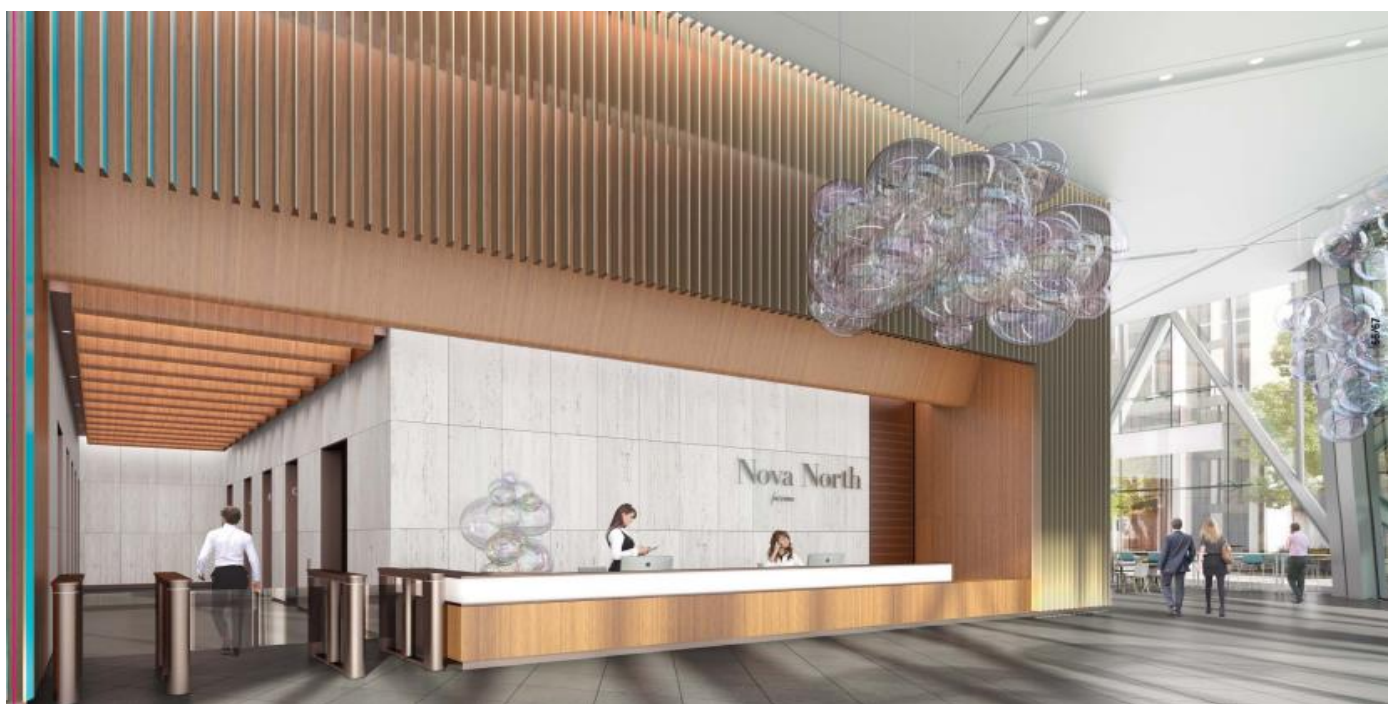


TO LET

# Nova North, 11 Bressenden Place, SW1

High quality office to let - 21,535 sq ft

Entire 7<sup>th</sup> floor available TO LET



TO LET

# Nova North, 11 Bressenden Place, SW1



## DESCRIPTION

Floor	Area (sq ft)	Area (sq m)
7 <sup>th</sup> Floor	21,535	2,001
Total	21,535	2,001

Nova North was built in 2017 with the entire 7<sup>th</sup> floor only ever being occupied by the existing tenant. The floor is currently fitted out to an extremely high specification benefiting from a mixture of predominately private offices (x 47), open plan desks (x 20), 1 x 20 person boardroom, 1 x 16 person meeting room, 3 x 12 person meeting rooms, 1 x 8 person meeting room, tea point / breakout areas and a high quality reception and waiting area. Alternatively the floor can be returned back to Cat A condition.

The lower ground benefits from extensive amenities including lockers, changing rooms, cycle storage and a full towel service as well as a dry cleaning service.



## SPECIFICATION

- 1:8 sq m occupational density
- Four-pipe fan coil air-conditioning
- Full access raised floor (150mm)
- 2.75m floor to ceiling height
- 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>)
- LED Lighting
- 6 x 26 person passenger lifts
- 1 x 2,500kg goods lift
- Central Energy Centre providing low carbon heating and cooling
- Building concierge service
- Extensive lockers, cycle storage and shower facilities
- EPC – B 35



## TERMS

- Lease: An Assignment or sub-lease expiring 14<sup>th</sup> August 2027 (subject to rent review in August 2022).
- Passing rent: £79.00 per sq ft
- Rates: £35.85 per sq ft
- Service charge: £16.05 per sq ft



## LOCATION

The property is located just to the North of Victoria Street, moments from Victoria Station (Underground and Mainline station).



## CONTACT US

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7<sup>th</sup> floor plan – As currently fitted

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