NOVA NORTH

11 BRESSENDEN PLACE, SW1

11,194 SQ FT OF FULLY FITTED
WORKSPACE IN THE
HEART OF VICTORIA



DISCOVER 11,194 SQ FT OF PREMIUM WORKSPACE.

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.

DEDICATED RECEPTION AREA



KITCHEN



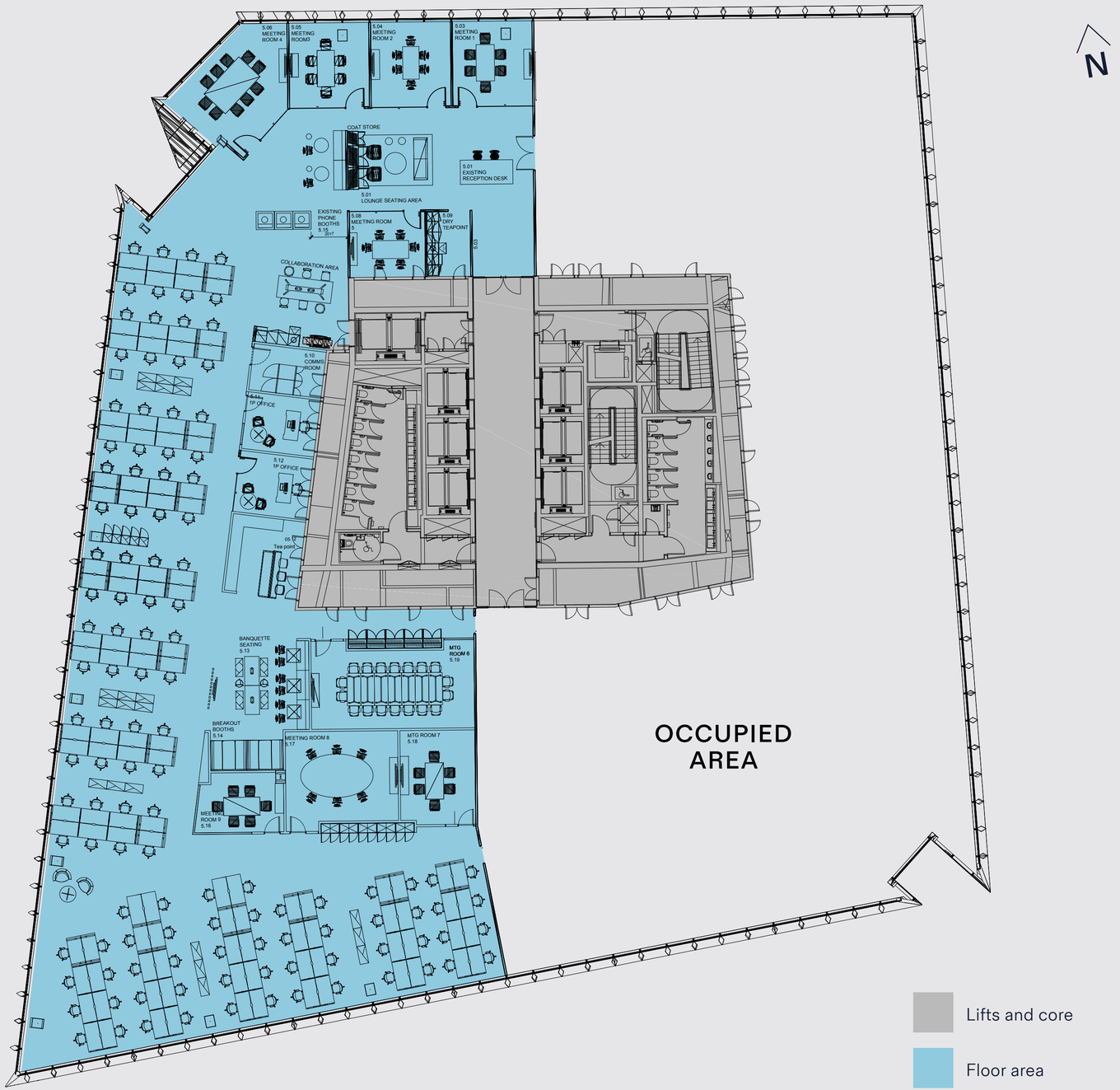
OPEN PLAN WORKSPACE


LOBBY AREA

FLOORPLAN

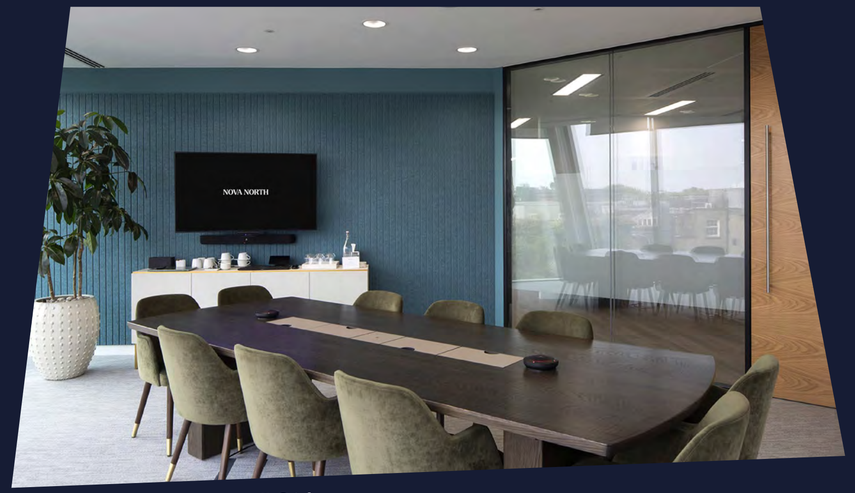
PART 5TH
11,194 SQ FT / 1,040SQ M

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





OPEN PLAN WORKSPACE



10 PERSON MEETING ROOM



10 PERSON MEETING ROOM

12 PERSON MEETING ROOM

BUILDING HIGHLIGHTS

FOUR-PIPE FAN COIL AIR-CONDITIONING

LOCKERS

CYCLE STORAGE

SHOWER FACILITIES

RECEPTIONIST/ CONCIERGE

1X 500KG GOODS LIFT

6X 26 PERSON LIFTS

FULL ACCESS RAISED FLOOR (150MM)

2.75M CEILING HEIGHT

3,500SQ FT RECEPTION WITH CAFÉ

BREEAM VERY GOOD

EPC B



GROUND FLOOR COFFEE SHOP

