

# TOTTENHAM COURT WALK

LONDON W1



**JOIN A VIBRANT RETAIL PARADE**

UNIT C, 21 TOTTENHAM COURT ROAD W1

# A PRIME RETAIL ADDRESS



NORTH PARADE

Tottenham Court Walk comprises nine retail units beneath 240,000 sq ft of premium office space. Occupiers include **Waterstones**, **Hotel Chocolat**, **Flying Tiger**, **Leon**, **Odeon** and **Søstrene Grene**.

This unique tree lined pavement is one of the widest sections on Tottenham Court Road with generous outdoor seating, creating the perfect destination for leisurely shopping.

INTRODUCTION

SPACE AVAILABLE

LOCATION

DERWENT LONDON

CONTACT

# THE PERFECT DESTINATION

## EXCITING RETAIL OPPORTUNITY

- Within a 100-metre retail parade
- Illuminated double-height, nine-metre glazed frontage
- Class E use classification, excluding E(b)
- Opportunity for outdoor seating
- Exemplary 24-hour loading facility



UNIT C

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SOUTH PARADE

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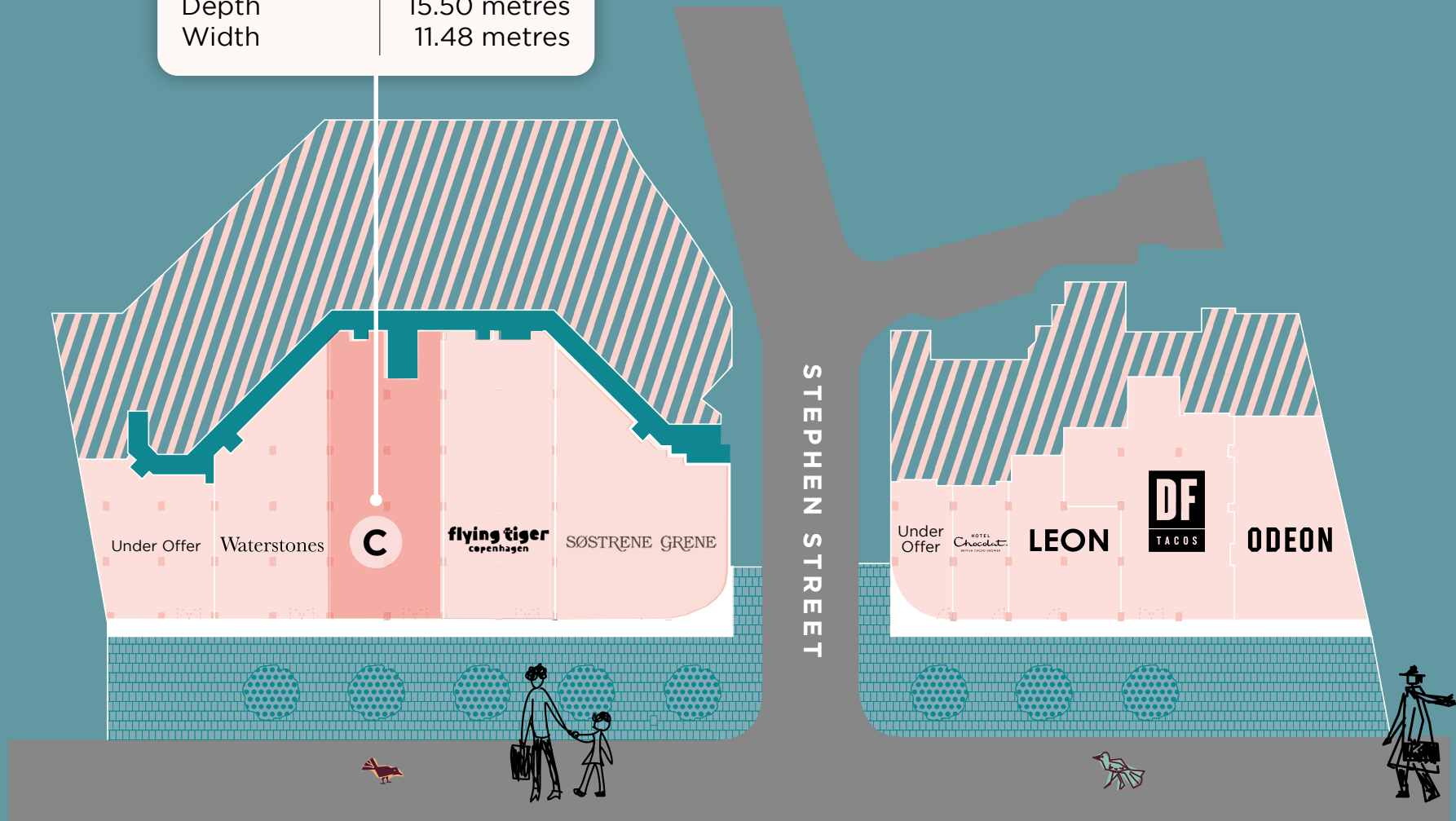
## UNIT C

	Sq ft / Sq m
Ground	2,884 / 268
Lower Ground	3,252 / 302
Mezzanine	1,706 / 158
<b>Total</b>	<b>7,842 / 728</b>

Frontage	9.31 metres
Depth	15.50 metres
Width	11.48 metres

£295,000 per annum exclusive.

Rateable Value	£252,500
Service Charge	£6.13 per sq ft
Rates Payable	£142,915



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GROUND FLOOR, UNIT C

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## DESTINATION

Tottenham Court Road station.

**TOTTENHAM COURT ROAD**  
2 MINS  
ELIZABETH LINE  
CENTRAL LINE  
NORTHERN LINE

**GOODGE STREET**  
5 MINS  
NORTHERN LINE

**OXFORD CIRCUS**  
10 MINS  
BAKERLOO LINE  
CENTRAL LINE  
VICTORIA LINE



# DERWENT LONDON

Derwent London is a different kind of developer providing unique workplaces where occupiers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings. We have a target to achieve net zero carbon by 2030.



## 80 CHARLOTTE STREET

Fitzrovia W1

Architects: Make

Size: 380,000 sq ft

Restaurants: DL/ Service, Officina 00

Completed: 2020



## TEA BUILDING

Shoreditch E1

Architects: AHMM

Size: 270,000 sq ft

Retail: Hales Gallery

Restaurants: Allpress, Brat, Lyle's, Pizza East, Smoking Goat, Soho House

Completed: 2001



## SOHO PLACE

Soho W1

Architects: AHMM

Size: 285,000 sq ft

Retail: Uniqlo, Lids, Starbucks

Completed: 2023



## WHITE COLLAR FACTORY

Old Street EC1

Architects: AHMM

Size: 291,000 sq ft

Restaurants: Daffodil Mulligan, Lilienblum

Completed: 2017

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# GET IN TOUCH

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### MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Kenningham Retail and Savills. All figures of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation June 2024.

### ANTI-MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.