

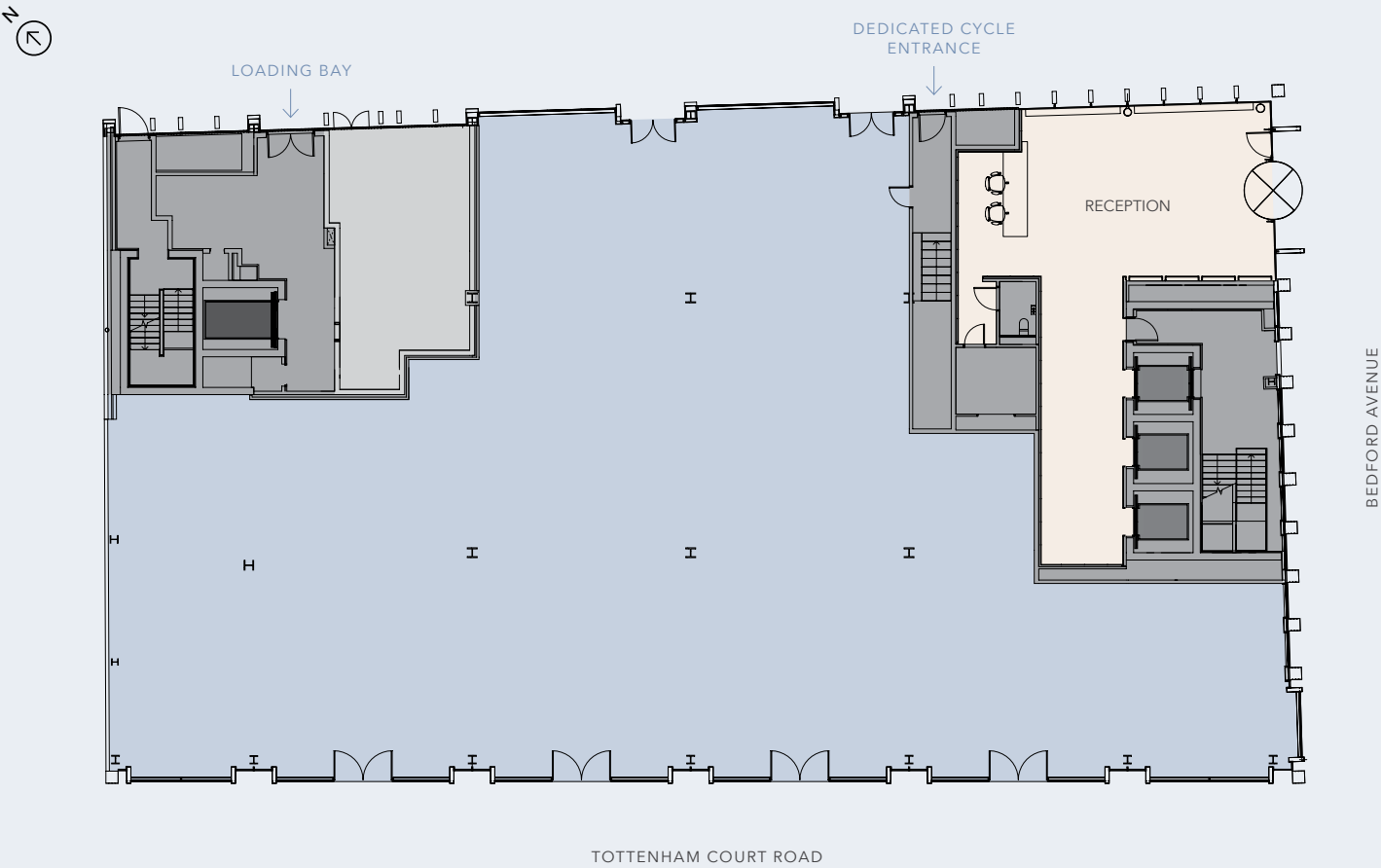


THE AVENUE
LONDON

FLOOR PLANS

GROUND FLOOR

