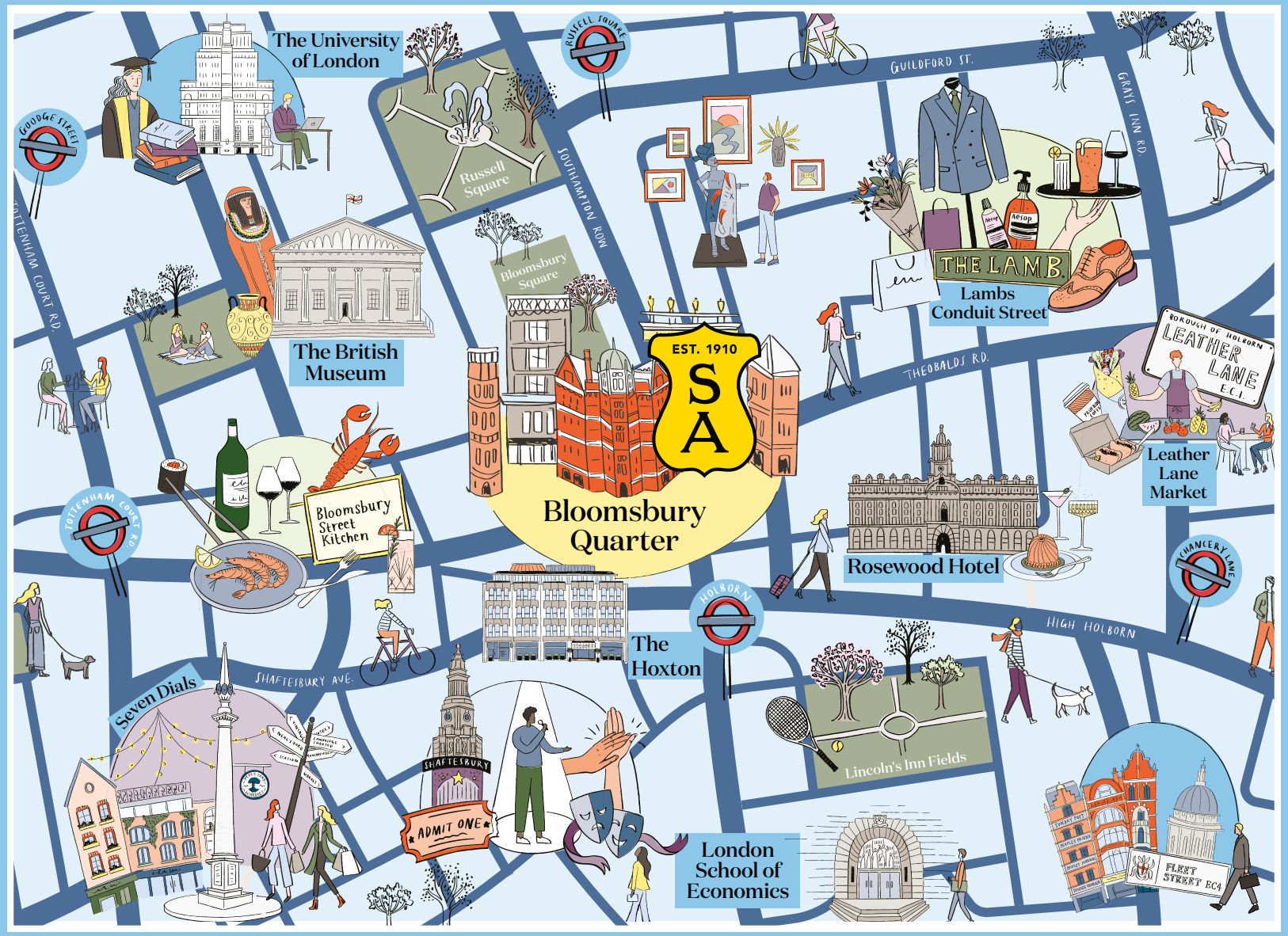

SICILIAN
AVENUE
LONDON
FLYING HORSE COFFEE
BACKWORKS
MATCHADO
FLYING HORSE COFFEE
EST. 1910
S
A

Roll up foodies, Londoners and friends!

Sicilian Avenue is London's unexpected, iconic and historical pedestrianised destination in Holborn that is entering a new era

In the heart of Bloomsbury, a stone's throw from Holborn Station, lies Sicilian Avenue – a charming, historic avenue that will provide a much-needed vibrant dining experience for Holborn's office workers, tourists, residents and students.





The social heart of the Bloomsbury Quarter

A 90 second walk from Holborn station, a 7-min walk from Tottenham Court Road station, and a 6-min stroll from the UK's No.1 attraction – The British Museum.

Grade-II listed Sicilian Avenue has been delighting visitors since 1910.

Defined by over a century of artistic and literary heritage, it attracts a dynamic mix of residents, workers, students and visitors.



