

CROSSLAND
OTTER HUNT

Nova North, 11 Bressenden Place,
London,
SW1E 5BY

11,194 sq ft of fully fitted workspace in the heart of Victoria

11,194 sq ft (1,039.96 sq m)

020 7408 1114
www.coh.eu

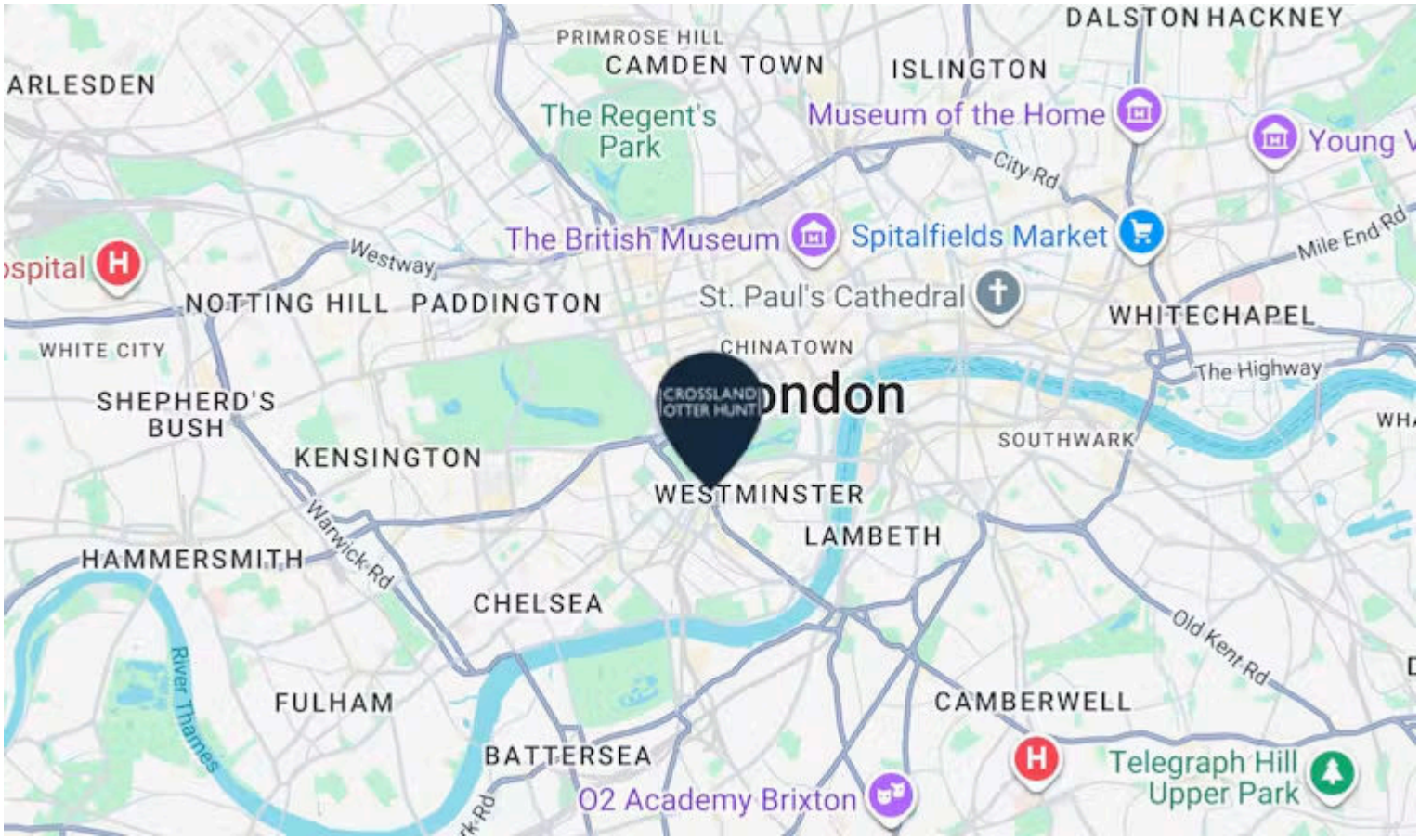
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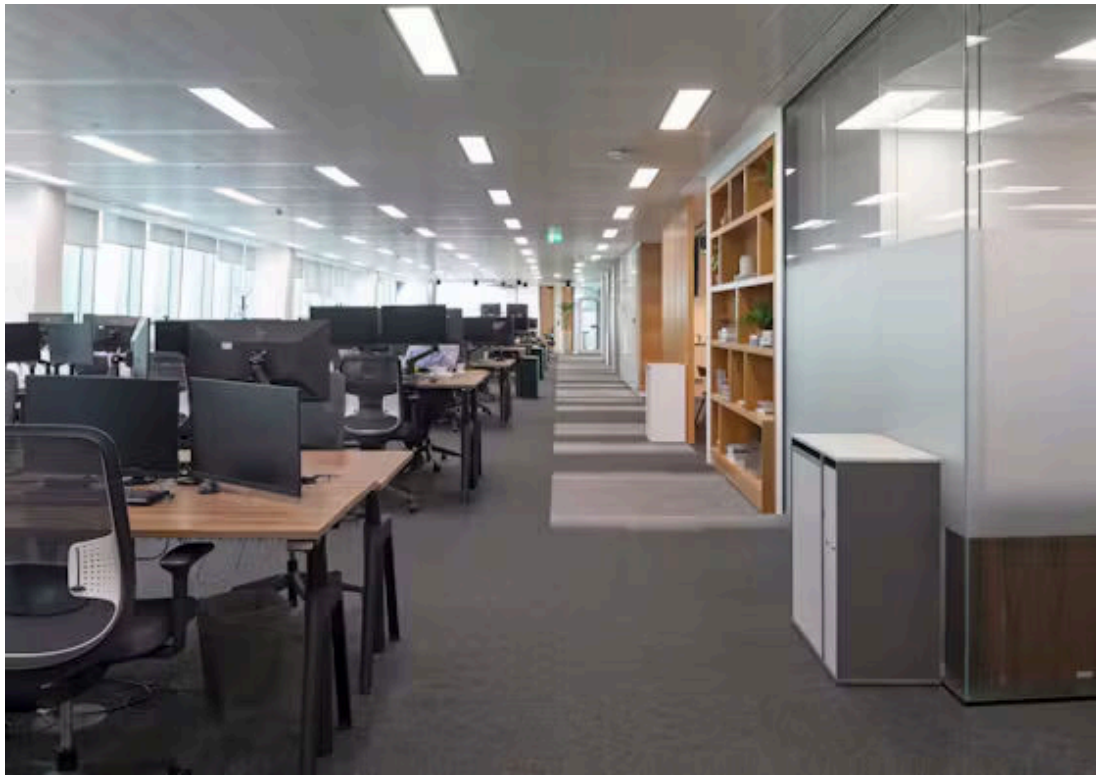


