

P-THREE[®]



UNIT 1, BLOOMSBURY QUARTER RETAIL / RESTAURANT / CAFE

SICILIAN AVENUE, HOLBORN, LONDON, WC1A 2QD

DESCRIPTION

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.

Unit 2 is Grade II listed and is the largest in Phase 2. It benefits from a prime corner location at the entrance of Sicilian Avenue, just 90 seconds from Holborn tube station and a six minute walk from the UK's number one attraction, The British Museum.

LOCATION

Ideally situated in the heart of London's Midtown, the property occupies a superb central position just one minute's walk from Holborn Underground Station, offering direct access to the Central and Piccadilly lines.

The location is moments from The British Museum, The Hoxton and Rosewood Hotel, with a wealth of cafés, restaurants, and retail amenities nearby. This vibrant and well-connected area provides an ideal setting for occupiers seeking a historic Central London address with excellent transport links and local attractions on the doorstep.

RENT

Rent on request.

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For viewings please contact P-Three or our joint agents Knight Frank:

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AREA

The accommodation comprises the following areas (NIA):

Ground	98.94 sq m / 1,065 sq ft
Basement	123 sq m / 1,324 sq ft
Total	221.94 sq m / 2,389 sq ft

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