

MODUS: | **tWO**

Your Nova Building

11 Bressenden Place
London SW1E 5BY



ATKINS



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■ Introduction

Nova North offers a bold and distinctive workspace in the heart of London's Victoria. Our workspaces offer an uncompromisingly modern work environment with inspiring, panoramic views of the city.

Private offices are available for businesses of different sizes, five high-spec meeting rooms, as well as open coworking spaces. The lounge and bar area gives members a refined place to relax or work, while elsewhere in the building there are a range of excellent restaurants, cafes and bars a short lift ride away.



Nova North Reception

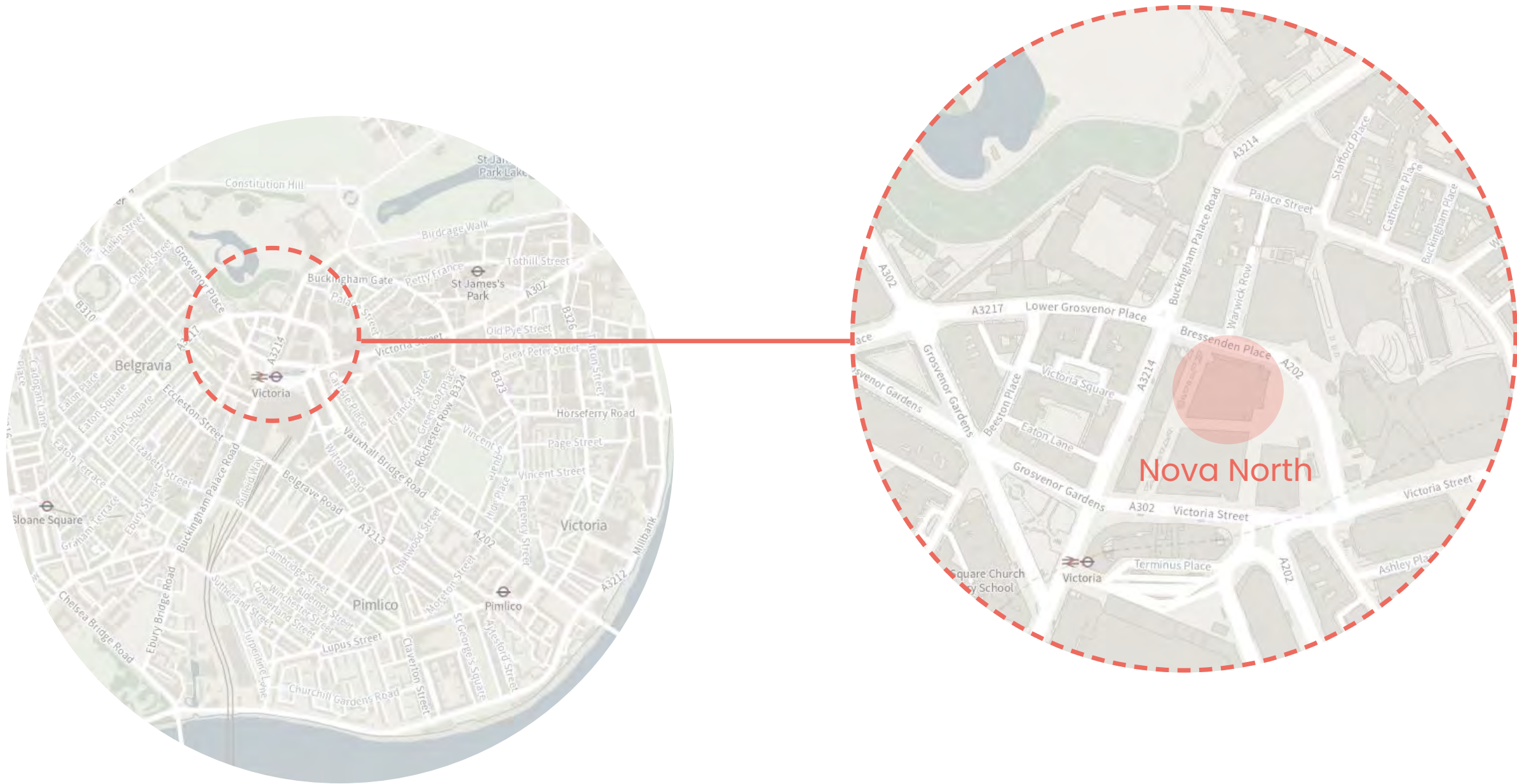
