



**THE AVENUE**  
TOTTENHAM COURT ROAD



**INTRODUCING THE AVENUE — YOUR NEW  
HOME IN THE HEART OF LONDON'S  
WEST END. OFFERING 13,970 SQ FT OF  
RETAIL SPACE. THE AVENUE IS AT THE  
FOREFRONT OF THE TOTTENHAM COURT  
ROAD TRANSFORMATION.**

The Avenue, 251 Tottenham Court Road is at the forefront of the area's transformation situated at the intersection between Soho, Fitzrovia and Bloomsbury. The area is uniquely positioned to benefit from the Crossrail infrastructure project and will continue to prosper as a seven day a week thriving office, residential and retail district.

Situated in a prominent position, 100 metres from Oxford Street the scheme includes up to 5 units totalling 13,970 sq ft over ground and lower ground.

One Location, Endless Possibilities.





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



## A CURATED SELECTION

From the most admired hotels, diverse and changing retail offer to the most impressive food and beverage offering to be found in London, The Avenue has the best of London in any direction.

1  
west elm

West Elm  
209 Tottenham Court Road

2  
GAIL'S  
ARTISAN BAKERY

Gail's Artisan Bakery  
11-13 Bayley Street

3  
smashbox

Smashbox  
Fitzroy Place, Mortimer Street

4  
THE  
Detox  
KITCHEN

The Detox Kitchen  
Fitzroy Place, Mortimer Street

5  
CHARLOTTE STREET HOTEL

Charlotte Street Hotel  
15-17 Charlotte Street

6  
FERNANDEZ & WELLS

Fernandez & Wells  
1-3 Denmark Street

7  
HAKKASAN

Hakkasan  
8 Hanway Place

8  
Waterstones

Waterstones  
19-20 Tottenham Court Road

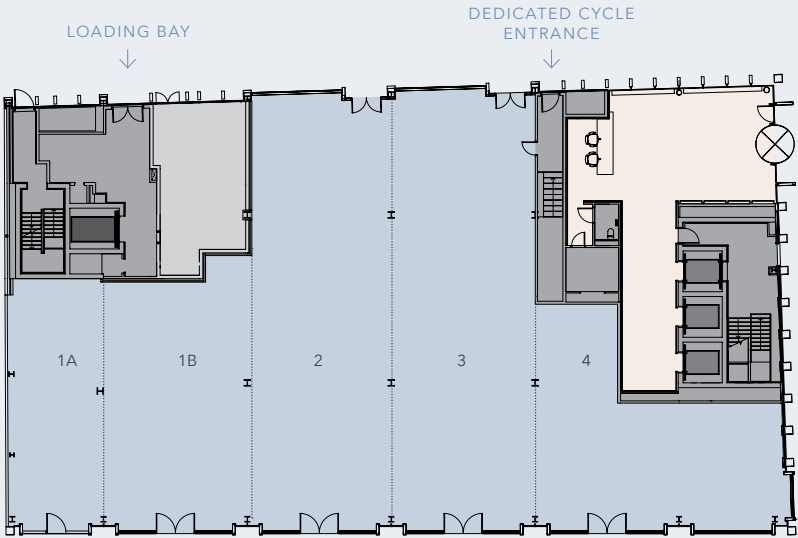
9  
OLIVER BONAS

Oliver Bonas  
63 Tottenham Court Road

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

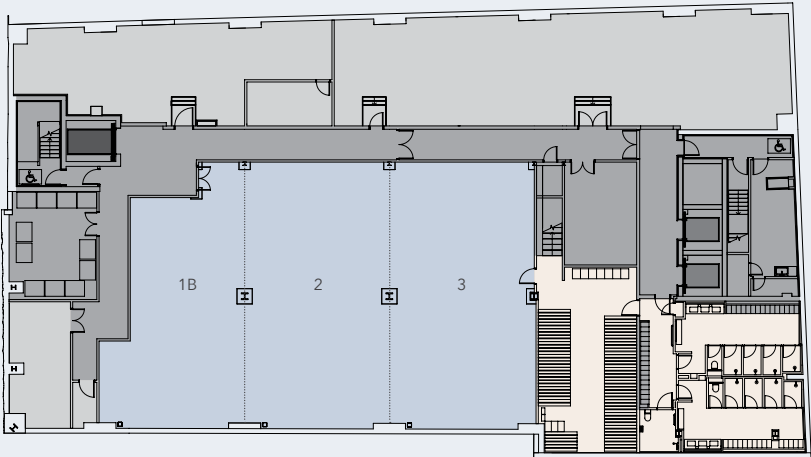
GROUND FLOOR

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



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/m² plus 2.25kN/m² 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/m²
Cooling load allowance	150 W/m²

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/m².

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.

**Tenure**

The shops will be available by way of new effectively full repairing and insuring leases for a term to be agreed outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

**Rents**

Available on application. Rents are exclusive of rates, service charge VAT and all other outgoings.

**Rates**

To be assessed following completion of the works.

**Service charge/ Insurance**

A service charge is to be raised to recover expenses relating to the tenants' occupations of the building. Further information available on request.

**EPC**

To be provided on completion. Further information can be provided.

**Legal Costs**

Each party is to be responsible for its own costs incurred in the transaction.

**Timing**

The shops will be available for handover at the end of February 2017.

**Viewings**

Strictly via joint letting agents  
Nash Bond & CBRE

A development by

AshbyCapital

exemplar



THE BEDFORD ESTATES

CBRE

nashbond

**Steven Stedman**

+44 (0) 20 7182 2712

**Cameron Scott**

+44 (0) 20 7290 4562

**Aron Samra**

+44 (0) 20 7182 2744

**John Lyons**

+44 (0) 20 7290 4555

theavenue.london

DISCLAIMER: All areas are approximate, measured in accordance 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)