

THE AVENUE
LONDON



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**INTRODUCING THE AVENUE — YOUR NEW HOME
IN THE HEART OF LONDON'S WEST END.
OFFERING 71,300 SQ FT OF HIGH
SPECIFICATION OFFICE SPACE, THE AVENUE
IS AT THE FOREFRONT OF THE TOTTENHAM
COURT ROAD REGENERATION.**

The building occupies one of the most prominent locations on Tottenham Court Road, just 100 metres from one of the best connected stations in the West End, with the Elizabeth line due to open in 2018.

The ongoing transformation promises to bring a wealth of improvements to the area, including exciting new retail and dining amenities, as well as new 'pocket parks' and unparalleled transport links.

One Location, Endless Possibilities.



CGI of approach from Tottenham Court Road station

The Avenue brings the best of Fitzrovia, Soho, Covent Garden and Mayfair to your doorstep.

The capital's exclusive and most vibrant districts are on your doorstep at The Avenue, offering all the amenities a discerning Londoner is looking for. Dining, shopping and nightlife are a stroll away, whether the preference is for cutting edge West End theatre, Michelin-starred restaurants or global luxury fashion brands. World-renowned retailers and modern dining establishments juxtapose tranquil gardens and parks.







The Avenue sits at the forefront of the West End's stunning regeneration.

The transformation of this part of the West End has been phenomenal. While the area north of Oxford Street has positioned itself as a hub for creative businesses, restaurants and retailers, this influence is spreading east beyond Tottenham Court Road as investment flows in.

Forward-thinking retailers and businesses are moving into the area, capitalising on the impact that the Elizabeth line will deliver. The buzz around the regeneration is growing, and the area where Bloomsbury, Fitzrovia and Soho meets is becoming a destination in itself; the only way is up.

CGI of The Avenue retail

You're in good company at The Avenue with a rapidly developing local area and exciting new local occupiers.

Global media enterprises and corporate giants are finding a new home in the West End, attracted by the exceptional transport and amenities it offers.

The Copyright Building,
30 Berners Street W1
Size: 87,150 sq ft (offices)
20,000 sq ft (retail)
Status: Completion 2017
Occupier: Capita

One Rathbone Square, W1
Size: 242,785 sq ft (offices)
and 142 residential apartments
Status: Completion 2017
Occupier: Facebook

15/18 Rathbone Place, W1
Size: 20,000 sq ft
Status: Completed

1 Stephen Street, W1
Size: 88,989 sq ft (offices)
Status: Completed
Occupiers: Anacap, Fremantle
Media, Encompass Digital
Media, Freud Communications,
BrandOpus

Holden House, W1
Size: 63,700 sq ft (offices)
Status: Completion 2022

4/48 Oxford Street, W1
Size: 72,000 sq ft (retail)
Status: Completion 2017

Oxford House, W1
Size: 90,000 sq ft (offices)
Status: Completion 2019

11 Soho Street, W1
Size: 13,500 sq ft (offices)
58,500 sq ft (retail)
6 residential apartments
Status: Completed
Occupiers: St Ives Group
and Zara Retail

20 Soho Square, W1
Size: 64,600 sq ft
Status: Completed
Occupier: Palantir

Ampersand Building, W1
Size: 66,000 sq ft (offices)
20,000 sq ft (retail)
Status: Completed
Occupier: King.com

1 Dean Street, W1
Size: 43,400 sq ft (offices)
31,800 sq ft (retail)
Status: Completion 2017
Occupier: New Look

Corinthian House, WC1
Size: 22,000 sq ft (offices)
Status: Completion 2020

100 New Oxford Street, WC1
Size: 85,000 sq ft
Status: Completed
Occupiers: William Morris
Endeavor, Space Ape Games,
Stanhope Plc, Weve

Castlewood House, WC1
Size: 122,308 sq ft
Status: Completion 2020

Centre Point, WC1
Size: 40,000 sq ft (retail)
82 high end apartments
Status: Completion 2018

Tin Pan Alley, WC2
Size: 103,500 sq ft
Status: Completion 2020

Ilona Rose House
Size: 280,000 sq ft
Status: Completion 2019

KEY

- Commercial offices
- Mixed use
- Leisure/Retail

This map demonstrates a selection of the key developments in the local area.

N





1 CGI of proposed public realm
2 Modern travel connections

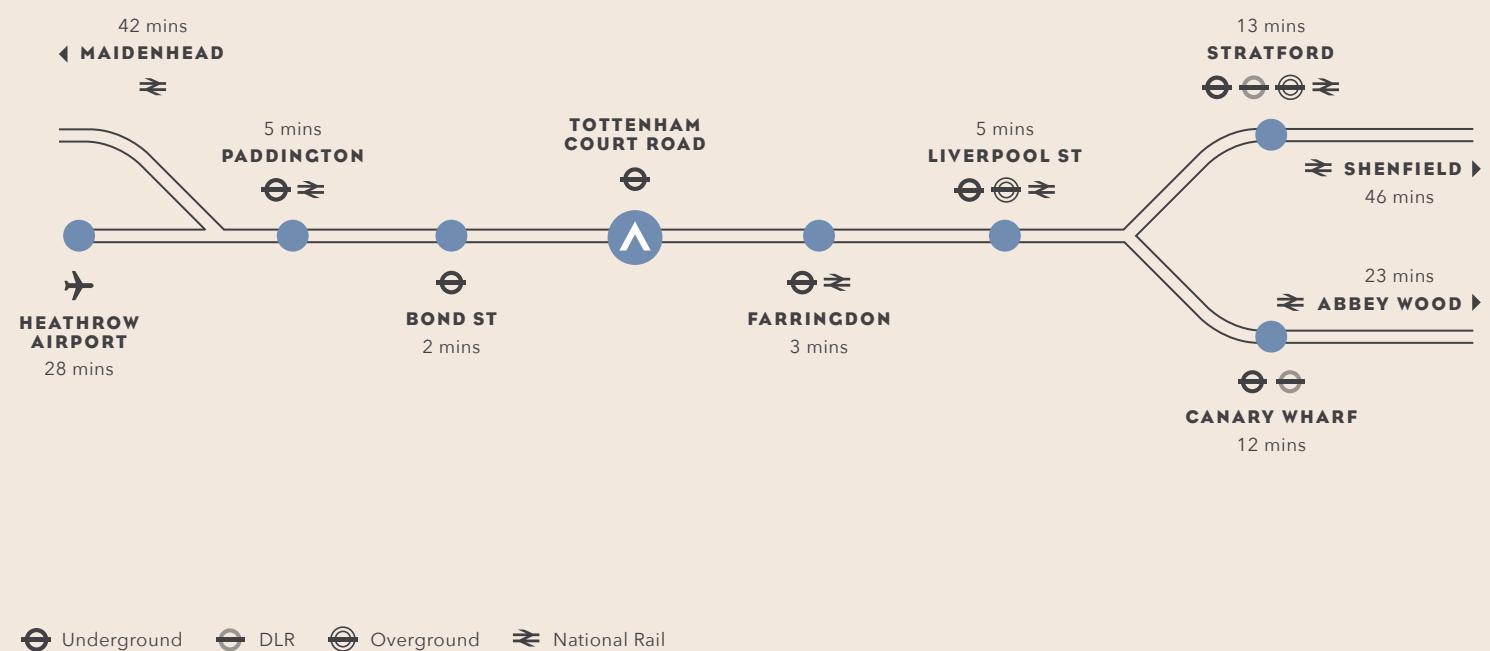
The area around Bedford Avenue is one of the best connected in the capital, with the arrival of the Elizabeth line set to revolutionise connectivity.

With nearby tube stations including Tottenham Court Road and Goodge Street and a plethora of bus routes already bringing millions to the area each week, the Elizabeth line is set to enhance its appeal substantially, opening up the location to thousands of potential employees whose daily commute will be significantly improved.

Following its launch in 2018, a trip on the Elizabeth line to Canary Wharf will take just 12 minutes, while London Heathrow is less than half an hour away, cutting the previous journey time in half.

Tottenham Court Road is also the only Central London station for the proposed Crossrail 2 line which will provide a new north-south link to the capital.

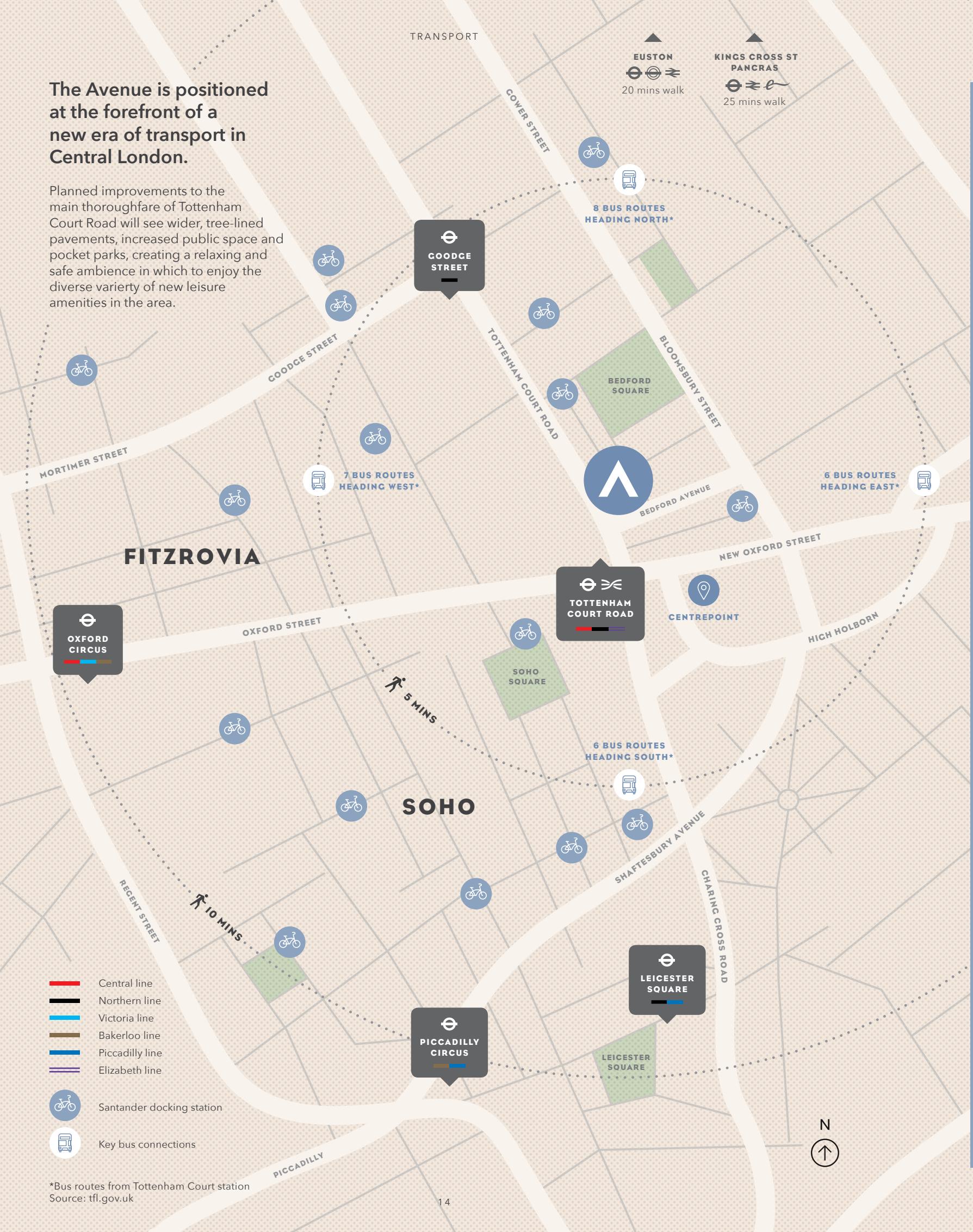
THE ELIZABETH LINE (CROSSRAIL)



Source: crossrail.co.uk

The Avenue is positioned at the forefront of a new era of transport in Central London.

