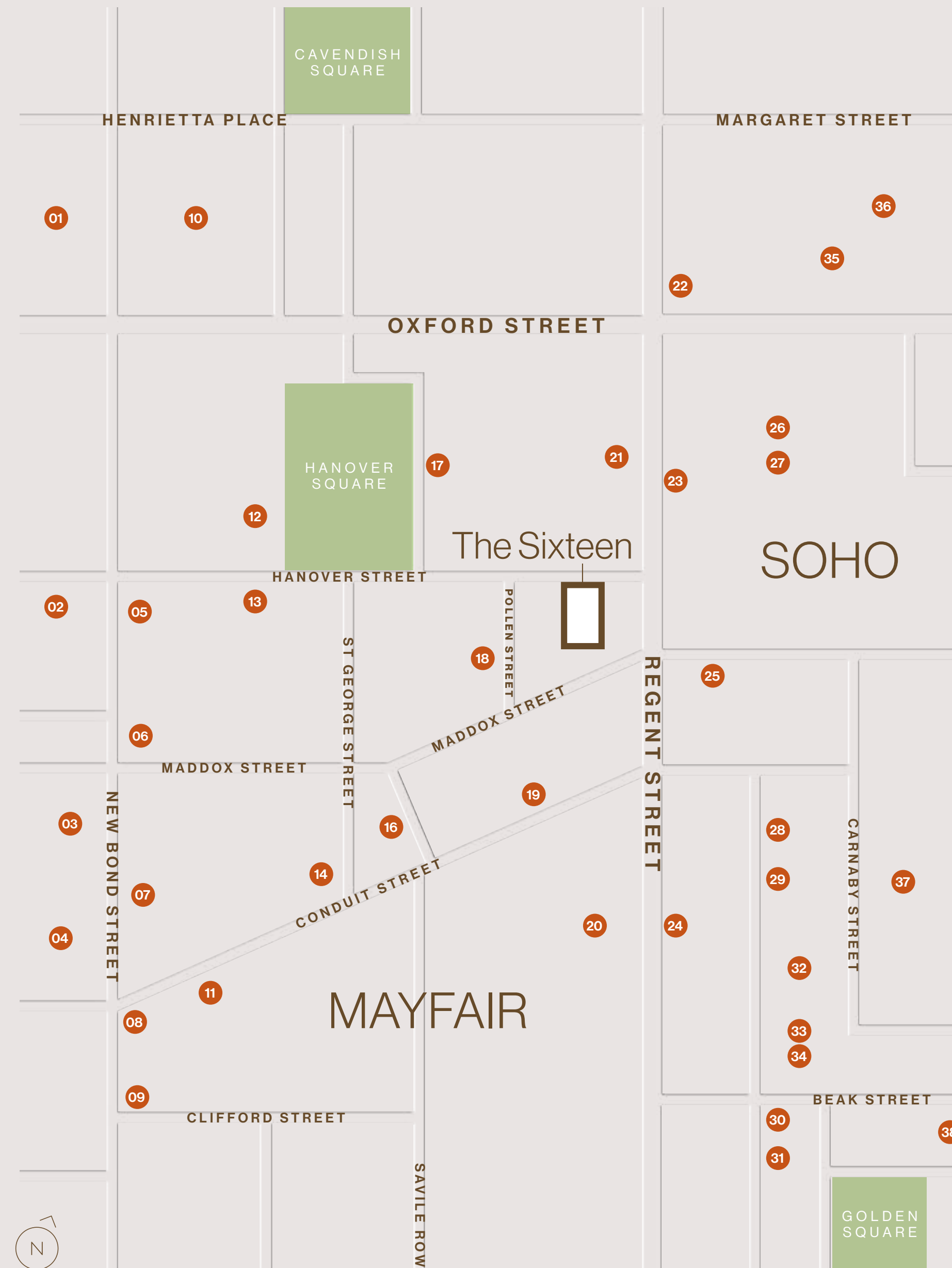
Development team

Morgan Capital
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Leasing team

Local amenities

- | | |
|---|------------------------------------|
| 01. House of Fraser | 23. Aqua Spirit |
| 02. Browns | 24. Hamleys |
| 03. Smythson | 25. Liberty |
| 04. Umu | 26. Toy Room Club |
| 05. Fenwick | 27. London Palladium |
| 06. Mulberry | 28. Dishoom |
| 07. Sotheby's | 29. Ain't Nothin But The Blues Bar |
| 08. Burberry | 30. Be At One |
| 09. Louis Vuitton | 31. Nopi |
| 10. John Lewis | 32. Cirque Le Soir |
