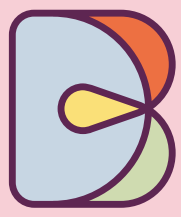


WHERE LONDON MEETS

SICILIANA
BLOOMSBURY
QUARTER
AVENUE



Bloomsbury Quarter. Where London meets.

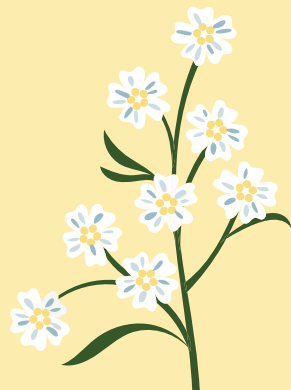
A new owner. A new vision. A new quarter. Breathing life and vibrancy back into this central London location through alfresco dining, independent retail boutiques, upgraded offices and places to dwell. Sicilian Avenue is at the heart of the Bloomsbury Quarter and will be the focal point of Holborn, the perfect meeting point for all of London.

Where culture meets community.

From rest and relaxation at The Hoxton and Rosewood hotels, to retail therapy along Lamb's Conduit Street, Bloomsbury is truly a cultural hub, surrounded by museums and universities.

On your doorstep.

- The Hoxton
- L'Oscar
- The British Museum
- The Square Pig
- Rosewood Hotel
- The Bountiful Cow
- Bloomsbury Street Kitchen



1. Covent Garden Market



2. Lamb's Conduit Street



4. Neal's Yard





1.

ART & CULTURE

Where heritage meets contemporary

Whether it's a trip to the British Museum, an evening at the Top Secret Comedy Club or a talk at the University of London, Sicilian Avenue sits in a location surrounded by art and culture.



2.



+
10
15

Restaurants & cafés within a 10 minute walk

Where fine dining meets street food, coffee meets cocktails and day meets night. A vibrant workstyle for morning meetings, post-work drinks and everything in-between.



3.



4.



5.

8

Green Spaces

- 1. The British Museum
- 2. The Royal Opera House
- 3. Honey & Co.
- 4. Covent Garden
- 5. The Hoxton Hotel
- 6. Palm Court
- 7. Lincoln's Inn Fields