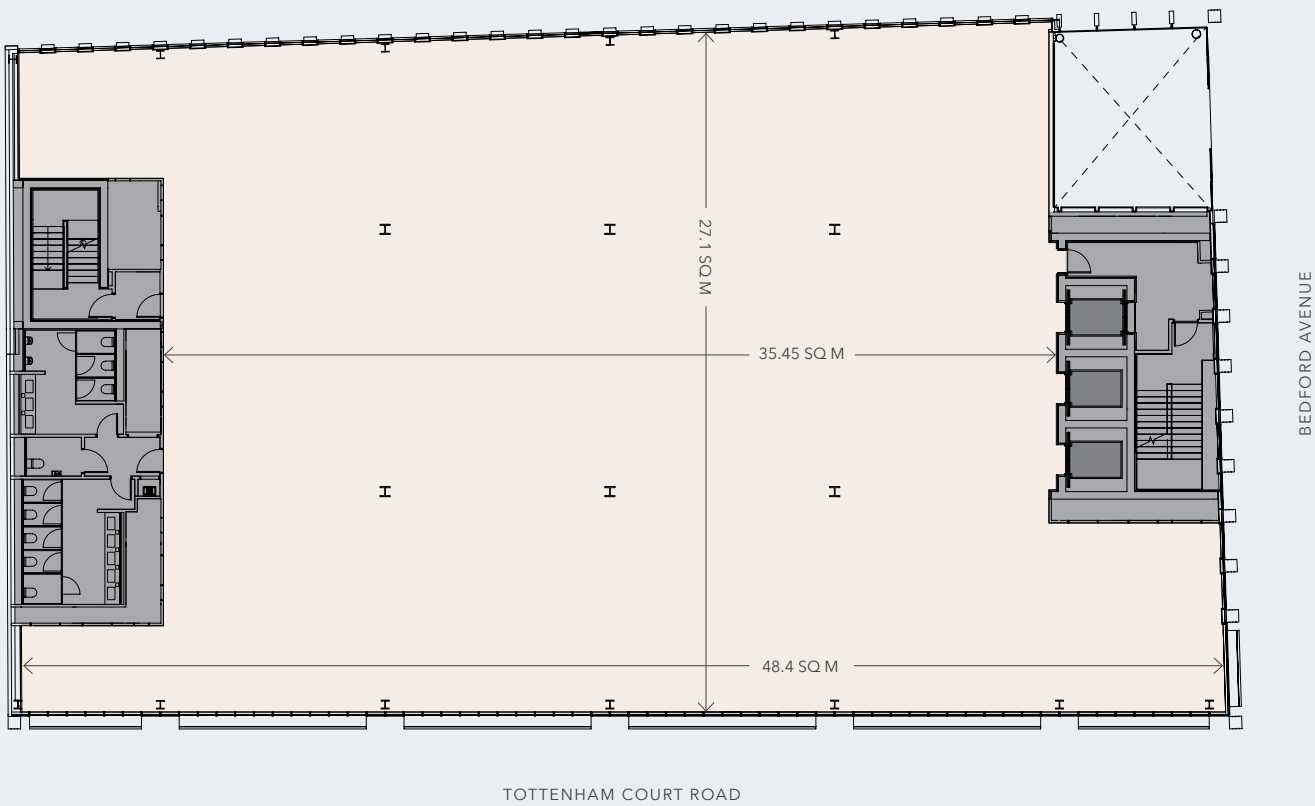
969 SQ FT / 90 SQ M (NIA) – Reception
9,493 SQ FT / 882 SQ M – Retail



