

VERNO
&
SICILIAN

21 SOUTHAMPTON ROW



Introduction

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The Estate
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The Building

Vernon & Sicilian
Arrival Experience
End of Trip Facilities
Specification
Gallery

Vernon

Availability
Floorplans

Sicilian

Availability
Floorplans

Your Neighbourhood

Overview
Connections
History & Heritage
Art & Culture
Food & Drinks
Green Spaces
Retail & Restaurants

Contact

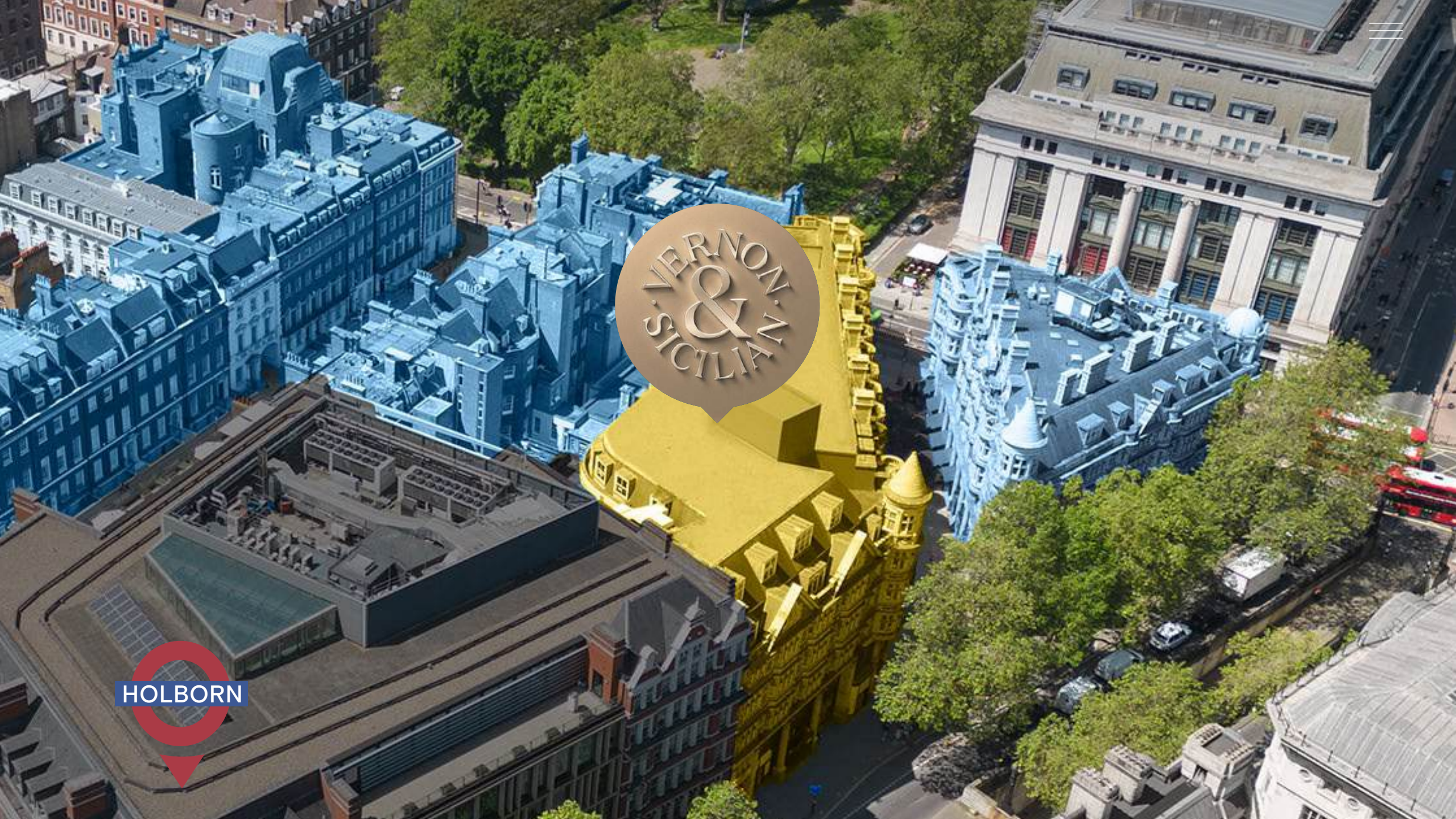
Leasing Team

VERNON
&
SICILIAN



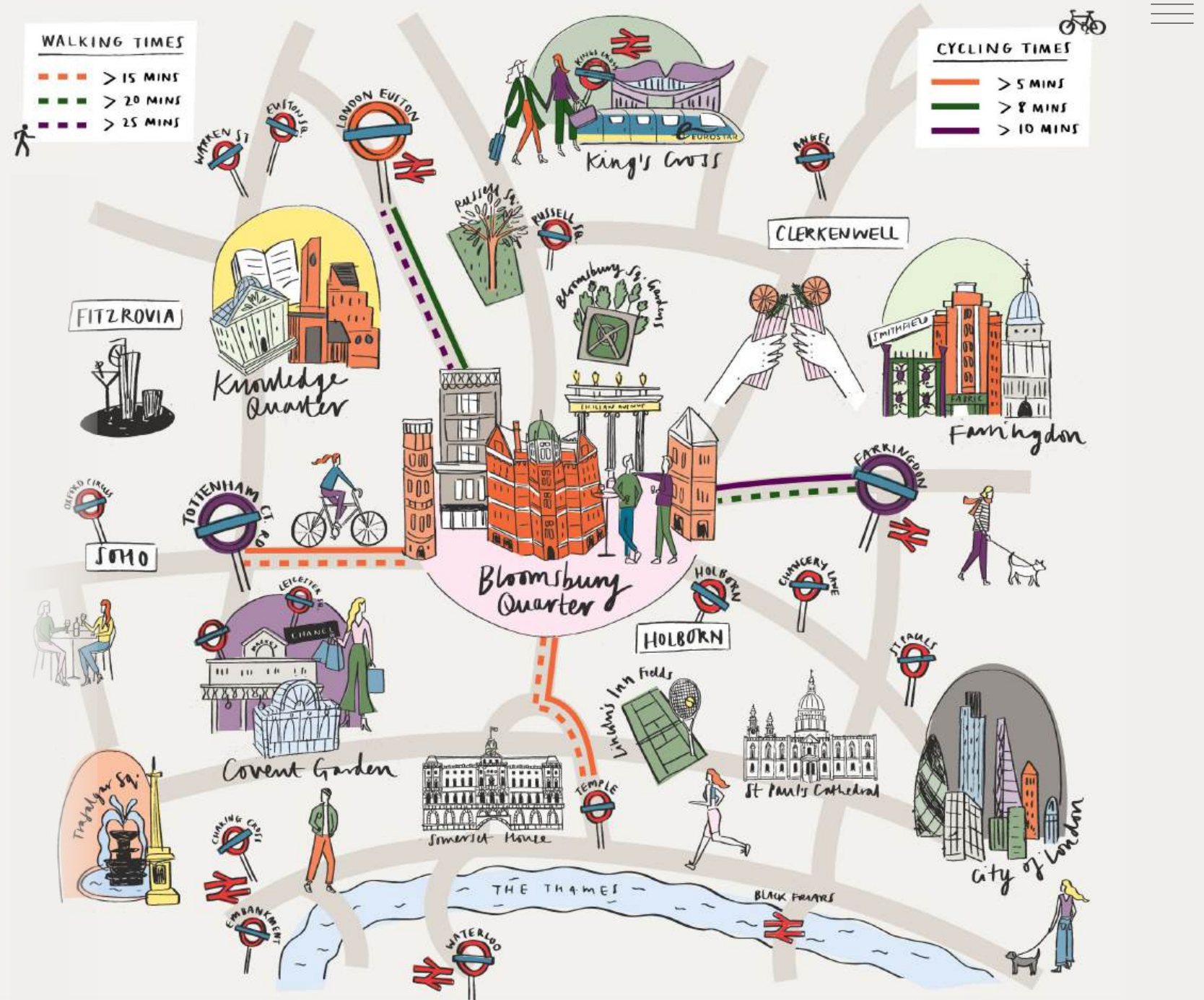
Introducing the stunning new offices at Vernon & Sicilian, 21 Southampton Row

Offering a combined total of up to 48,997 sq ft, including an expansive reception and state of the art end of trip facilities.



