

NOVA NORTH, BRESSENDEN PLACE, LONDON SW1E 5BY

Office to Let Part 2nd Floor – 7,598 sq. ft.



LOCATION

The property is located in the newly constructed Nova Development complex, just moments away from Victoria Station. The area is surrounded by extensive retail, restaurant and hotel facilities.

DESCRIPTION

The building is an impressive, modern design and features a large manned reception area. The space comprises part of the 2nd Floor, with an open plan layout and benefits from great natural light.

AMENITIES

- CAT A
- Four-pipe fan coil air conditioning
- 24 / 7 Security
- Cycle Storage and lockers
- Showers
- Dedicated communal café and break out area
- 1:8 sq m occupational density
- 6x 26 person passenger lifts

TRANSPORT LINKS

Victoria		4 minutes
St. James's Park		11 minutes
Hyde Park Corner		13 minutes

TERMS

The space is available on a sublease for up to 10 years.

Rent: £77.50 per sq.ft

Rates: £35.52 per sq.ft

Service charge: £12.50 per sq.ft

The property is elected for VAT.

CONTACT

For further information or to arrange a viewing.

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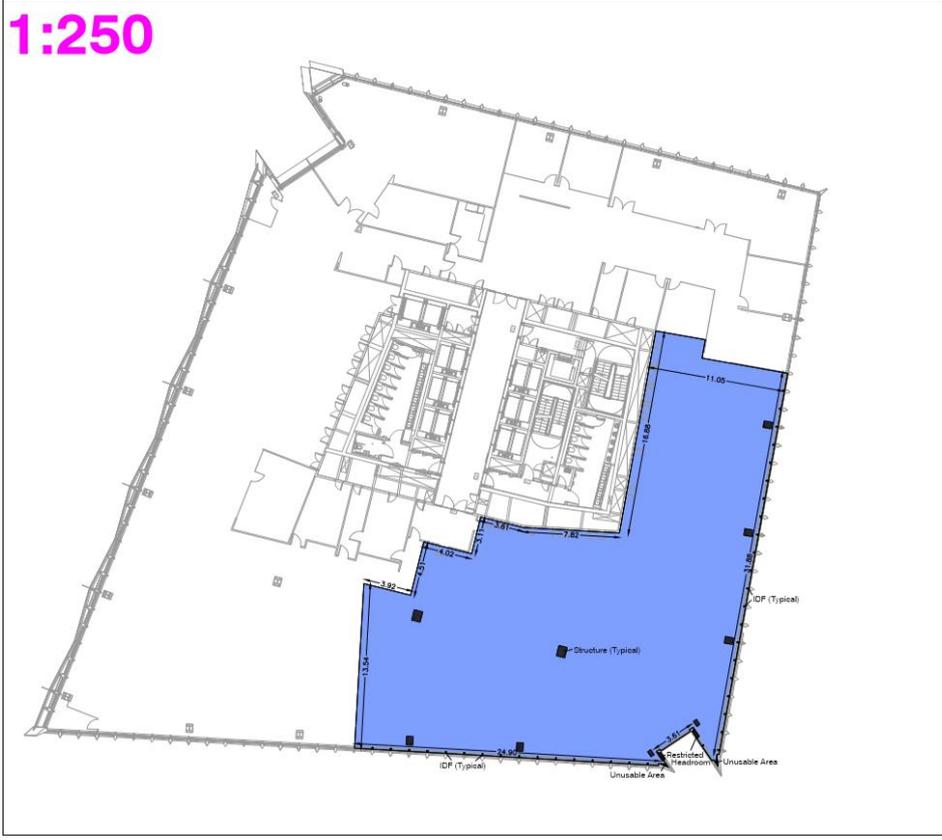
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FLOORPLANS



1:250



AREA PLAN
NOVA NORTH
 11 Bressenden Place, London, SW1

First Floor (Part)
IPMS3 Office Area Plan

IPMS 3	710.4 sq m	7646 sq ft
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LIMITED USE AREAS

The following areas are Limited Use Areas within the TOTAL Area:

Internal Dominant Face (IDF)	0.5 sq m	5 sq ft
Structure	3.4 sq m	37 sq ft
Restricted Headroom - 1.5m	0.4 sq m	4 sq ft
Unusable Area	0.2 sq m	2 sq ft

Net Internal Area

NIA	705.9 sq m	7598 sq ft
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The following areas are Excluded from the TOTAL Area:

Internal Dominant Face (IDF)	0.5 sq m	5 sq ft
Structure	3.4 sq m	37 sq ft
Restricted Headroom - 1.5m	0.4 sq m	4 sq ft
Unusable Area	0.2 sq m	2 sq ft

Notes:
 (Symbol) Floor to Ceiling Height (Metres)
 A dashed line denotes assumed - inaccessible due to fit out.
 This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

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PHOTOGRAPHS