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

FIRST FLOOR

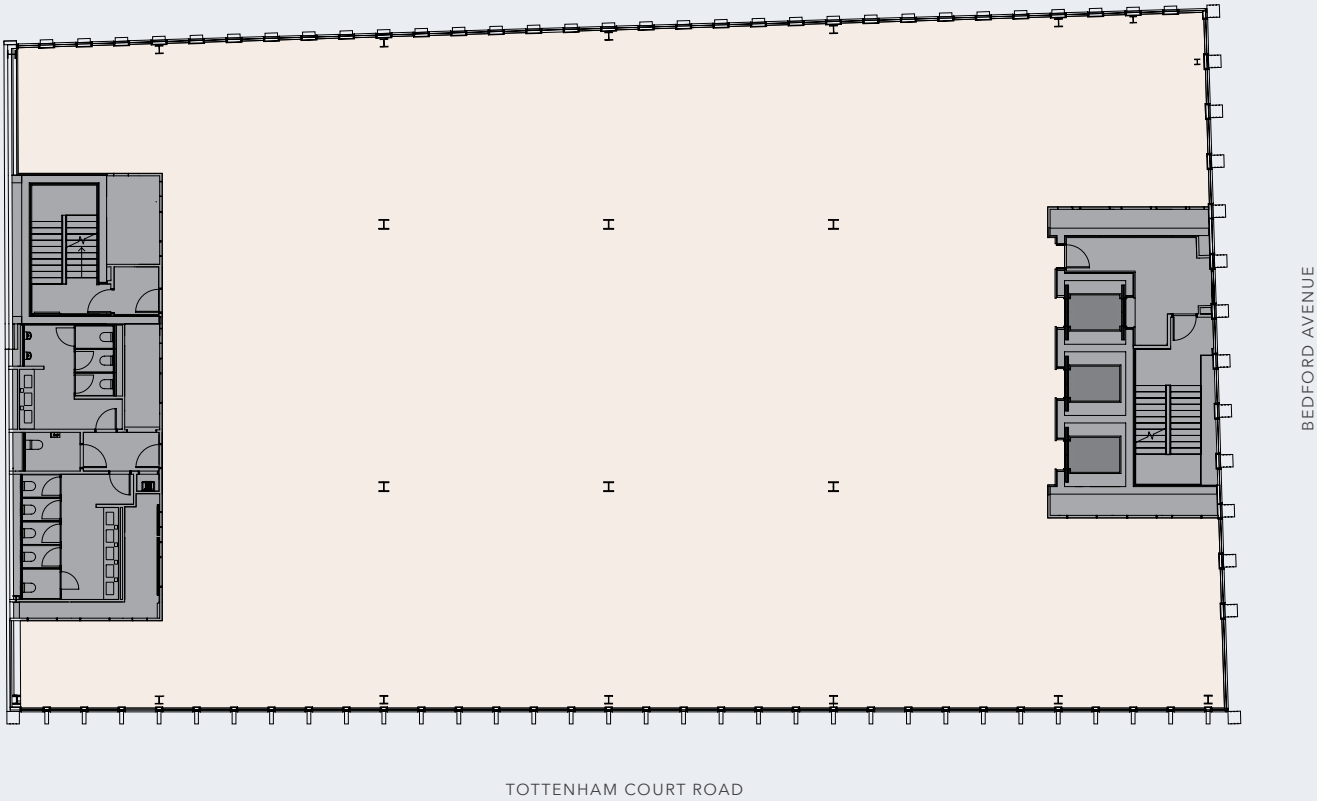
11,399 SQ FT / 1,059 SQ M (NIA)



