

# ONE BEDFORD AVENUE



Up to 40,929 sq ft contemporary  
office space in the West End  
with excellent amenities



# PRIME OPPORTUNITY

1 Bedford Avenue is an impressive corner building offering up to 40,929 sq ft fully fitted space, close to the West End, Fitzrovia and Soho. It features unusually good amenities including an auditorium, terraces, a green roof and excellent end-of-trip facilities.





Floor Reception

## AVAILABILITY

FLOOR	SQ FT	SQ M
7th	4,492	417.3
6th	8,890	825.9
5th	10,459	971.7
4th	11,227	1043
Part 3rd	5,861	544.5
<b>TOTAL</b>	<b>40,929</b>	<b>3,802.4</b>



Open Workspace



Open Workspace



Auditorium



Breakout area



Boardroom

# HIGHLIGHTS



Terrace on each floor



Double height 24-hour reception



Amazon lockers



Bike racks



Showers



Changing rooms



Hair dryers and hair straighteners



Complimentary towels



Dry cleaning



Meeting Rooms



Breakout Area



Table Tennis Room



Meeting Room

## SUSTAINABILITY



Green roof



Smart building program



Solar PV panels



Energy efficient lighting



Energy efficient equipment



High performance facade



Typical Terrace



Kitchen



# TYPICAL FLOOR PLANS

## 6TH FLOOR

8,890 sq ft / 825.9 sq m

89 desks

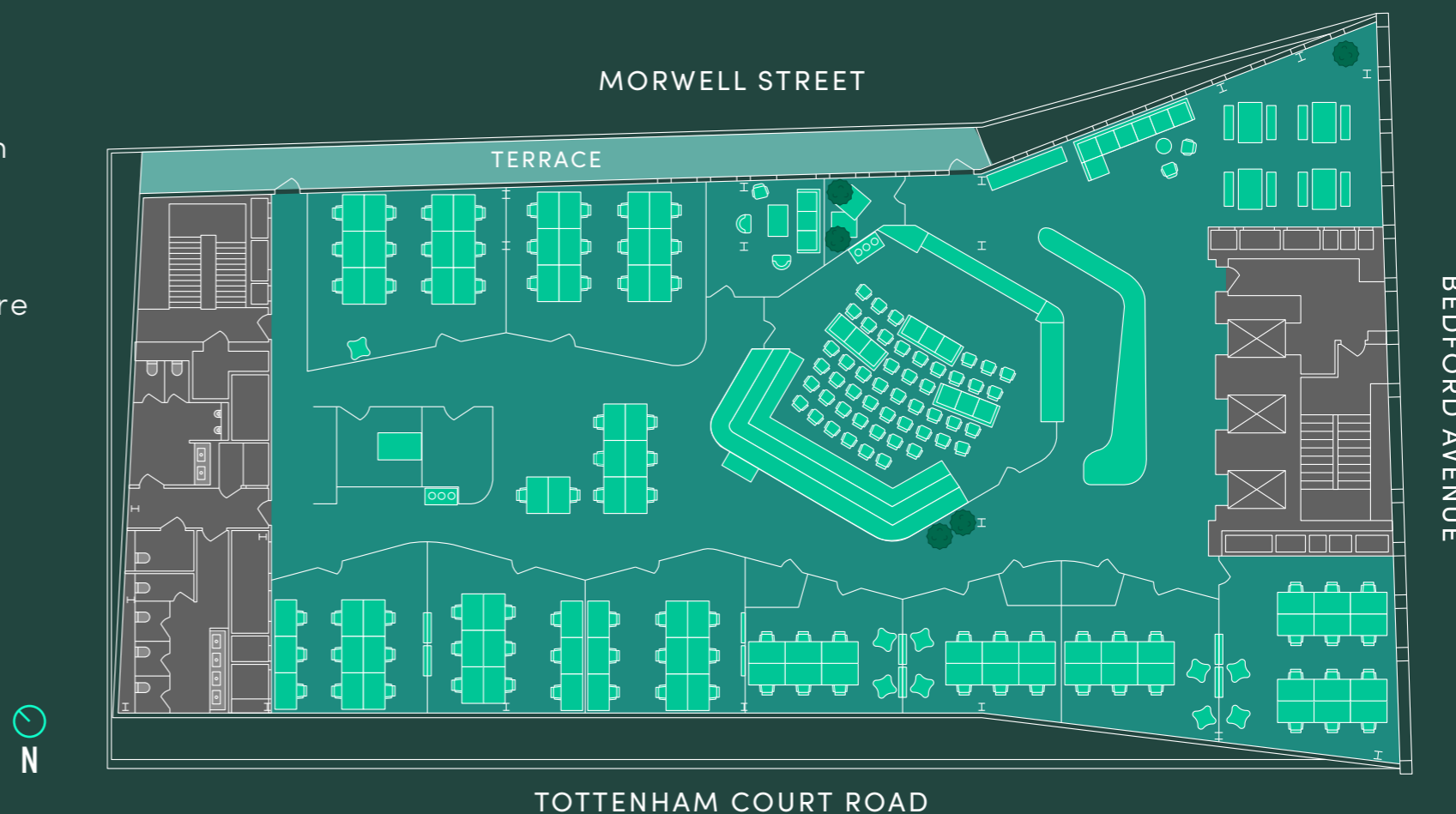
1 x reception

1 x 58-seat amphitheatre

4 x breakout areas

1 x comms room

1 x kitchen



## 4TH FLOOR

11,227 sq ft / 1,043 sq m

110 desks

1 x reception

2 x breakout areas

12 x meeting rooms

1 x business lounge

1 x kitchen



# HEART OF THE WEST END

The West End, Fitzrovia and Soho are all on the doorstep at 1 Bedford Avenue, providing access to a large number of restaurants, hotels, bars and luxury retail. The building is near the cool green space of Bedford Square Garden, and is very well connected, being a 3 minute walk from Tottenham Court Road station, with access to the Elizabeth Line.