Pedestrianisation

Sicilian Avenue is London's most iconic, pedestrianised oasis in the heart of the city.

The Avenue is addressing London's desire for safer, calmer and cleaner walkable streets.

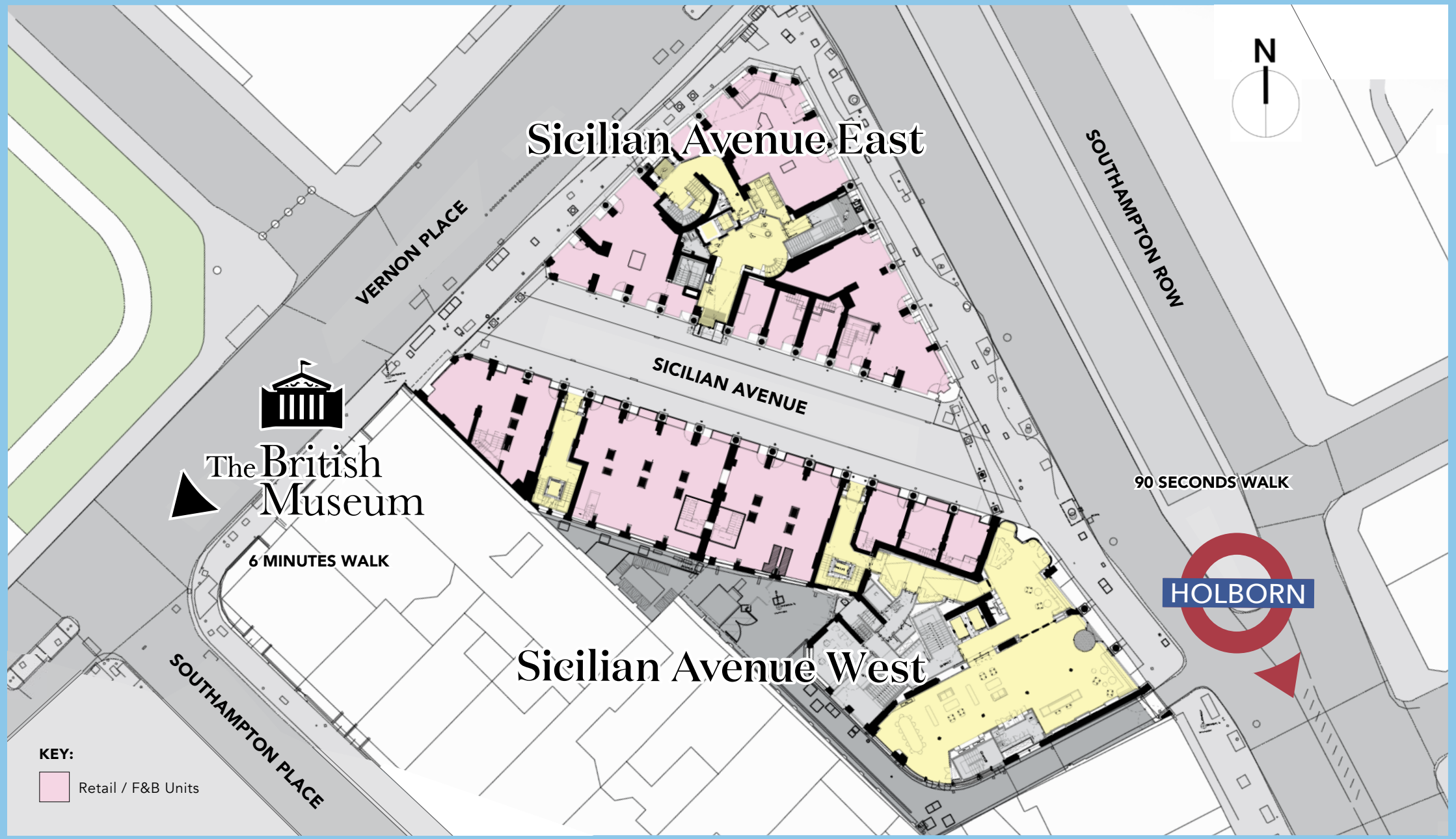
Its quality dining options and al fresco seating is set in a serene haven away from the surrounding bustle, creating the perfect environment for local office workers, residents and Holborn's 70,000 daily visitors.

