



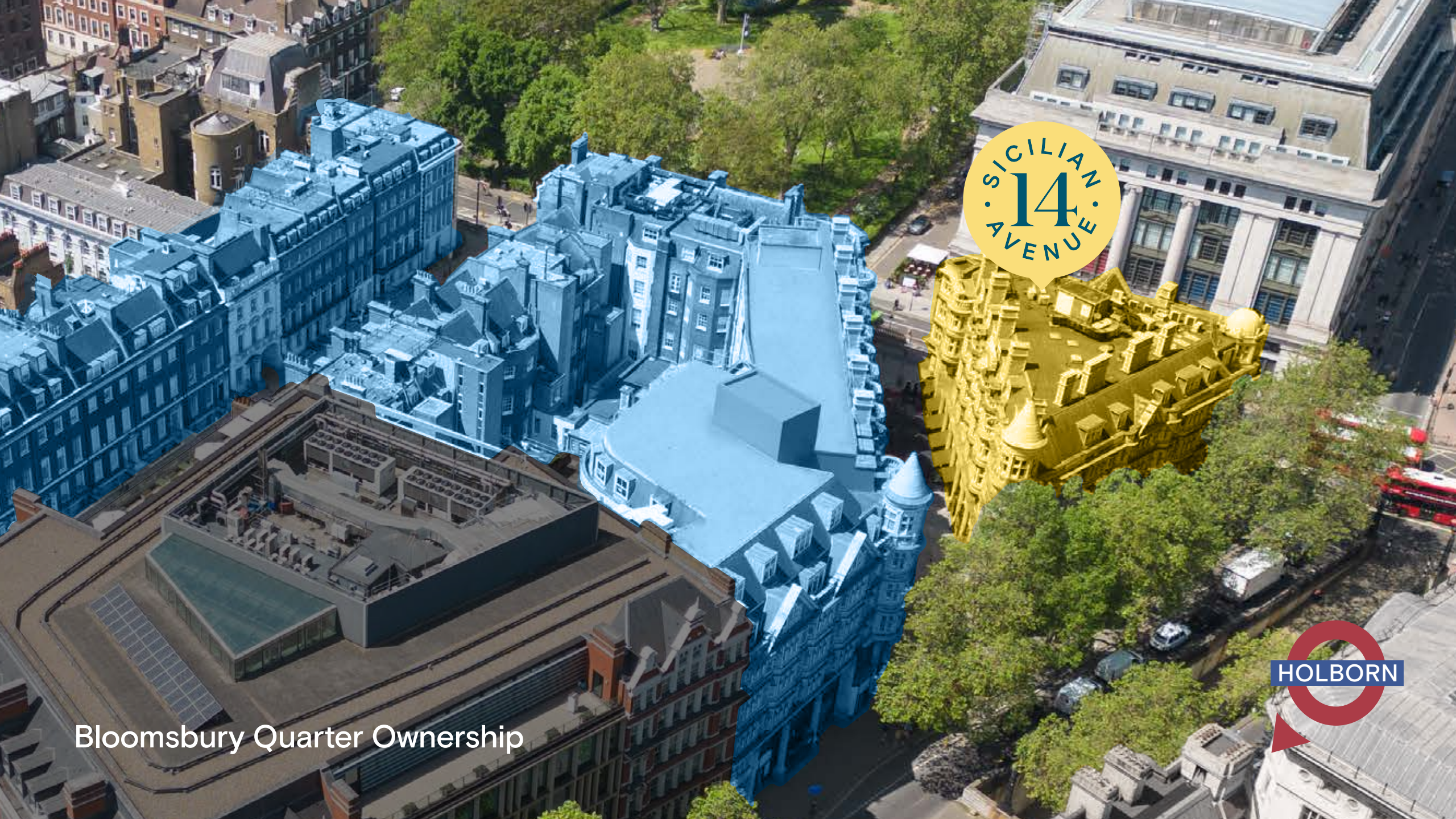
SICILIAN
14
AVENUE

Welcome to
Bloomsbury
Quarter



Introducing the stunning new offices at 14 Sicilian Avenue, offering a total of 19,246 sq ft over 4 floors, including a boutique reception and end of trip facilities.