| 11. The Westbury | 33. Kingly Court |
| 12. Colonial | 34. Cahoots |
| 13. The Residences at Mandarin Oriental Mayfair | 35. Market Place Bar |
| 14. Sotheby's Coffee Bar | 36. Pho |
| 15. Cecconi's | 37. The White Horse |
| 16. The Windmill | 38. Bob Bob Ricard, Soho |
| 17. Nathalie | |
| 18. Pollen Street Social | |
| 19. Sketch | |
| 20. Ristorante Frescobaldi London | |
| 21. Apple Store | |
| 22. Nike Town | |



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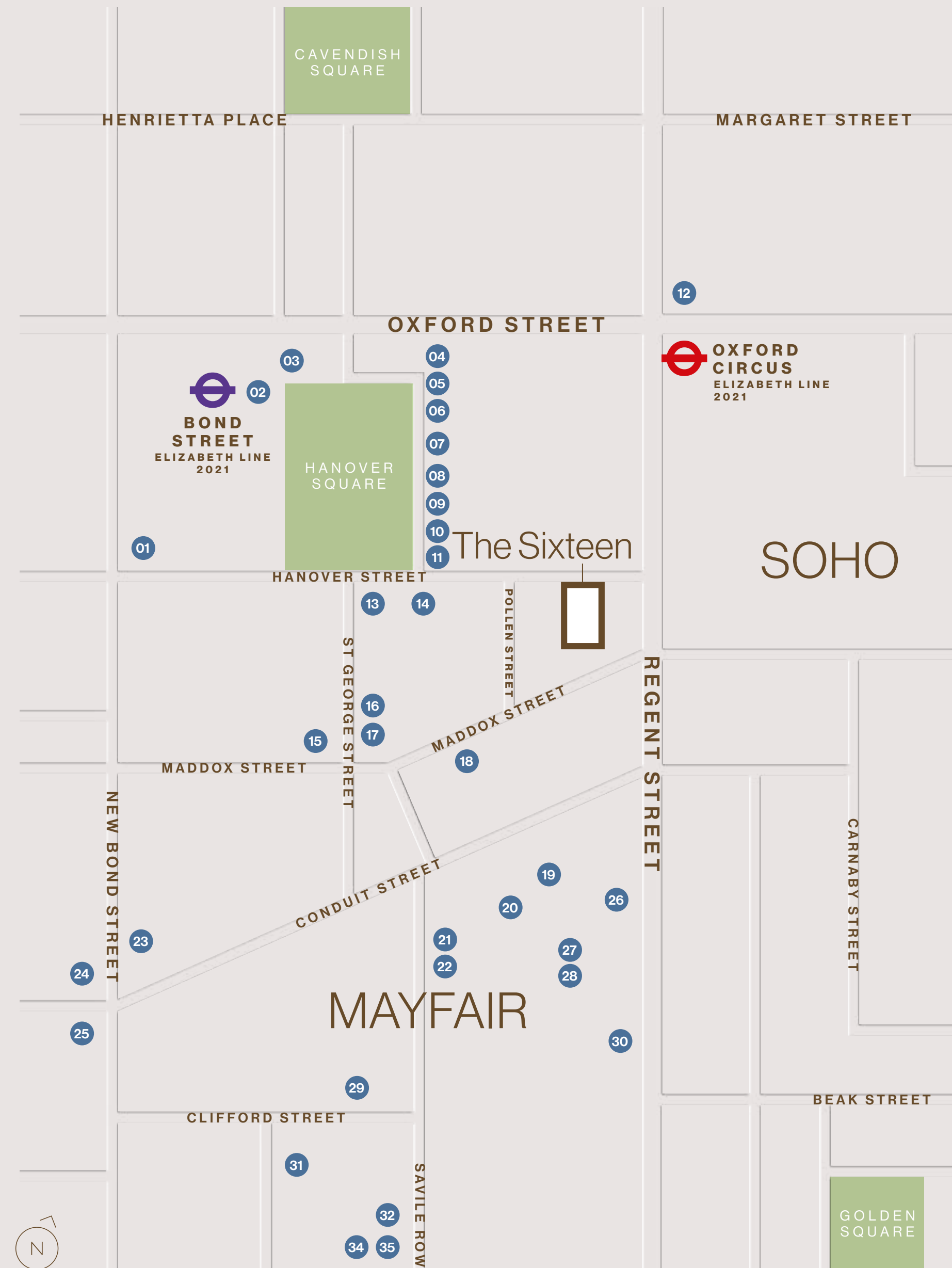
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Local occupiers

