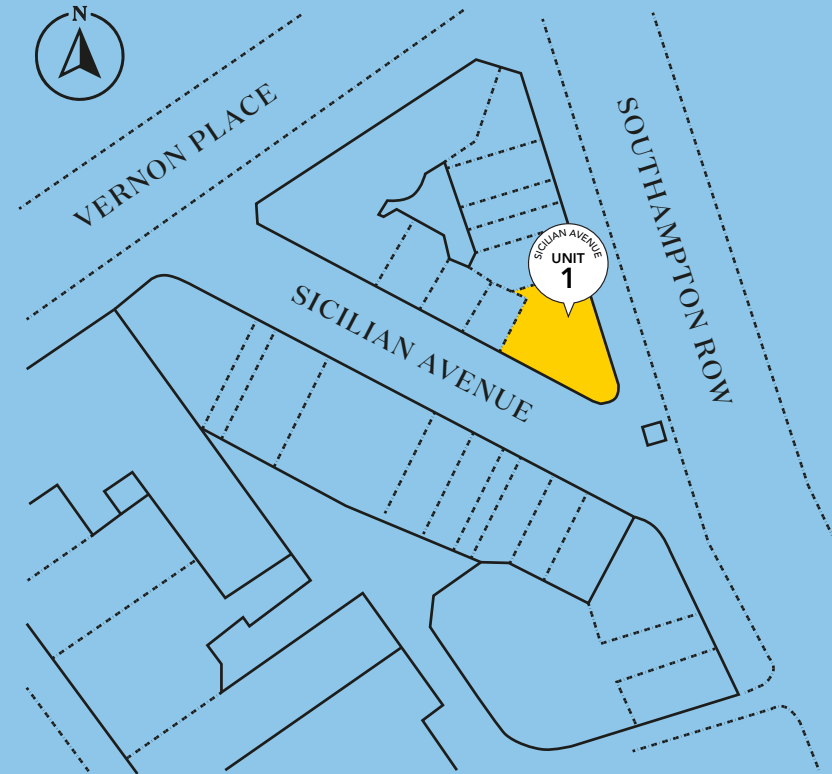


Knight Frank and P-Three presents Sicilian Avenue
Exclusive Prime Retail Unit to Let



SICILIAN AVENUE
LONDON



Location:

Excellent situated on the entrance of Sicilian Avenue, one of **London's oldest pedestrianised havens**, **Unit 1 is the largest in Phase 2** and is perfectly positioned to capture historic Bloomsbury's bustle.

This Grade II listed retail unit is on the corner of Southampton Row and Sicilian Avenue which is **90 seconds** from **Holborn tube station**. It's also a **7-min walk** from **Elizabeth line Tottenham Court Road** and a **6-min stroll** from the UK's no.1 attraction: **The British Museum**.

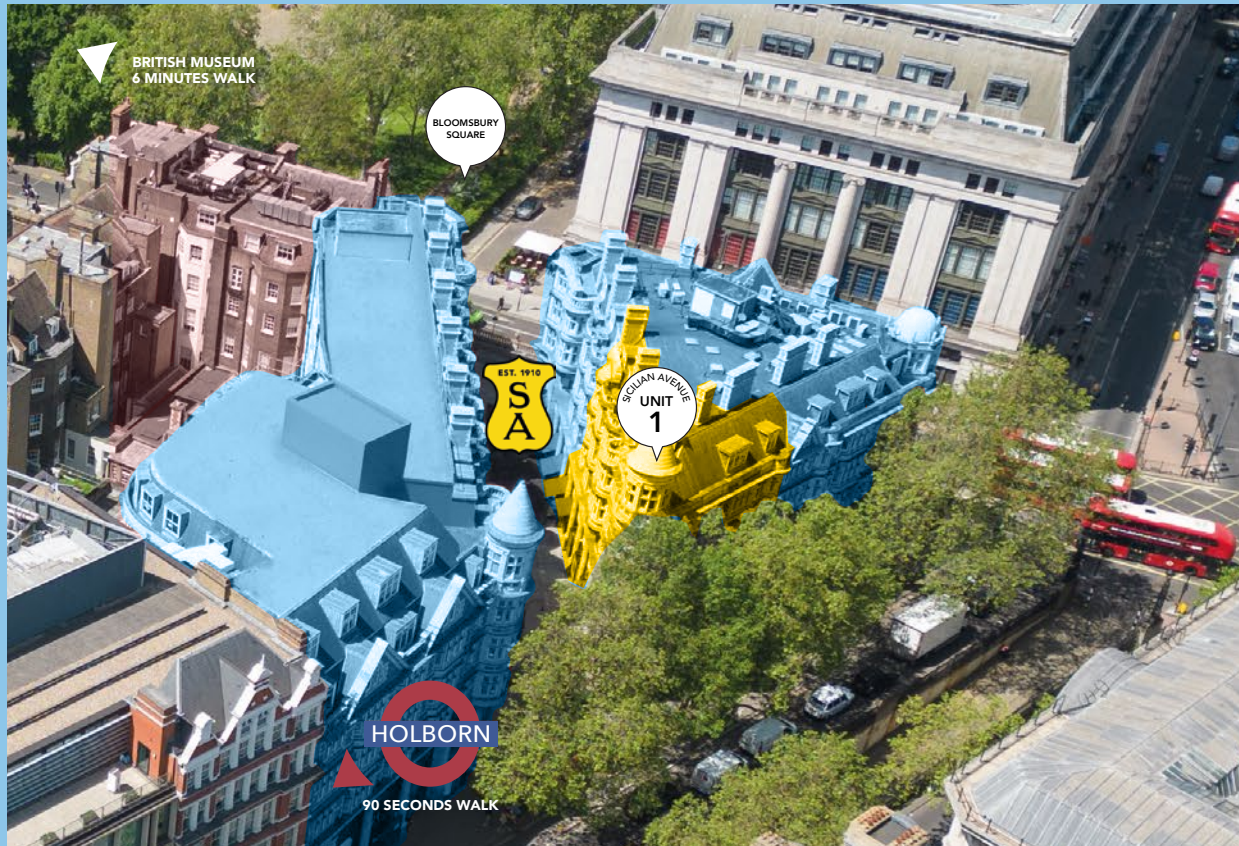
Accommodation:

Unit	Ground Floor		Basement		Total (SQ FT)
	NIA (SQ M)	NIA (SQ M)	NIA (SQ M)	NIA (SQ M)	
1	1,065	99	1,324	123	2,389

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About Sicilian Avenue:

Built in 1910, Sicilian Avenue was renowned as being **London's rich creative and cultural hub** for writers, philosophers, poets and laureates including Charles Dickens, Virginia Woolf and Mahatma Gandhi. In recent times, its location has **attracted Hollywood** where *Slow Horses*, *Wonder Woman* and *Guernsey Literary and Potato Peel Pie Society* have all featured its beautifully preserved Edwardian features, such as its large oriel windows on the retail units.

Nearby Attractions & Institutions

The British Museum

l'oscar
LONDON

ROSEWOOD
LONDON

UCL

LSE



Foundling
Museum

CHARLES
DICKENS
MUSEUM
London

the hoxton

THE BLOOMSBURY HOTEL
LONDON

P-THREE®



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Whilst every care is taken in the preparation of these particulars P-Three and Knight Frank and the vendor/lessor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

70k

70k daily
visitors to the
local area - a
captive audience

5.8m

5.8m annual
visitors to the
nearby British
Museum

10k

10k residences
within half a
mile radius of
Sicilian Avenue

20+

20+ university
faculties within
immediate
square mile