GROUND FLOOR LIFT LOBBY



SHARED SHOWER AND LOCKER FACILITIES



SHARED BIKE STORAGE



SIR SIMON MILTON SQUARE



BONE DADDIES, VICTORIA



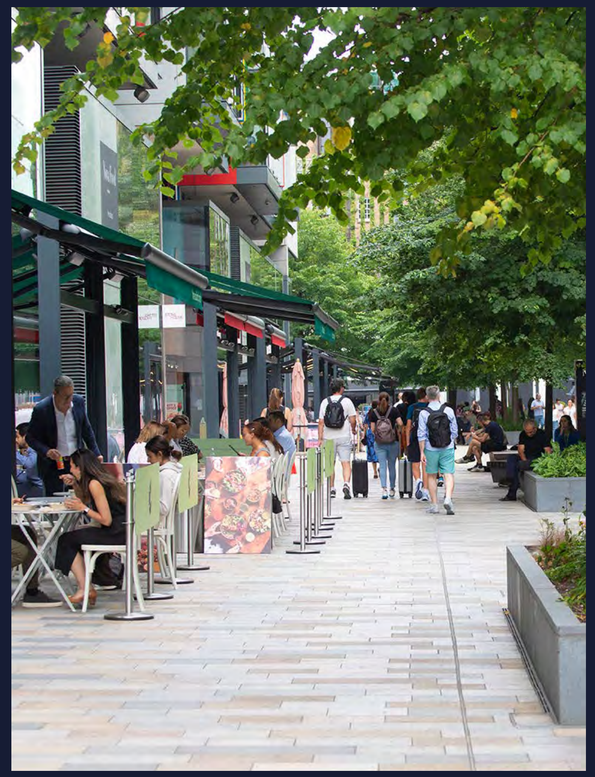
DUKE OF YORK PUB

IT'S ALL ON YOUR DOORSTEP

Home to Buckingham Palace, Westminster Cathedral and the Royal Parks, Victoria is buzzing with retail, restaurants and globally renowned businesses and brands. Nova North sits at the heart of the neighbourhood, with all its amenities and the rest of London within easy reach.



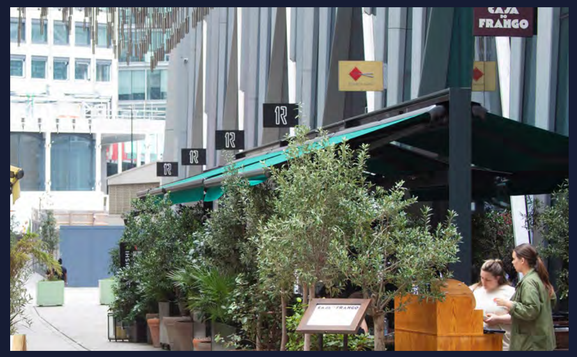
ST JAMES'S PARK



NOVA PLACE



VICTORIA PALACE THEATRE



CASA DO FRANGO, SIR SIMON MILTON SQUARE



VICTORIA STATION

WELL CONNECTED

A rich and diverse range of restaurants, bars and leisure activities coupled with unrivalled access across the whole of London and the south coast makes Victoria an inspiring place to work.