Planned improvements to the main thoroughfare of Tottenham Court Road will see wider, tree-lined pavements, increased public space and pocket parks, creating a relaxing and safe ambience in which to enjoy the diverse variety of new leisure amenities in the area.



THE AVENUE LONDON

A CURATED SELECTION

i. Transport

The Avenue is an attractive option for commuters, clients and visitors from far afield, with efficient and numerous forms of travel on its doorstep.



UNDERGROUND CONNECTIONS

Access to a host of underground lines:
Tottenham Court Road (Elizabeth, Central, Northern), Oxford Circus (Victoria, Central, Bakerloo), Holborn (Central, Piccadilly), Piccadilly (Piccadilly, Bakerloo), Leicester Square (Northern, Piccadilly).



A NEW TRANSPORT HUB

On the doorstep of the new Tottenham Court Road station, currently undergoing a £1bn transformation.



ELIZABETH LINE

Direct access to the Elizabeth line network, with 24 trains per hour during peak times, transporting an estimated 102,000 passengers to and from Tottenham Court Road station daily.



BUS CONNECTIONS

An abundance of bus connections to all corners of London within a five minute walk. For example:

- 8 bus routes heading north
- 6 bus routes heading east
- 6 bus routes heading south
- 7 bus routes heading west



SANTANDER CYCLES

Numerous Santander Cycle docking stations are conveniently located in the surrounding area, five within a five minute walk.



STREAMLINED ACCESS

Access to the four major London airports, including less than half an hour to London Heathrow via the Elizabeth line.



LONDON & BEYOND

Travel times to mainline rail services via Tottenham Court Road:

- Charing Cross – 4 mins
- Liverpool Street – 8 mins
- Euston – 4 mins
- Kings Cross St Pancras – 11 mins
- Victoria – 11 mins
- Paddington – 13 mins



IMPROVED ACCESSIBILITY

Plans for the new Tottenham Court Road include increased pedestrianised areas and wider, tree-lined footpaths for better access to the improved underground and Elizabeth line stations.



CYCLE FRIENDLY

The Avenue is bike friendly, with 78 bike spaces, nine Brompton lockers and nine showers.



WORLD CLASS



1 Oscar Bar & Restaurant,
Charlotte Street
2 Folk Clothing, Soho
3 Charlotte Street Hotel

The Avenue is situated amongst a diverse mix of world-class amenities and lifestyle.

Charlotte Street and its surrounds are renowned for culinary excellence, with the first outpost of Japanese gem, Roka, and the stylish Firmdale boutique offering, the Charlotte Street Hotel, all in close proximity. Store Street has established itself as an enclave for the discerning crowd, with several contemporary art galleries, independent boutique bike shop Cloud 9 Cycles, and Store Street Espresso, an ideal spot for lunch or to relax with a flat white.

Post-work options are numerous, whether the preference is for a sophisticated bar or a cosy traditional pub. London's international dining scene's reputation precedes it and around Tottenham Court Road there are dozens of informal restaurants offering diverse cuisines, as well as local Michelin-starred options.





A CURATED SELECTION

ii. Local Amenities

From the finest wine to the perfect last minute gift, The Avenue has the best of London in any direction.



MICHELIN STAR

Hakkasan
Hanway Place

This Michelin Star restaurant offers high-end Cantonese cuisine in a dramatic modern setting.

Walking time: 2 mins



A CUT ABOVE

Roka
37 Charlotte Street

Delicious and elaborate dishes are beautifully presented at this award winning Japanese restaurant.

Walking time: 4 mins



SHAKEN & STIRRED

Bourne & Hollingsworth
Rathbone Place

Head to this quirky restaurant and cocktail bar for creative concoctions and a relaxed vibe.

Walking time: 4 mins



THE PERFECT FIT

A.P.C.
48 Lexington Street

Find the finest denim and minimalist ready-to-wear fashion from this stylish Parisian atelier.

Walking time: 9 mins



FRESH PRESSED

Swans Launderers
34 Store Street

London's artisan launderers are a proud member of the Guild of Master Craftsmen offering the highest quality of service.

Walking time: 2 mins



SOMETHING SPECIAL

Liberty
Regent Street

A truly innovative retail experience, find the world's best in fashion, homewares and beyond.

Walking time: 8 mins



A PROPER COFFEE

Store Street Espresso
40 Store Street

Grab a fresh muffin, cake or artisan coffee from one of the best independent coffee shops in central London.

Walking time: 2 mins



FINEST CYCLES

Cloud 9 Cycles
38 Store Street

Browse custom frames and ready-to-ride bikes and accessories from the world's best cycling brands.

Walking time: 2 mins



ARTS & CULTURE

Palace Theatre
Shaftesbury Avenue

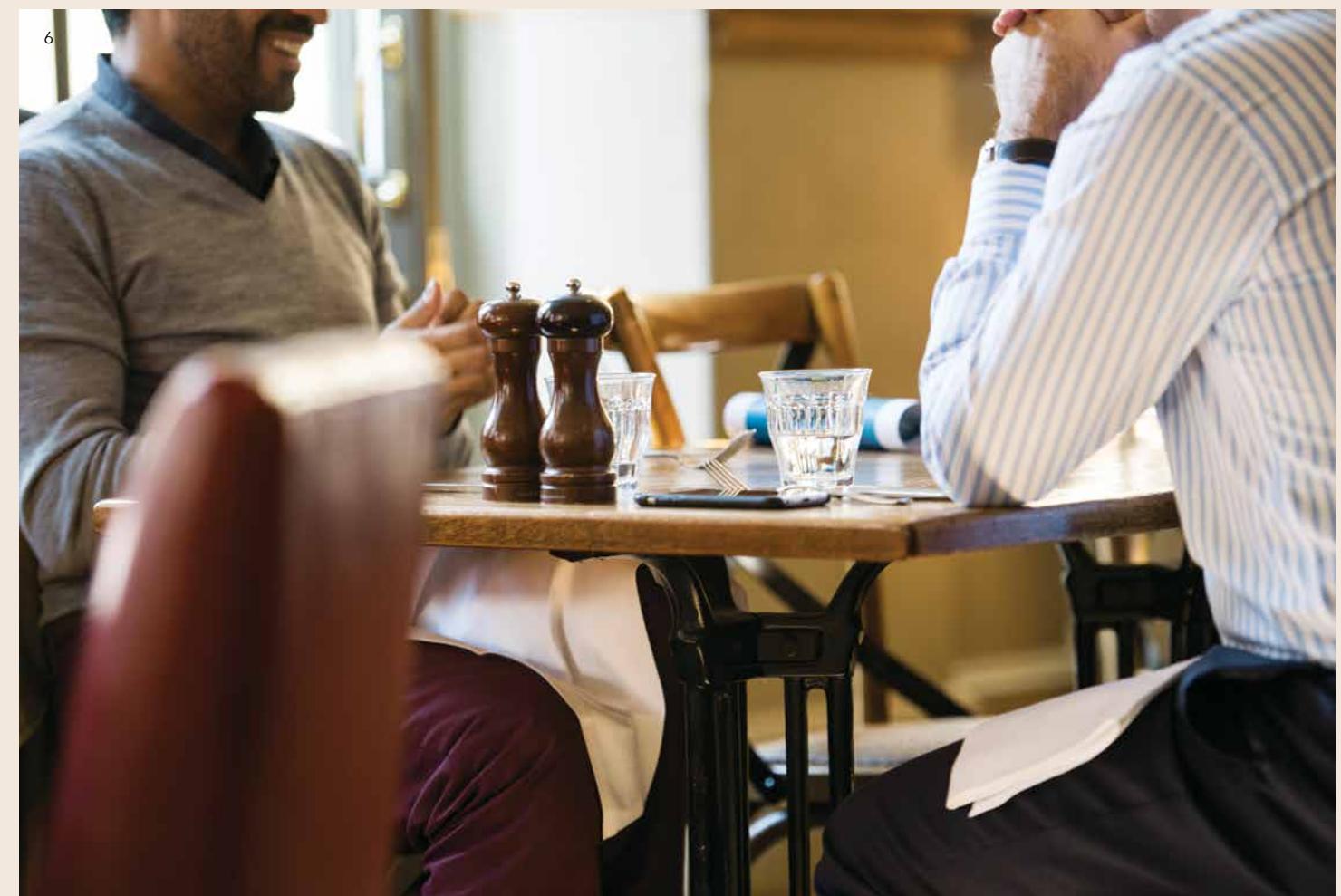
Catch the latest West End stage show at this 1400-seater theatre situated in the heart of Theatredland.