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.





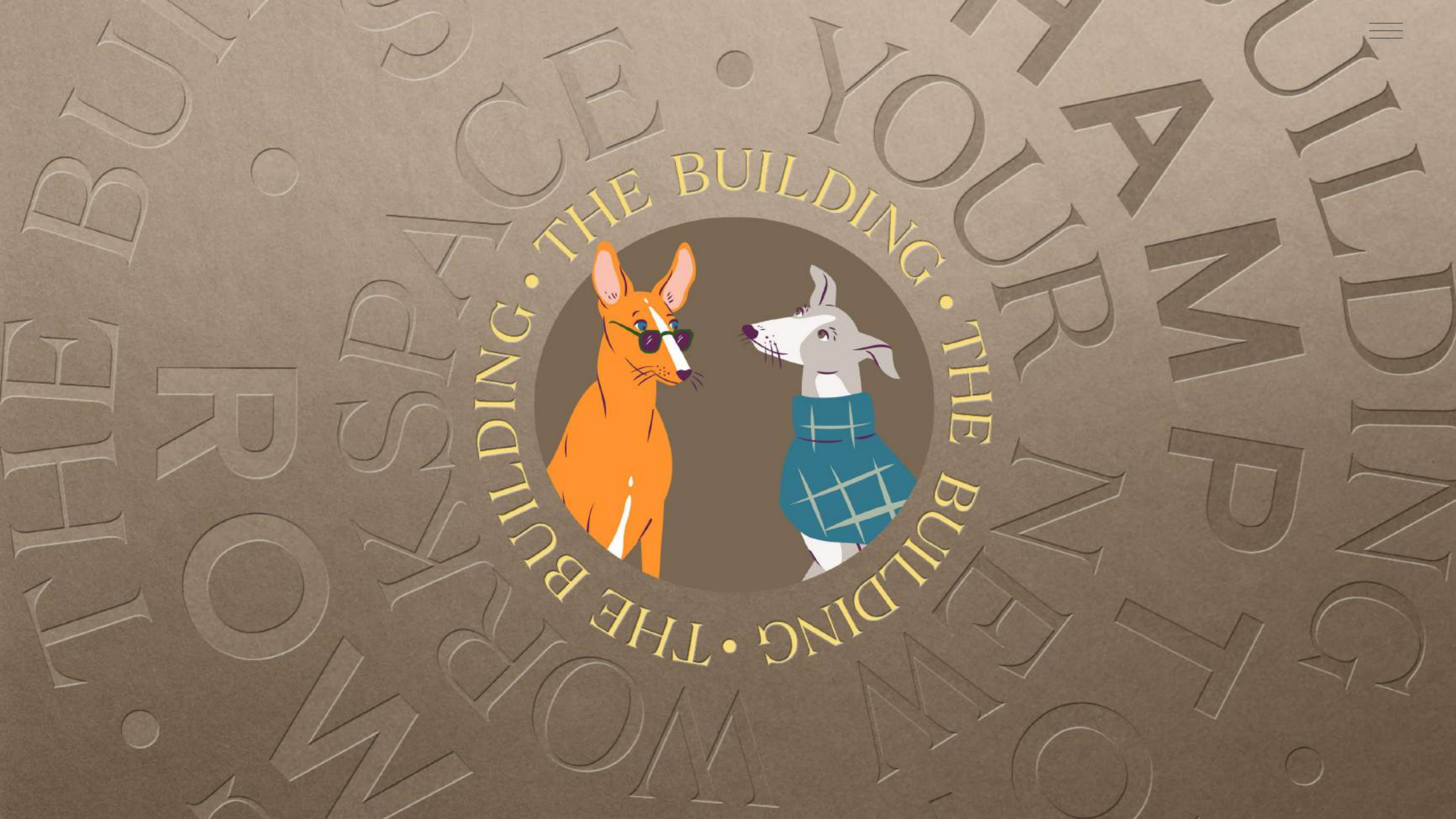
Sicilian Avenue offers over 10,000 sq ft of alfresco dining opportunities and independent retail boutiques





View of the Sicilian Avenue retail
looking towards Bloomsbury Square

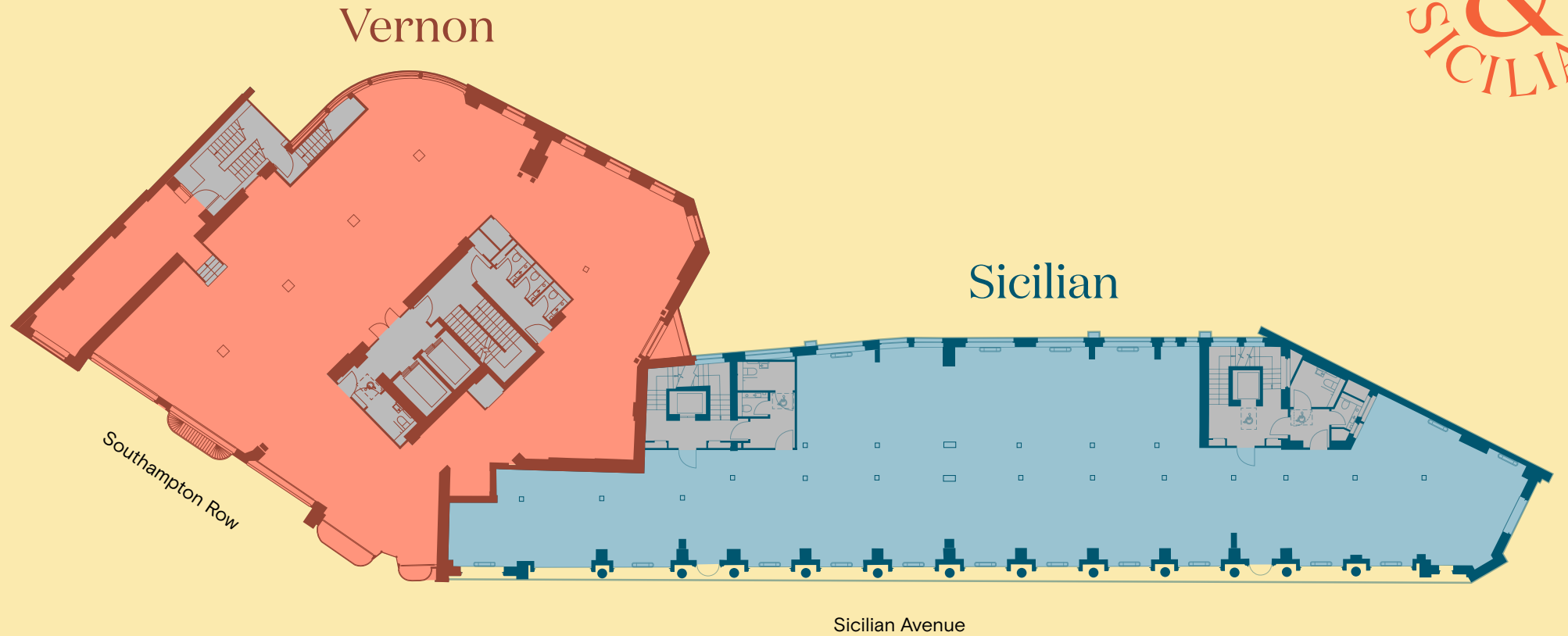






View of the shared main entrance and reception
to Vernon & Sicilian, 21 Southampton Row

