

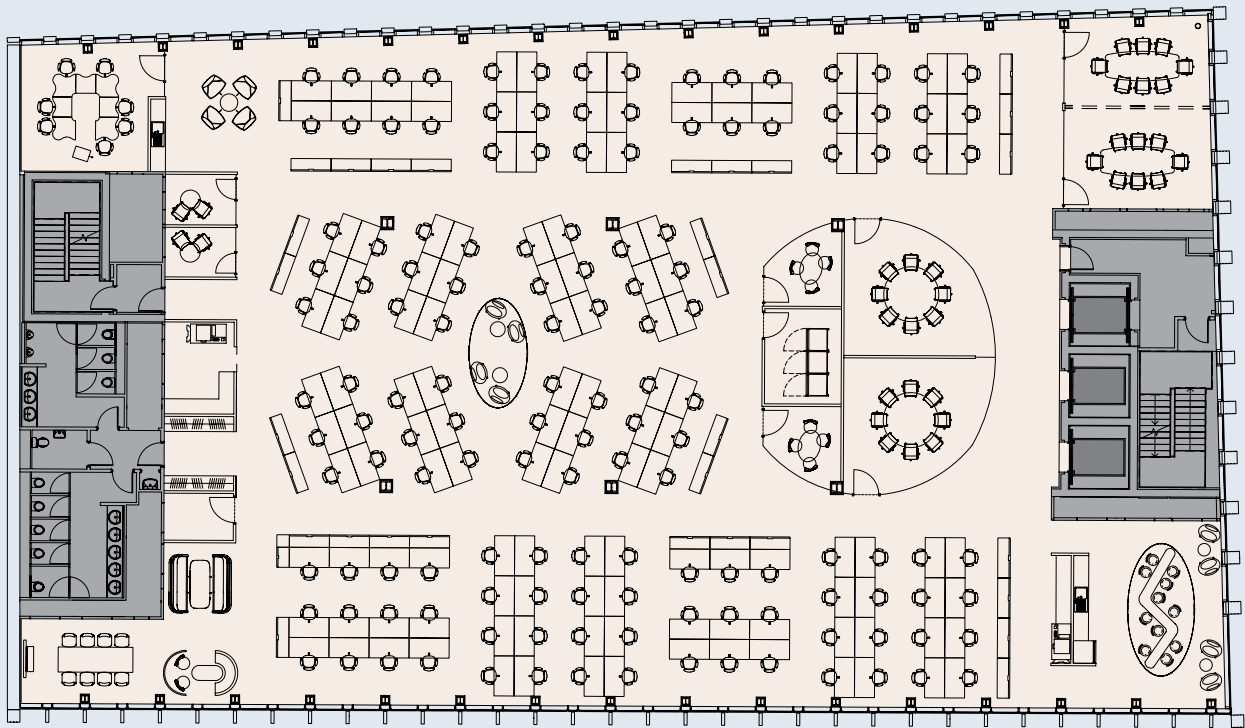


THE AVENUE
LONDON

SPACE PLANS

OPEN PLAN 1:8
THIRD FLOOR

Space Plan



TOTTENHAM COURT ROAD

BEDFORD AVENUE

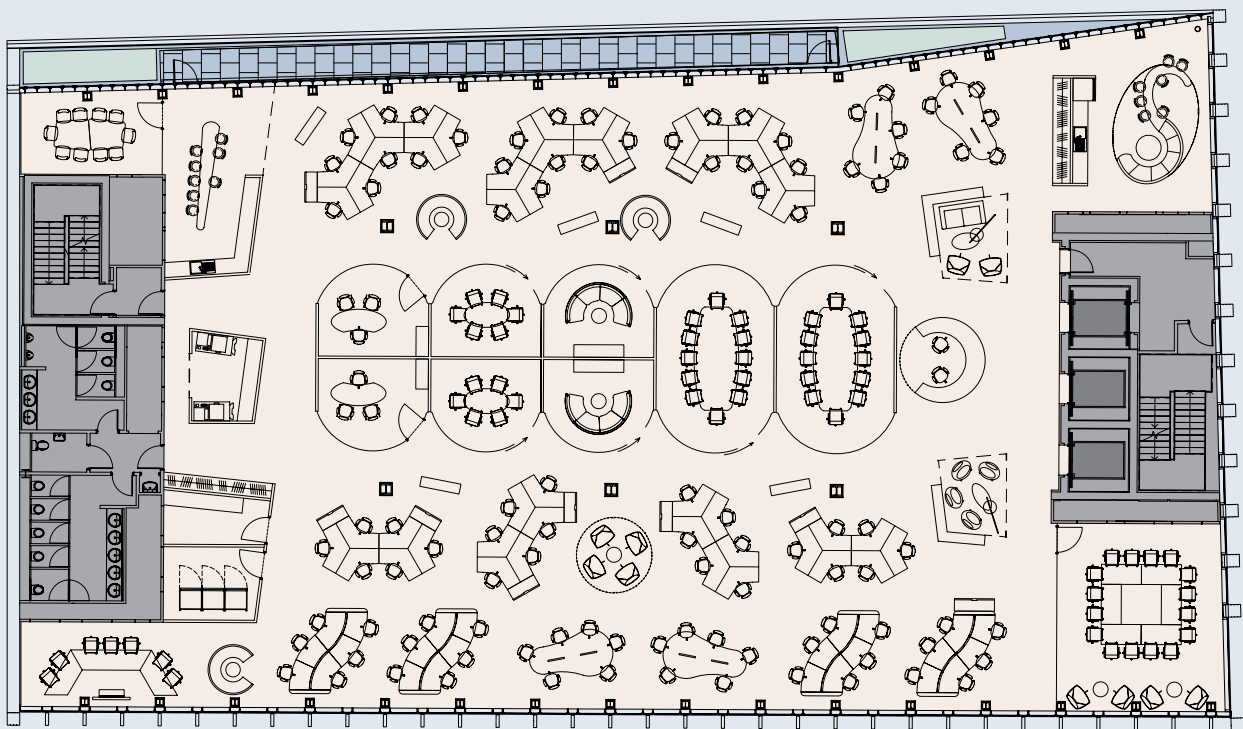
- Office
- Core
- Lifts