FOOD & DRINK

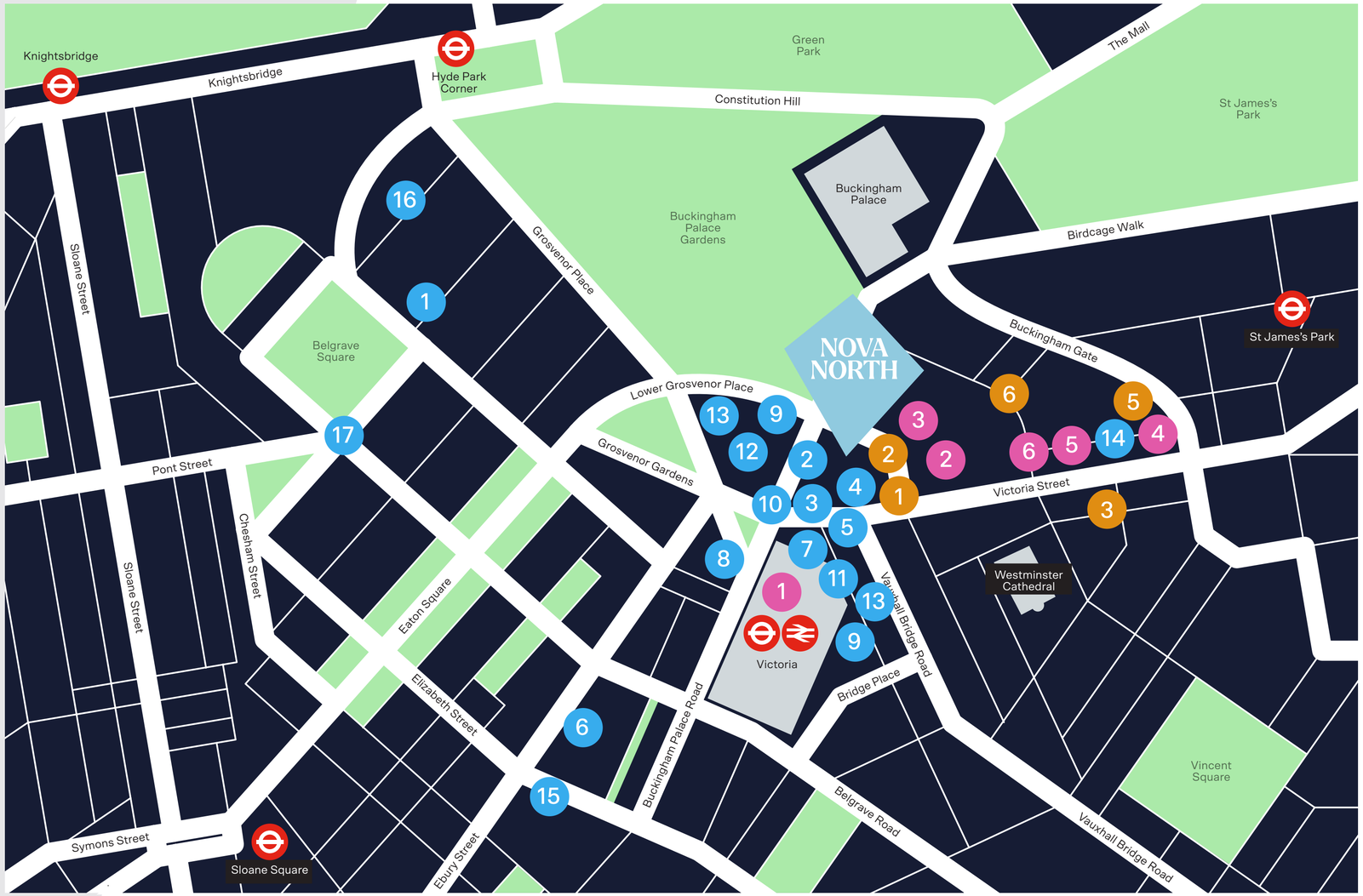
1 Horse & Groom
2 Rail House Café
3 Casa de Frango
4 Sticks ‘n’ Sushi
5 Ole & Steen
6 Eccleston Yards
7 Flat Iron
8 Harry’s
9 Mildreds
10 Bag O’Nails
11 Greenwood
12 The Beer House
13 The Goring
14 The Ivy
15 Chestnut Bakery
16 COMO The Halkin
17 The Peninsula

RETAIL

1 M&S
2 Reiss
3 Waitrose
4 Zara
5 L'Occitane
6 Sweaty Betty

WELLNESS AND LEISURE

1 1Rebel
2 Flight Club
3 Gymbox
4 Victoria Palace Theatre
5 Curzon Cinema
6 City Athletic



2 MINUTE WALK
to Victoria

12 MINUTE WALK
to St James’s Park

16 MINUTE WALK
to Hyde Park Corner

20 MINUTE WALK
to Sloane Square

20 MINUTE WALK
to Knightsbridge

NOVA NORTH

GET IN TOUCH

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Viewings strictly by appointment through the joint agents

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