Soho Square



ONE BEDFORD AVE

GOODGE STREET

TOTTENHAM COURT ROAD  
ELIZABETH LINE ENTRANCE

TOTTENHAM COURT ROAD

HOLBORN

COVENT GARDEN



Pied a Terre

Gaucha

Six by Nico

The Arber Garden

Mr Fogg's House of Botanicals

Charlotte Street Hotel

Mortimer House

Flesh & Buns

The Mandrake

Sanderson London

Berners Tavern

The London Edition

TOTTENHAM COURT ROAD  
ELIZABETH LINE ENTRANCE

Scarlett Green

Ember Yard

The Photographers' Gallery

Mr Fogg's Hat Tavern and Gin Club

SOHO SQUARE GARDENS

Quo Vadis

Hazlitt's

Noble Rot

Flat Iron

Covent Garden Hotel

The Barbary

Circus

Margot

The Ivy

100 Wardour Street

Barrafina

Barrafina

Ronnie Scott's

THE PHOENIX GARDEN

Seven Dials Market

Flesh & Buns

Barrafina

Dishoom

A.P.C

Dean Street Townhouse

The Ivy

Dishoom

Polpo

Bob Bob Ricard

Hawksmoor

WHITFIELD GARDENS

RUSSELL SQUARE

MONTAGUE STREET GARDENS

BEDFORD SQUARE GARDEN

BLOOMSBURY SQUARE GARDEN

DRURY LANE GARDENS

L'oscar

The Hoxton

The Garden Cinema

CLEVELAND ST

GOODGE ST

TOTTENHAM CT RD

STORE ST

BLOOMSBURY ST

MONTAGUE PL

SOUTHAMPTON ROW

WELLS ST

BERNERS ST

RATHBONE ST

BEDFORD AVE

GREAT RUSSELL ST

BLOOMSBURY WAY

GREAT PORTLAND ST

GREAT TITCHFIELD ST

OXFORD ST

28-50 Oxford Circus

HIGH HOLBORN

NOEL ST

BERWICK ST

WARDOUR ST

FRITH ST

DEAN ST

CHARING CROSS RD

SHAFTESBURY AVE

ENDELL ST

DRURY LN

REGENT ST

KINGLY ST

CARNABY ST

BEAK ST

BROADWICK ST

SHELTON ST

LONG ACRE

FLORAL ST



# CONTACT



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