

020 7152 5063 Tel Direct  
020 7152 5880 Fax Direct  
toby.comerford@eur.cushwake.com



**Cushman & Wakefield LLP**

43/45 Portman Square  
London  
W1A 3BG

Tel 020 7935 5000  
Fax 020 7152 5360  
www.cushmanwakefield.com

«FirstName»  
«Company»

Our Ref: TMSC/LP/6/6

4<sup>th</sup> July 2007

Dear «Salutation»

**LONDON, W1 – 264/267 TOTTENHAM COURT ROAD**

I am pleased to give you an early opportunity to consider the retail/restaurant element of the development at the above address currently being undertaken by our clients, London & Regional Properties Ltd.

As can be seen from the attached property particulars, the development sits adjacent the Dominion Theatre, facing St. Giles Circus and Tottenham Court Road underground station, where TFL London confirm daily passenger numbers in excess of 125,000 people. This unique location is already home to occupiers including Virgin Megastore, The Carphone Warehouse, McDonald's, Burger King, Boots the Chemist, Muji, Dorothy Perkins and Burton.

Whilst construction is now well advanced with completion anticipated in early 2009, there is scope to combine units to suit specific space requirements ranging in size from 1,142 sq ft to a total of 9,493 sq ft over ground floor and basement levels. Floor plans and further details can be made available upon request.

I look forward to hearing if this opportunity is of interest to you.

Yours sincerely,

**TOBY COMERFORD**  
**PARTNER – RETAIL AGENCY**

Enc.