Walking time: 6 mins

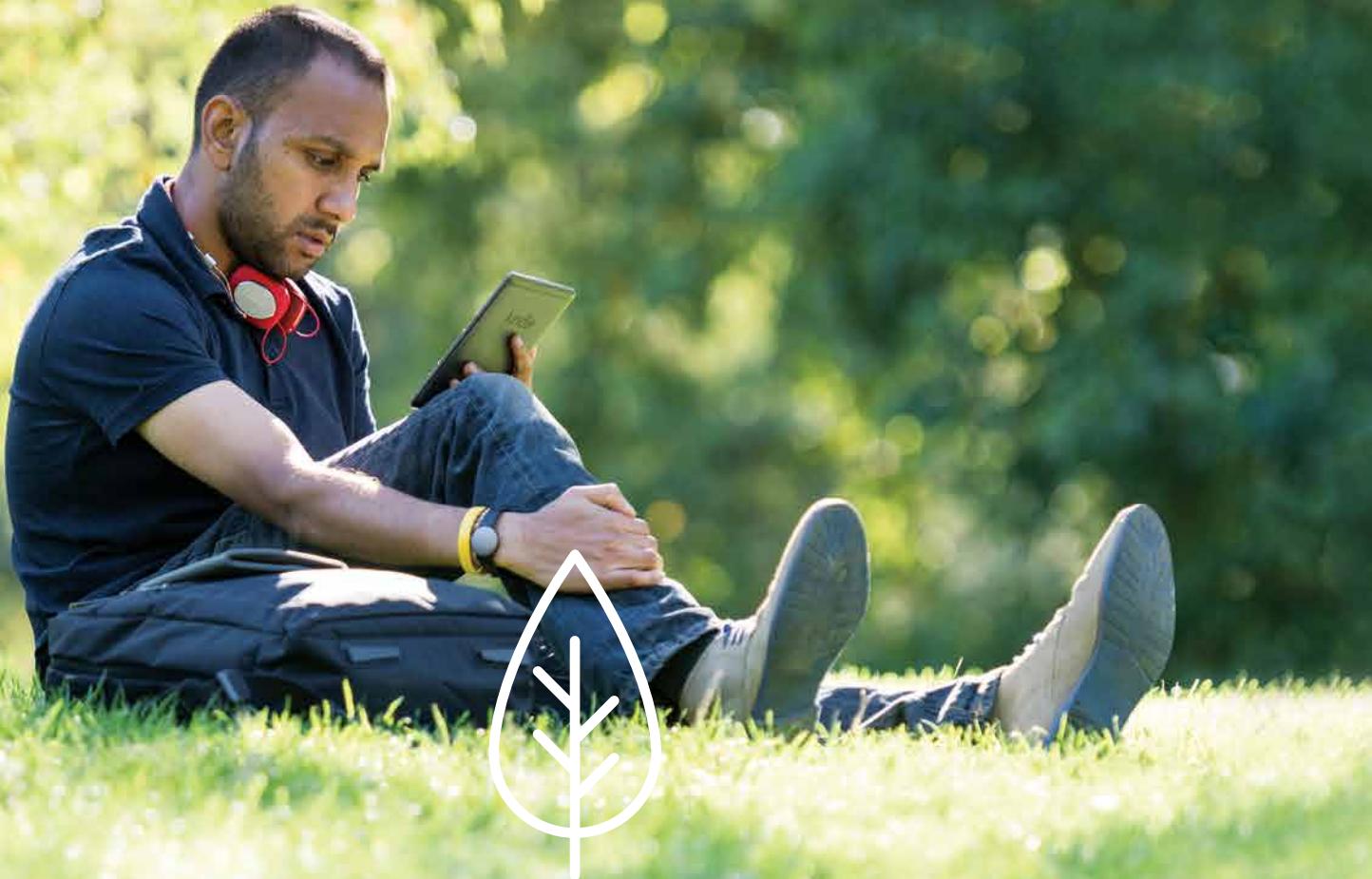


- 1 Grenson Bloomsbury, Lamb's Conduit Street
- 2 Local green areas
- 3 Soho Bikes, Berwick Street
- 4 A.P.C., Lexington Street
- 5 Covent Garden
- 6 Hudson's House, Bedford Avenue

FROM COFFEE TO COUTURE, THE AREA AROUND THE AVENUE IS RICH WITH CULTURE, LIFESTYLE AND UNIQUE LOCAL AMENITIES.



The Avenue is a stone's throw from the global brands of Oxford Street and the eclectic restaurants of Soho and Charlotte Street, whilst smaller streets nearby offer niche retail and leisure options, ranging from a spot for a single origin coffee to quirky fashion designers.



LUNCHTIME RECHARGE



A CURATED SELECTION

iii. Leisure

The Avenue is peppered with a wealth of lunchtime activities, from a session at the gym, a lunchtime swim or a relaxing stroll to the British Museum.



A HEALTHY BALANCE

Good Vibes
11 Tottenham Street

A fitness studio dedicated to positive, and thoughtful exercise to make you fitter and happier.

Walking time: 6 mins



OPEN SPACE

Soho Square
Soho

A picturesque retreat perfect for soaking up summer sun or enjoying an open-air lunch.

Walking time: 5 mins



REVIVE & RESTORE

Aveda Institute
174-177 High Holborn

The premier location to experience the full range of pampering from this socially responsible beauty brand.

Walking time: 7 mins



MORNING DIP

Oasis Sports Centre
32 Endell Street

The 27.5m open-air, roof top heated pool and newly refurbished sunterrace make The Oasis a unique spot to take a morning swim.

Walking time: 7 mins



GREEN SPACE

Bedford Square

Take a break at one of the many benches scattered throughout the surrounding area of this lush private garden.

Walking time: 1 mins



FINE ARTS

The Coningsby Gallery
30 Tottenham Street

Renowned for the dedication to outstanding contemporary illustration and graphic art.

Walking time: 6 mins



EASY RIDER

Regents Park Loop
Regents Park

The green surroundings and minimal traffic make this a great circular route for cycle enthusiasts.

Cycle time: 8 mins



ARTS & CULTURE

British Museum
Great Russell Street

A vast showcase of world art and artefacts including Egyptian mummies and ancient Greek sculptures, this famous museum is the most visited attraction in London.

Walking time: 5 mins



A QUIET READ

Foyles Bookshop
107 Charing Cross Road

Spread over five floors, this world-famous flagship bookstore has the widest range of titles of any bookshop in the UK.

Walking time: 4 mins



A CURATED SELECTION

iv. Local Occupiers

Neighbouring businesses are as diverse as the location itself, with some of the world's best calling this unique area of London home.



LinkedIn Corporation
Castlewood House,
77-91 New Oxford Street



Mindshare
Central Saint Giles,
1 St Giles High Street



Facebook
One Rathbone Square



Lionsgate
Wells&More
45 Mortimer Street



NBC Universal
Central Saint Giles,
1 St Giles High Street



Google
Central Saint Giles,
1 St Giles High Street



Allfunds Bank
Fitzroy Place, Mortimer Street



Estée Lauder
Fitzroy Place, Mortimer Street



Fremantle Media
1 & 2 Stephen Street



ICONIC STYLE

"The double height reception has been designed with a simple palette of materials; patinated brass, concrete and leather. This creates a strikingly contemporary yet welcoming entrance. Subtle references to electronics throughout allude to the retail industry that made Tottenham Court Road famous."

– Rab Bennetts, Bennetts Associates



CGI of reception and entrance



1

**The Avenue offers
71,300 sq ft of high
specification office space.**

21st century working requires a 21st century office. Today's workforce expect more from their place of work and The Avenue fulfills this as a modern, comfortable environment with excellent facilities that meets the needs of a team motivated to excel.

Designed by Sterling Prize nominated architects, Bennetts Associates, The Avenue is set to become the landmark building for the area.

Contemporary artist Lilah Fowler has been commissioned to design a piece of public artwork to accentuate The Avenue's façade. A series of LED lights to the reveals of the reconstituted stone pays homage to the technology trade that once characterised the southern end of Tottenham Court Road.

- 1 CGI of The Avenue reception entrance
- 2 CGI of approach from Tottenham Court Road station



2

THE BUILDING



THE AVENUE LONDON

Each floor plate has been designed to maximise flexibility of use to accommodate all working environments, be it an open space, informal creative set-up or a more structured offering.

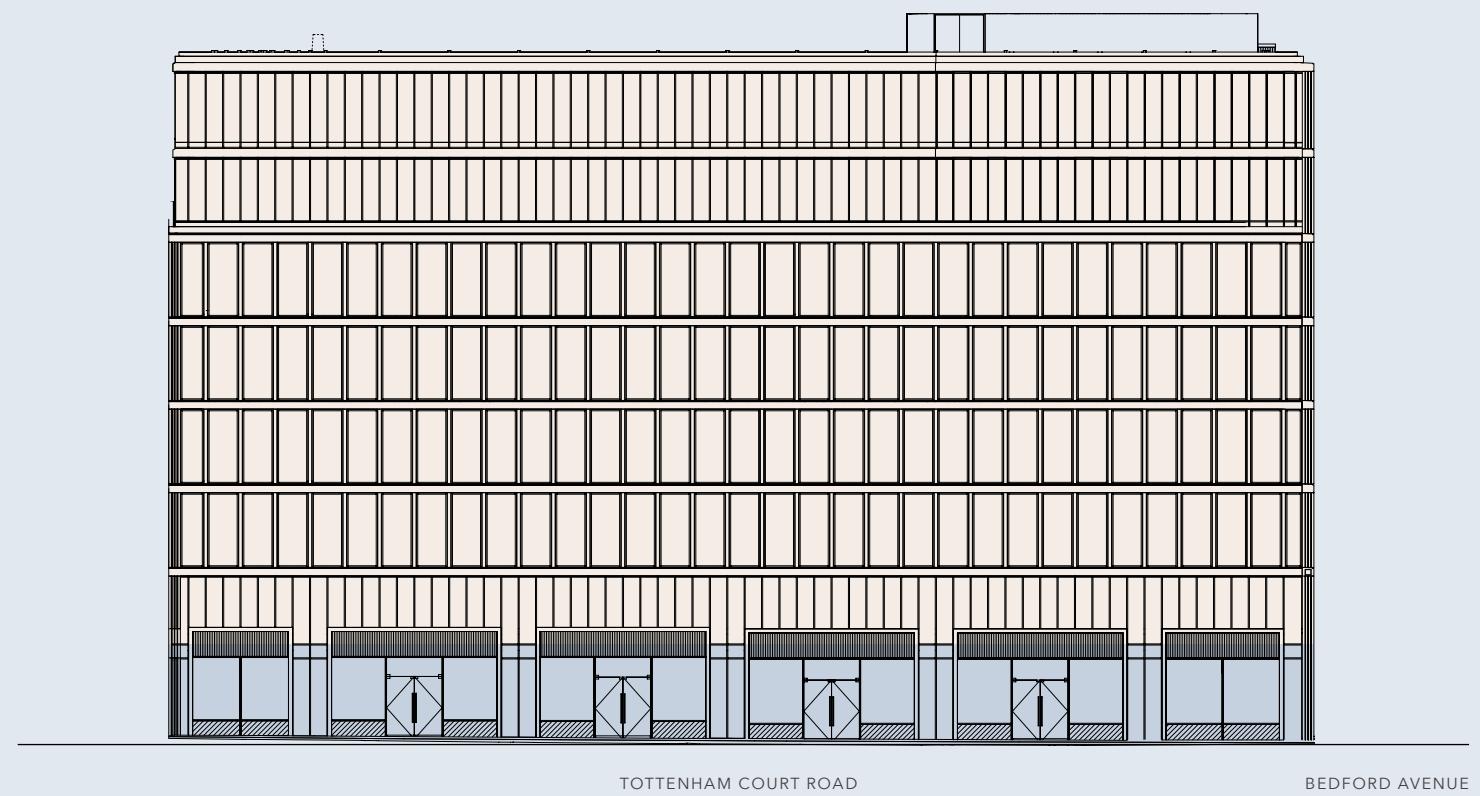
Light is abundant throughout, and stylish features are incorporated, from the contemporary washrooms through to the roof gardens on the upper levels, which provide stunning views over the capital, overlooking the iconic British Museum and beyond.