■ Nova North

Our Nova development in Victoria was born out of a vision to transform the area and attract world-class businesses. We listened to our customers, who told us they not only wanted a workplace that's beautiful, comfortable and flexible, they wanted one that has shops, cafes and restaurants close by.

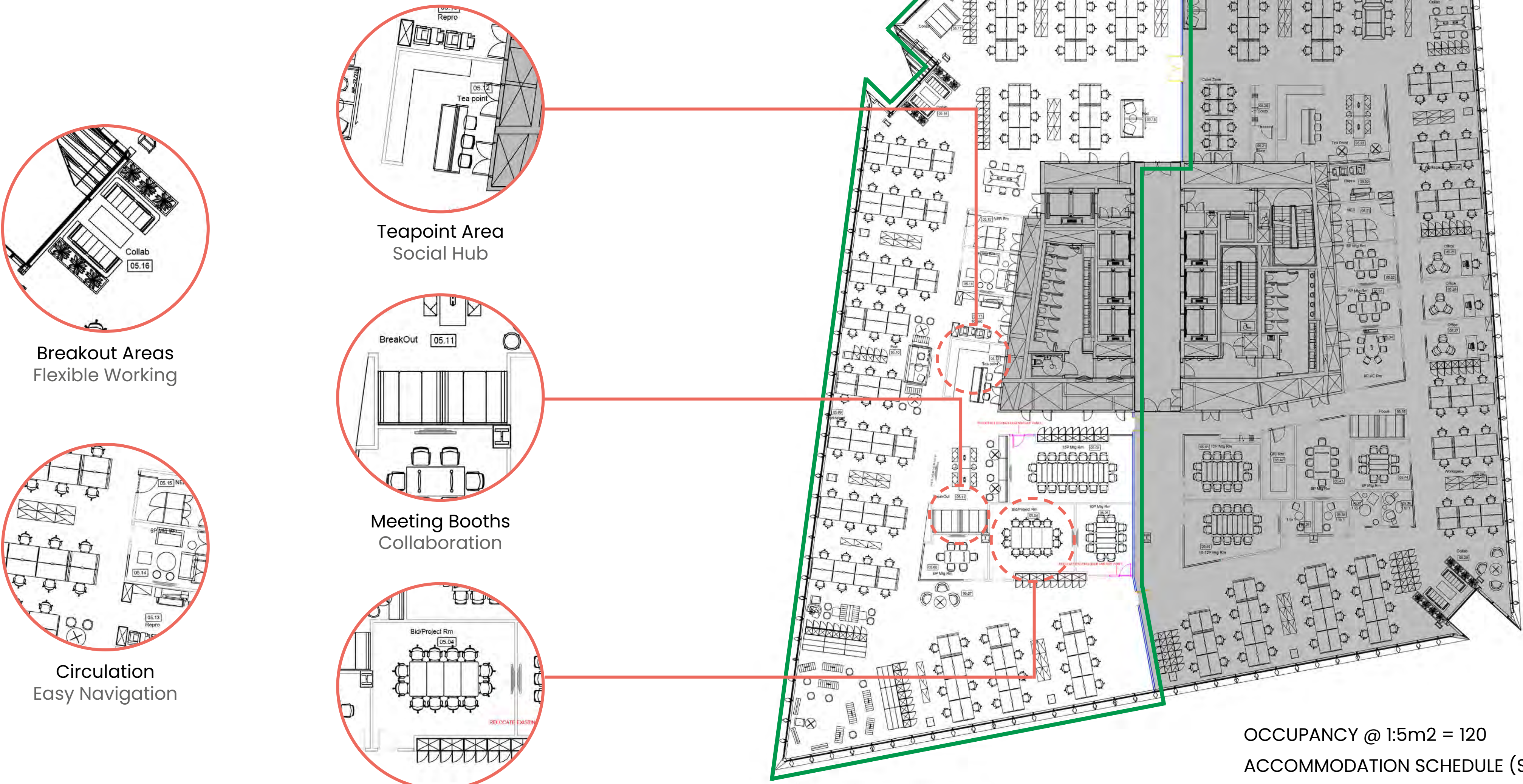
Set your business up for success with a sophisticated smart office space at Nova North, in London's Victoria. This landmark development is home to a number of exceptional offices, each designed to offer you an effortlessly stylish place to base your business. And while you work, our team delivers the proactive, personal and seamless support you demand to stay focussed.

