

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: £25.57 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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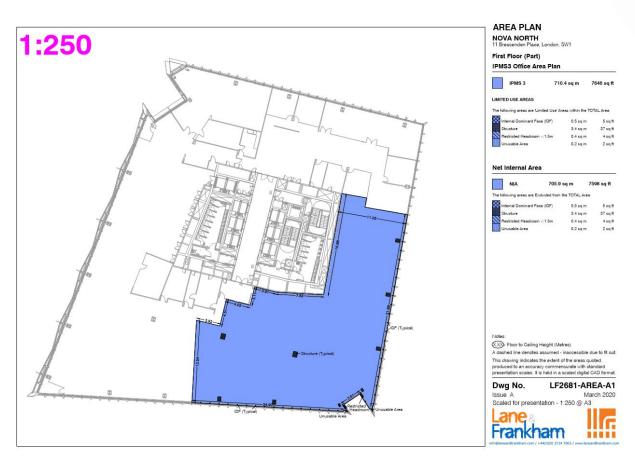
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FLOORPLANS



PHOTOGRAPHS





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