CGI view of the terraces (fourth to seventh floors)



CGI of typical Cat A floorplate

AVAILABILITY



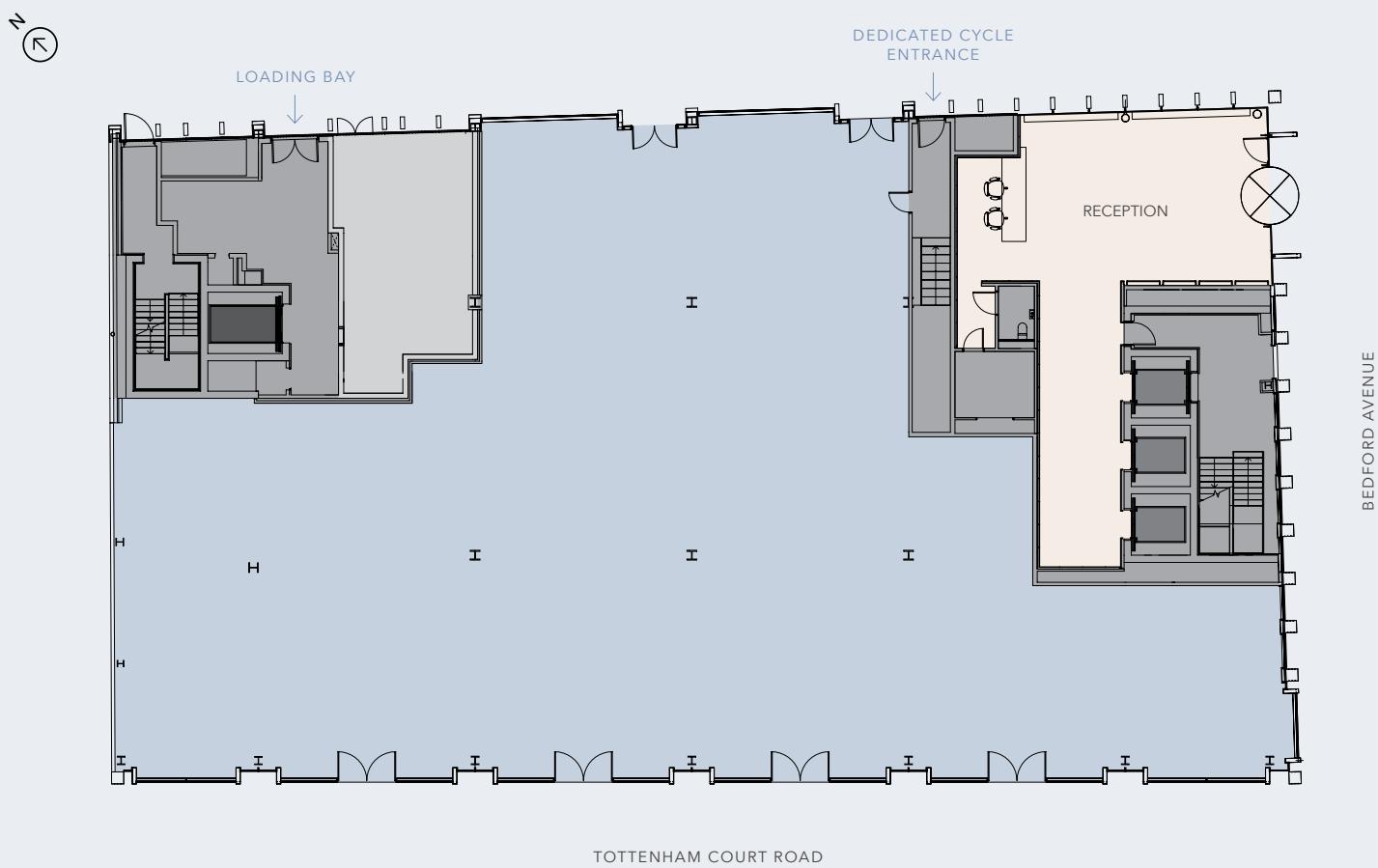
Office
Retail

FLOOR	USE	SQ FT (NIA)	SQ FT (TERRACES)	SQ M (NIA)	SQ M (TERRACES)
Seventh	Office	4,499	134	418	12
Sixth	Office	8,880	382	825	35
Fifth	Office	10,430	383	969	36
Fourth	Office	11,227	384	1,043	36
Third	Office	11,948	-	1,110	-
Second	Office	11,948	-	1,110	-
First	Office	11,399	-	1,059	-
Ground	Reception	969	-	90	-
Lower Ground	Cycle store & changing*	-	-	-	-
Total offices		71,300	1,283	6,624	119
Ground	Retail	9,493	-	882	-
Lower Ground	Retail	4,478	-	416	-
Total retail		13,971	-	1,298	-

*78 bike spaces and 9 'Brompton' lockers, with 94 individual clothes lockers and additional dedicated electric drying lockers for wet gear.

GROUND FLOOR

969 SQ FT / 90 SQ M (NIA) – Reception
9,493 SQ FT / 882 SQ M – Retail

**FIRST FLOOR**

11,399 SQ FT / 1,059 SQ M (NIA)



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

Floor plans not to scale. For indicative purposes only.

- Office
- Core
- Lifts

SECOND FLOOR

11,948 SQ FT / 1,110 SQ M (NIA)



BEDFORD AVENUE

TOTTENHAM COURT ROAD

- Office
- Core
- Lifts

THIRD FLOOR

11,948 SQ FT / 1,110 SQ M (NIA)