- Office
- Core
- Lifts

SECOND FLOOR

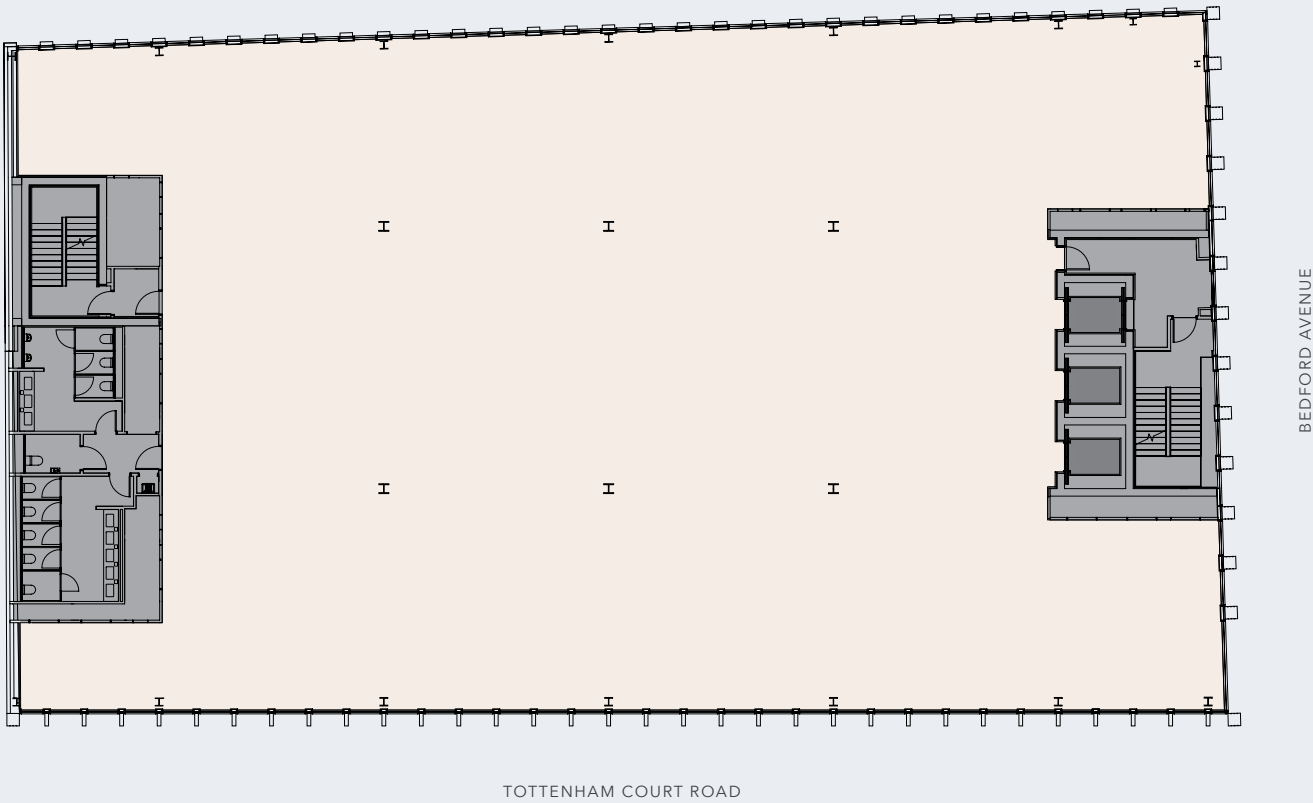
11,948 SQ FT / 1,110 SQ M (NIA)