- | | |
|---|--|
| 01. Lexington Partners | 21. General Atlantic |
| 02. Glencore
KKR & Co
JCA Fashion Academy
Brown Advisory | 22. Rokos Capital Management
General Atlantic |
| 03. Evercore Partners | 23. Sotheby's |
| 04. Raymond James | 24. HSBC Private Bank |
| 05. Summit Partners | 25. Chanel |
| 06. Pollen St Capital | 26. Accel Partners |
| 07. Perenco | 27. Centrebridge |
| 08. Heritage Oil | 28. Ares Management |
| 09. Hunting PLC | 29. AMP Capital |
| 10. Angola LNG Marketing | 30. Tudor Investment Corporation
Bluecove LLP |
| 11. Arcmont AM | 31. CarVal Investors
Zeus Capital |
| 12. Nike | 32. Fiera Capital |
| 13. Conde Nast | 33. Index Ventures. |
| 14. Heitman | 34. Lombard Odier |
| 15. Trafigura | 35. Norges |



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Development team

- Morgan Capital
- MoreySmith

Leasing team

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



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Usage rights courtesy of Great Portland Estate

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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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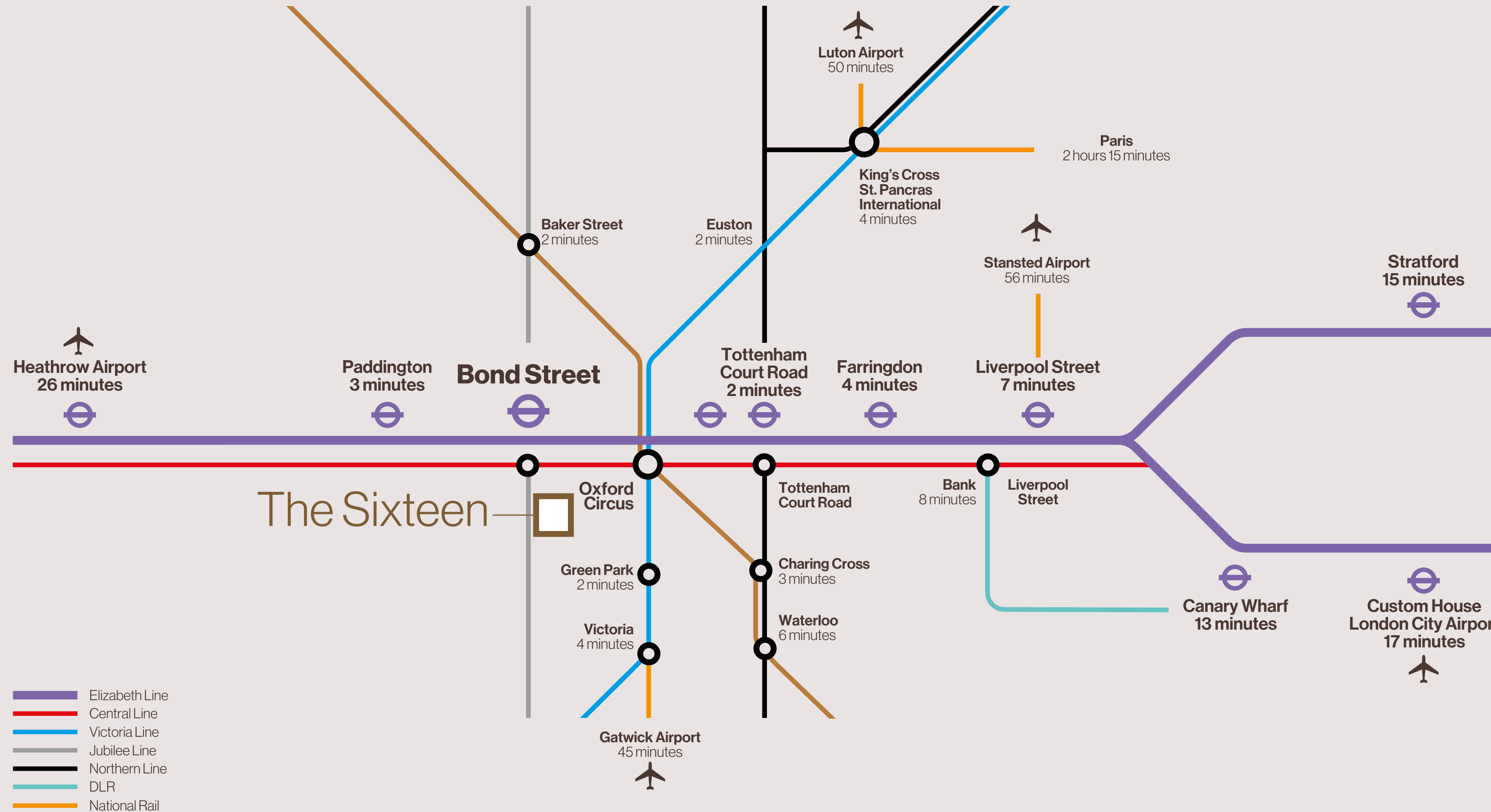
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Connectivity



All travel times are compiled through the TFL Journey Planner.

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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



CGI's for illustrative purposes only

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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



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

Ground

Reception 262 sq ft_ 24 sq m



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Development team

Morgan Capital
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Leasing team

Basement

HANOVER STREET



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First

Office 1,679 sq ft_ 156 sq m

HANOVER STREET



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Second

Office 1,320 sq ft_ 123 sq m

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Not to scale. For identification purposes only.

