



**THE AVENUE**  
TOTTENHAM COURT ROAD

**SPECIFICATION**



CGI of The Avenue retail

**Summary specification**

**Structural Grid**

North / South 9m  
 East / West 7.2m / 10.5m / 8.5m

**Floor Loading**

Imposed load of 5kN/m<sup>2</sup> plus 2.25kN/m<sup>2</sup> dead load for services, suspended ceilings and floor finishes.

**Structure**

**Foundations**

Reinforced concrete raft.

**Lower Ground floor**

In situ reinforced caltite concrete retaining walls.

**Superstructure**

Steel columns and beams with metal decked concrete slab. (Note: ground floor eastern most bay is an in situ concrete floor).

**Floor Heights**

**Ground floor retail**

3.29-3.49m to underside of beam, 3.76-3.96m to underside of slab. (Note: height varies in response to external finished floor level).

**Lower Ground floor retail**

3.52m to underside of beam, 3.99m to underside of slab.

**External Finishes**

**Tottenham Court Road**

Bronzed anodised aluminium portal frame surround to double glazed shop window. Single glazed double pivot doors between low level stall risers for smoke venting from the basement. Vertical aluminium fins at high level for ventilation and signage.

The areas between portals are double glazed curtain walling with external seating between portals.

**Bedford Avenue**

One bronzed anodised aluminium portal with stall riser and high level ventilation and signage zone.

Double glazed curtain walling between reconstituted stone piers.

**Morwell Street**

Bronzed anodised aluminium framed double glazed shopfront with single glazed double pivot doors. Vertical aluminium fins at high level for ventilation and signage.

**Internal Finishes**

**Walls**

Emulsion painted blockwork and concrete (white).

**Floors**

Exposed concrete slab allowing for a flooring zone of between 60mm - 150mm.

**Columns**

Exposed steel columns

**Ceilings**

Exposed metal decking and steel beams

**Access and service Lift**

A dedicated 200kg capacity goods lift is provided from the service bay to the lower ground floor corridor.

**Refuse**

A refuse room is located in the basement for non-food waste.

**Vertical connectivity**

'Soft spots' have been provided in the ground floor slab to allow connection between the lower ground floor and ground floor retail units.

**Heating and Cooling**

Capped connections are provided by central landlord plant and pipe work running along the services corridor.

Heating load allowance 130 W/m<sup>2</sup>  
 Cooling load allowance 150 W/m<sup>2</sup>

**Ventilation**

Capped ductwork connections to central air handling unit @ 30l/s for WC extracts. General ventilation is provided naturally through high level louvres on the shop front.

**Incoming Services**

100mm diameter sleeve is provided for future connection to Thames Water potable water supply on Tottenham Court Road.

**Drainage**

Drainage connects to a 225mm sewer outfall, 100mm diameter foul connection and 50mm diameter vent.

**Electrical Services**

A multi service distribution board has been provided within the Lower Ground floor electrical switch room to cater for up to five retail units.

**Electrical load allowance**

The entire retail space benefits from a 330 kVA, 480A TPN supply providing each unit with a maximum load allowance of 250 W/m<sup>2</sup>.

**Communications**

Four ducts are provided in the communication intake room adjacent to Tottenham Court Road.

**Lighting**

Temporary wayfinding lighting is provided prior to retail occupation.

**Fire alarm**

The tenant will be responsible for providing the fire alarm which shall connect into the interface provided by the base build system.

**Smoke control**

Natural smoke ventilation to the retail units is provided.

**Signage**

Signage is to be incorporated on the high level vertical fins on the shop front.

A development by

AshbyCapital

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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**

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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.

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