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

OPEN PLAN 1:10
FOURTH FLOOR

Space Plan



TOTTENHAM COURT ROAD

BEDFORD AVENUE

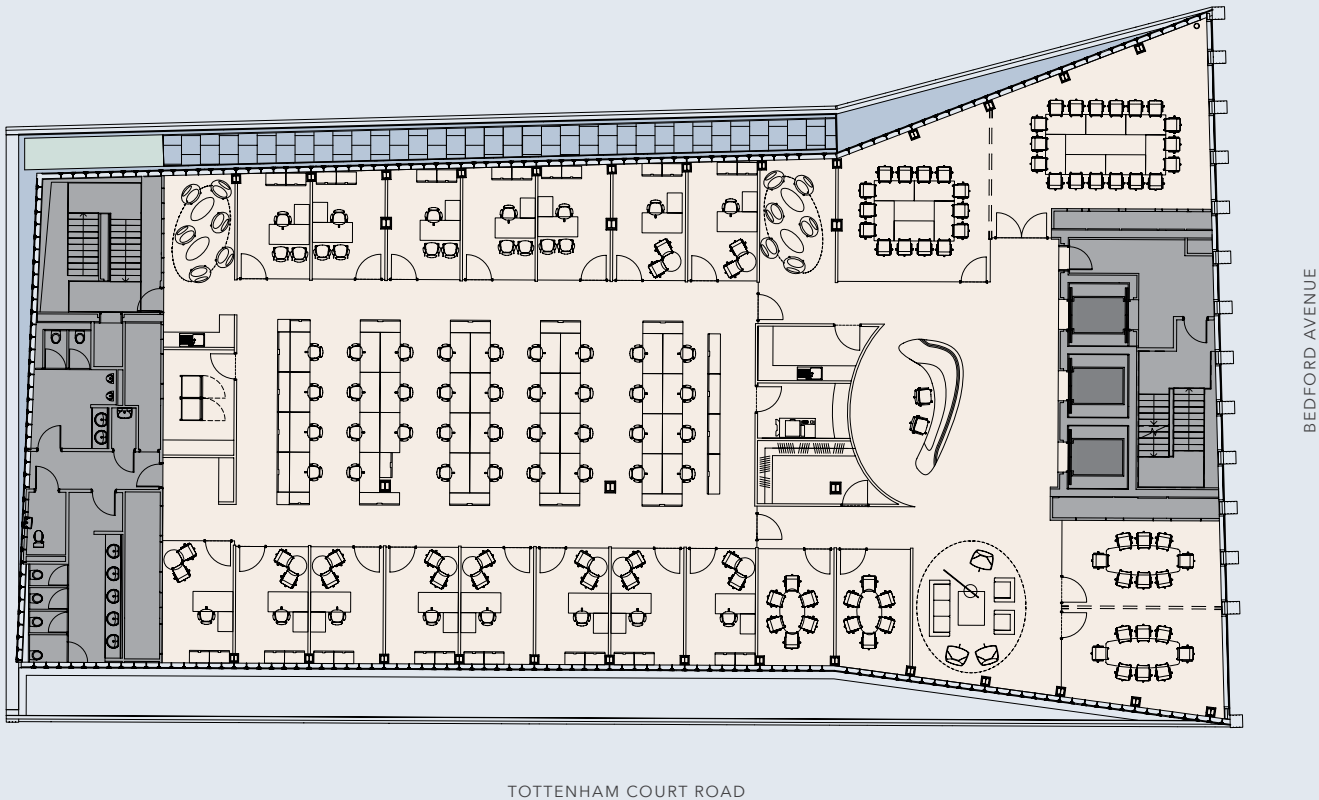
- Office
- Accessible terrace
- Green roof
- Core
- Lifts