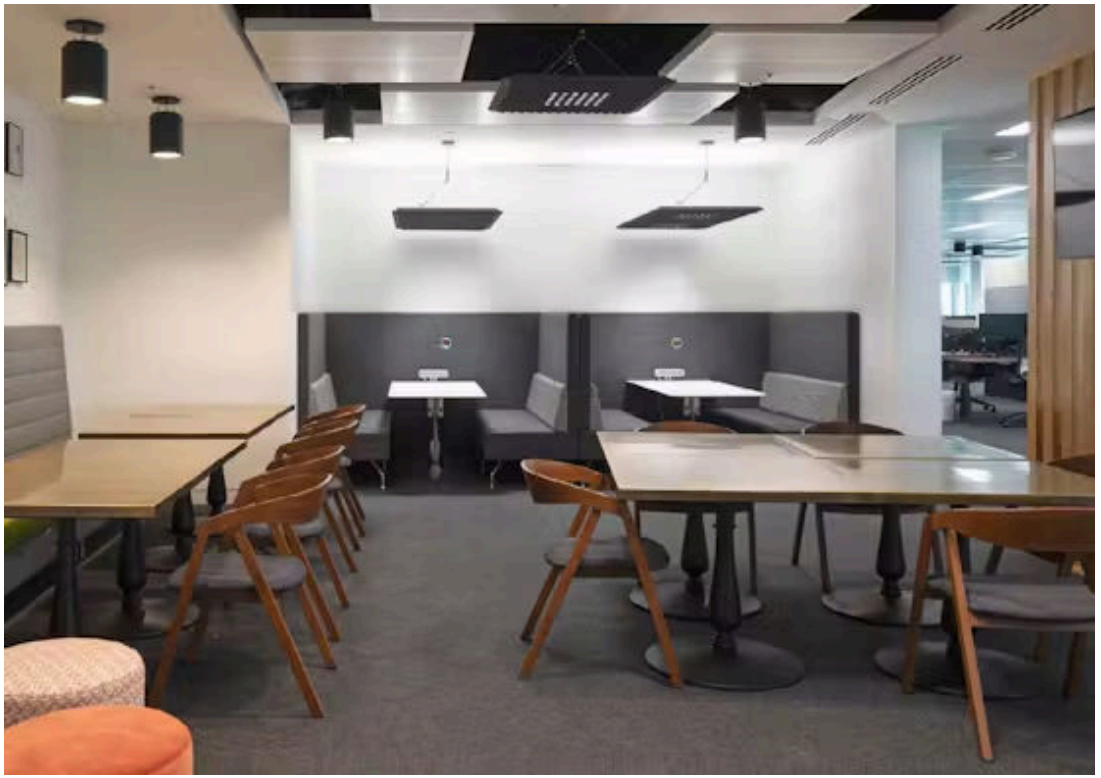
Nearest Stations

- Victoria (0.1 Miles)
- St. James's Park (0.4 Miles)
- Hyde Park Corner (0.5 Miles)

Nova North is prominently located in the heart of Victoria, benefiting from excellent connectivity. Victoria Station is less than a two-minute walk away, providing access to National Rail services, as well as the Circle, District and Victoria Underground lines.