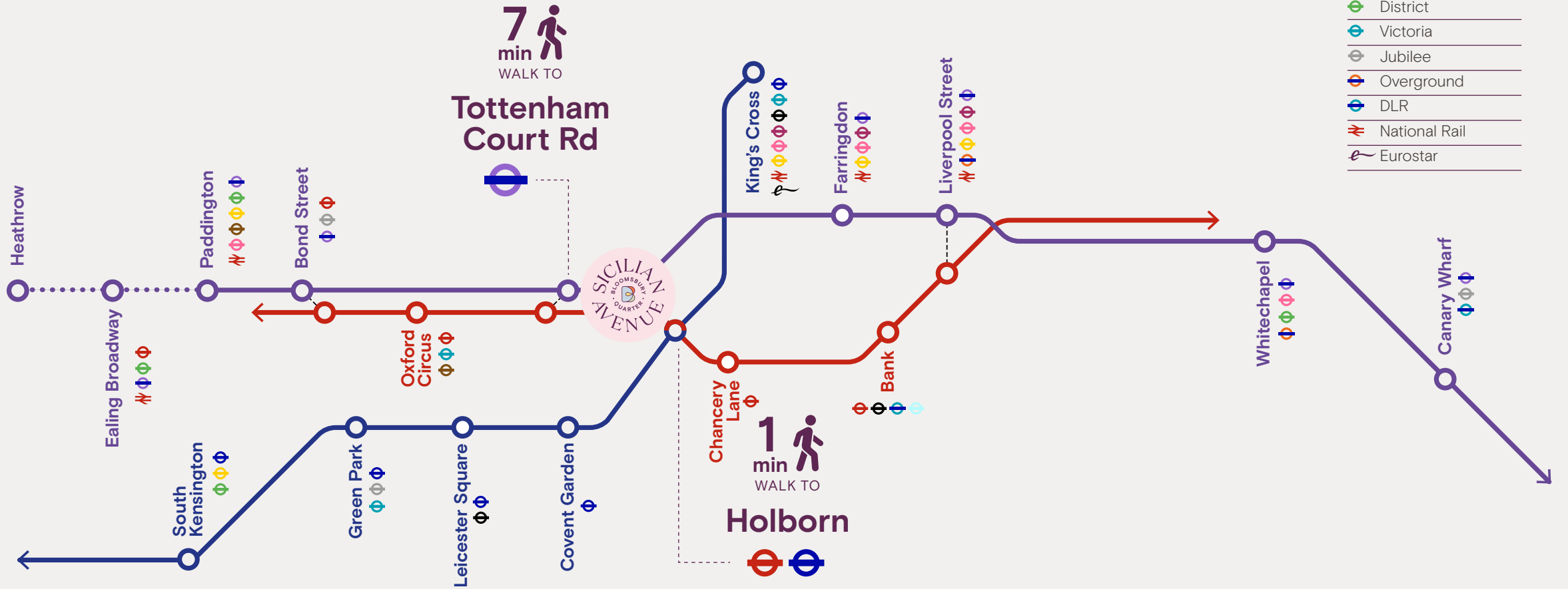


6.



7.

Exceptionally well connected for convenient travel across London and beyond





Long-associated as the intellectual and literary hub of London, Bloomsbury gave its name to the Bloomsbury Group in the early 20th century. A collection of writers, intellectuals, philosophers and artists, the Bloomsbury Group were renowned for influencing London's modern culture.



Bloomsbury Quarter in Numbers

July 2023 Average Footfall per Hour

5,988

Source: Central District Alliance July 2023 Report Holborn

July 2023 Average Footfall per Day

69,627

Source: Central District Alliance July 2023 Report Holborn

Holborn Tube station is London's
11th busiest tube station with

150,000

people passing through everyday

Source: london.gov.uk

The monthly footfall in
Holborn increased by

10%

month on month in 2023

Source: Central District Alliance July 2023 Report Holborn

5 Star

Hoxton and Rosewood hotels
on the doorstep

The British Museum is London's busiest
museum with a monthly visitor average of

388,430

Source: Government Department for Culture, Media & Sport

SICILIAN AZULENSÉ



Sicilian Avenue offers over 17,500 sq ft of alfresco dining opportunities and independent retail boutiques.



Sicilian Avenue Vision

In the heart of the Bloomsbury Quarter lies Sicilian Avenue. This charming, historic pedestrianised street will be transformed into a vibrant dining and retail location in the heart of Holborn. The unique architecture will be brought to life with restaurants (including alfresco dining), grab and go concepts, independent retailers and premium services. This will be further enhanced with seasonal planting and areas to sit and relax.



1. Delamina, Marylebone
2. Pavilion Road, Chelsea
3. Pavilion Road, Chelsea
4. Cubitts, St. James's
5. Tom Tom Coffee House, Belgravia
6. Elizabeth Street, Belgravia
7. The Fine Cheese Co, Belgravia





