

TOTTENHAM COURT WALK

LONDON W1



JOIN A VIBRANT RETAIL PARADE - LAST REMAINING UNIT

UNIT A, 18 TOTTENHAM COURT ROAD W1

A PRIME RETAIL ADDRESS



SOUTH PARADE

AN EXCITING RETAIL OPPORTUNITY

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

INTRODUCTION

SPACE AVAILABLE

LOCATION

DERWENT LONDON

CONTACT

THE PERFECT DESTINATION



NORTH PARADE

Comprised of nine retail units beneath 240,000 sq ft of premium office space. Occupiers include **Waterstones**, **ProCook**, **Hotel Chocolat**, **Flying Tiger**, **Leon**, **Odeon** and **Søstre Grene** (opening December 2023).

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.



UNIT A

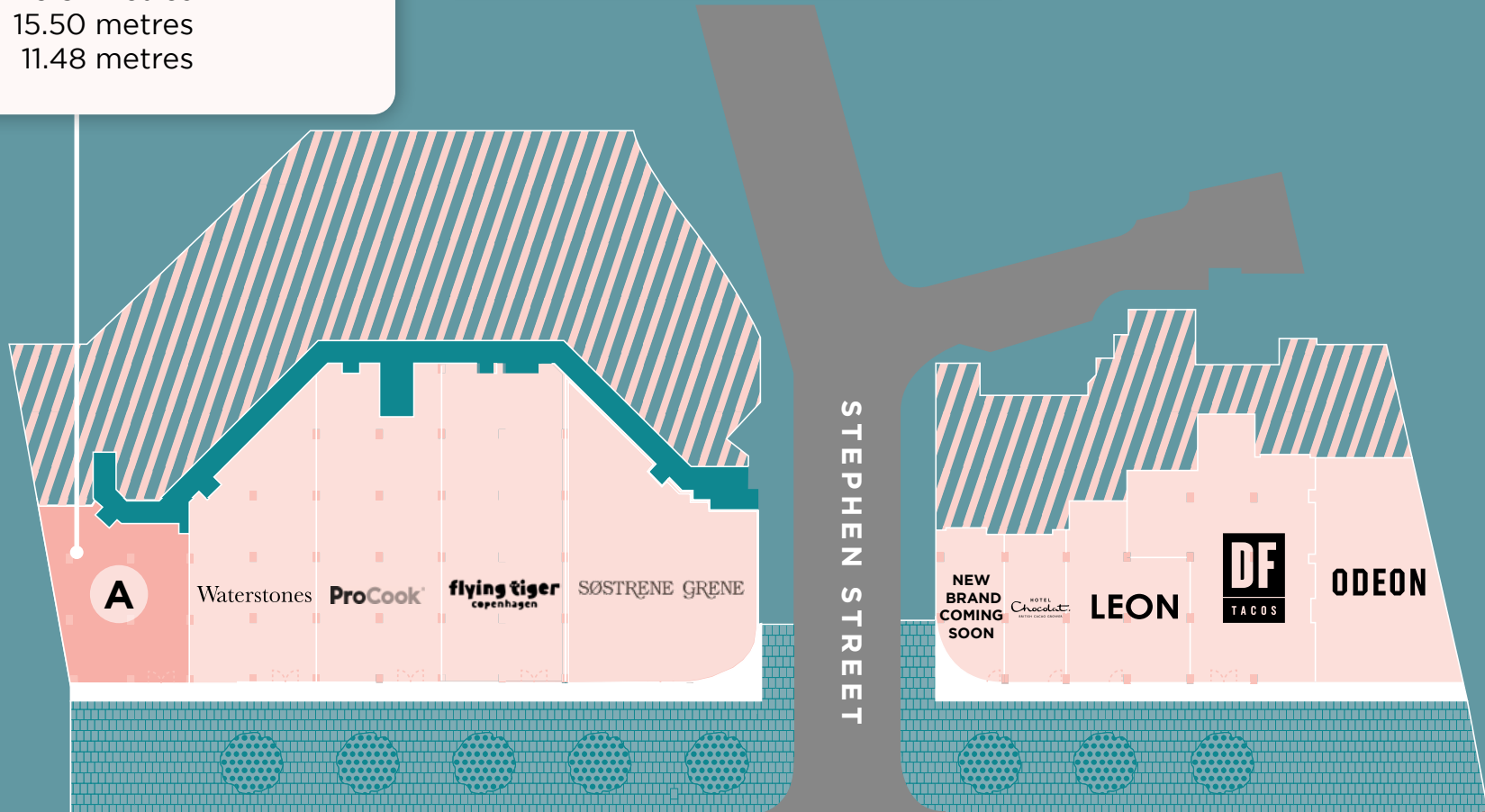
Ground	1,654 sq ft	154 sq m
Mezzanine	988 sq ft	92 sq m
Total	2,642 sq ft	242 sq m

Frontage	9.31 metres
Depth	15.50 metres
Width	11.48 metres

£225,000 per annum exclusive.

Rateable Value*	£185,000
Service Charge	£5.90 per sq ft

*Please rely on your own enquiries.



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A WELL CONNECTED DESTINATION

The prominent retail destination is a two-minute walk from Tottenham Court Road station – now the West End's major transport hub following the arrival of the Elizabeth line.

Over 137,000 passengers pass through Tottenham Court Road station every day, and the Elizabeth line is expected to bring up to 13% of all visitors to the West End over the coming 12 months.*






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

*Source: New West End

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: Lantana, 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: Lids, plus major fashion retailer coming soon to Unit 3

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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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 October 2023.