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



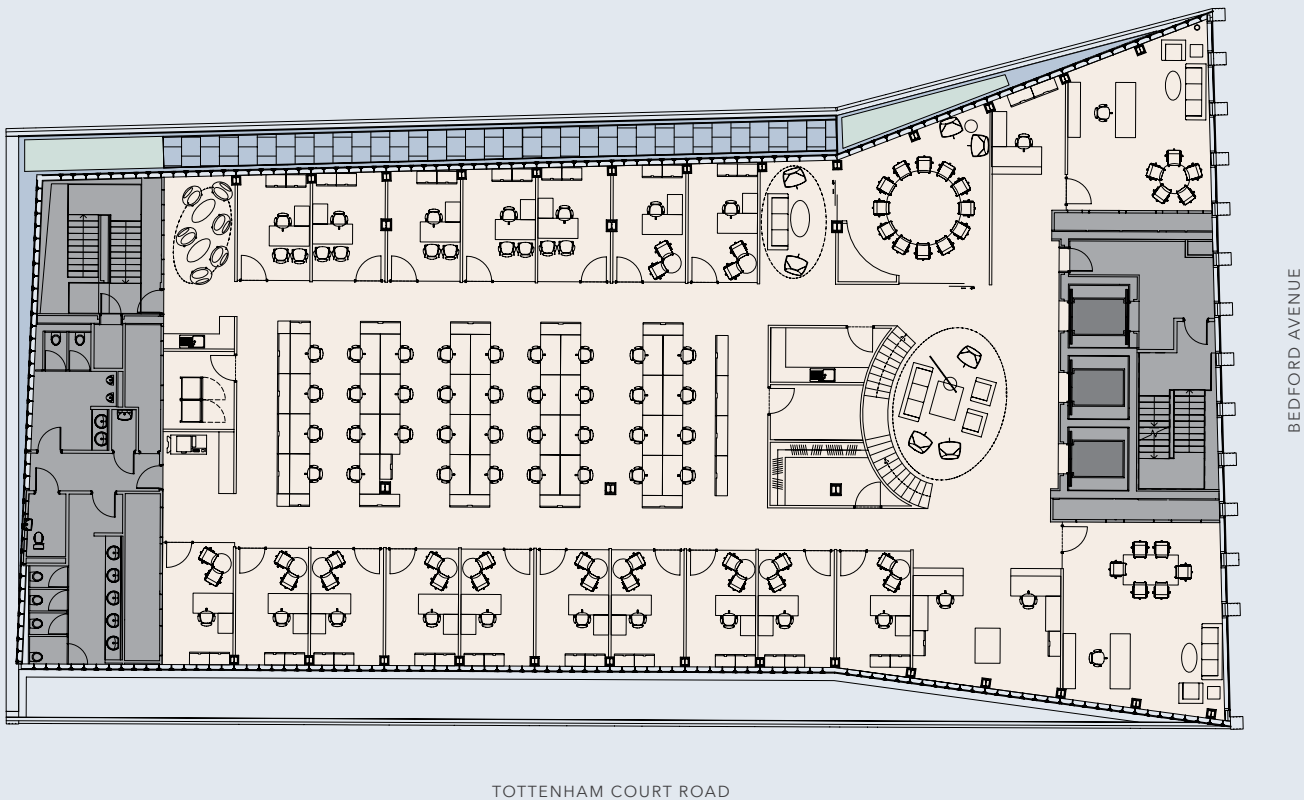
- Office
- Accessible terrace
- Green roof
- Core
- Lifts