Third

Office 1,130 sq ft_ 105 sq m



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Fourth

Office 1,094 sq ft_ 102 sq m

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Fifth

Office 1,124 sq ft_ 104 sq m

Terrace 40 sq ft_ 4 sq m



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Sixth

Office 976sq ft_ 91sq m

Terrace 73 sq ft_ 7 sq m



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Seventh

Office 757sq ft_ 70sq m

Terraces 50 sq ft_ 5 sq m



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Development team

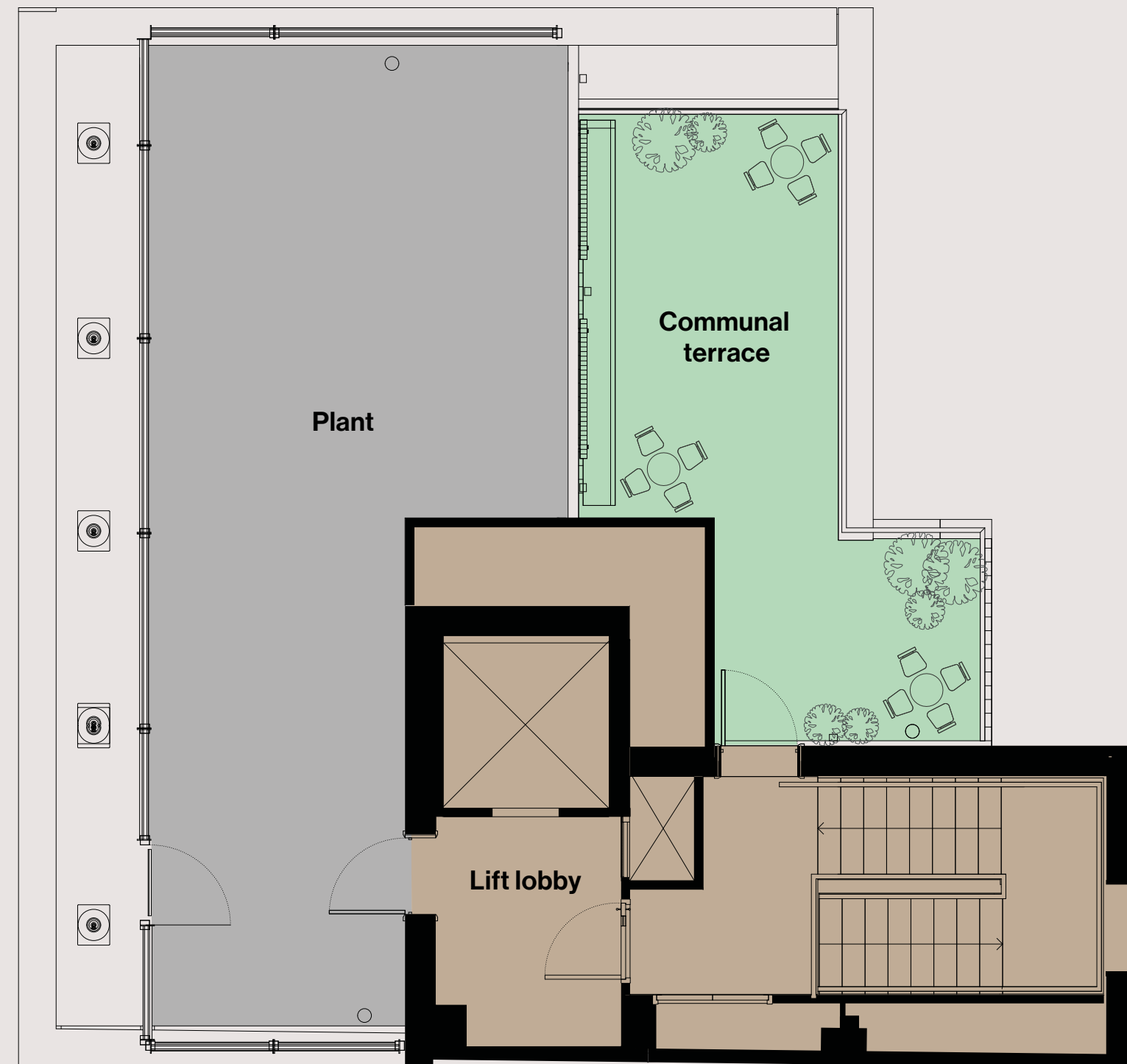
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Leasing team

Eighth

Roof Terrace 206sq ft_ 19sq m

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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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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