Two buildings connected by a stunning
reception and arrival experience



- Vernon
- Sicilian





View of the shared reception





View of the end of trip facilities





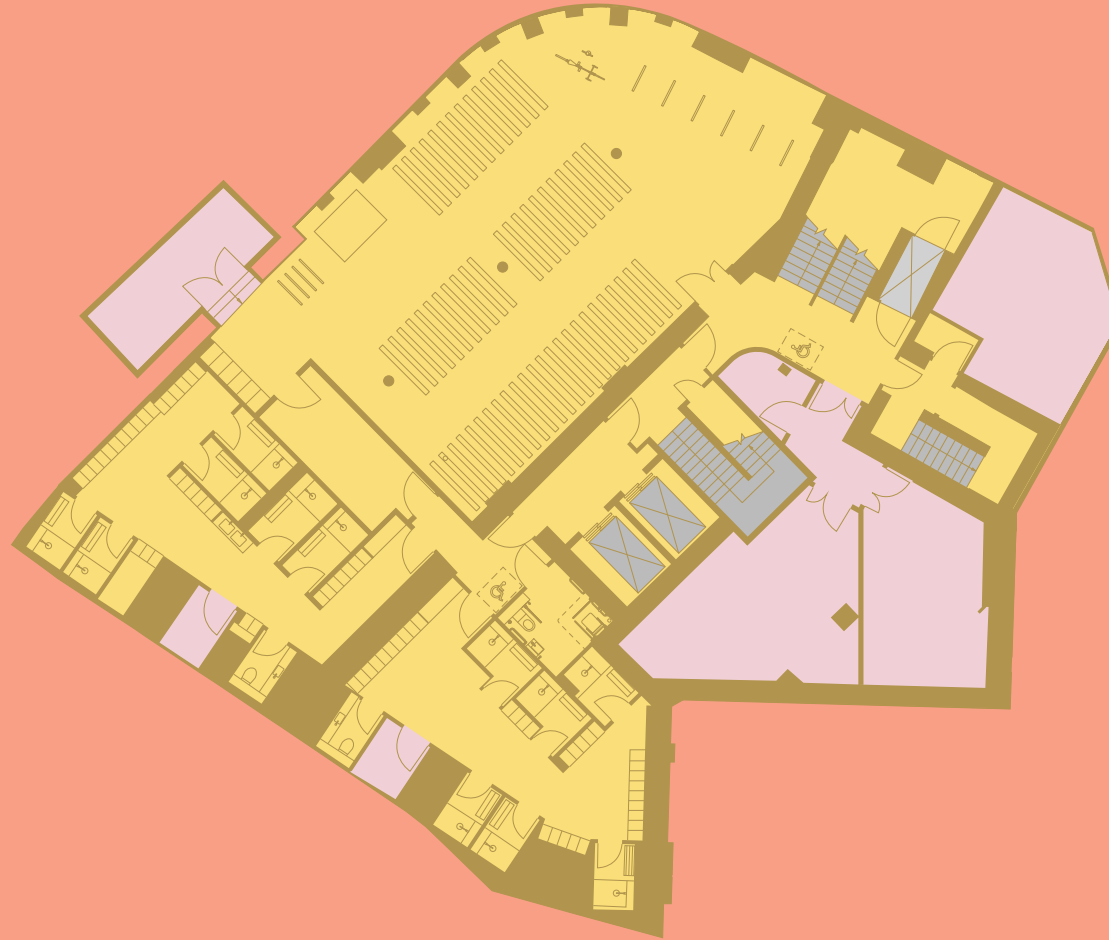
LG

Lower Ground

End of Trip Facilities

2,421 sq ft

225 sq m



-  Core
-  Cycle Store and Changing Facilities
-  Back of House
-  Cycle Lift





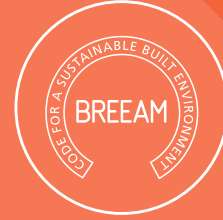
Full building
refurbishment



EPC B



New VRF
air conditioning



BREEAM 'Excellent'



Floor to ceiling height
2.85 - 2.96m



152 Cycle spaces



Amenity rich reception
with concierge



Retained heritage
features



New passenger
lifts



Occupational
density - 1:8



134 Lockers
& showers



Separate male and female
changing facilities



Solar PV on
the roof





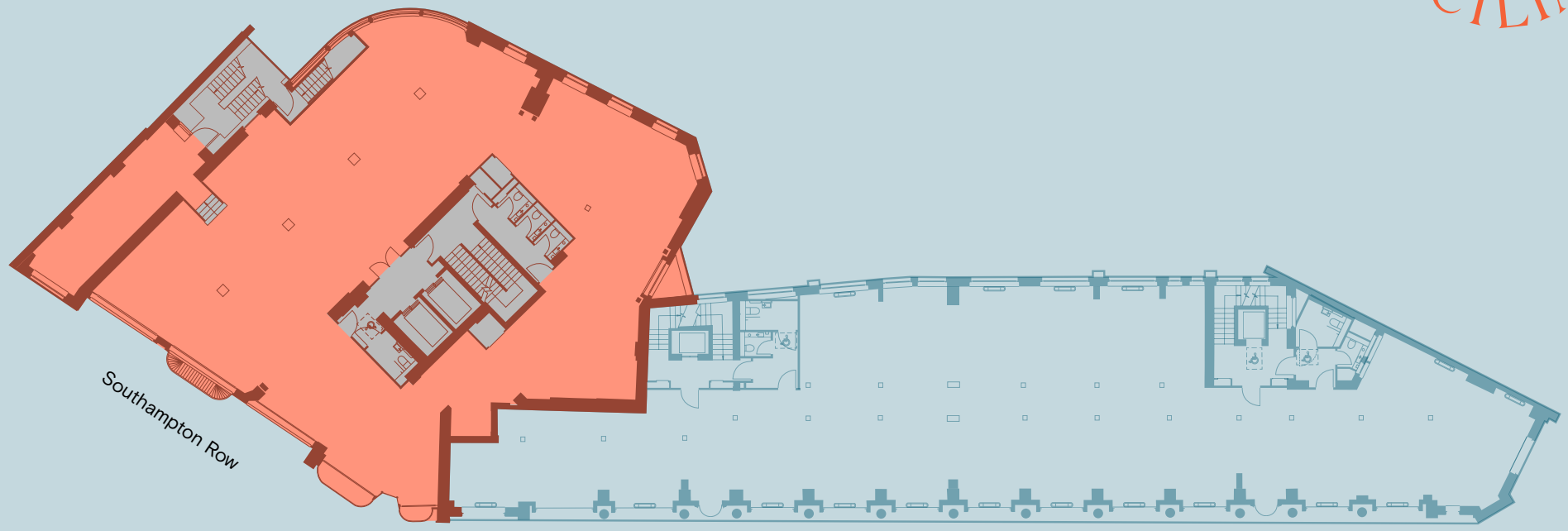
Schedule of Areas

Floor	Condition	Office sq ft	Office sq m
6	CAT A	3,404	316.2
5	CAT A+	4,518	419.7
4	CAT A	4,846	450.2
3	CAT A	4,787	444.7
2	CAT A+	4,711	437.7
1	CAT A	4,444	412.9
Total		26,710	2,481.4