Floor Plans

Sicilian Avenue



SICILIAN AVENUE



Opening Summer 2026

Sicilian Avenue West - Ground / Basement

Unit	Ground Floor		Basement		Total (SQ FT)
	NIA (SQ FT)	NIA (SQ M)	NIA (SQ FT)	NIA (SQ M)	
1	FLYING HORSE COFFEE				
2	BACKWORKS modern seated massage				
3	MATCHADO				
4	1,155	107.3	1,169	108.6	2,324
5	UNDER OFFER				
6	LEASED				



Opening September 2026

Sicilian Avenue East - Ground/Basement

Unit	Ground Floor		Basement		Total (SQ FT)
	NIA (SQ FT)	NIA (SQ M)	NIA (SQ FT)	NIA (SQ M)	
1	1,133	105.3	1,218	113.2	2,351
2	UNDER OFFER				
3	UNDER OFFER				
4	174	16.2	N/A	N/A	174
5	975	90.6	1,056	98.1	2,031
6	1,104	102.6	954	88.6	2,058

Let to / Under Offer

(Indicative) Potential for external seating



G
Ground



B
Basement

WELL-CONNECTED

- Central
- Piccadilly
- Elizabeth
- Waterloo & City
- Northern
- Metropolitan
- Hammersmith & City
- Circle
- District
- Victoria
- Jubilee
- Overground
- DLR
- National Rail
- Eurostar

7 min WALK TO **Tottenham Court Rd**

1 min WALK TO **Holborn**

EST. 1910 S A

Heathrow
Ealing Broadway
Paddington
Bond Street
Oxford Circus
Chancery Lane
South Kensington
Green Park
Leicester Square
Covent Garden
King's Cross
Farringdon
Liverpool Street
Bank
Whitechapel
Canary Wharf



VISITORS

Residents and Londoners

There are almost 10,000 residences within half a mile of Sicilian Avenue, and with 9.3m people living in London, Sicilian Avenue attracts that everyday Londoner seeking interesting places to add to their repertoire.

Office workers

Sicilian Avenue has c. 70k sq ft of contemporary office space, and will additionally benefit from the 300k sq ft opening at Victoria House, the new Life Sciences Building on Bloomsbury Square. Retailers can offer hot drinks, smoothies, quick bites or a sit-down express business lunch for workers desiring a serene environment.

University students

Home to around 20 university faculties in its immediate square mile from the station, university students need a place to inspire them whilst en route to classes or during scheduled breaks.



VISITORS

Entrepreneurs & solopreneurs

The surrounding area benefits from a significant serviced office presence, with Hogarth House providing 21,207 sq ft of boutique workspace right on the doorstep. Sicilian Avenue offers a creative and productive setting, providing a refreshing alternative to the bustle of co-working and hot-desking environments.

Tourists

The British Museum is one of the UK's biggest attractions and each year, 5.8m visitors descend into Holborn to visit it. Sicilian Avenue is just a 6-min stroll away, perfect for the more discerning tourist fascinated by British arts and culture and yearning for a more pleasurable dining experience.

13.2M

catchment in Holborn in 2024: 43% visitors, 39% workers, 18% residents*

10,000

residences within a half mile radius of Sicilian Avenue

17,500

sq ft of dining and al fresco seating in a serene location

70,000

sq ft of office space sits atop beautiful oriel windows

6.4M

visitors come to Holborn to visit The British Museum every year

66%

rise in sales for food and drink outlets in one pedestrianised UK location – 21% more than other retailers**

*Based on anonymised and aggregated BT connectivity data of residents and workers who spend more than 10 mins, as well as visitors who spend at least 10 mins, in one location. Licensed by the Central District Alliance / GLA High Street Data Service

**Source: Pedestrian Pound report by Living Streets, the UK charity for everyday walking

RELAX IN HISTORY



Grade-II listed

The unique, Grade-II listed architecture is perfectly book-ended with Romanesque columns that will host al fresco dining and grab and go concepts, capturing passers-by and transporting them to a world away from the everyday bustle of Holborn.

Green & colourful oasis

Seasonal planting with areas to sit and relax will also be available, as well as quick access to Bloomsbury Square, which is right on the doorstep of Sicilian Avenue.





Convert a transiting footfall into a dedicated fanbase

Beautiful Edwardian shop front oriel windows connect local businesses and an in-built community of residents and office workers, and its intimate setting offers food and beverage occupiers the opportunity to convert its transiting footfall into a dedicated fanbase.



POP CULTURE

1

Pedestrianised streets improve physical and mental wellbeing and increase sales for local businesses

2

Sicilian Avenue's historical bookshops feature heavily in The Guernsey Literary and Potato Peel Pie Society movie

3

Bloomsbury is home to famous laureates and poets, including Virginia Woolf and Mahatma Gandhi

4

Bob Marley and Ricky Gervais both lived in Bloomsbury

5

Blockbuster Wonder Woman was filmed on Sicilian Avenue

6

Emmy award winning Slow Horses is filmed on Sicilian Avenue

Green for the people

Safer passages for walkers and cyclists have sprung up as part of Low Traffic Neighbourhoods placing breathable, cleaner cities high on the agenda for London's councils

As part of our social and environmental mission, we are committed to achieving the highest sustainability standards possible at Sicilian Avenue, as part of the Bloomsbury Quarter estate.



Estate-wide greening & biodiversity strategy

Natural ventilation

BREEAM 'Excellent'

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM

EPC B

A
B
C
D
E
F
G

Collaborating with the Central District Alliance

Central District Alliance

SICILIAN AVENUE
LONDON



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