CONF|GURE

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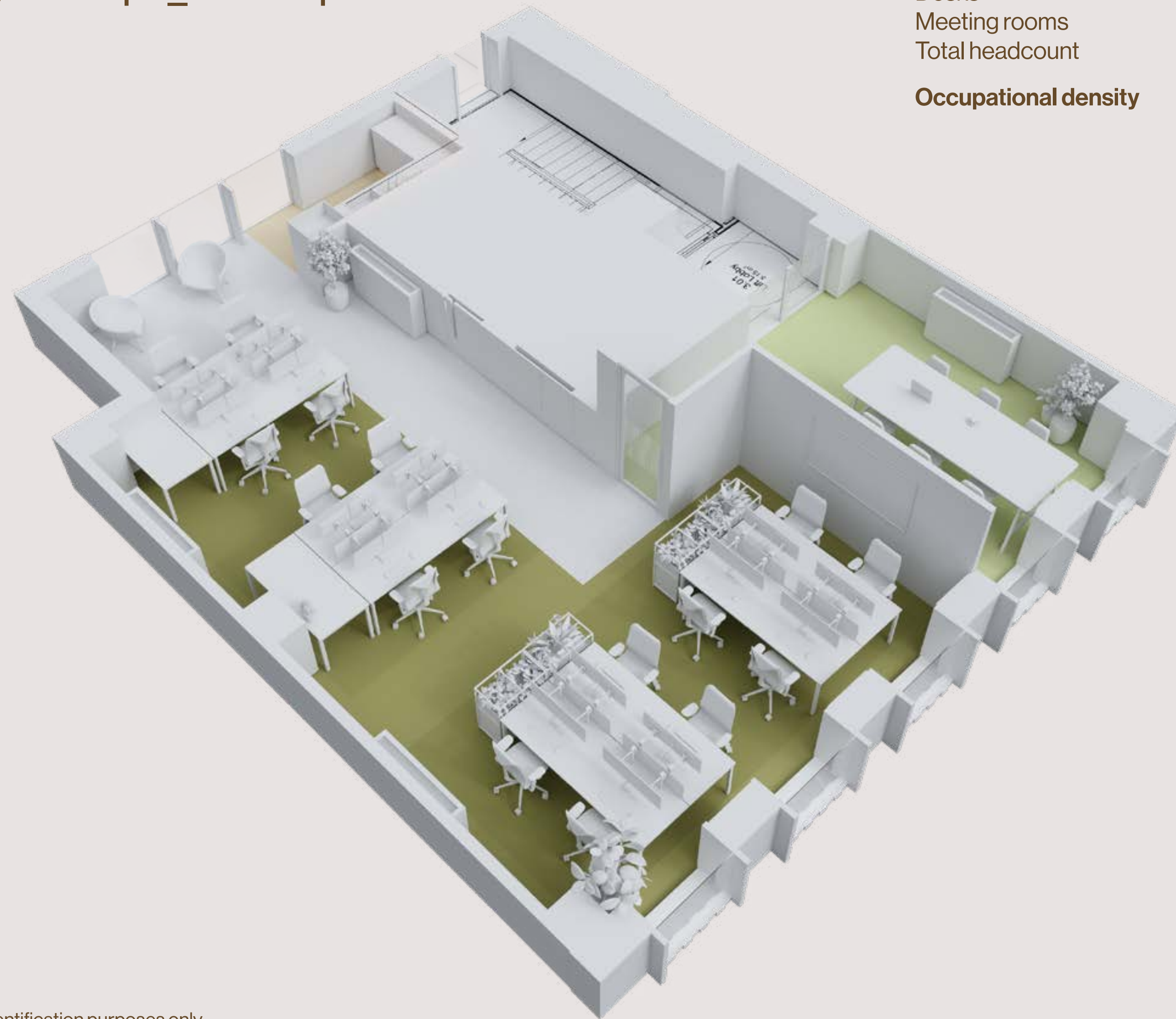
Development team