- Office
- Core
- Lifts

THIRD FLOOR

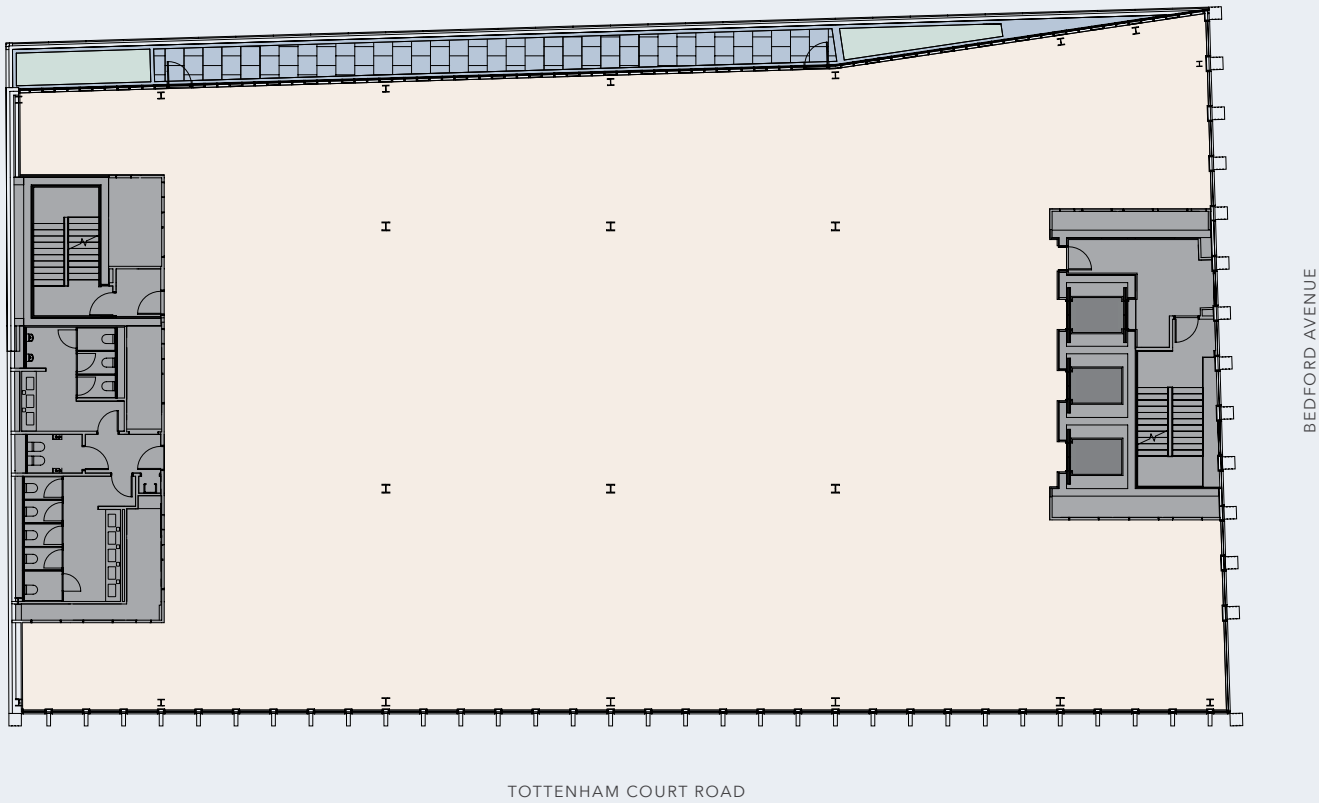
11,948 SQ FT / 1,110 SQ M (NIA)



