

# NOVA BUILDING, SOUTH

160 VICTORIA STREET, LONDON, SW1W 0QT



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Opposite Victoria Rail station in the heart of the West End, the building is designed to the highest specification and benefits from a roof terrace, panoramic views of some of London's most iconic landmarks and high speed rail links to Gatwick airport and the rest of the world. The Nova building is the latest visually striking addition to the LEO portfolio and boasts high profile retail, as well as numerous eateries and restaurants in extremely close proximity.

## LOCATION

Nova South is a landmark Victoria office address. The building is located opposite Victoria rail and underground station which has recently undergone a the &pound;700 million upgrade to transform the station into a state-of-the-art transport hub. The rail station benefits from high speed rail links to Gatwick airport and underground station provides and interchange for the Victoria, circle and district lines. The building is in close proximity to numerous shops, restaurants and bars at Nova food.

## SPECIFICATION/AMENITIES

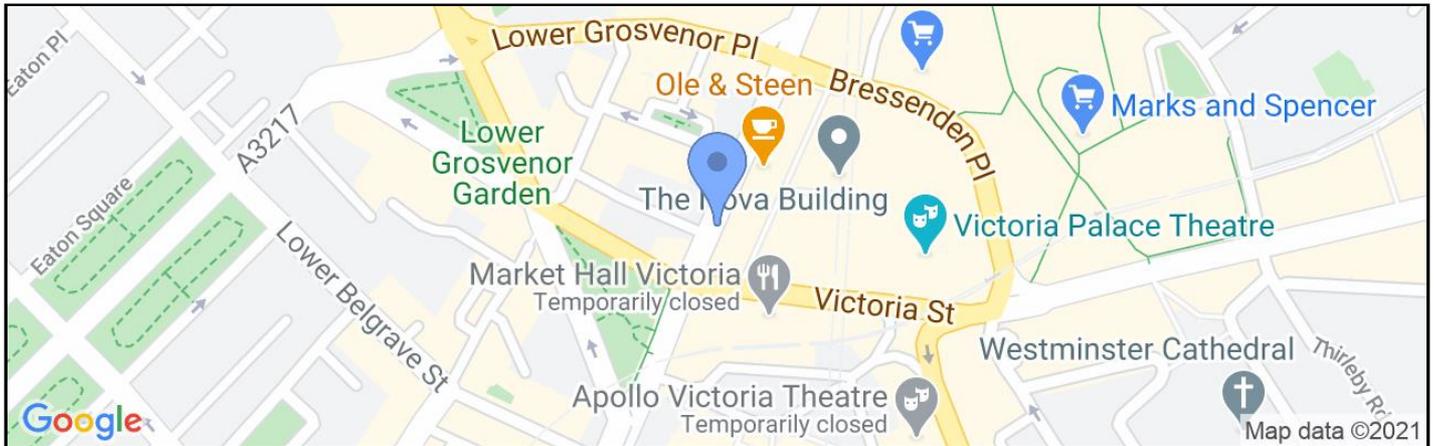
- Unbranded
- Market Leading IT & Technology
- Fully Stocked Kitchens and Breakout Space
- Event Space
- Roof Terrace
- Showers and Bicycle racks
- 24 Hour Access

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. March 2021