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Configure Layout X

Office 1,130 sq ft_ 105 sq m



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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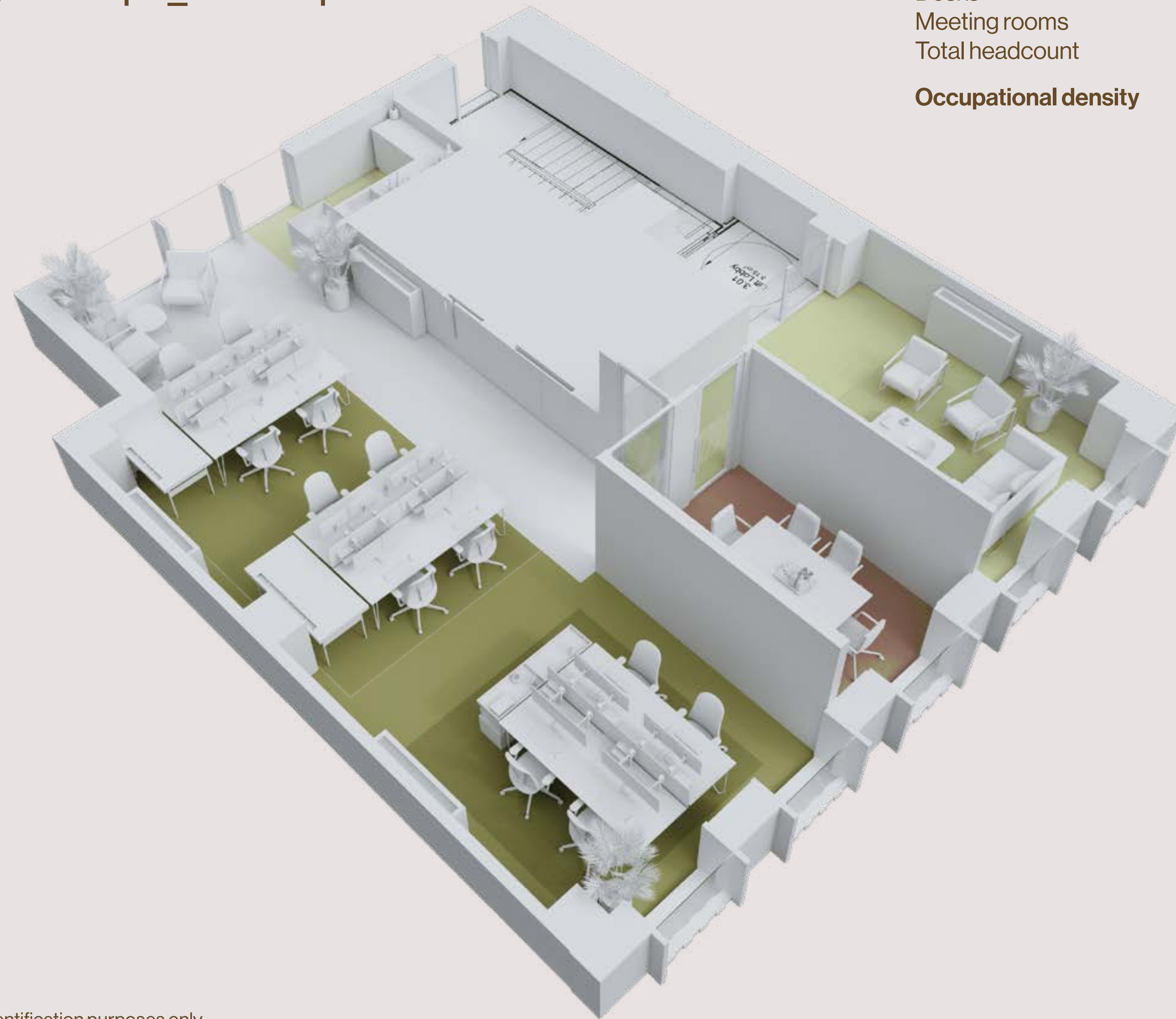
Development team