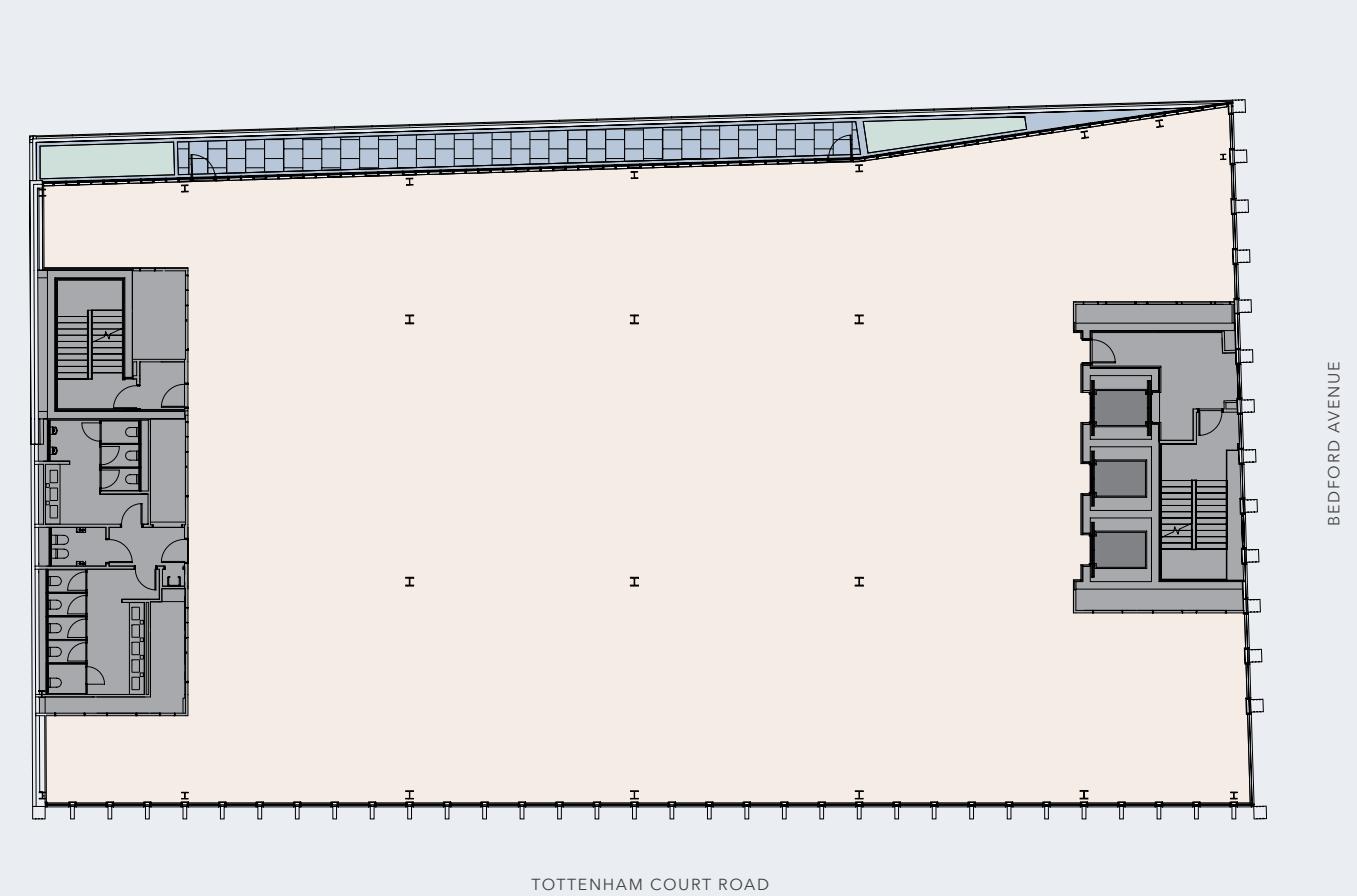
BEDFORD AVENUE

TOTTENHAM COURT ROAD

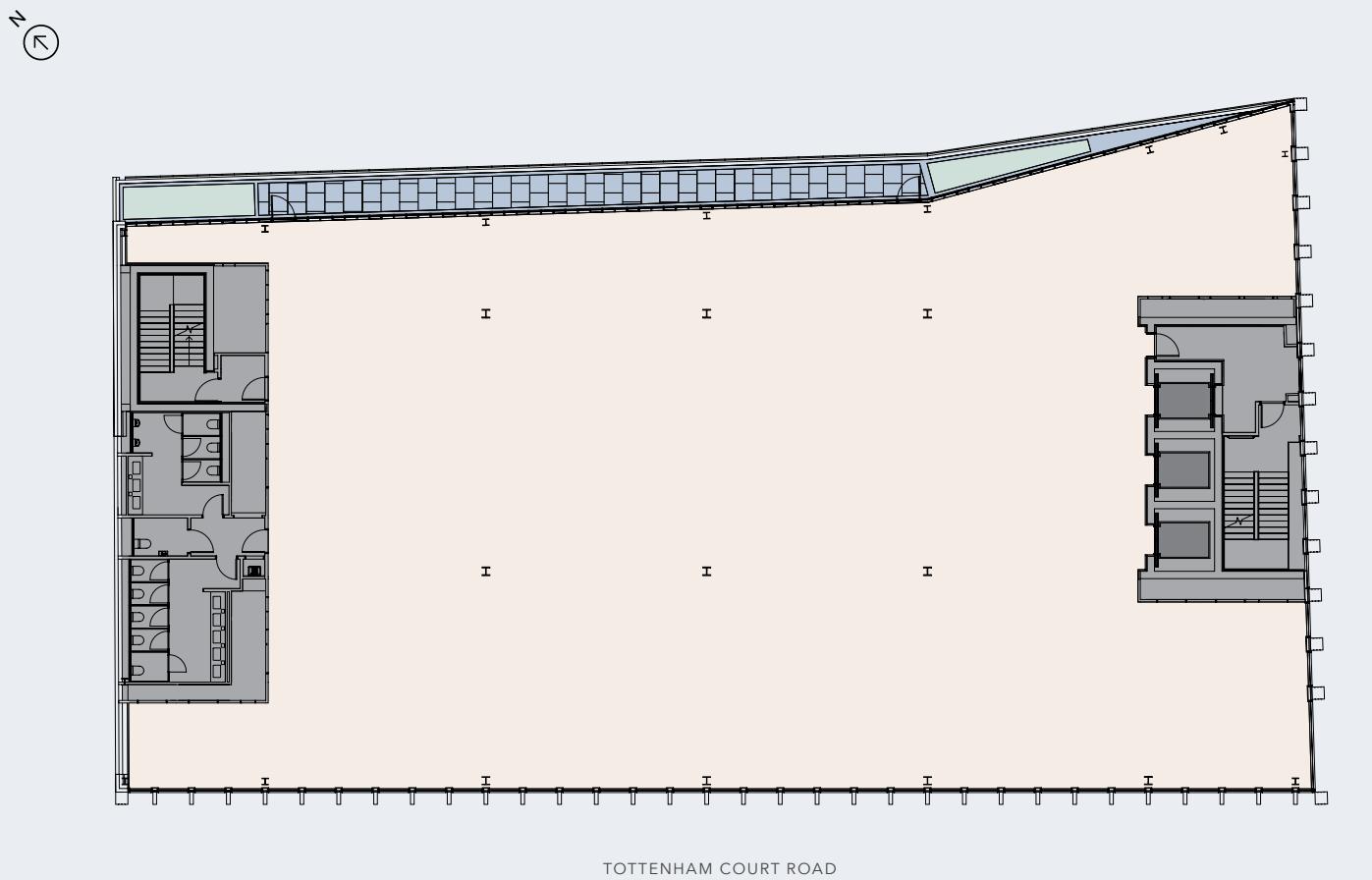
- Office
- Core
- Lifts

FOURTH FLOOR

11,227 SQ FT / 1,043 SQ M (NIA)
384 SQ FT / 36 SQ M – Terrace

**FIFTH FLOOR**

10,430 SQ FT / 969 SQ M (NIA)
383 SQ FT / 36 SQ M – Terrace



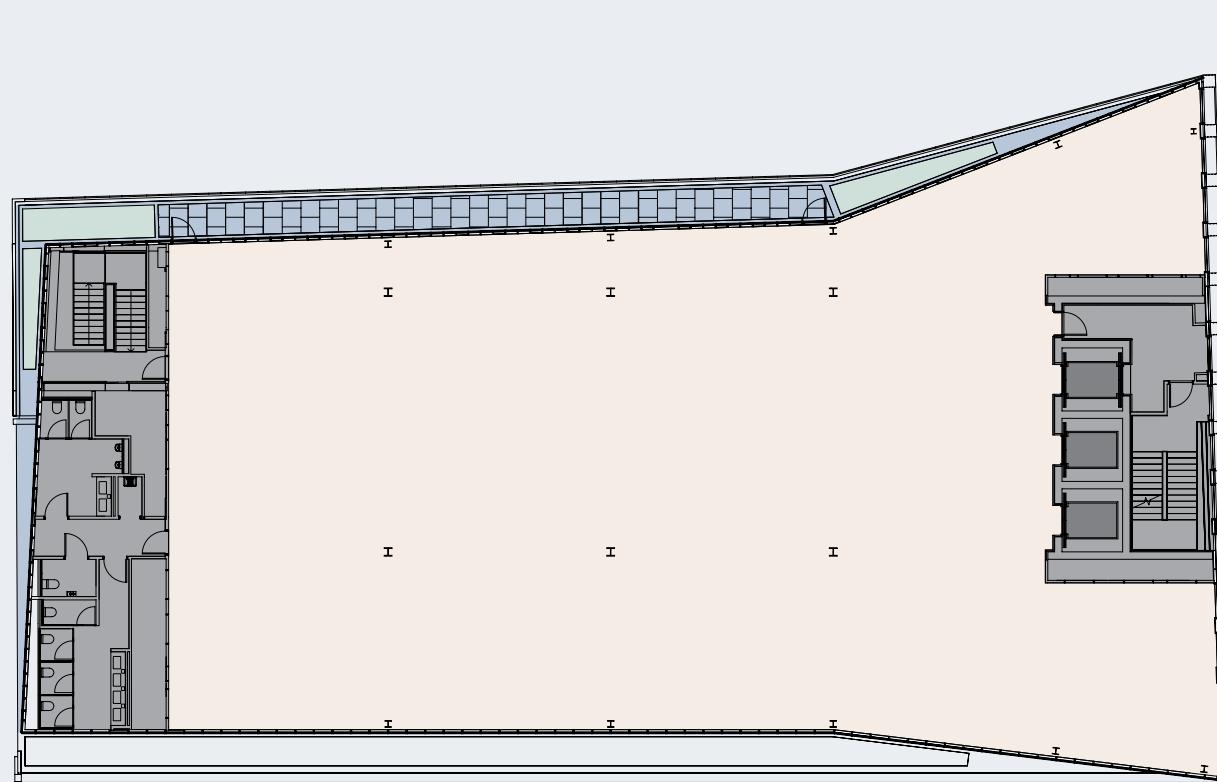
- Office
- Accessible terrace
- Green roof
- Core
- Lifts

Floor plans not to scale. For indicative purposes only.