This office building evolves the successful Nova formula with a progressive approach to work and wellbeing, and a vibrant, connected community in the heart of Victoria.

-  Wellbeing: sustainably designed spaces to enhance your wellbeing
-  Availability: 14 Floors of office spaces in a Grade A building
-  Amenities: business lounge, shower rooms, meeting rooms, kitchen, cycle storage
-  Location: a hyper-connected hub in a vibrant area near Victoria Station
-  Partnership: serviced offices



Existing 5th Floor Layout



OCCUPANCY @ 1:5m2 = 120
ACCOMMODATION SCHEDULE (SEAT NO.)

52	4	49	31	120
Meeting Rooms	Focus Pods	Collab/ Flexible	Teapoint/ Breakout	Desking

Existing 5th Floor Photos



Open Plan Office



Details



Office Floor



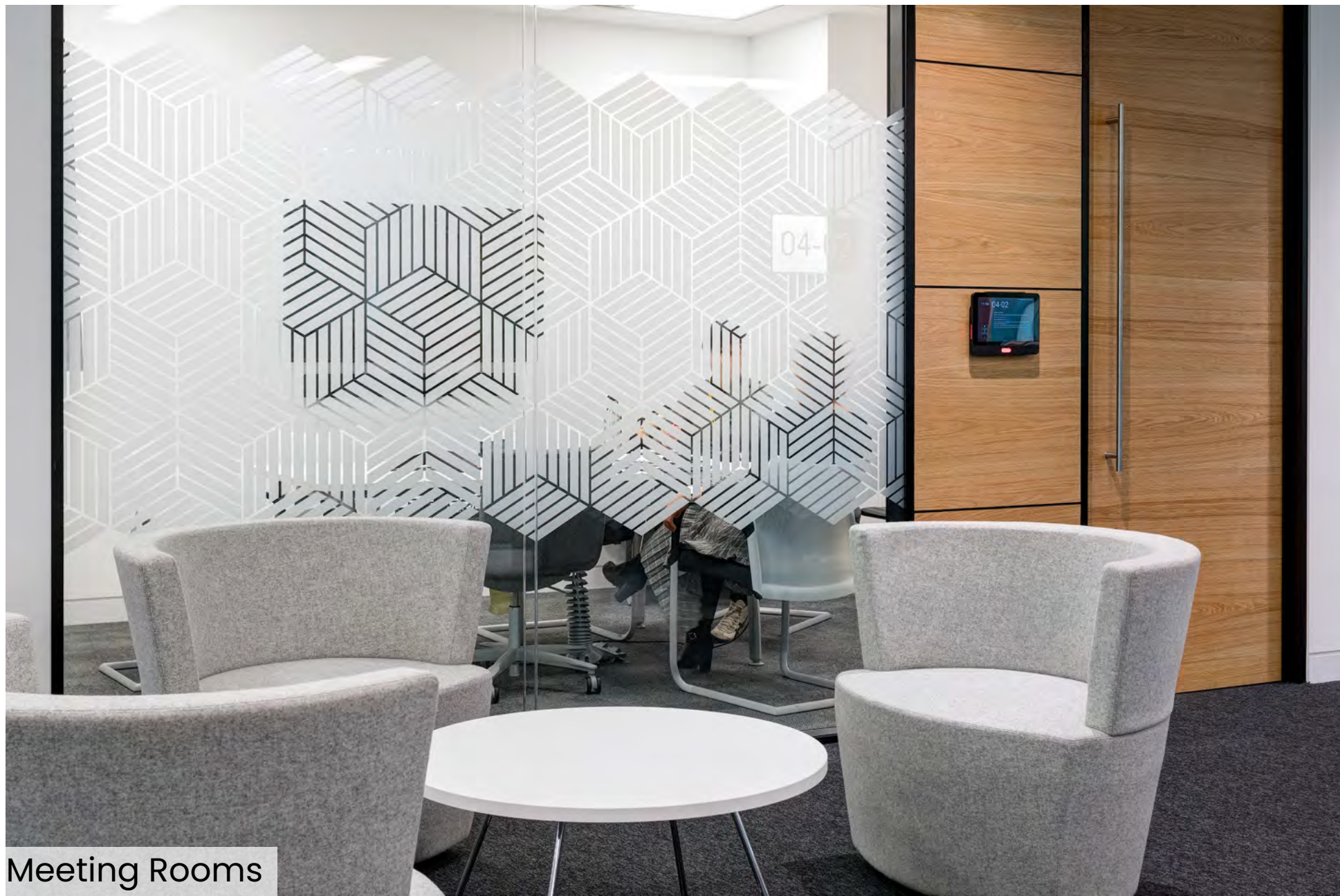
Teapoint/Breakout



Corridor



Boardroom



Meeting Rooms

Together we are Two...

Two specialises in dynamic turnkey solutions, in-situ refurbishments and client services supporting post practical completion. Our team is made up of fun, creative, practical problem solvers who love to collaborate. That's why we are called Two, because everything is made better when we do it together. Two is also a member of the Workplace Futures Group which has been delivering workplace consultancy and design and build services for more than 30 years. It means we combine the benefit of knowledge, expertise and supplier relationships from the Group with the dynamism and fresh ideas of our team.

We are Modus:

We specialise in the design and delivery of cutting-edge, innovative workspaces.

Originally a consultancy Modus was founded to analyse and optimise the relationship between a businesses activities and its use of physical space. Over the years, Modus has retained this ethos and works closely with its clients to ensure a thorough understanding of their business needs.

Modus recognises the significant impact the design, construction and occupation of buildings have on the environment.

Our objective is work with our clients to ensure each project is designed and built to meets the needs of the present without compromising the ability of future generations to meet their own needs.

We use SKA assessment techniques to identify, control and minimise our impact on the environment and achieve that objective.



Workplace
Futures
Group

MODUS:

Workplace Strategy, Design & Build,
Change Management

Ambit

Traditional, Detail
& Build, Contracting

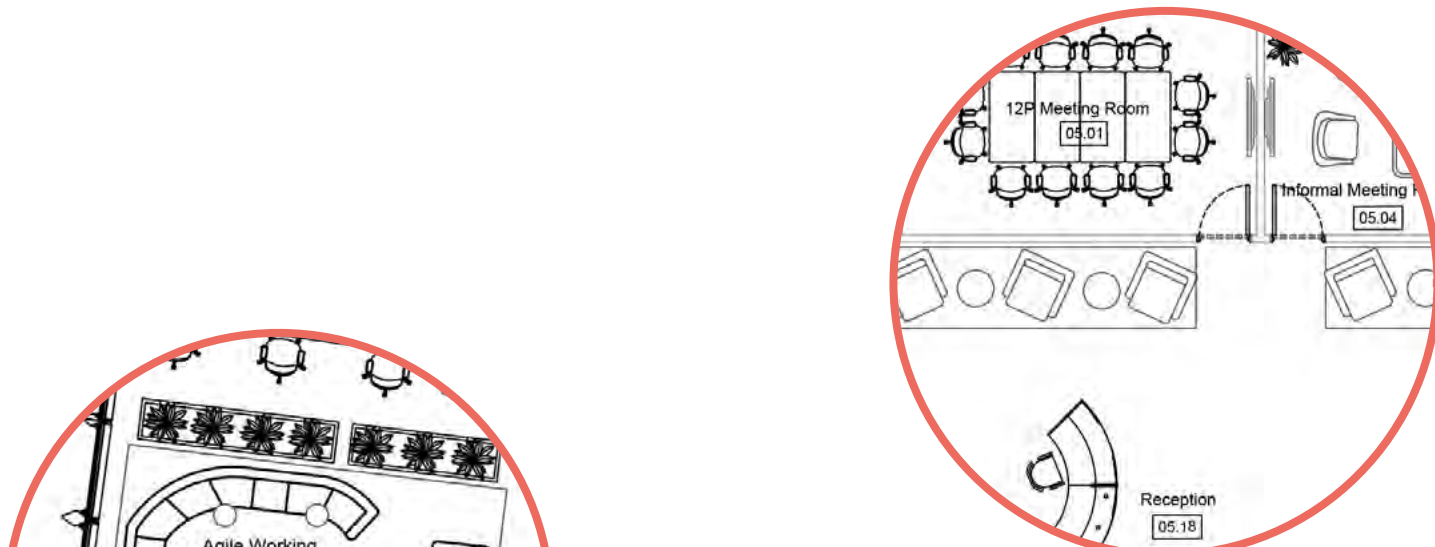
tWO

Special Projects, Small Works

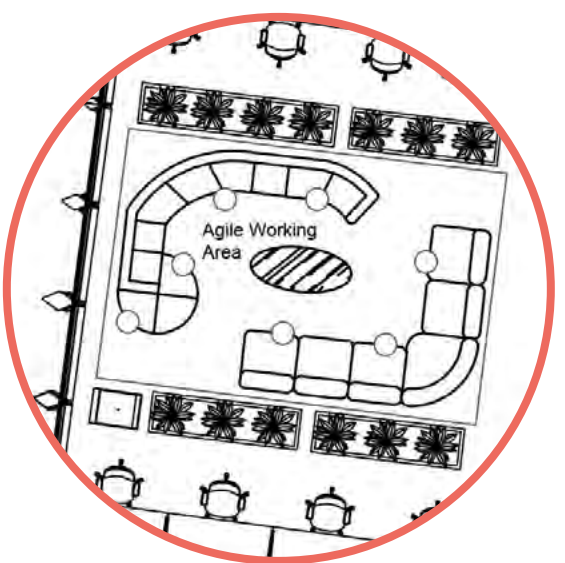
PLATFFORM

Furniture Consulting, Move
Management

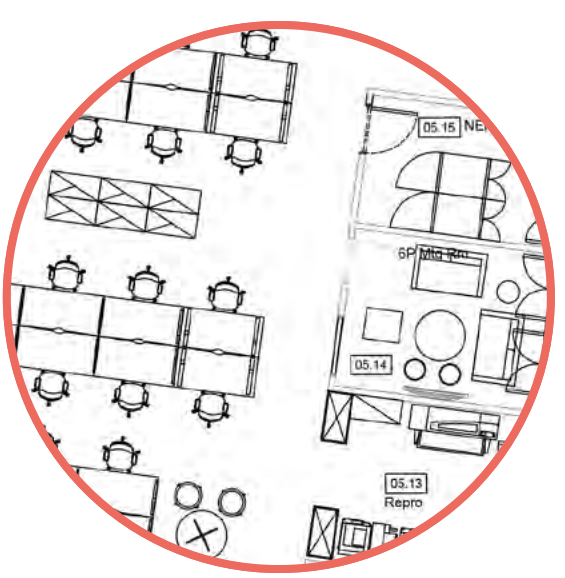
Alternative 5th Floor Layout



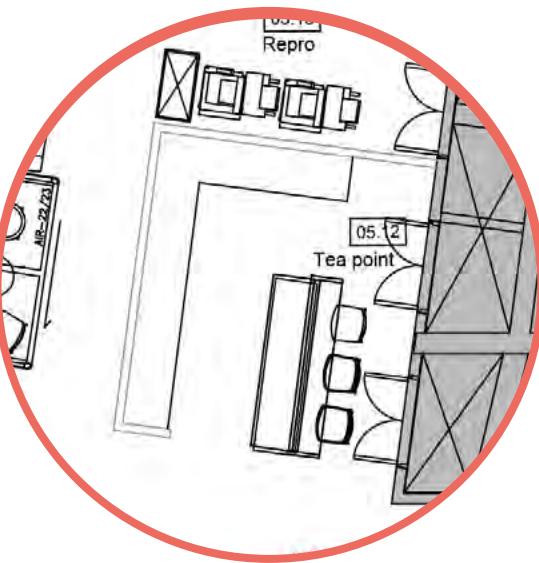
Welcome Area
Grand First Impression



