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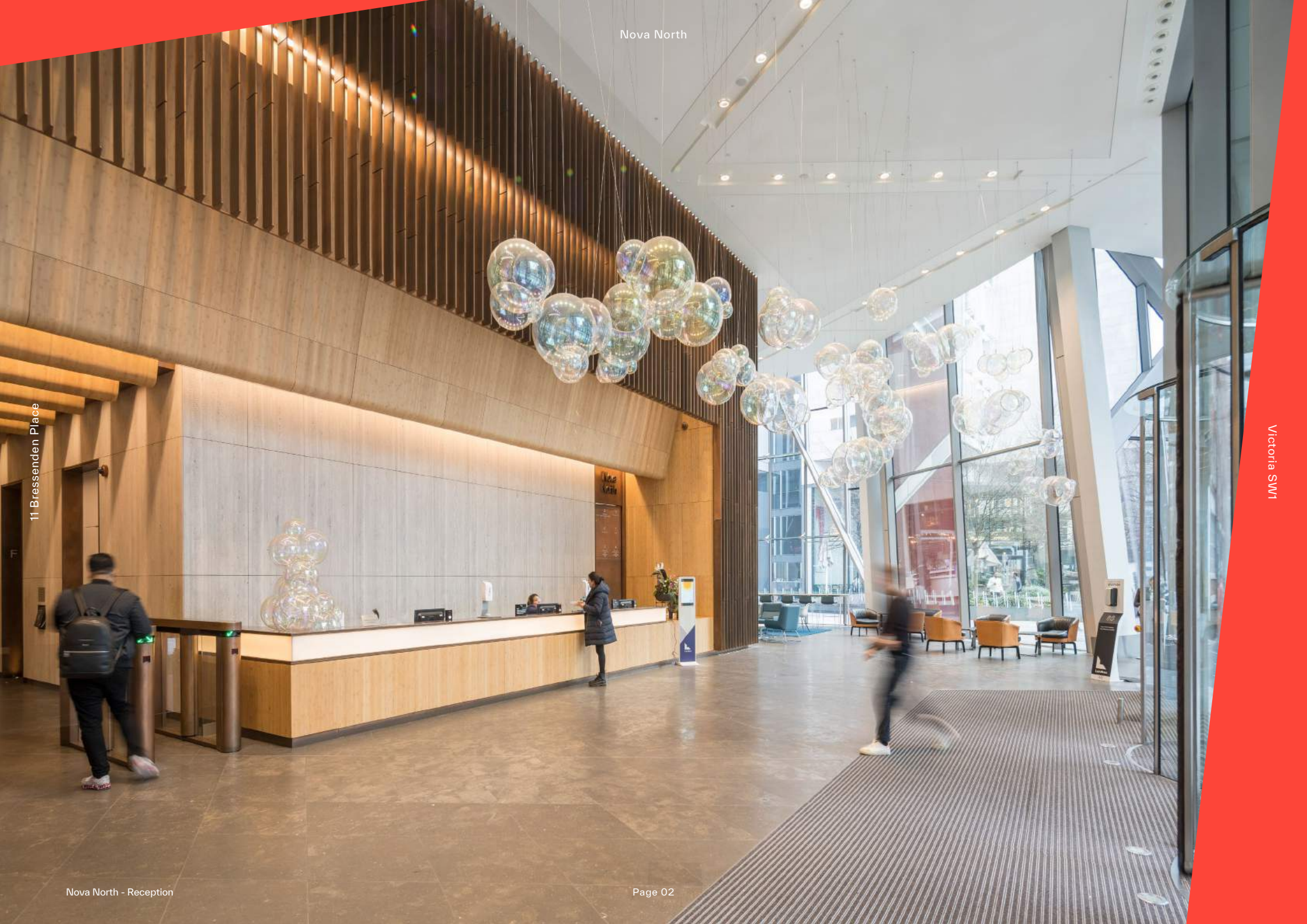
## Nova North