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

CELLULAR 1:14
SIXTH FLOOR

Space Plan



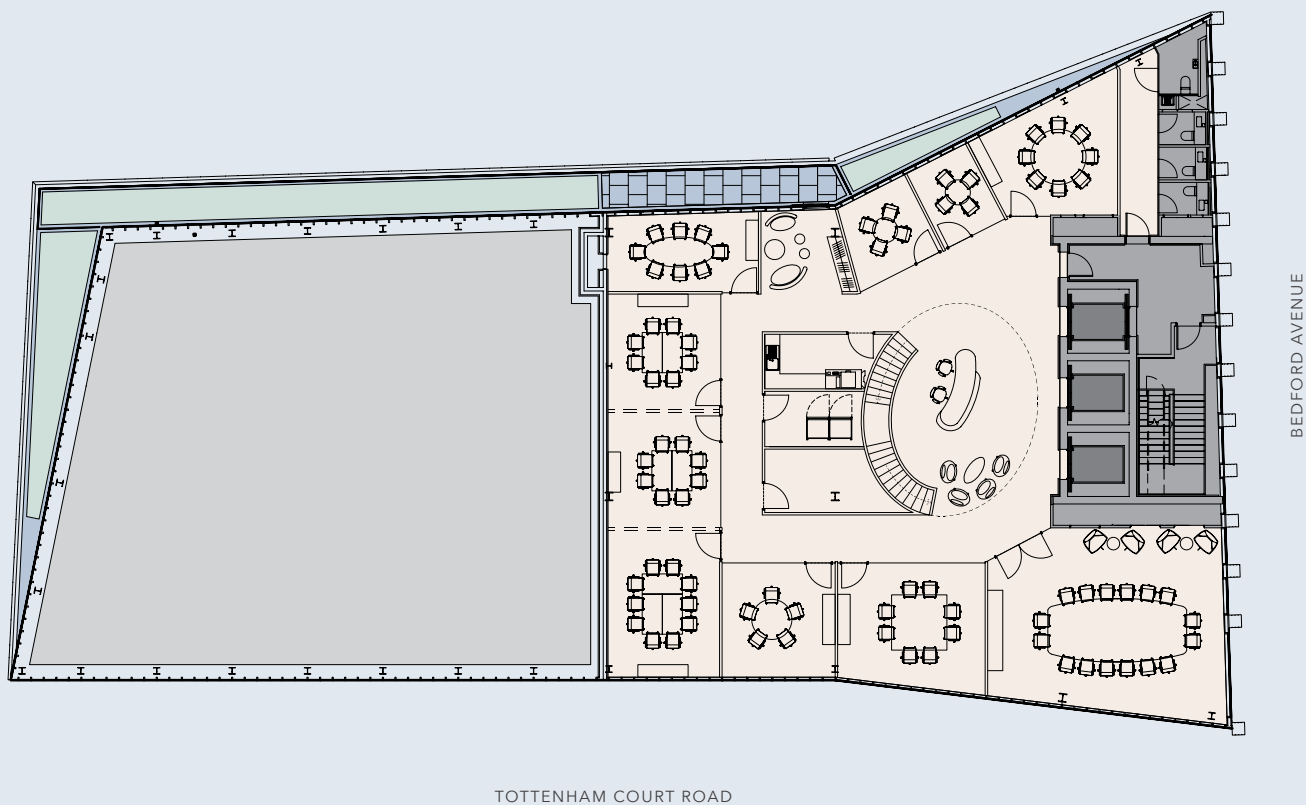
- Office
- Accessible terrace
- Green roof
- Core
- Lifts