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NOVA NORTH

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London,
SW1E 5BY

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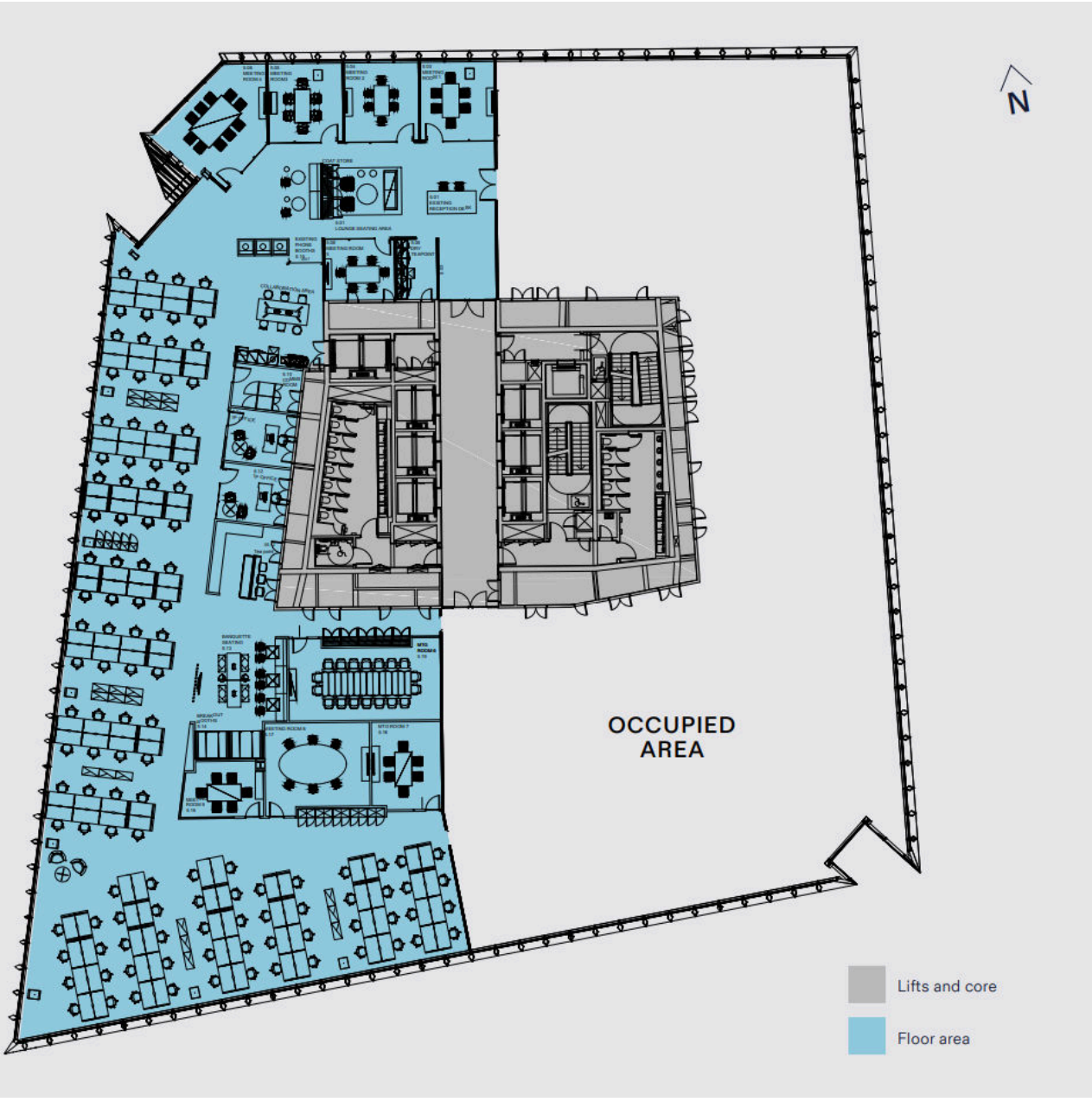
- Air conditioning
- Cycle storage
- Manned reception
- 3,500 sq ft Reception with cafe
- 6x 26 Person lifts
- Shower facilities
- Lockers

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FLOORPLAN

PART 5TH
11,194 SQ FT / 1,040SQ M

Open plan workstations	116
18 person meeting room	1
12 person meeting room	1
10 person meeting room	1
6 person meeting room	7
Executive offices	2
Private call booths	3
Kitchen	1



Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	AVAILABILITY
5th - office	11,194	1,039.96	£89.50 /sq ft	£42.12	£23.61	Available
Total	11,194	1,039.96		£42.12	£23.61	

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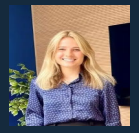
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Description

As part of the 5th floor at Nova North, this fully fitted modern workspace is ready to move into and benefits from being on the doorstep of all the thriving amenities that Victoria offers.

Location

Nova North is prominently located in the heart of Victoria, benefiting from excellent connectivity. Victoria Station is less than a two-minute walk away, providing access to National Rail services, as well as the Circle, District and Victoria Underground lines.

Terms

Available as sub lease until August 2030 Alternatively available by assignment until 23rd August 2030 with a review in September 2028

Rent

Quoting Rent on sub lease: £89.50 psf Passing Rent on assignment: £76.00 psf

Amenities & Specifications

amenities_specifications

EPC

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ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

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