11 Bressenden Place  
Victoria SW1

High Quality Fitted Office To Let  
11,194 Sq Ft









## Overview

# Iconic building offering modern workspace.

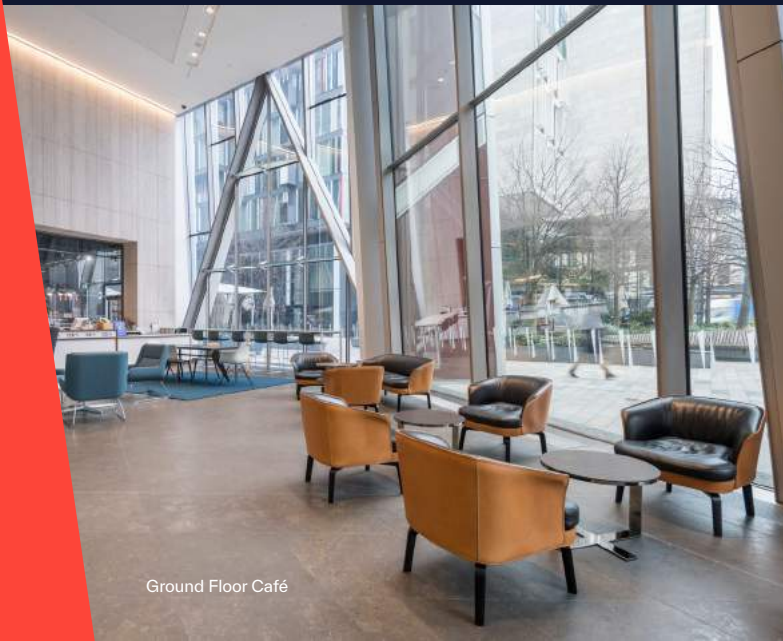
11 Bressenden Place



Nova North

Nova North - Reception

Victoria SW1






Ground Floor Café

The Nova Quarter is a mixed-use campus consisting of offices, retail/cafe units and luxury apartments occupying an island site opposite Victoria Station.

Nova North is a modern office building comprising 184,000 sq ft designed by PLP Architecture which completed in 2016. The building provides high-quality, flexible and efficient modern office space and amenities in a convenient and well-connected location. The fifth floor benefits from floor-to-ceiling windows, ample natural light and stunning views of the surrounding area.




## Specification

-  Fully fitted office space
-  LED lighting
-  Four-pipe fan coil air-conditioning
-  Full access raised floor (150mm)
-  2.75m floor to ceiling height
-  Extensive lockers and shower facilities
-  Cycle storage
-  6 x 26-person passenger lifts
-  Building concierge service
-  3,500 sq ft double height reception with cafe
-  Secure loading facilities  
1 x 2,500kg goods lift

-  Wired Score Platinum
-  Fresh air: 2.0L/s/m<sup>2</sup>  
(equates to 16 L/s per person at an occupancy of 1 person/8m<sup>2</sup>)
-  Furniture by separate arrangement

## Environmental Rating

The Nova development has won several awards for its design and sustainability features, including a BREEAM “Very Good” rating, which is a recognized environmental assessment method for buildings. The development’s sustainability features include a green roof, rainwater harvesting, and energy-efficient lighting and ventilation systems.

-  BREEAM: Very Good
-  EPC: B
-  Central Energy Centre providing low carbon heating and cooling.