Cellular Offices	19
Open Plan Workstations	35
PAs	3
Total Headcount	57
12 Person Boardroom	1

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



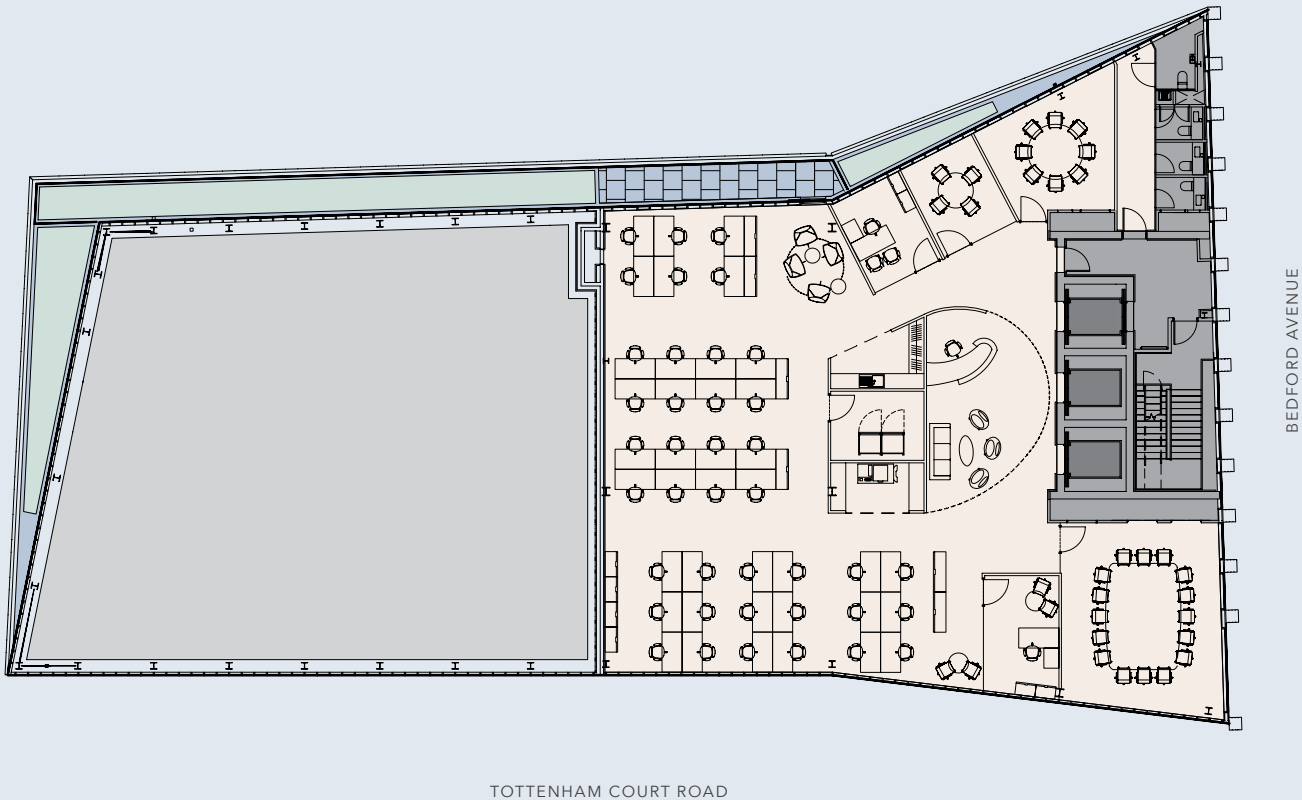
- Office
- Accessible terrace
- Green roof
- Core
- Plant
- Lifts

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)

EXECUTIVE SUITE
SEVENTH FLOOR

Space Plan



- 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

Floor plans not to scale. For indicative purposes only.

A development by

AshbyCapital

exemplar



THE BEDFORD ESTATES

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