1

First Floor

4,444 sq ft
412.9 sq m



Southampton Row

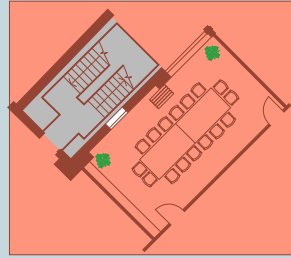
Sicilian Avenue



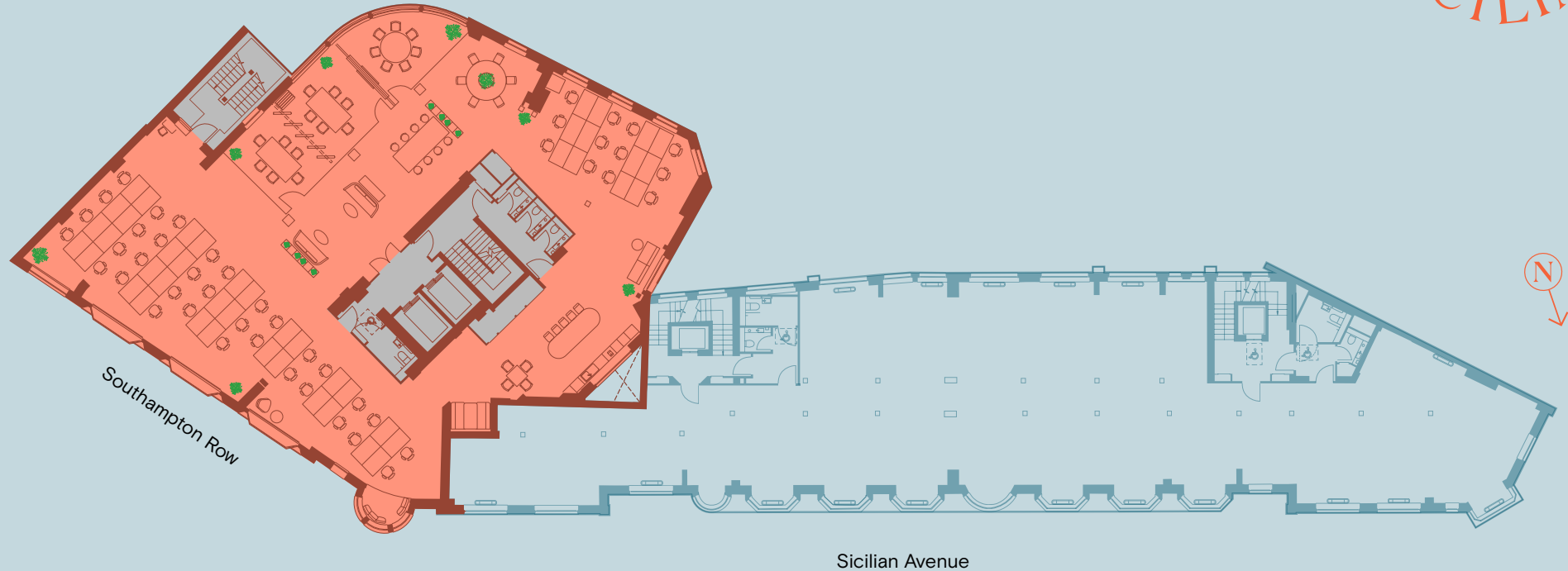
2

Second Floor

4,711 sq ft
437.7 sq m



S. VERNON & S. SICILIAN.



Southampton Row

Sicilian Avenue

Desks:	46	Touchdown (6 Person):	1
Touchdown:	10	Collaboration (8 + 4 Person):	1
Waiting / Lounge:	1	Alternative Work Settings:	40-60
Meeting Room (6 Person):	2	Teapoint / Breakout:	1
Meeting Room (7 Person):	3	Print Area:	1
Boardroom (12-16 Person):	1	Comms Rack:	1