- Office
- Core
- Lifts

FOURTH FLOOR

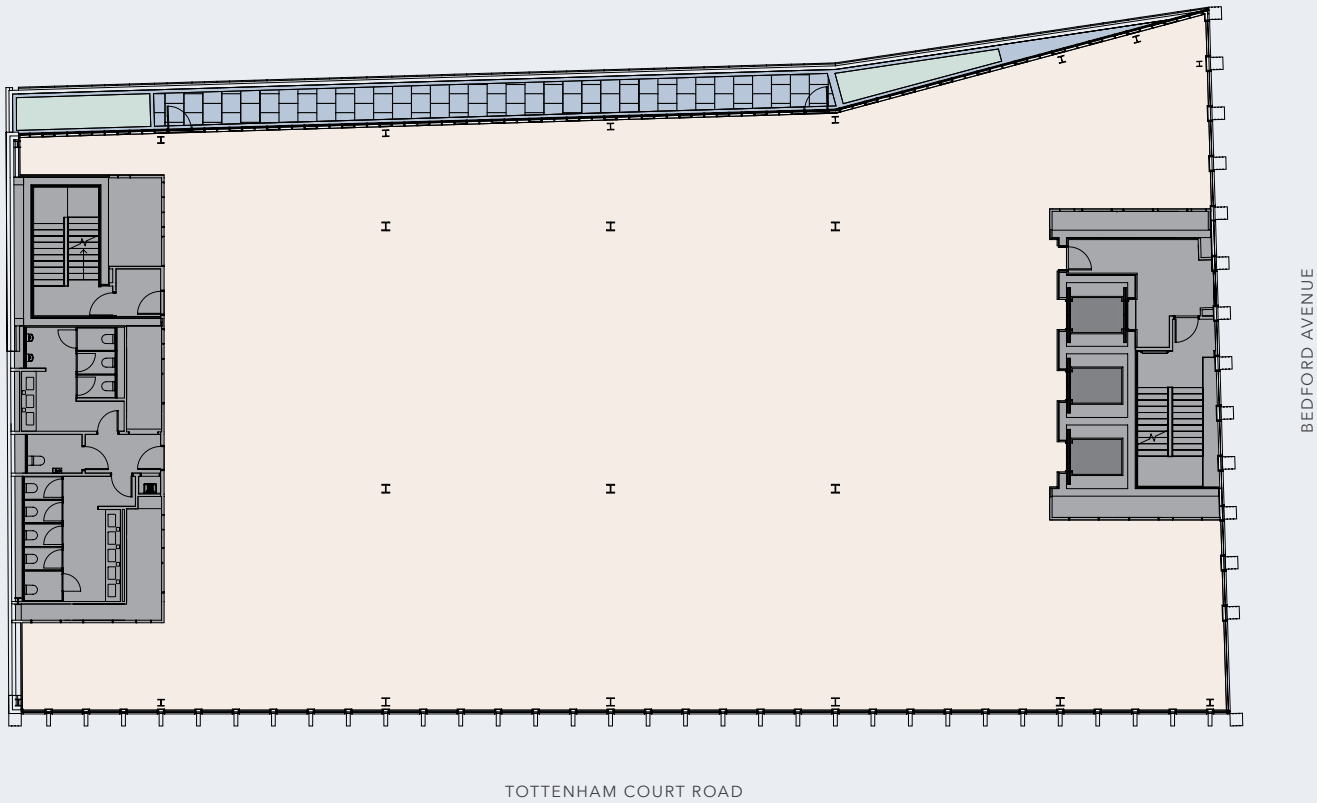
11,227 SQ FT / 1,043 SQ M (NIA)
384 SQ FT / 36 SQ M – Terrace



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

FIFTH FLOOR

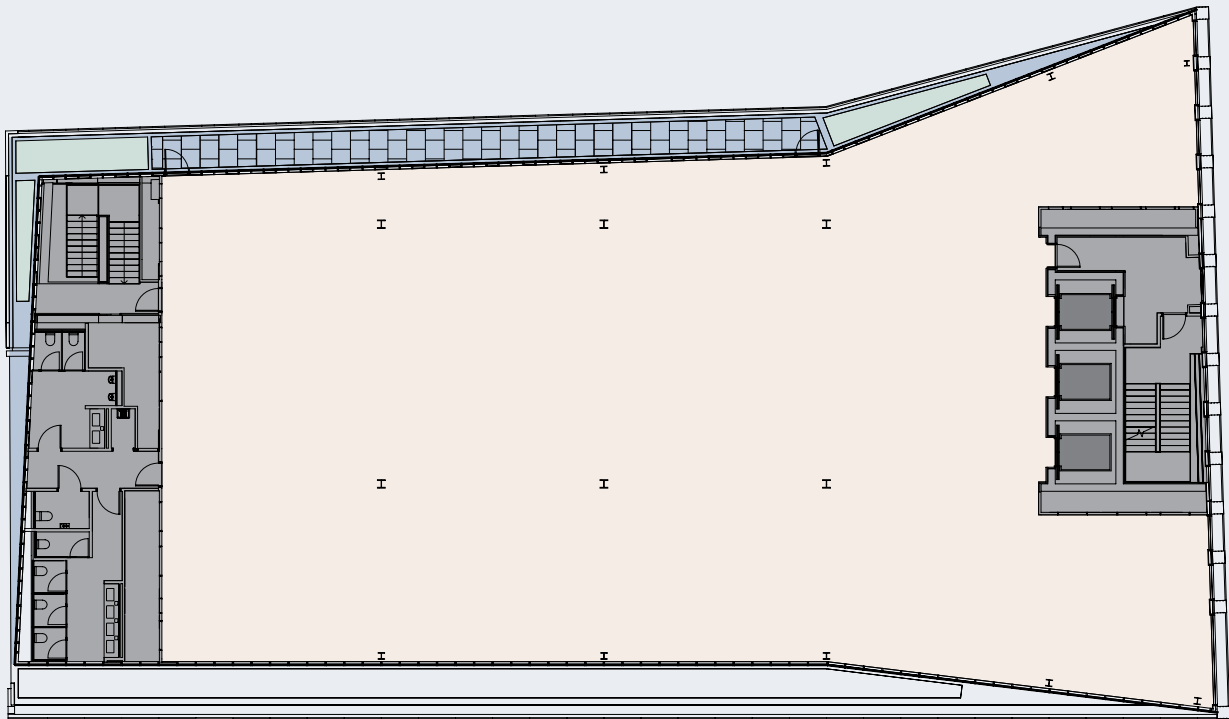
10,430 SQ FT / 969 SQ M (NIA)
383 SQ FT / 36 SQ M – Terrace