- Office
- Accessible terrace
- Green roof
- Core
- Lifts

SIXTH FLOOR

8,880 SQ FT / 825 SQ M (NIA)
382 SQ FT / 35 SQ M – Terrace



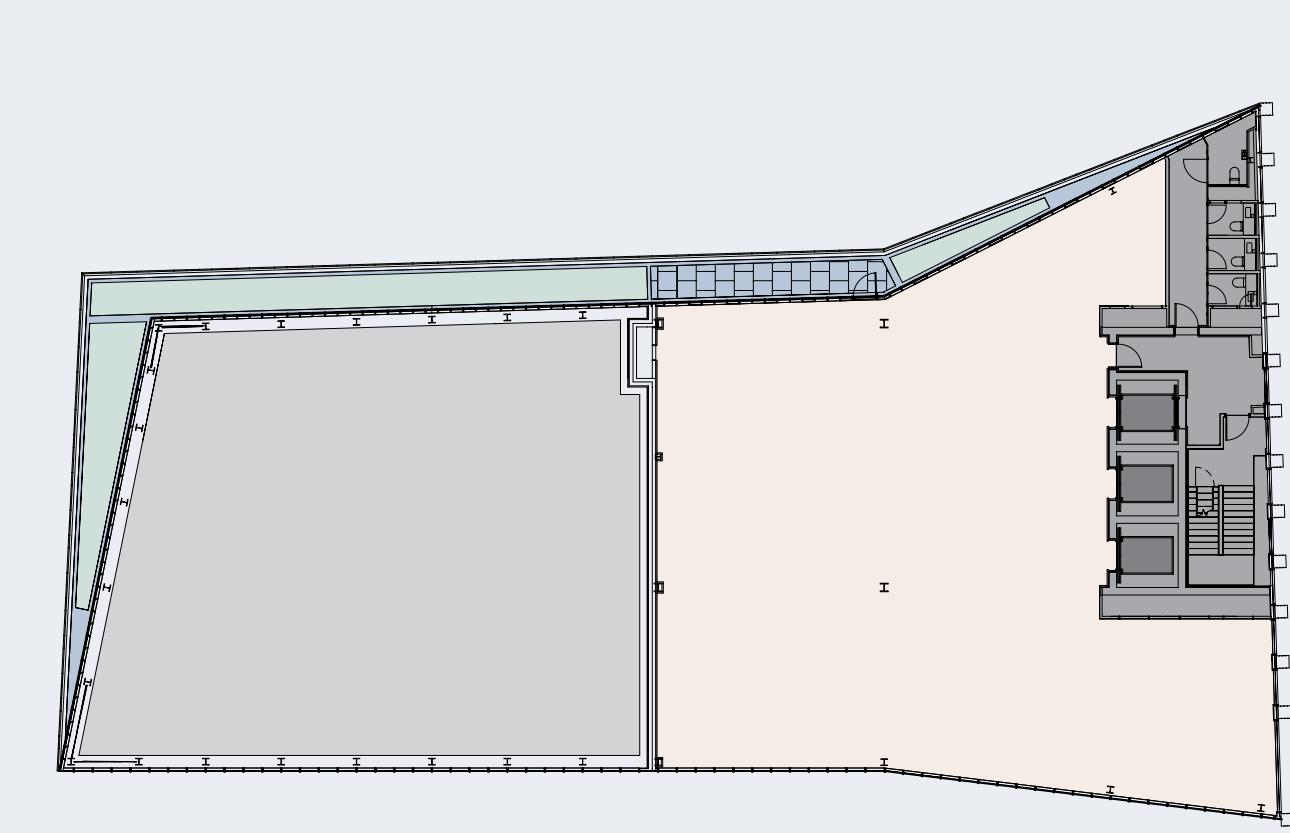
BEDFORD AVENUE

TOTTENHAM COURT ROAD

- Office
- Accessible terrace
- Green roof
- Core
- Lifts

SEVENTH FLOOR

4,499 SQ FT / 418 SQ M (NIA)
134 SQ FT / 12 SQ M – Terrace



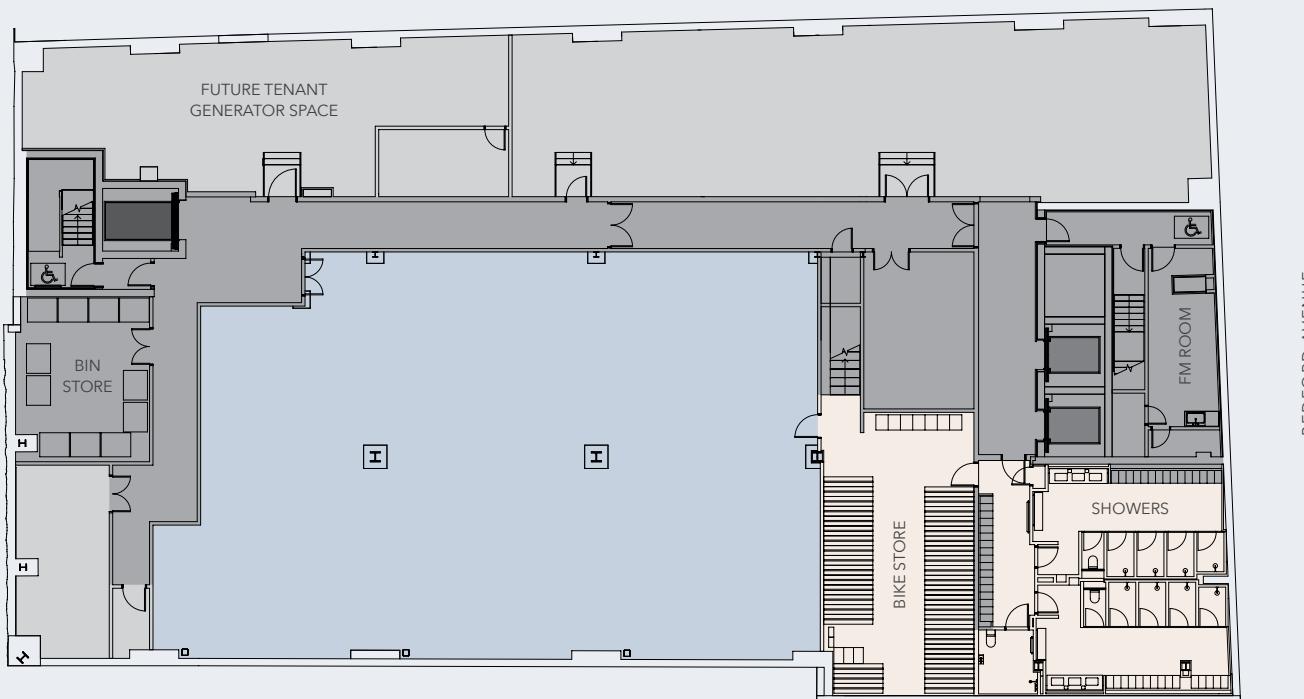
BEDFORD AVENUE

TOTTENHAM COURT ROAD

- Office
- Accessible terrace
- Green roof
- Core
- Plant
- Lifts

LOWER GROUND FLOOR

4,478 SQ FT / 416 SQ M (NIA) – Retail

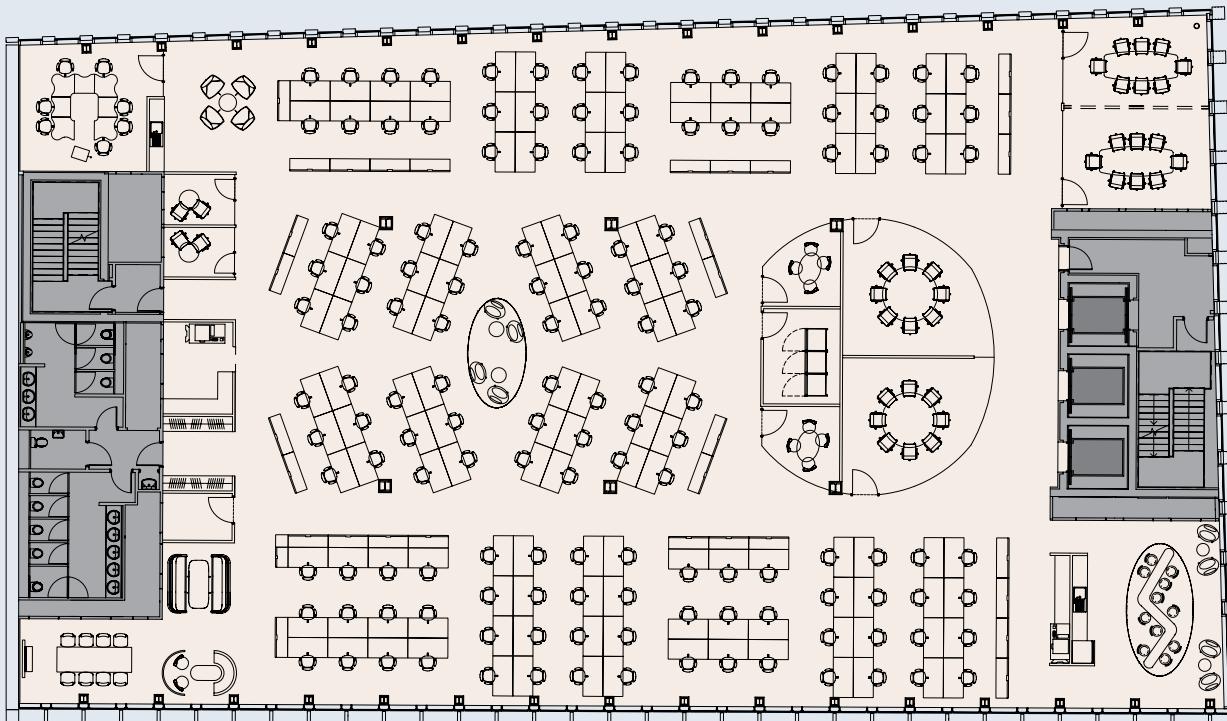
**SPACE PLANNING**

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

Floor plans not to scale. For indicative purposes only.

**OPEN PLAN 1:8
THIRD FLOOR**

Space Plan



TOTTENHAM COURT ROAD

BEDFORD AVENUE

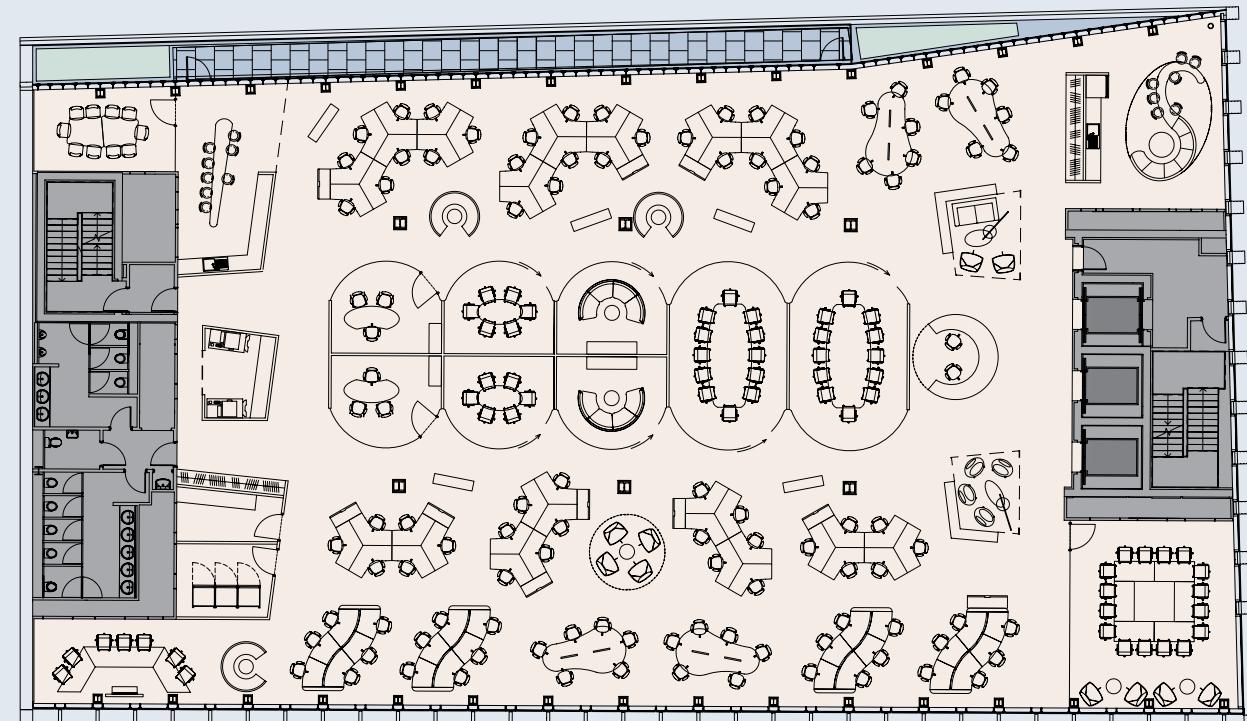
- Office
- Core
- Lifts

Open Plan Workstations	139
Total Headcount	139
4 Person Meeting Room	2
8 Person Multifunction Room	4
Collaboration Areas	5
11,948 sq ft / 1,110 sq m (NIA)	
Density: 1:8	

Floor plans not to scale. For indicative purposes only.

**OPEN PLAN 1:10
FOURTH FLOOR**

Space Plan



TOTTENHAM COURT ROAD

BEDFORD AVENUE

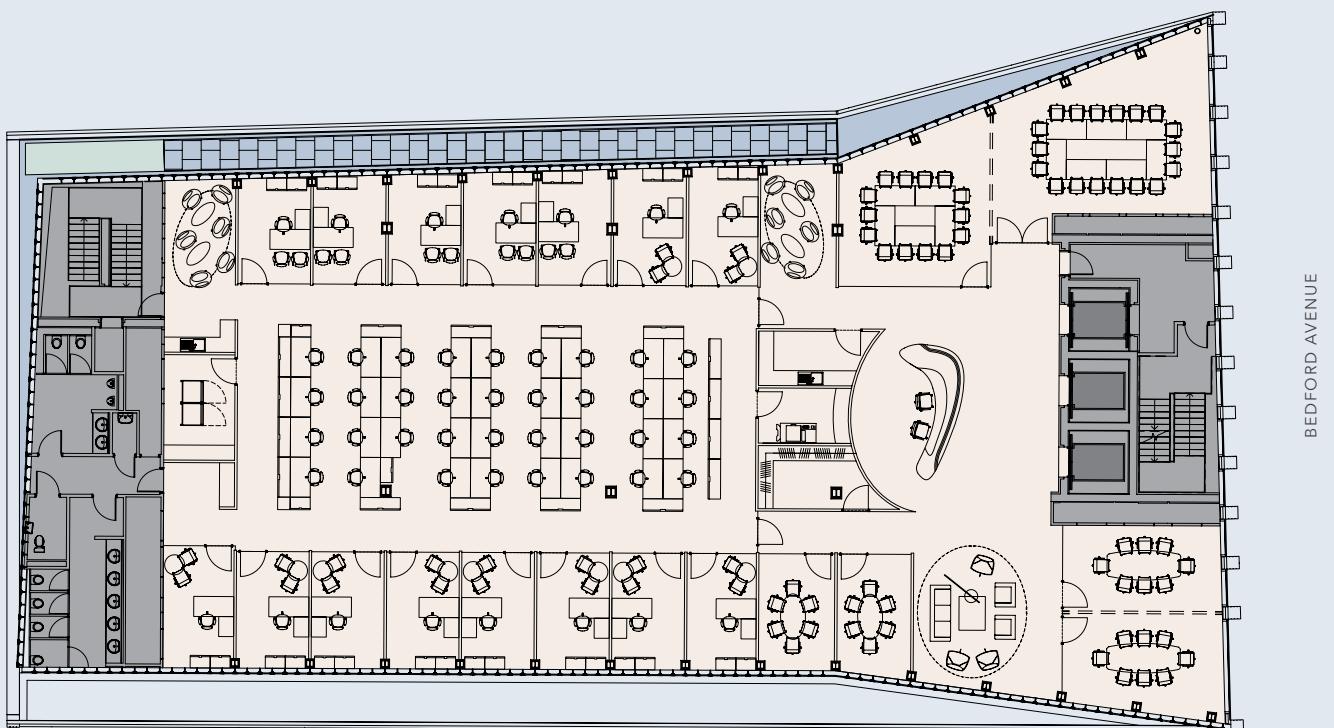
- Office
- Accessible terrace
- Green roof
- Core
- Lifts

Cellular Offices	2
Open Plan Workstations	99
Receptionists	2
Total Headcount	103
16 Person Meeting Room	1
12 Person Meeting Room	2
6 Person Meeting Room	2
4 Person Meeting Room	2

11,227 sq ft / 1,043 sq m (NIA)
384 sq ft / 36 sq m (Terrace)
Density: 1:10

**CELLULAR 1:16
SIXTH FLOOR**

Space Plan



TOTTENHAM COURT ROAD

- Office
- Accessible terrace
- Green roof
- Core
- Lifts

Cellular Offices	15
Open Plan Workstations	35
Receptionists	2
Total Headcount	52

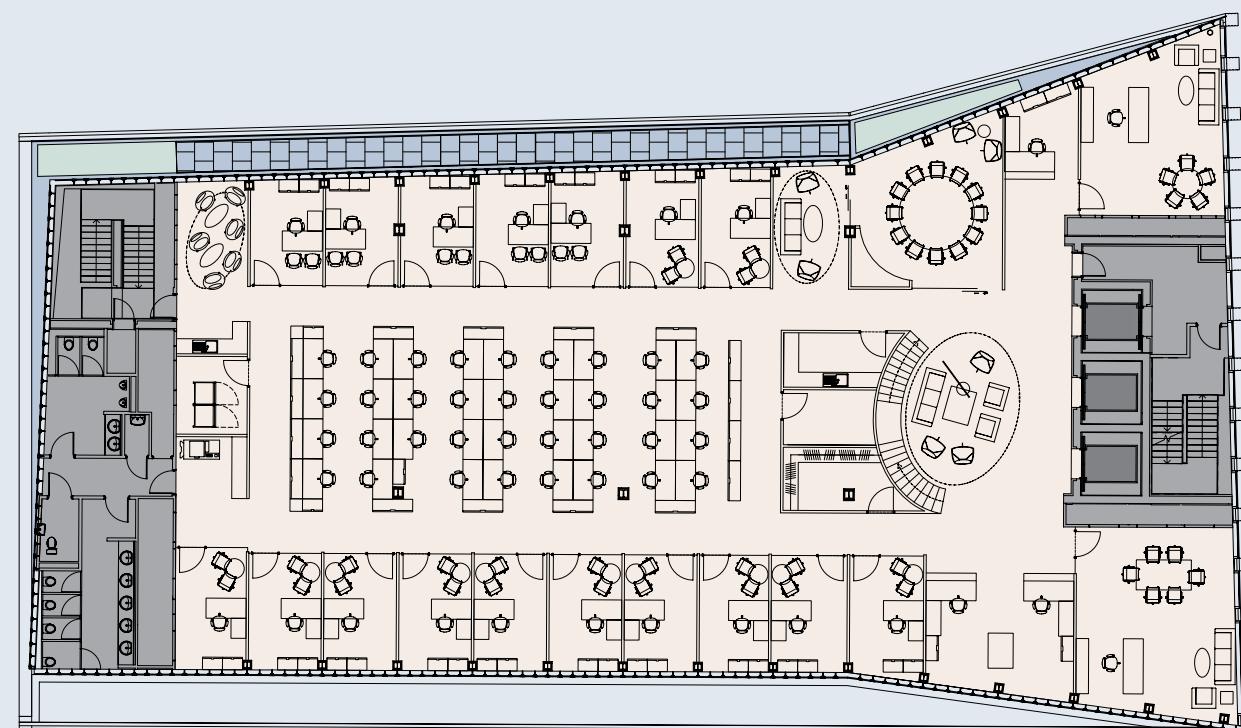
18 Person Multifunction Room	1
14 Person Multifunction Room	1
8 Person Multifunction Room	2
6 Person Meeting Room	2

8,880 SQ FT / 825 SQ M (NIA)
382 SQ FT / 35 SQ M (Terrace)
Density: 1:16

Floor plans not to scale. For indicative purposes only.