Morgan Capital
MoreySmith

Leasing team

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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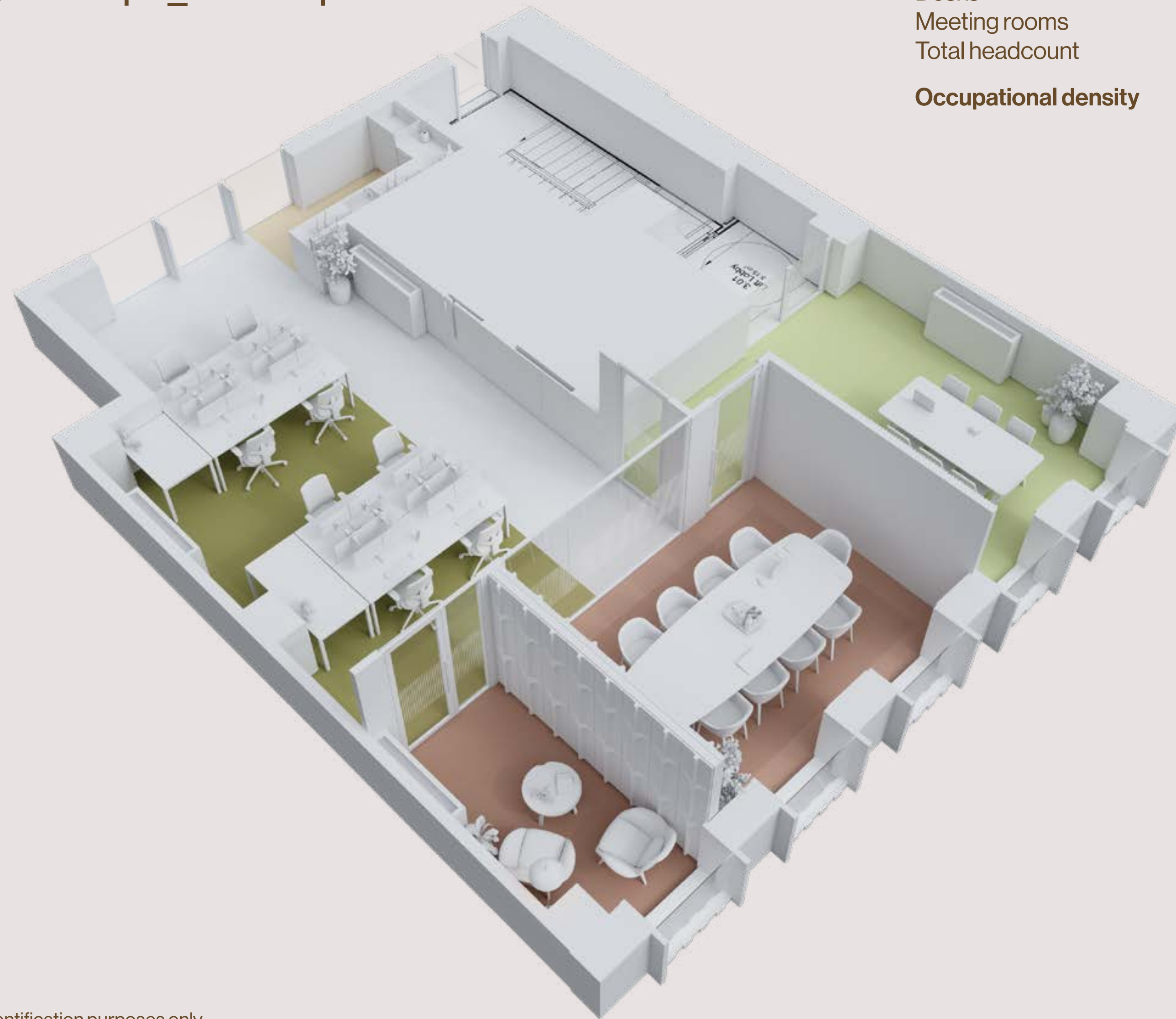
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MoreySmith

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Configure Layout Z

Office 1,130 sq ft_ 105 sq m



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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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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Local amenities
Local occupiers

Hanover Square

Access

Connectivity

Arrival

Accommodation
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

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
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The Sixteen

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Retail, restaurant and hotels
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