Avenue Deli

PERCEPTION

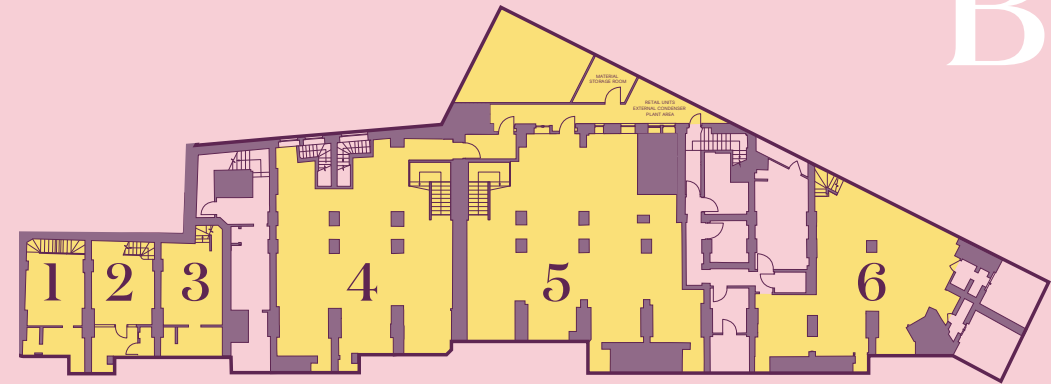
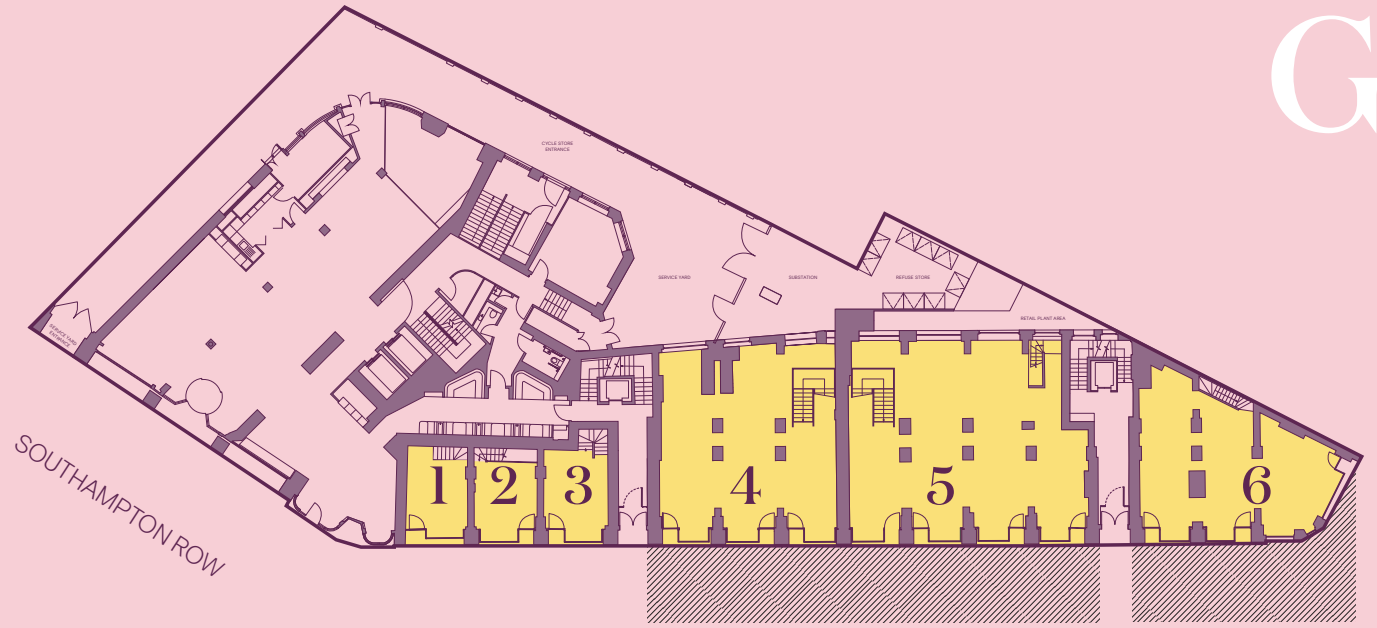
PERCEPTION

Club Voile
Sailors XI



Sicilian Avenue West, Units 1-6

Unit	Ground Floor		Basement		Total (SQ FT)
	GIA (SQ FT)	GIA (SQ M)	GIA (SQ FT)	GIA (SQ M)	
1	205	19	280	26	485
2	215	20	301	28	516
3	237	22	301	28	538
4	1,302	121	1,582	147	2,884
5	1,733	161	1,798	167	3,531
6	1,012	94	1,345	125	2,357



 (Indicative) Potential for external area

*Target areas subject to measurement on PC.



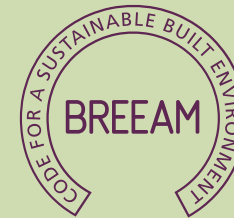
SICILIAN AVENUE

SICILIAN AVENUE

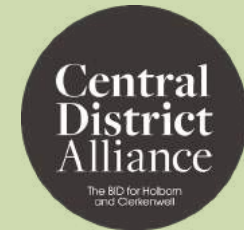


LEADER

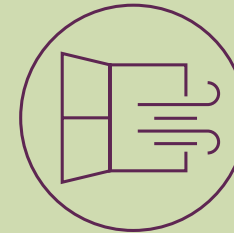
We are committed to achieving the highest sustainability standards possible across the Bloomsbury Quarter estate.



Targeting 'Excellent'



Collaborating with the Central District Alliance



Natural ventilation (openable windows)



Estate-wide greening & biodiversity strategy

*The targets shown above are the combined targets across the estate.



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