View of the fit-out on Level 2



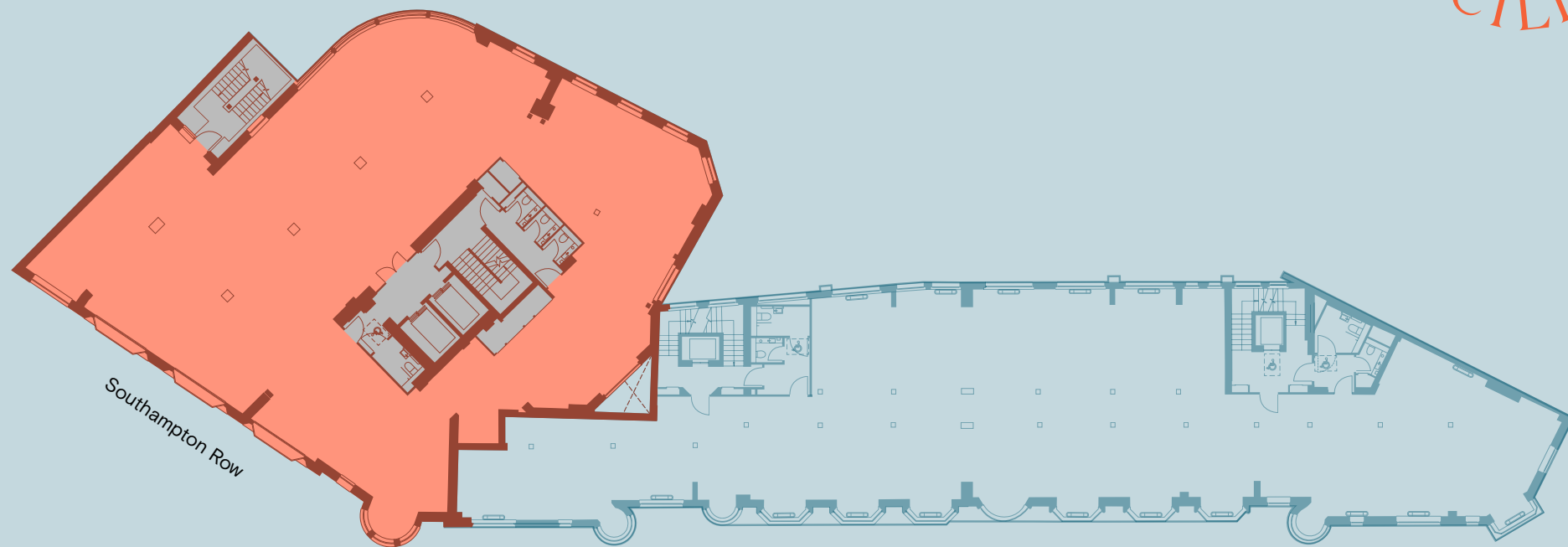
Views of the fit-out on Level 2

3

Third Floor

4,787 sq ft

444.7 sq m



Southampton Row

Sicilian Avenue



S. VERNON & S. SICILIAN





View of the CAT A 3rd floor

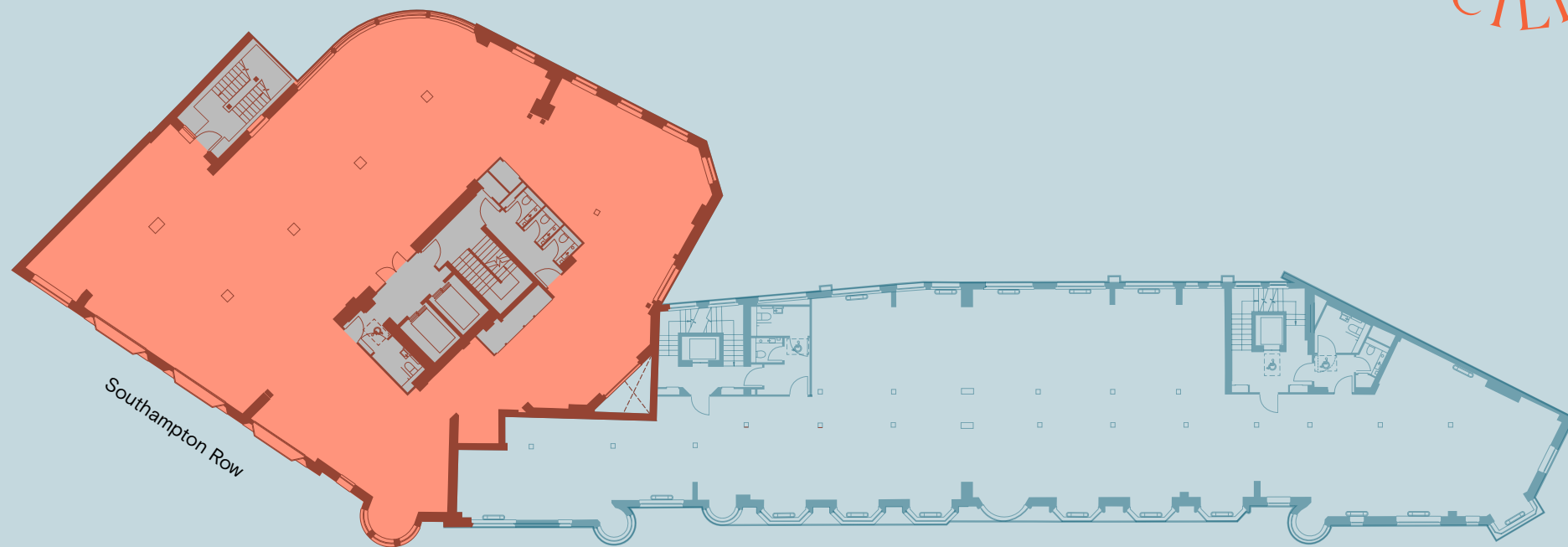


4

Fourth Floor

4,846 sq ft

450.2 sq m



Southampton Row

Sicilian Avenue



S. VERNON & S. SICILIAN



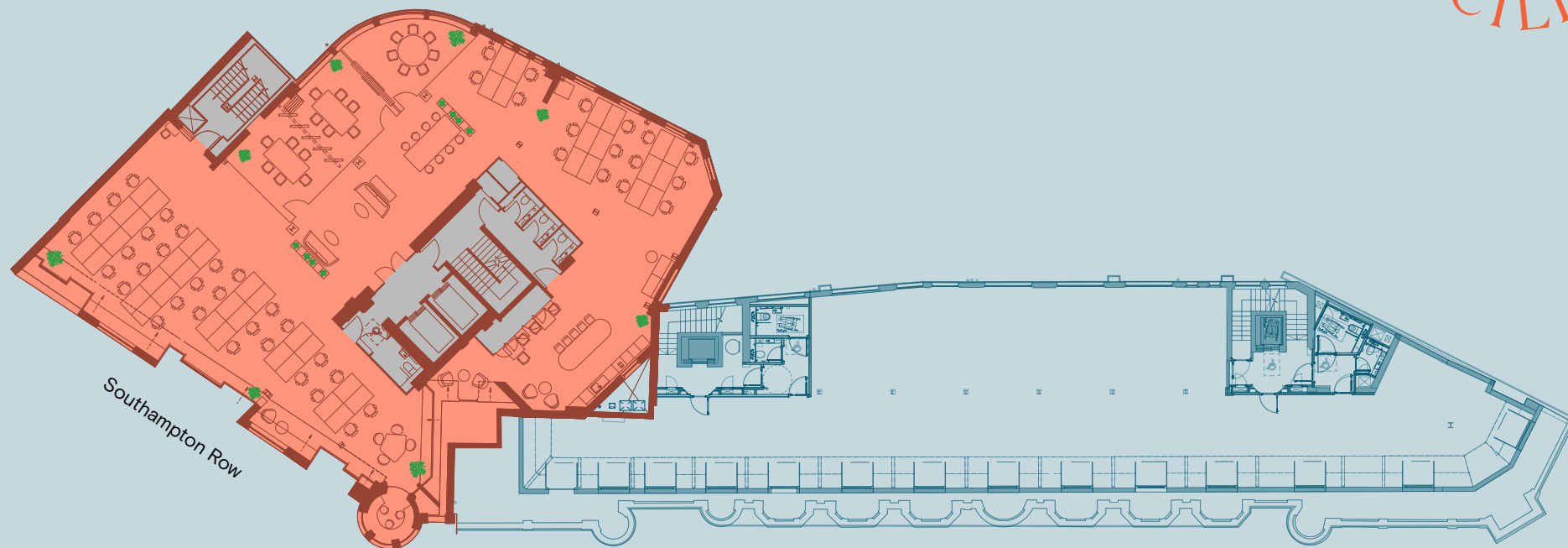
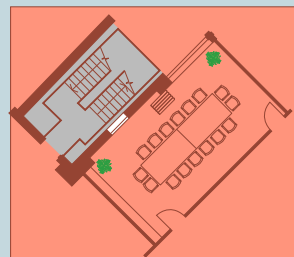
View of the CAT A 4th floor



5

Fifth Floor

4,518 sq ft
419.7 sq m



Southampton Row

Sicilian Avenue

Desks:	46	Collaboration (8 + 4 + 3 Person):	1
Touchdown:	10	Alternative Work Settings:	40-60
Waiting / Lounge:	1	Teapoint / Breakout:	1
Meeting Room (6 Person):	2	Print Area:	1
Meeting Room (7 Person):	1	Comms Rack:	1
Boardroom (12-16 Person):	1		

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View of the fit-out on Level 5