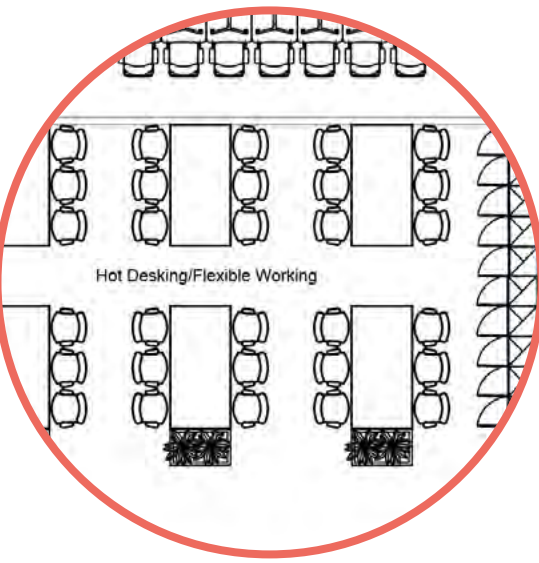
Breakout Areas
Flexible Working



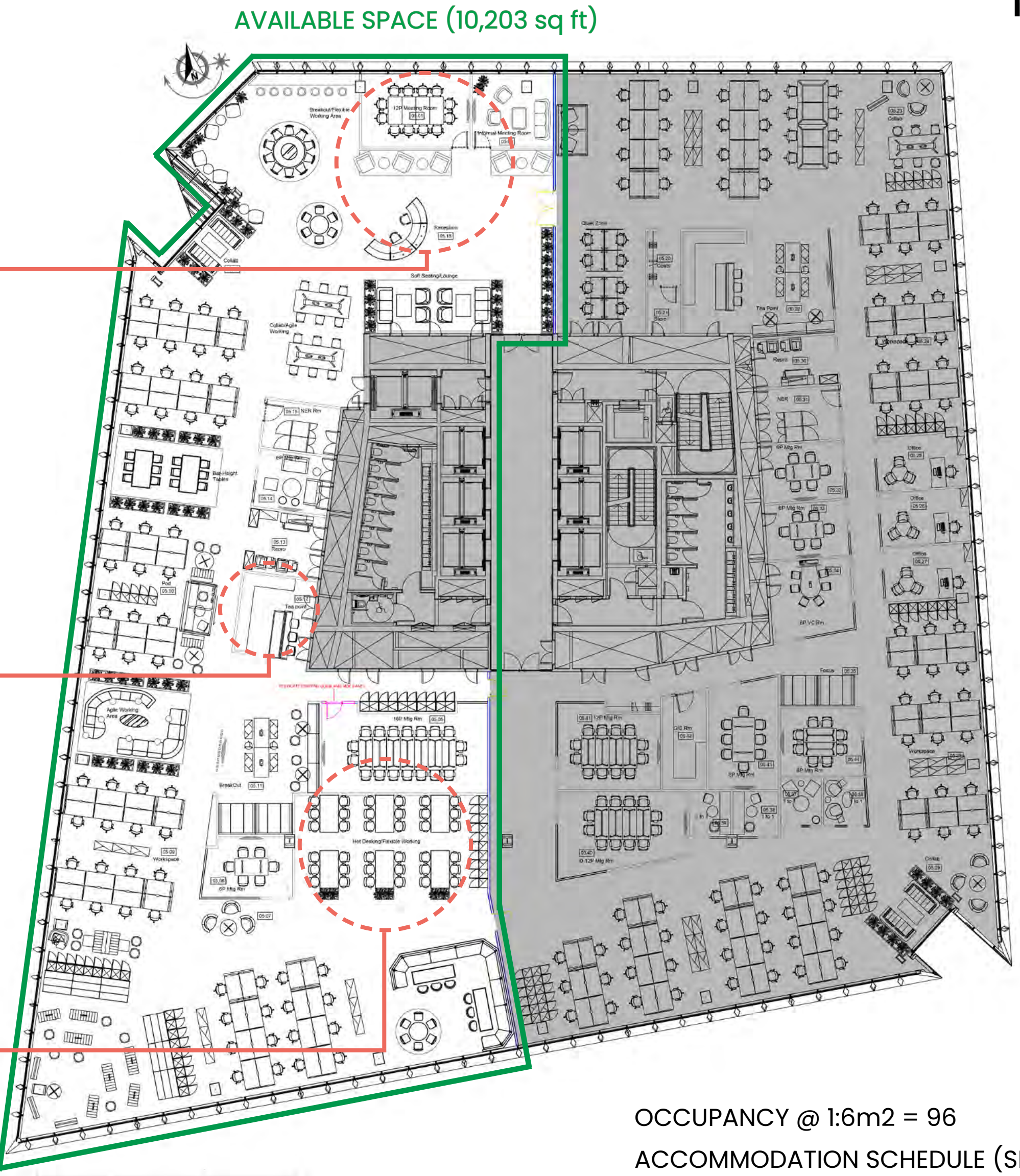
Circulation
Easy Navigation



Teapoint
Social Hub



Hot Desking
Space For Everyone



AVAILABLE SPACE (10,203 sq ft)

OCCUPANCY @ 1:6m2 = 96
ACCOMMODATION SCHEDULE (SEAT NO.)

47	36	140	31	60
Meeting Rooms	Hot Desking	Collab/ Flexible	Teapoint/ Breakout	Desking

Alternative 5th Floor Look&Feel