**CELLULAR 1:14
SIXTH FLOOR**

Space Plan



TOTTENHAM COURT ROAD

- Office
- Accessible terrace
- Green roof
- Core
- Lifts

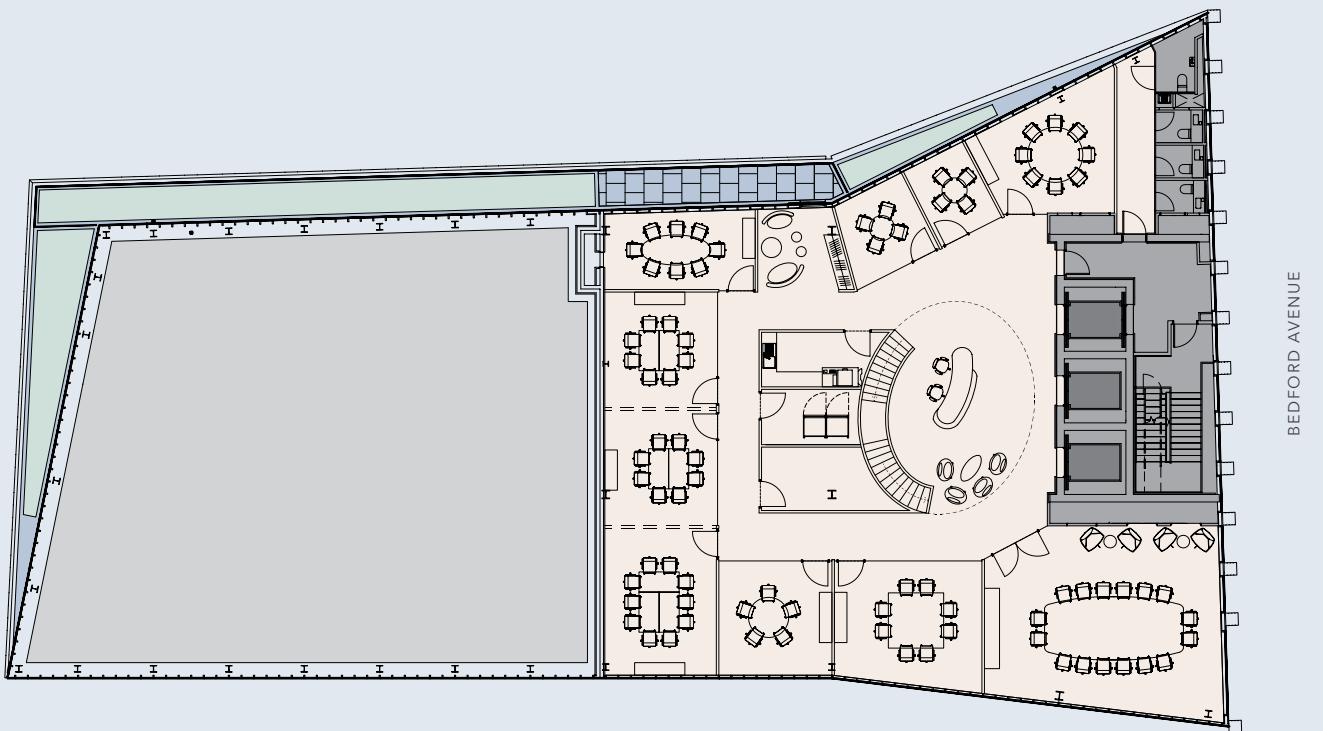
Cellular Offices	19
Open Plan Workstations	35
PAs	3
Total Headcount	57

12 Person Boardroom	1
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8,880 SQ FT / 825 SQ M (NIA)
382 SQ FT / 35 SQ M (Terrace)
Density: 1:14

**CLIENT MEETING SUITE
SEVENTH FLOOR**

Space Plan



TOTTENHAM COURT ROAD

BEDFORD AVENUE

- Office
- Accessible terrace
- Green roof
- Core
- Plant
- Lifts

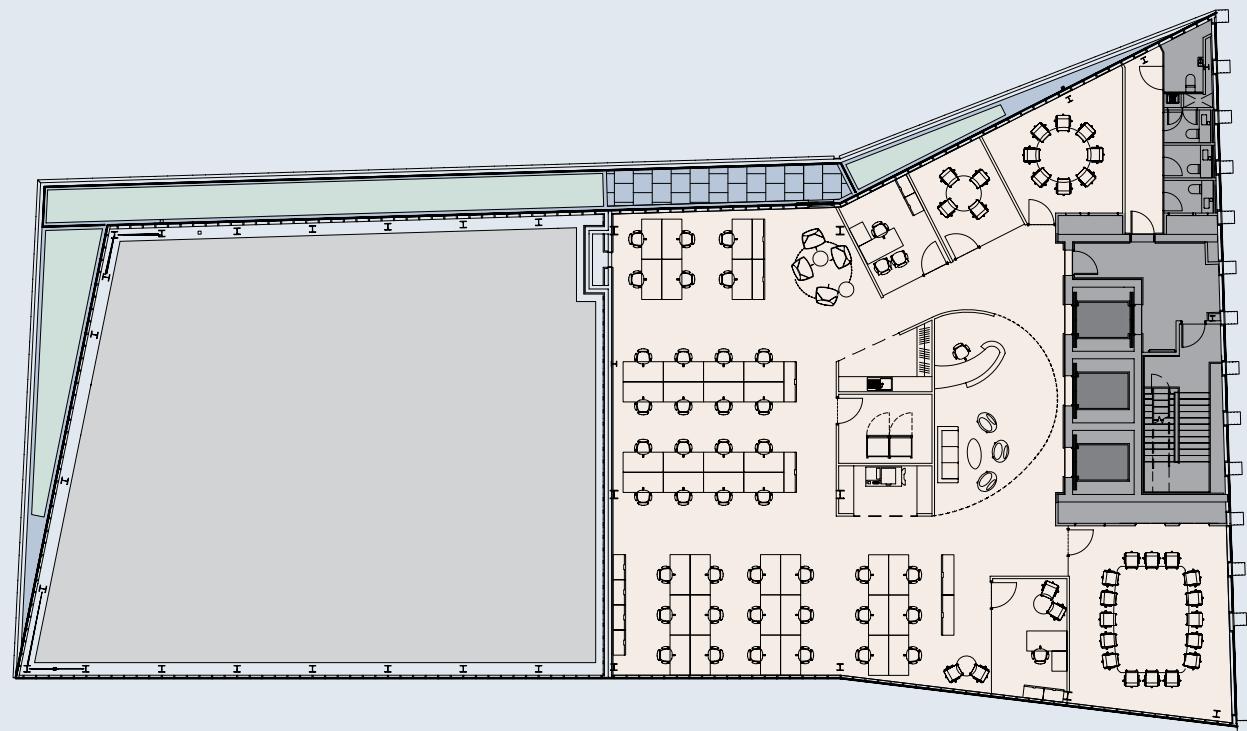
16 Person Boardroom	1
10 Person Multifunction Room	1
8 Person Multifunction Room	2
8 Person Meeting Room	3
5 Person Meeting Room	1
4 Person Meeting Room	2
Total Headcount	79

4,499 SQ FT / 418 SQ M (NIA)
134 SQ FT / 12 SQ M (Terrace)

Floor plans not to scale. For indicative purposes only.

**EXECUTIVE SUITE
SEVENTH FLOOR**

Space Plan



TOTTENHAM COURT ROAD

BEDFORD AVENUE

- Office
- Accessible terrace
- Green roof
- Core
- Plant
- Lifts

Cellular Offices	2
Open Plan Workstations	35
Receptionists	2
Total Headcount	43
16 Person Meeting Room	1
8 Person Meeting Room	1
4 Person Meeting Room	1

4,499 SQ FT / 418 SQ M (NIA)
134 SQ FT / 12 SQ M (Terrace)
Density: 1:10

BUILDING SPECIFICATION

Postal address

One Bedford Avenue,
London,
WC1B 3AU

Occupancy Design Criteria

Building Services

1 person per 8 sq m (Net)
for ventilation and cooling /
1 person per 9 sq m (Net) for lifts.

Means of Escape

1 person per 6 sq m (Net).

Sanitary Accommodation

1 person per 10 sq m (Net) 60% male /
60% female (with 20% absenteeism).

Showers

9 showers (4 male, 4 female and
1 disabled) along with 3 WCs
in the lower ground changing area.

Cycles

78 bike spaces and 9 'Brompton'
lockers, with 94 individual clothes
lockers and additional dedicated
electric drying lockers for wet gear.

Office Accommodation

Planning Grid

The office accommodation layout
provides opportunity for cellular, mixed
or open plan office layouts utilising
1.5 m circulation zones.

Clear Ceiling Heights

6.8m floor to ceiling in office entrance
lobby reducing to 3.15m in the ground
floor lift lobby.

2.7m on all upper office floors.

Raised Floors

All office floors provide for nominal 150 mm from top of structural slab to top of finished floor (including carpet finish).
Ceiling / Lighting Height.

A lighting zone of 450 mm is generally provided in the offices.

Internal Finishes - Offices

Walls

The office floorplates have been designed as a neutral box to allow incoming tenants the freedom to carry out the Cat B fit out to their own specifications. The cores are clad in painted white (RAL 9010) plasterboard with flush skirting, 150mm high to align with the door kick plates.

Internal Doors

The riser doors are flush and frameless with concealed hinges and hidden leading edge fire signage. Core doors (to the washrooms and escape cores) are full height (2.7m) with a dark timber veneer and vision panels to the escape lobbies.

Ceilings

The ceiling is an accessible metal tile lay-in modular system with perforations for acoustic dampening. The 1.5 x 1.5 grid comprises four 375mm x 1,350mm tiles and 150mm metal bands to allow Cat B partitions to be easily installed. Continuous grilles and downlights are also provided in white plasterboard margins at the perimeter of the building.

Floors

The raised access floor will be solid core galvanised steel panels, medium grade. Carpets by occupier.