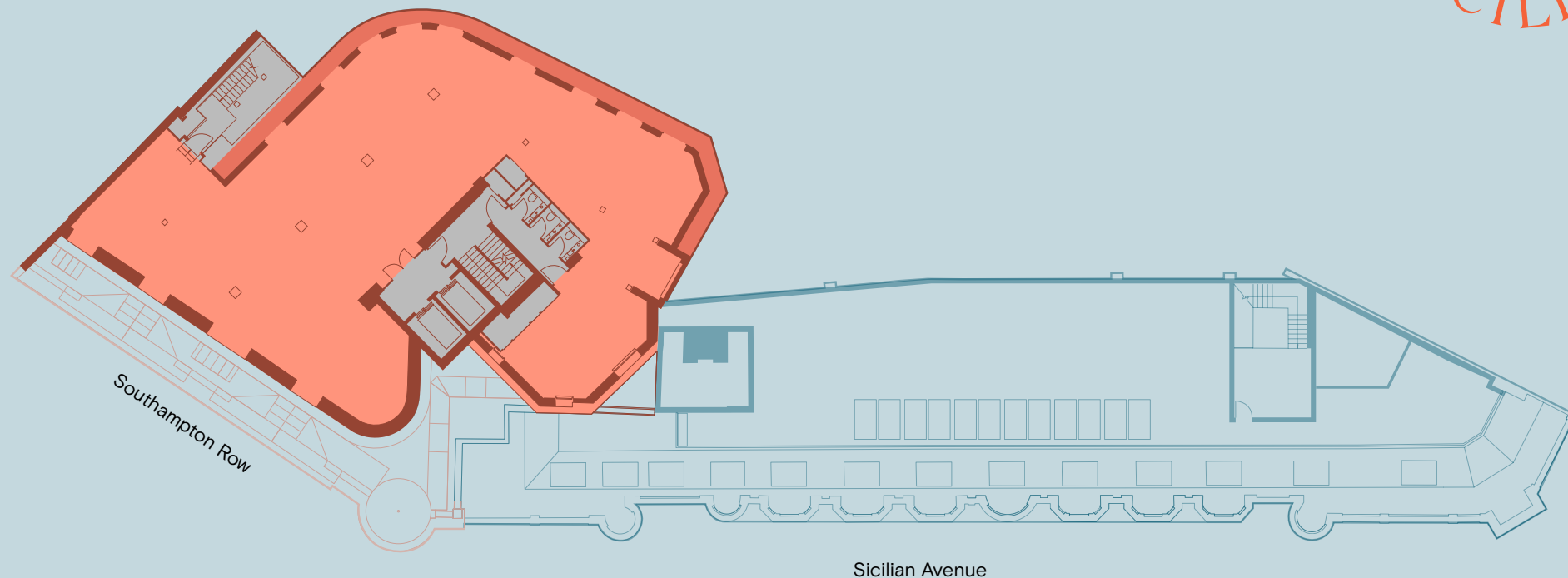


View of the fit-out on Level 5

6

Sixth Floor

3,404 sq ft
316.2 sq m

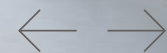


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View of the CAT A 6th floor







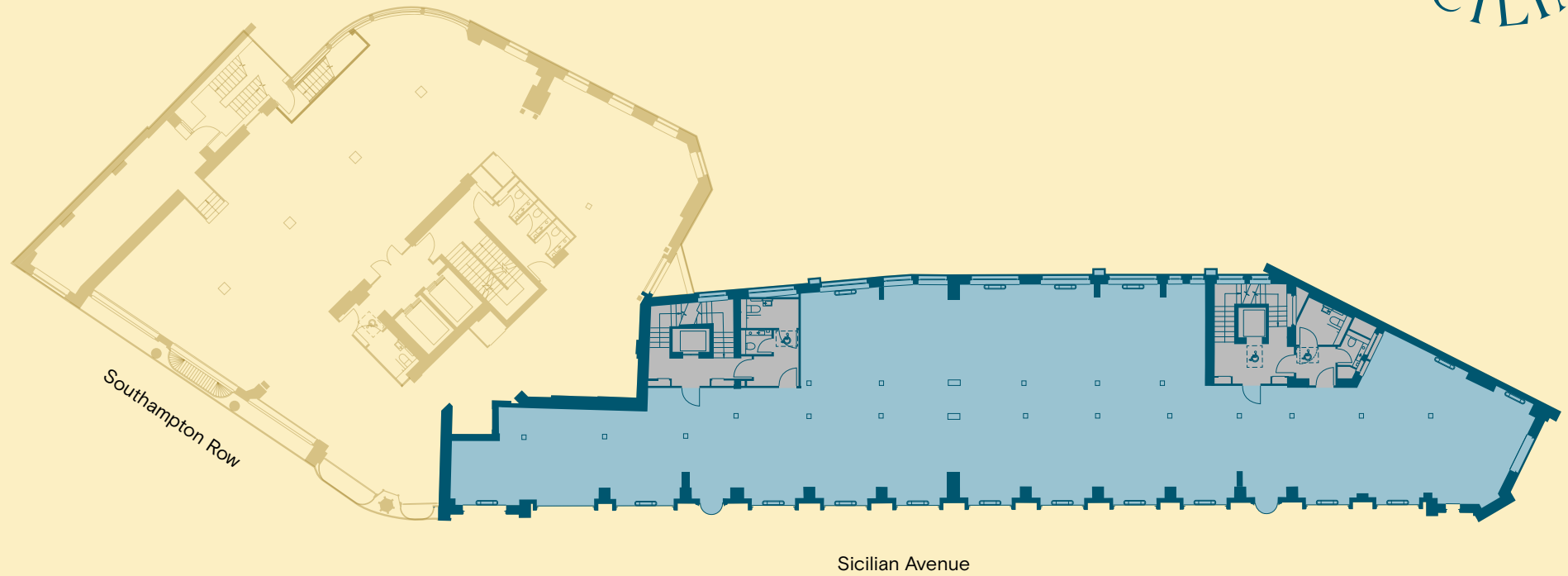
Schedule of Areas

Floor	Condition	Office sq ft	Office sq m
5	CAT A	3,565	331.2
4	CAT A+	4,749	441.2
3	CAT A+	4,711	437.7
2	CAT A	4,646	431.6
1	CAT A	4,638	430.9
Total		22,309	2,072.6