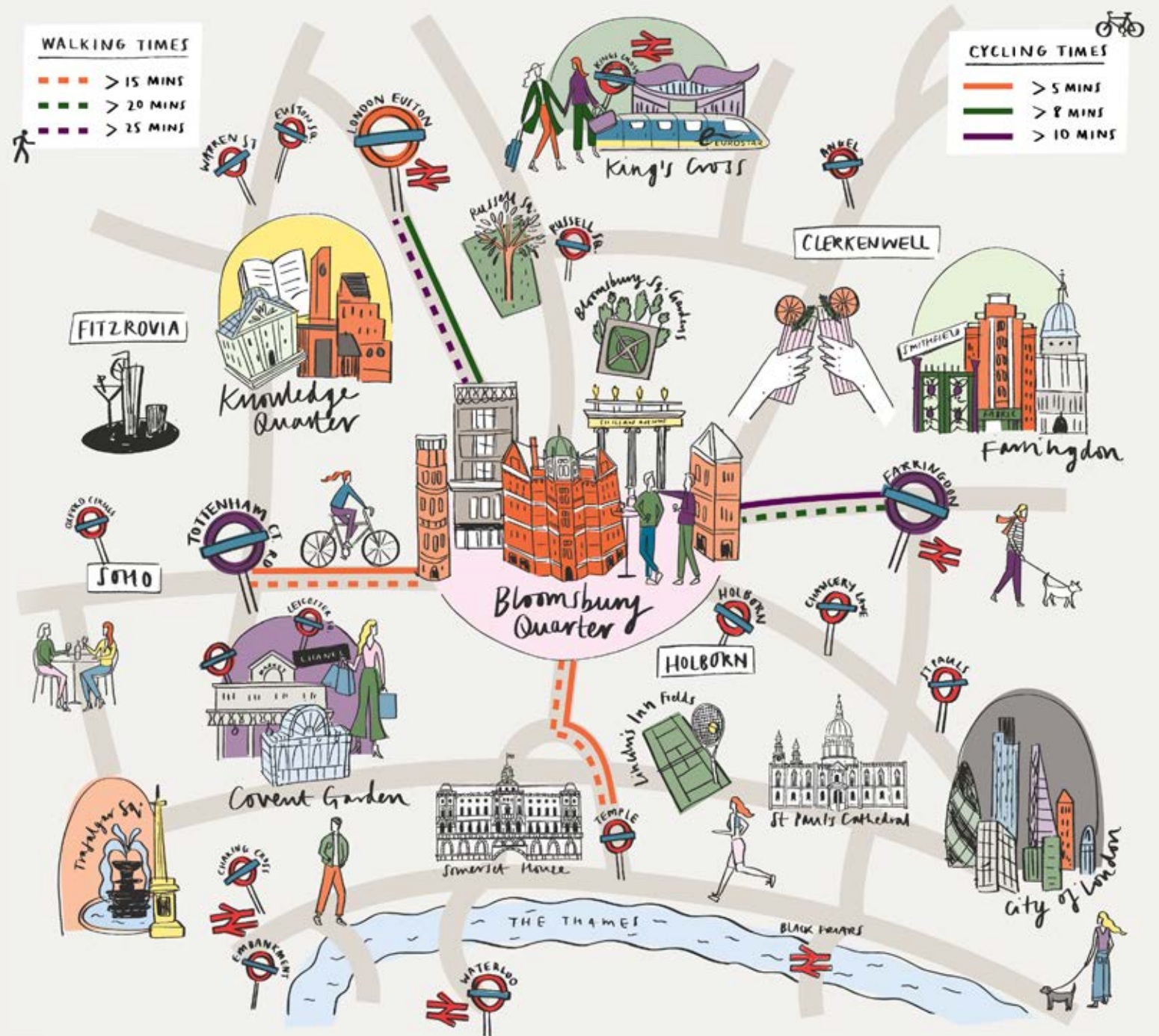
SICILIAN
14
AVENUE

HOLBORN

Bloomsbury Quarter Ownership

A new quarter in the heart of London, for diversity, responsibility, and flexibility. A new destination for artisans, connoisseurs and foodies; for boutiques, offices and greenery. A vibrant neighbourhood, forged for tomorrow.

Bloomsbury Quarter. Where London meets.





SICILIAN AVENUE

Sicilian Avenue offers a range of alfresco dining and independent boutiques



An indicative view of the Sicilian Avenue retail looking towards Bloomsbury Square



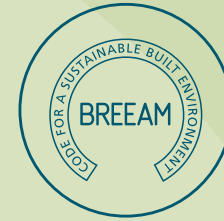
Full building refurbishment



EPC B



New VRF air conditioning



Target BREEAM 'Excellent' rating



Communal wifi across 14 Sicilian Avenue



Floor to ceiling height up to 2.7m



Reception with concierge

SICILIAN AVENUE 14



Retained heritage features



New passenger lifts



34 Cycle spaces



Occupational density - 1:10



LED lighting



Separate male and female changing facilities

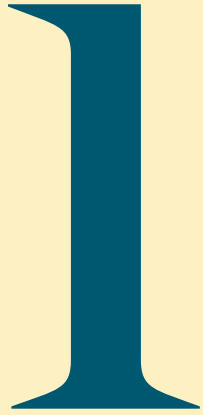


Fully fitted floors



Schedule of Areas

Floor	Condition	Office sq ft	Office sq m
4	CAT A+	4,973	462
3	CAT A+	4,930	458
2	CAT A+	4,811	447
1	CAT A+	4,532	421
<i>Total</i>		19,246	1,788