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

SIXTH FLOOR

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



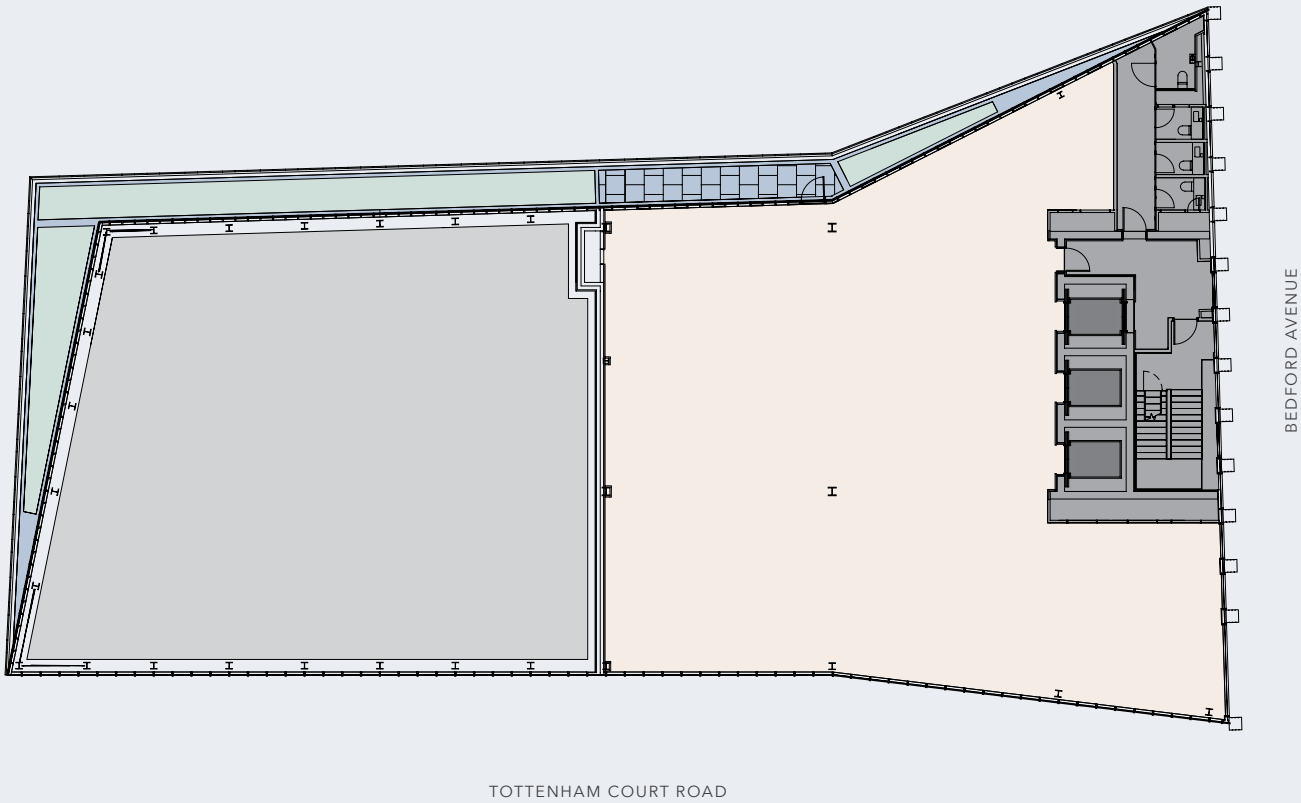
TOTTENHAM COURT ROAD

BEDFORD AVENUE

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

SEVENTH FLOOR

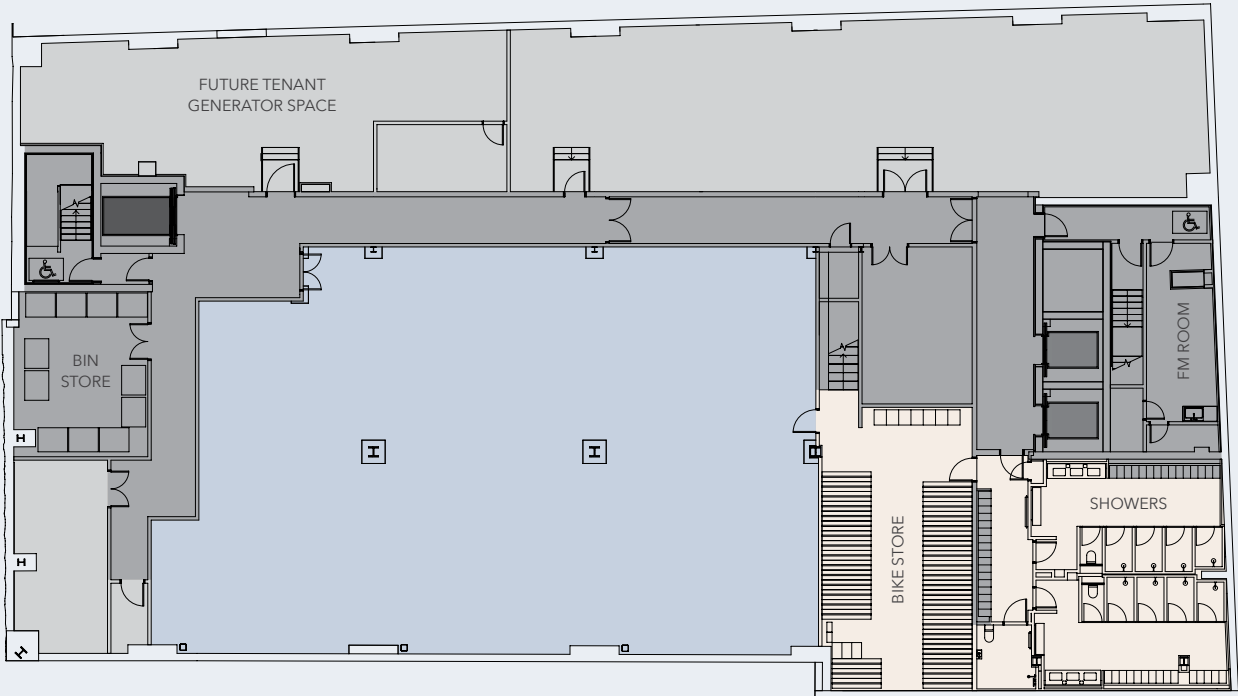
4,499 SQ FT / 418 SQ M (NIA)
134 SQ FT / 12 SQ M – Terrace



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

LOWER GROUND FLOOR

4,478 SQ FT / 416 SQ M (NIA) – Retail



TOTTENHAM COURT ROAD

BEDFORD AVENUE

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

A development by

AshbyCapital

exemplar



THE BEDFORD ESTATES

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