1

First Floor

4,638 sq ft
430.9 sq m



S. VERNON & S. SICILIAN.

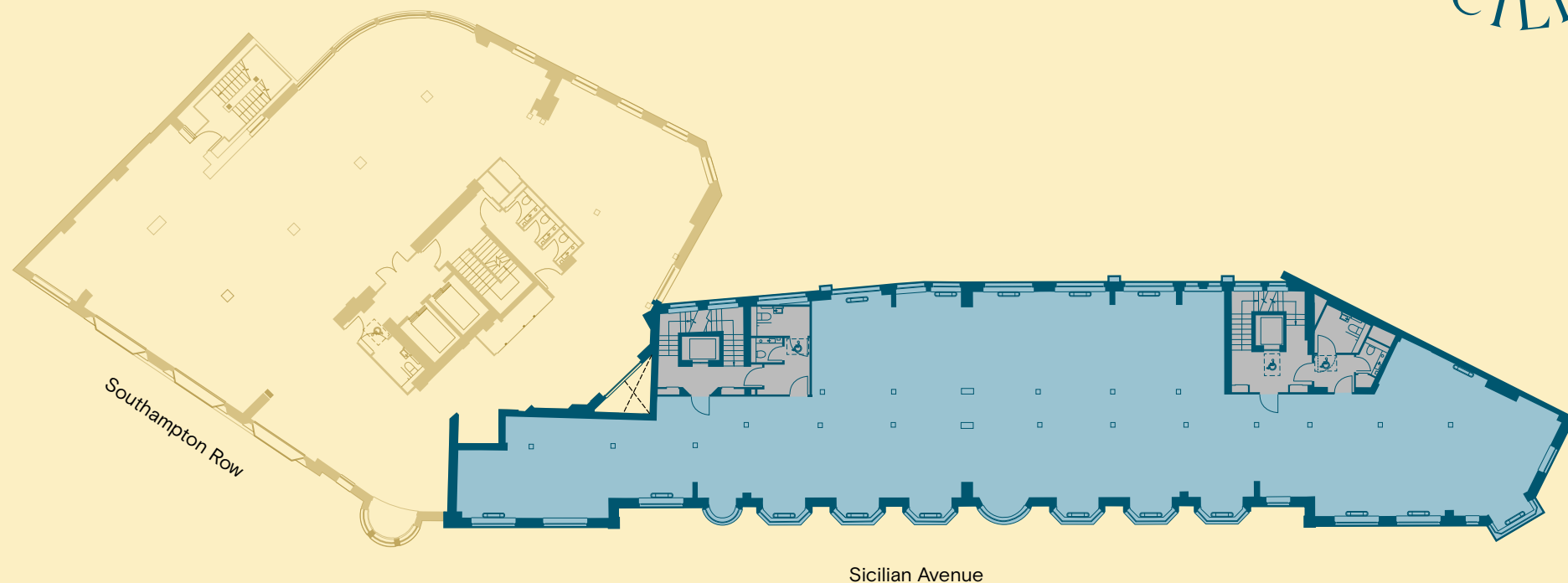


2

Second Floor

4,646 sq ft

431.6 sq m



S. VERNON & S. SICILIAN





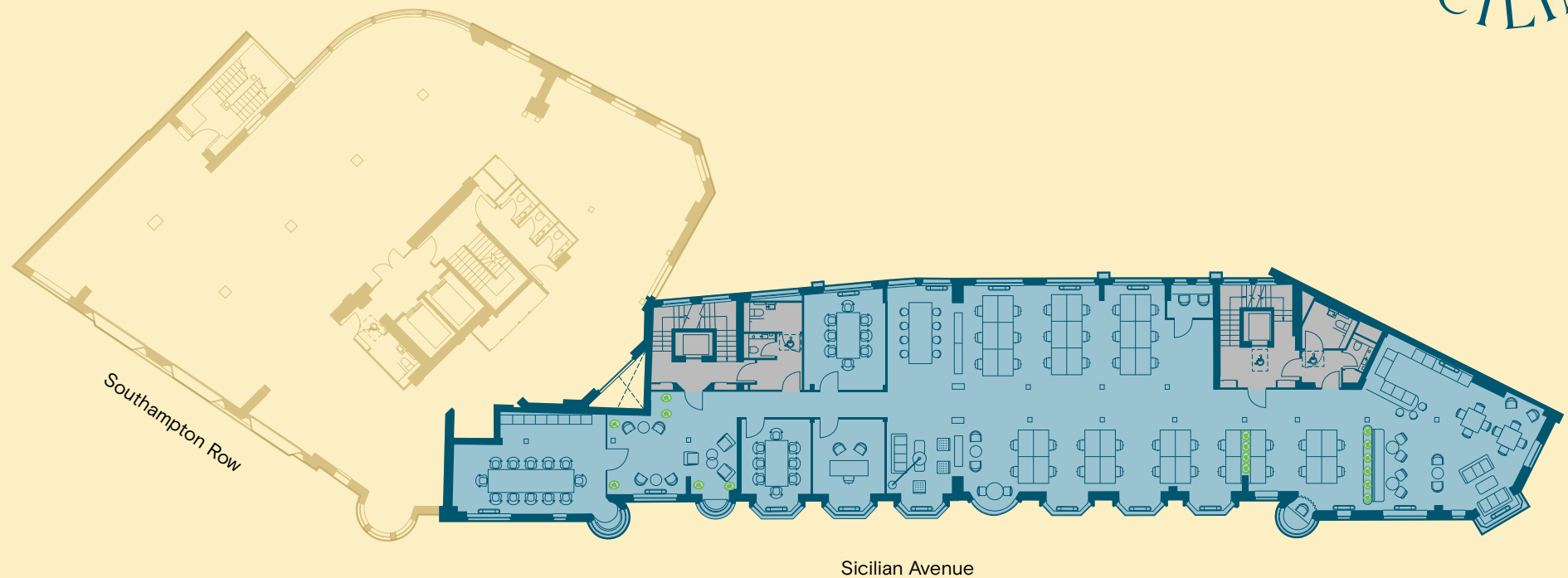
View of the CAT A 2nd floor



3

Third Floor

4,711 sq ft
437.7 sq m



Reception Area: 1
12 Person Boardroom: 1
8 Person Meeting Room: 2
Private Office: 1
Breakout Areas: 3

Kitchen Area: 1
2 Person Booth: 1
Private Booth: 1
Desks: 30

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View of the fit-out on Level 3



Views of the fit-out on Level 3

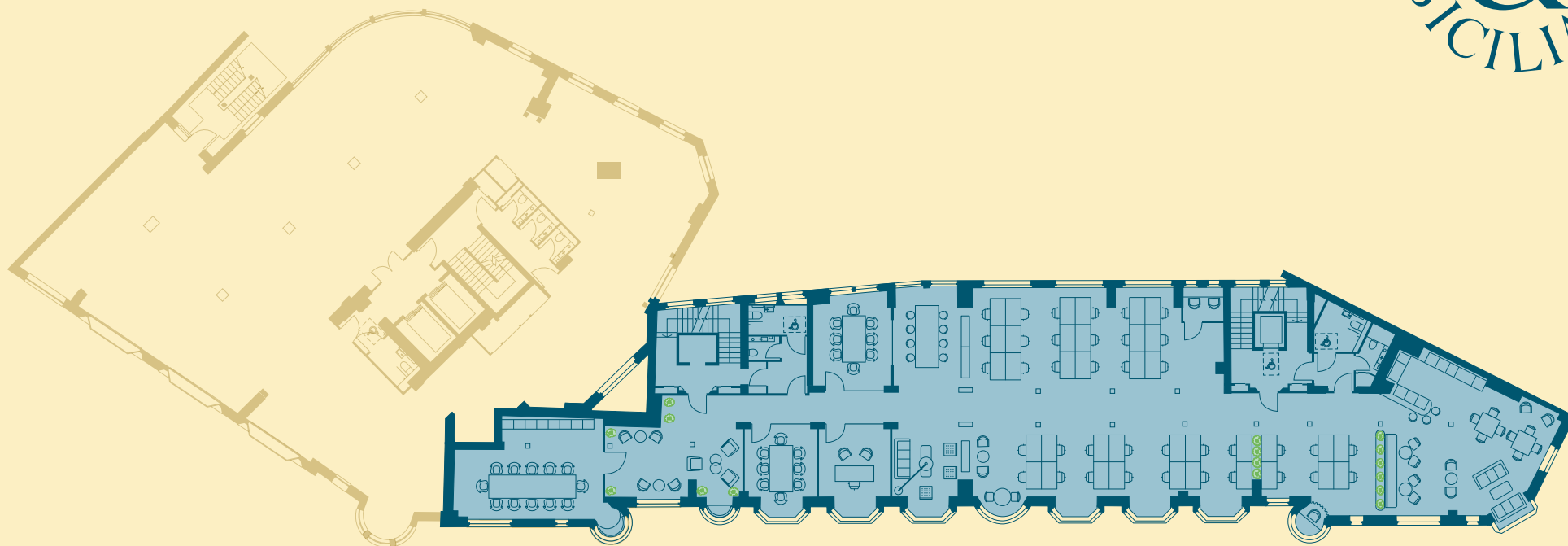


4

Fourth Floor

4,749 sq ft

441.2 sq m



Reception Area: 1
12 Person Boardroom: 1
8 Person Meeting Room: 2
Private Office: 1
Breakout Areas: 3

Kitchen Area: 1
2 Person Booth: 1
Private Booth: 1
Desks: 30

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View of the fit-out on Level 4

