



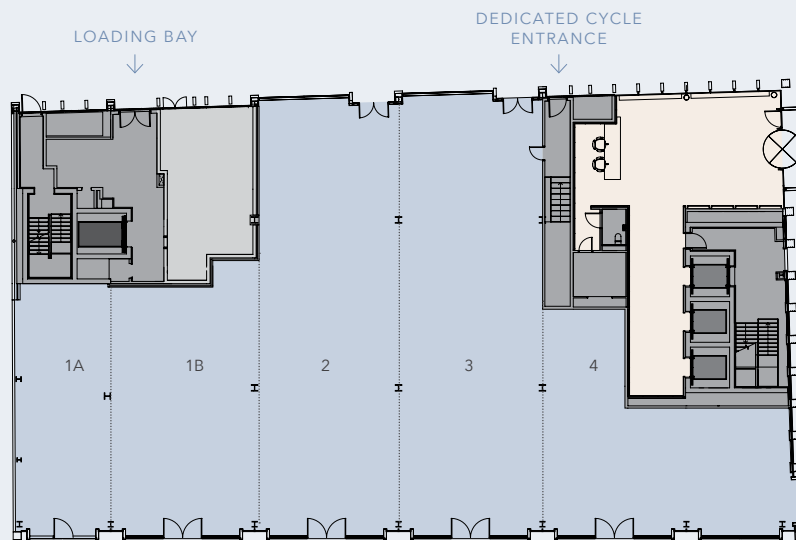
**THE AVENUE**  
TOTTENHAM COURT ROAD

**FLOOR PLANS**

UNIT	USE	SQ FT	SQ M
1A	Ground	945	88
1B	Ground Lower Ground	1,424 1,097	132 102
2	Ground Lower Ground	2,470 1,422	229 132
3	Ground Lower Ground	2,524 1,433	234 133
4	Ground	1,627	151
<b>Total retail</b>		<b>12,942</b>	<b>1,201</b>

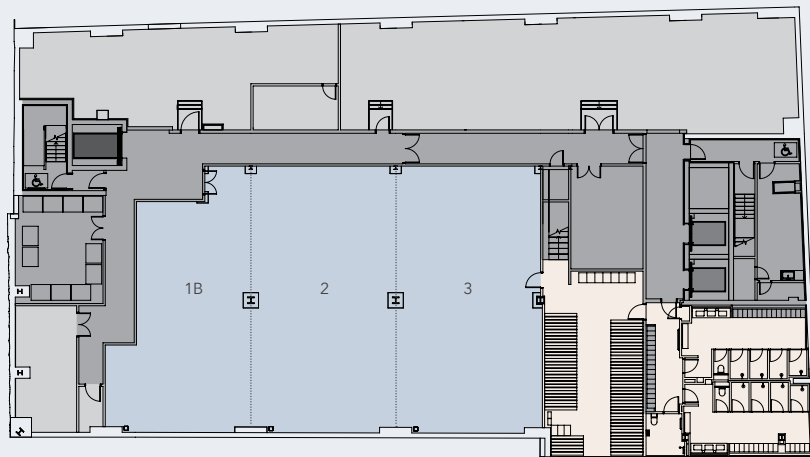
**GROUND FLOOR**

9,493 SQ FT / 882 SQ M – Retail



**LOWER GROUND FLOOR**

4,478 SQ FT / 416 SQ M – Retail



- Office
- Retail
- Core
- Plant
- Lifts
- Service lift

A development by

AshbyCapital

exemplar



THE BEDFORD ESTATES

**CBRE**

**Steven Stedman**  
+44 (0) 20 7182 2712

**Aron Samra**  
+44 (0) 20 7182 2744

**nashbond**

**Cameron Scott**  
+44 (0) 20 7290 4562

**John Lyons**  
+44 (0) 20 7290 4555

**theavenue.london**

DISCLAIMER: All areas are approximate, measured in according with RICS Code of measuring practice 6th edition. The building may present anomalies in relation to survey/drawn plans. This information must not be relied upon to form the basis of any offer or contract. CBRE and Nash Bond on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE and Nash Bond has any authority to make any representation or warranty whatsoever in relation to this property. Subject to contract. March 2016.

Images depicting enhanced road and pavement surfaces on Tottenham Court Road and Bedford Avenue, along with a revised junction treatment and pocket park are as per Camden's emerging proposals for their West End Project. CGIs are for illustrative purposes only.

Designed by Stepladder. [stepladderuk.com](http://stepladderuk.com)