
TO LET

Nova North, 11 Bressenden Place London SW1E 5BY

A High Quality Fully Fitted Office Floor
in Victoria

21,835 Sq Ft
(2,028 Sq M)

DESCRIPTION

Nova North is a modern office building which was built in 2017 and comprises a concierge service and a cafe on the ground floor with lockers, changing rooms, cycle storage and a dry cleaning service on the lower ground. The 5th floor is fully fitted and has over 11 meeting rooms / boardrooms, 2 kitchens and ample break out space.

- ✓ Fully fitted office space
- ✓ Full access raised floor
- ✓ Male & Female WC's
- ✓ 6 x 26 person passenger lifts
- ✓ Ample showers & bike racks
- ✓ Raised floor
- ✓ Manned reception with cafe
- ✓ Iconic building



ACCOMMODATION

Net Internal Areas	sq ft	sq m
5th Floor	21,835	2,028

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES & SERVICE CHARGE

Business Rates: £36.00 per sq ft
Service Charge: £14.50 per sq ft

TERMS

Assignment or sublease expiring August 2030 at a passing rent of £68.50 per sq ft or £69.50 per sq ft respectively. Alternatively a new lease is available on terms to be agreed.

EPC

EPC report is available upon request.





LOCATION

Situated in the newly constructed Nova development complex on Bressenden Place, just north of Victoria Street and a short walk from Victoria Station (underground and mainline station). The immediate area has extensive restaurants, bars and retail facilities.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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