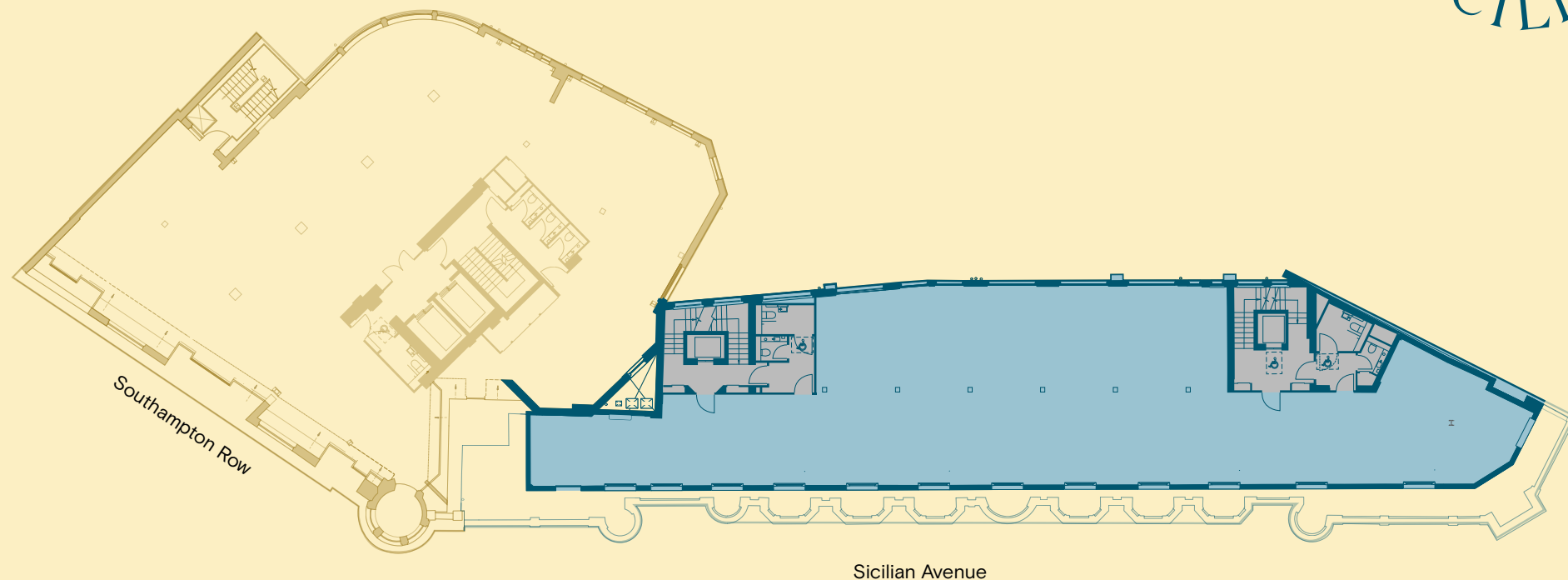


View of the fit-out on Level 4

5

Fifth Floor

3,565 sq ft
331.2 sq m



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View of the CAT A 5th floor



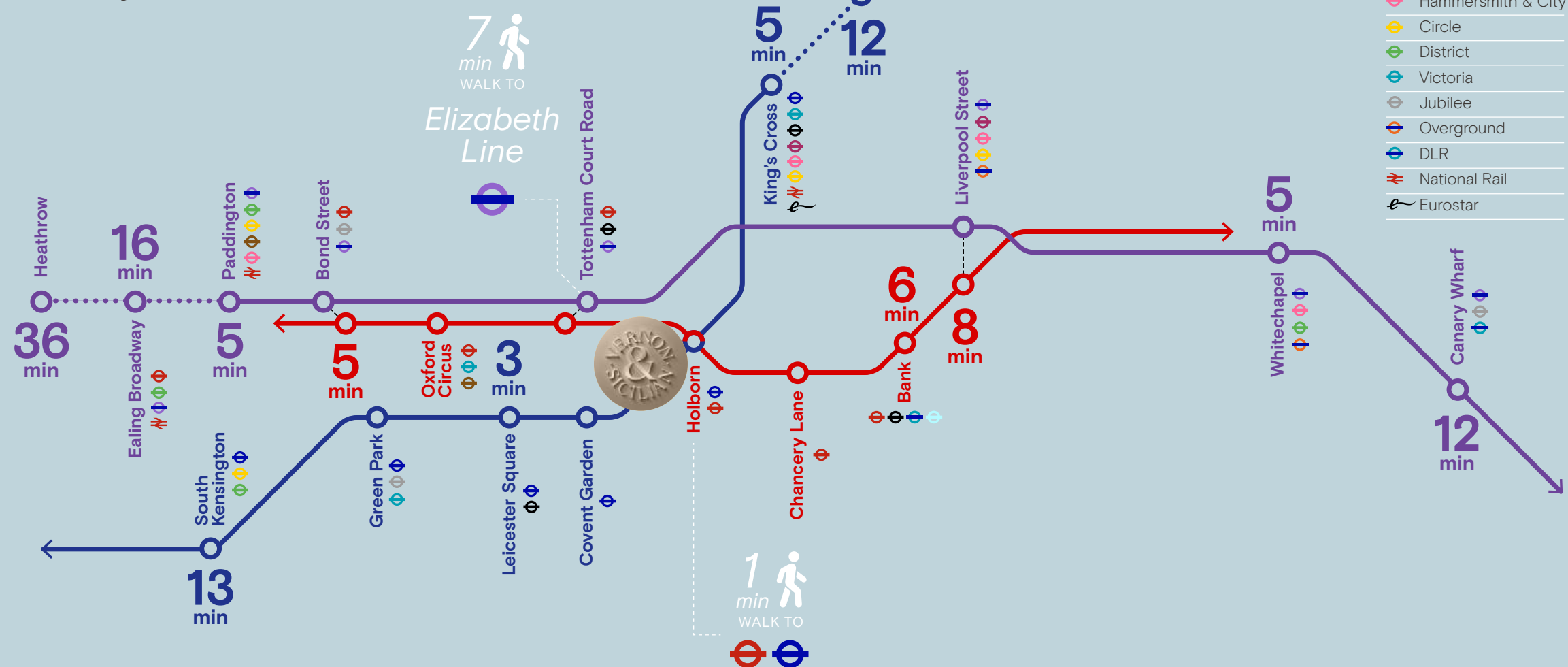
ONION
Cafe

VENUE

VENUE



Exceptionally well connected for convenient travel across London and beyond





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.

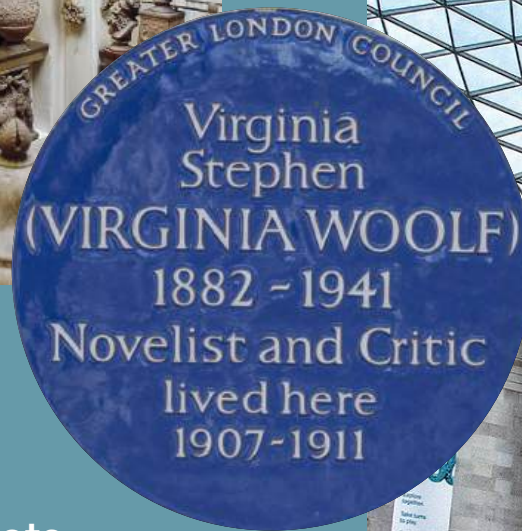


Royal Opera House

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, Vernon & Sicilian, 21 Southampton Row sits in a location surrounded by art and culture.



British Museum



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.



FOOD
&
DRINK





GREEN SPACES



8

Green Spaces

As Charles Dickens once said, “the parks be the lungs of London”, and at Vernon & Sicilian, 21 Southampton Row, 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.

RETAIL
&
REST.



Lamb's Conduit Street



Lamb's Conduit Street



Neal's Yard



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