First Floor

4,532 sq ft

- 36 x Workstations
- 1 x Boardroom
- 3 x Meeting rooms
- 5 x Collaboration zones





An indicative view of the 1st floor entrance

Renders courtesy of M Moser Associates



An indicative view of the 1st floor kitchen

Renders courtesy of M Moser Associates

2



Second Floor

4,811 sq ft

- 40 x Workstations
- 1 x Boardroom
- 3 x Meeting rooms
- 6 x Collaboration zones



3

Third Floor

4,930 sq ft

- 40 x Workstations
- 1 x Boardroom
- 3 x Meeting rooms
- 6 x Collaboration zones





An indicative view of the 3rd floor arrival

Renders courtesy of M Moser Associates



An indicative view of the 3rd floor open plan space

Renders courtesy of M Moser Associates



An indicative view of a meeting room



An indicative view of a collaboration space

Renders courtesy of M Moser Associates

4



Sicilian Avenue



Fourth Floor

4,973 sq ft

- 42 x Workstations
- 1 x Boardroom
- 4 x Meeting rooms
- 5 x Collaboration zones

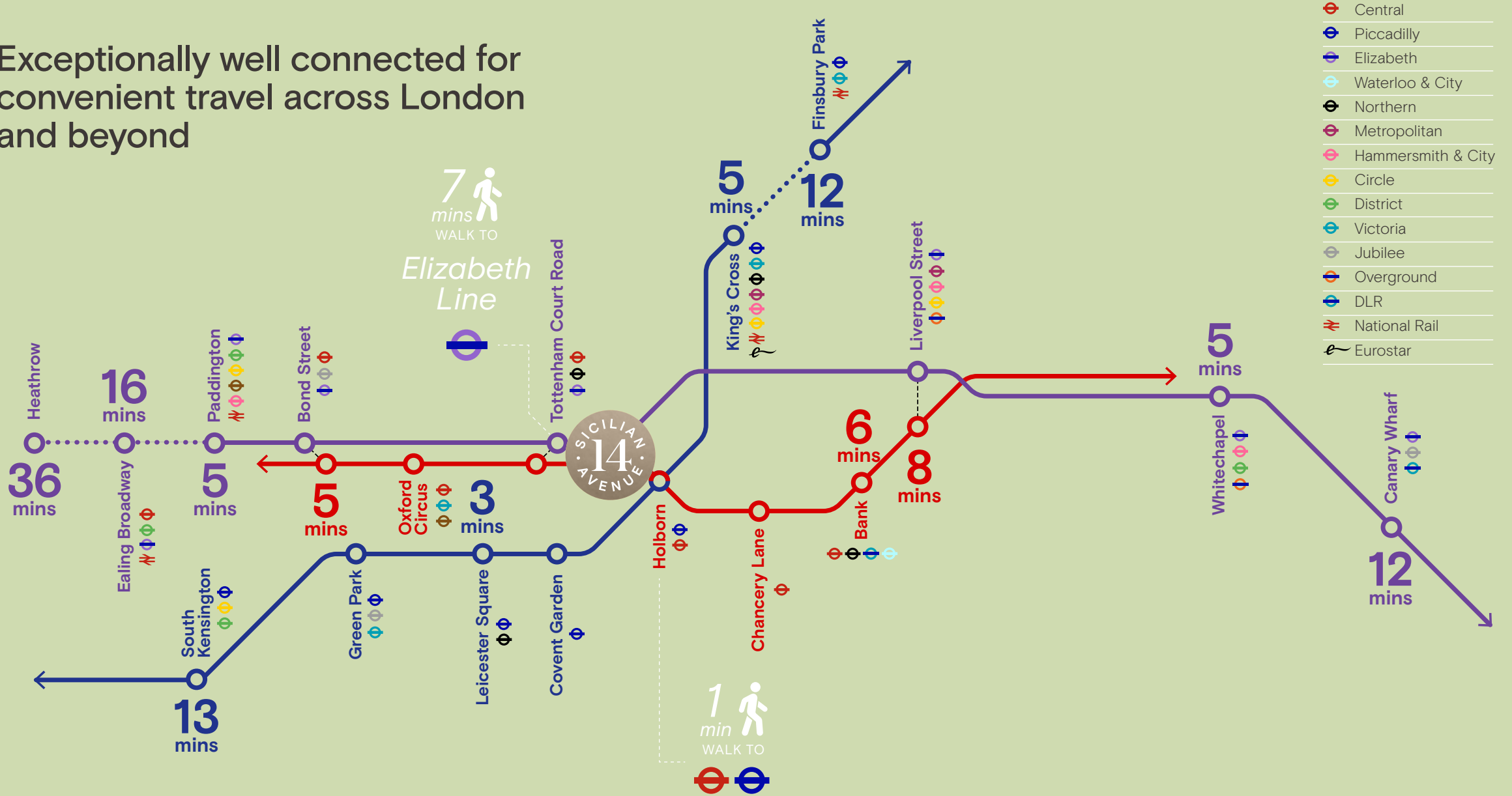


POORHANS FOR YOUR JOURNAL

SICILIAN AVENUE



Exceptionally well connected for convenient travel across London and beyond





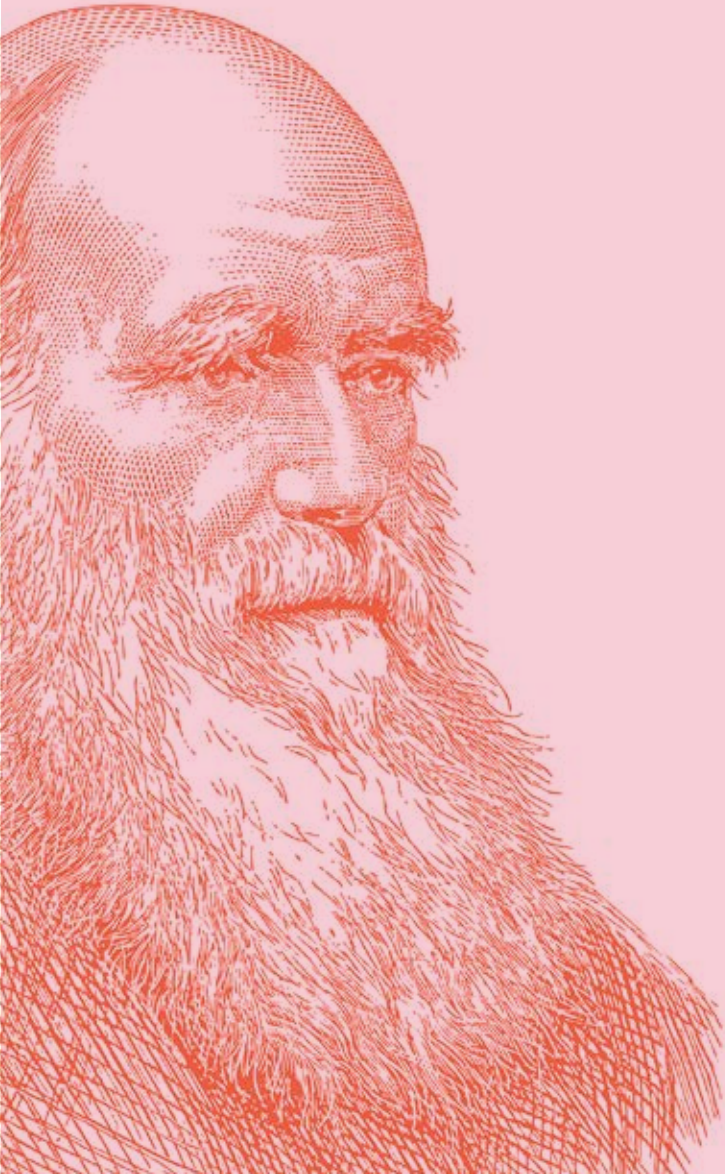
More than 50 bars, restaurants & cafés within a 10 minute walk

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.



50
+
FOOD & DRINK





Heritage & History

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.

From Vanessa Bell to Roger Fry and Duncan Grant, Bloomsbury's notable residents have included Mahatma Gandhi, Charles Darwin, Bob Marley, Charles Dickens and Ricky Gervais, to name a few.

HERITAGE
HISTORY
TAGS



Royal Opera House

ART & CULTURE



Sir John Soane's Museum



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, 14 Sicilian Avenue sits in a location surrounded by art and culture.



British Museum



GREEN

SPACES

8

8

Green Spaces

As Charles Dickens once said, “the parks be the lungs of London”, and at 14 Sicilian Avenue, you’ll benefit from 8 publicly accessible green spaces within a 10 minute walk – including Bloomsbury Square, right on your doorstep.

Where culture meets community

From rest and relaxation at The Hoxton and Rosewood hotels, to retail therapy along Sicilian Avenue and Lamb's Conduit Street, Bloomsbury is truly a 24/7 destination.

REST & RETAIL



Rosewood



Flying Horse Coffee



1Rebel
Indicative image. AI-generated illustration of 1Rebel gym concept.



Lamb's Conduit Street



Neal's Yard



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