Lounge Setting



Booths



Bar-Height Table



Reception



Variety Of Spaces



Teapoint/Breakout



Flexible Working Area



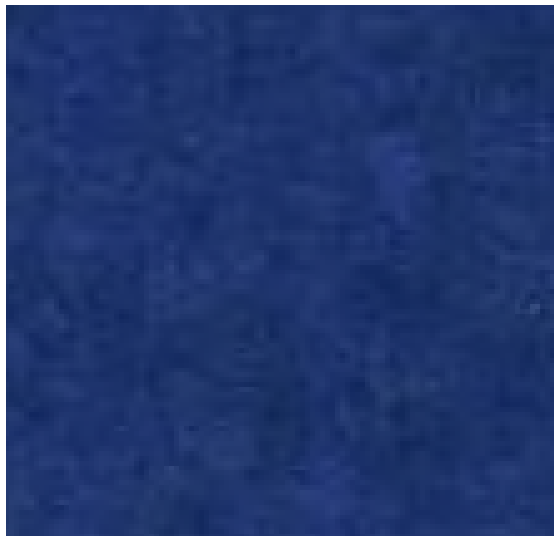
Meeting Room



Open Plan Office



Informal Meet



■ Alternative 5th Floor Visual – Reception Area







If You would like to adapt your new
office, then please contact:

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