Internal Finishes - Reception Ground Floor

The double height reception has been carefully designed to a high quality, clean space. The 1500mm module from the exterior runs across the polished concrete floor as inlaid brass strips and forms the ordering device for the main feature wall. Large, light concrete panels give the space a sense of scale and grandeur, the gaps between the concrete panels echoing the external fins.

The palette of materials has been kept to a minimum. The contrasting shades of polished concrete on the walls and floors reflect the solidity of the exterior whilst the brass strips in the floor echo the bronzed shopfronts. This material reappears along the back lift wall in a patinated form to bring warmth and texture, acting as a natural sign to the lifts.

Lift Installation

3 passenger lifts with a capacity of 1,275kg (one doubling as firefighting lift).

The three passenger lifts have bespoke interiors. The walls are lined with glass fronted patinated brass and mirrors while the floor is polished concrete with inlaid brass strips to match the reception.

A dedicated goods lift has been provided between ground floor loading bay and basement.

Toilet Accommodation

Finishes

The washrooms have a floor to ceiling height of 2.7m, matching the office area. The bespoke vanity is made from white Hi-macs with a large back lit mirror above, which contrasts with the high quality dark timber veneer on the full height cubical doors.

The floors and backdrop walls of the cubicles and urinals is finished in porcelain tiles of a similar tone and feel to the polished concrete in the reception and main stair core.

Sanitary Ware

Quality white china WCs and flush bespoke Hi-macs basins with chrome fittings. Separate male (3 WCs and 2 urinals), female (5 WCs) and 1 unisex Accessible WC provided typically per office floor.

The seventh floor has 3 unisex WCs and 1 unisex accessible WC in same as the lower floors with white Hi-macs, dark timber veneered doors and large back-lit mirrors.

Disabled WC

1 accessible WC provided per office floor.

Showers

9 showers – 4 male and 4 female, with changing lockers and drying facilities, plus 1 disabled shower and 94 clothing lockers at basement level.

High specification gym quality facilities are provided for tenants, with heated floors, towels, televisions and background sound system provided by the landlord.

External Envelope

Shopfronts

The ground and first floor fronting Tottenham Court Road has been articulated to create an implied two-storey frontage. The shopfronts have been articulated with tall portals between gridlines clad in bronzed aluminium.

Tottenham Court Road

Across the lower four floors of the Tottenham Court Road elevation, reconstituted stone fins cut out the oblique angles of mid-day sun from the full height glazing behind and provide a textured elevation that changes according to the angle of view.

The upper four floors on Morwell Street and the upper two floors on Tottenham Court Road are set back away from the lower building's perimeter providing a full height glazed façade from a unitised aluminium system.

Bedford Avenue

The Bedford Avenue elevation has greater depth and visual weight appropriate to its landmark status. This allows for a higher percentage of solid cladding and better solar shading to counter direct southern sun.

The double storey order at ground floor is carried round from Tottenham Court Road and terminates at the building entrance, an 8m wide opening articulated with a bronze aluminium portal with 3m manually operated glazed revolving door and adjacent pass door.

Morwell Street

On the east side the building terraces back by approximately 1.5m per floor, providing accessible terraces from the

office floor plates from the 4th-7th. Metal panels have been introduced into the glazing system to echo the context of slate and lead mansard roofs that are common in the Bedford Square area.

The upper level terraces on Morwell Street are a mixture of accessible terraces and sedum. A stainless steel balustrade runs the length of the façades. Where accessible, extensive green roof gives way to high quality granite pavers.

Structural

On raft foundations with a reinforced concrete substructure. The building has a structural steel frame with composite metal deck concrete floor around reinforced concrete cores.

Floor Loadings

The following imposed loads have been adopted in the design:

<u>Office</u>	3.0 kN/m ² + 1.0 kN/m ² for partitions
<u>Plant</u>	7.5 kN/m ²

5% of office area adjacent to core have increased live loads to 7.5 kN/m² (total).

Services

The heating and cooling system provided to the office areas is based on a multi-tenancy arrangement of a maximum of 2 tenants per floor. The air conditioning system comprises of four pipe fan coil units located on a modular basis within the ceiling voids to suit an open plan office layout.

BUILDING SPECIFICATION CON'T

Linear air diffusers will be located along the perimeter external walls of the office space.

External Design Conditions

<u>Summer</u>	29°C db 21°C wb
<u>Winter</u>	-4°C db -4°C wb

Internal Design Conditions

<u>Offices Summer</u>	22°C (+/-2.0°C control tolerance)
<u>Offices Winter</u>	21°C (+/-2.0°C control tolerance)
<u>Toilet areas (heating only)</u>	18.0°C minimum (tempered via transfer make-up air from offices)
<u>Staircases (heating only)</u>	16.0°C minimum

Landlord areas design air temperatures

<u>Entrance</u>	23.0°C +/-2.0°C
<u>Reception summer</u>	
<u>Entrance Reception winter</u>	20.0°C minimum (excluding areas within 3m of the entrance doors)
<u>Entrance Reception winter</u>	20.0°C minimum. (Excluding areas within 3 metres of the entrance doors)

Ventilation Systems

<u>Office Area</u>	1.65 l/s/m ²
<u>Fresh Air</u>	
<u>Toilets</u>	10 air changes per hour extract
<u>Shower and changing areas</u>	10 air changes per hour extract

No control

Power	25W/sq m (on floor)
<u>Small power allowance</u>	BCO 2014
<u>Lighting allowance</u>	10W sq m (on floor)

Noise Levels	NR38
<u>Office</u>	NR40
<u>Reception</u>	NR40

Lighting

The following lighting levels have been adopted in the building design in accordance with the following design criteria: BCO guide 2011: BS EN:12464 (2011) Lighting requirements for indoor workplaces, SLL Code for lighting (2012), CIBSE Lighting guide LG7

<u>General office</u>	350 lux
<u>Reception</u>	200 lux (350 lux over desk)
<u>Stairs</u>	100-150 lux
<u>Lift lobbies and Toilets</u>	200 lux

The lighting to the offices comprises recessed LED luminaires and perimeter LED downlights. Open plan offices are provided with a modular wiring system with PIR / Daylight sensors.

Emergency Lighting

Emergency lighting will be provided throughout the building to meet the requirements of BS 5266 and current draft European standards.

Standby Generator

A standby generator is provided for Life Safety purposes and will be installed at roof level.

A dedicated room for a future tenant generator is located at basement level. Ventilation openings (Supply and Extract) are available to street level. Ductwork and attenuation within the basement to/away from the openings may be installed by the tenant to suit their specific requirements.

Fire Alarm

Comprehensive intelligent analogue addressable fire alarm system throughout the office building with break glass units positioned adjacent to all primary escape routes.

Smoke detectors and sounders to be provided throughout the office building as necessary, including all plant rooms.

Security

CCTV cameras will be installed covering Morwell Street and the One Bedford Avenue main entrance of the building and will include landlord areas – service bay, reception, cycle entrance, cycle store, ground floor lift lobby, basement lift lobbies and roof plant areas. Images will be recorded on a digital recorder and transmitted to screens in the security office located on the ground floor of the building.

Access control operated by a swipe card is to be installed at the main reception door and lifts. The same system will also provide access to the ground floor cycle store entrance and the service bay.

Doors between tenant and landlord space are fitted out with conduits and a draw wire preinstalled to enable future wiring of an access control system if required. External doors to terraces on floors 4-7, will have door contacts installed to allow future tenant alarm provision.

Refuse Strategy

The bin store is located in the basement with space for ten Camden Eurobins, a compactor and a bailer. The bins are transported by the landlord to the ground floor in the goods lift directly into the bin presentation area. Taps and wash down gullies are provided in both bin areas for easy cleaning.

Cleaning

One cleaners' cupboard is provided on each floor within Core 2 adjacent to the washrooms.

Access and Egress

The main office access and egress is via the ground floor reception on One Bedford Avenue. Access for cyclists is via the dedicated cycle entrance on Morwell Street. Deliveries and servicing to the building is via a dedicated loading bay entrance on Morwell Street.

Telecommunications

The building shall be provided with diverse routed incoming ducts for communications – at One Bedford Avenue and Tottenham Court Road. Intake points are provided at basement level at the back of the facilities management room adjacent to Bedford Avenue and next to the LV switch room adjacent to Tottenham Court Road.

Capped Services for Tenant

Waste connections and water connections are available for on floor Tea Points.

Tenants' Plant

Space allocation is to be provided at roof level for the provision of future plant installation by office tenants which will be agreed with the Landlord.

Sustainability

Sustainability is incorporated at the heart of the design. The building will deliver BREEAM 'excellent' for the offices and sustainable measures include green & brown roofs, photovoltaics and CHP. The building has been designed to achieve an EPC B rating.

Public Art

A public artwork has been commissioned for the Bedford Avenue façade of the building. A series of coloured LED neon lights have been integrated into the reveals of the reconstituted stone. The arrangement has been devised by the artist Lilah Fowler who conceived the work as a homage to the technology trade that once characterised the southern end of Tottenham Court Road since the Second World War. Its demise reflects the move from analogue to digital which is ultimately rooted in binary code.

"I have proposed a light work for the building façade that replicates patterns of binary code as a way of heralding contemporary technology and reflecting a new and modern building design, which shall also house businesses that function using precisely this technology." Lilah Fowler, artist

The pattern of the display is derived from the binary code translation from a passage in one of the Commonplace books of Francis Russell, the fourth Earl of Bedford (1593-1641).

"Our knowledge is nothing but the glass of our own imperfections"

The use of LED neon is a modern interpretation of the iconic 'Time Out' sign that marked the entrance of the former building on the site.

A world-class team.

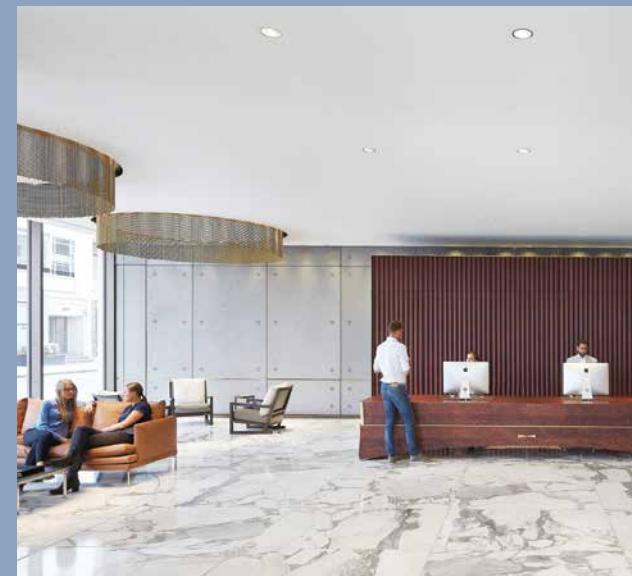
The Avenue is being developed by Exemplar in partnership with AshbyCapital.

Exemplar

Since inception in 2003 Exemplar have worked on over 30 projects totalling in excess of 5 million sq ft and has been recognised with numerous accolades and awards for their work. This includes 2015 "Offices Property Company of the Year" and "2015 West End Development of the Year".

Exemplar's mantra is "Imagination. Developed." and they consider this at every stage of the development process - it's not about having a house style, but treating each and every building as a new exciting opportunity to think differently.

exemplar.co.uk



AshbyCapital

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The company's focus is on identifying, acquiring and adding value to only the very best office, retail and residential properties in the prime locations across Central London and key cities in both the UK and continental Europe.

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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.

Designed by Stepladder. stepladderuk.com

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