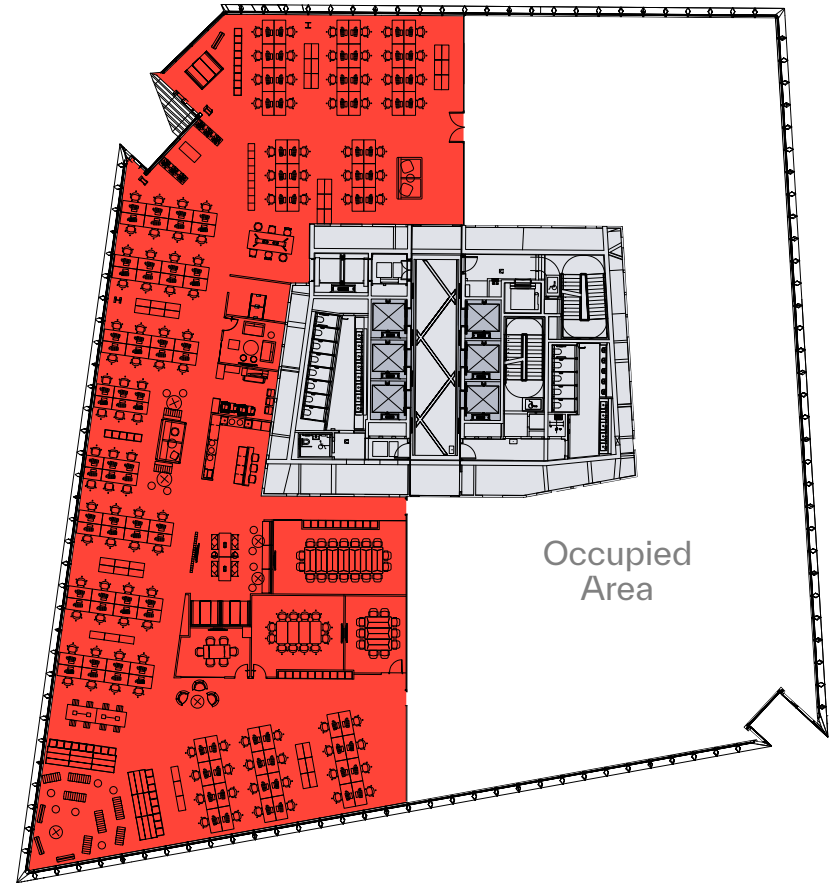


# The Space / Floor Plans

The part 5th floor is currently fitted out to a high standard with 120 open plan workstations, meeting rooms, a kitchen and break out space. The entire floor is 21,835 sq ft and will be split to provide an area of circa 11,194 sq ft benefitting from its own entrance via the lift lobby.

Floor	Sq Ft	Sq M
Part 5th	11,194	1,040

For indicative purposes only.  
Not to scale.



● **Part 5th**  
11,194 sq ft / 1,040 sq m

Open plan workstations	120	Informal meeting room	1
18-person meeting room	1	6-person project desk	1
12-person meeting room	1	Kitchen	1
10-person meeting room	1	Break out spaces	2
6-person meeting room	1		

11 Bressenden Place





## The Location

# All angles covered.

The location of Nova North is highly desirable, as it is situated in the heart of Victoria, one of London's most vibrant and well-connected neighbourhoods.



11 Bressenden Place

Victoria SW1

### Images

1. Nova Food Quarter
2. St James's Park
3. Eccleston Yards
4. Buckingham Palace
5. Peggy Porschen
6. Ahi Poke



## The Location

Nova is also within easy reach of a unrivalled range of shops, restaurants, cultural attractions and some of London's finest hotels. So, morning, noon or night the area has it all covered.

### Local Occupiers

- 1 Navigator Gas
- 2 Jimmy Choo
- 3 Fora
- 4 Experian
- 5 Google
- 6 Oaktree Capital
- 7 Burberry
- 8 Tom Ford
- 9 BHP Billiton
- 10 Boeing
- 11 AT&T

### Local Amenities

- 1 Cardinal Place
- 2 Eccleston Yards
- 3 The Goring Hotel
- 4 Citizen M
- 5 Frame Victoria
- 6 Apollo Theatre
- 7 Curzon Victoria
- 8 Gymbox Victoria
- 9 Waitrose
- 10 St James's Court Hotel
- 11 Taj Hotel

### Food & Drink

- 1 Nova Food Quarter
- 2 Bleeker Burger
- 3 The Ivy Victoria
- 4 Market Halls Victoria
- 5 A. Wong
- 6 Pizza Pilgrims
- 7 Olivomare
- 8 Peggy Porschen
- 9 TomTom Coffee House
- 10 The Thomas Cubitt
- 11 The Hummingbird Bakery

## Nova Food Quarter

Nova is a destination that brings together some of London's most exciting eateries and recreational outlets. Housing more than 20 restaurants and leisure venues. Visitors can choose between a diverse variety of dining options and activities.

11 Bressenden Place



Images

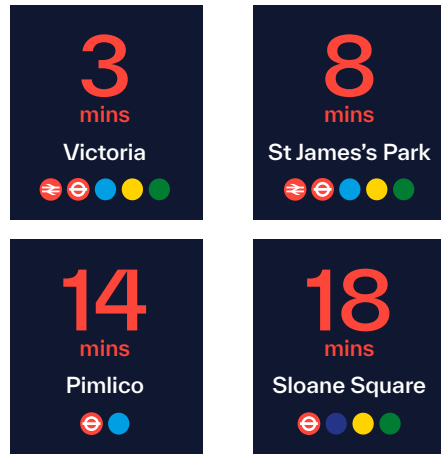
1. Cardinal Place
2. Buckingham Palace



## Connectivity

The building is located just a few minutes' walk from Victoria Station, which provides access to the London Underground, national rail services, and the Gatwick Express.

### Key walk times to stations



Walk times in minutes from Nova North from Google.



## Occupiers

Victoria has become the base for innovative and forward-thinking global businesses thanks to its diverse amenity mix and proximity to the transport network.

Google

INTUIT



DIGITALBRIDGE



LVMH



BURBERRY





# Further Information

## Viewings

Strictly through the sole letting agents.

## Terms

Flexible lease terms up to August 2030

## Contact

For further information please contact:

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