

3 3 S O H O

S Q U A R E

L O N D O N

*Walking on the grass  
since 1681*

**33 SOHO SQUARE. TWO FLOORS.**

**12,000 SQ FT OF GRADE A  
REFURBISHED OFFICE SPACE.**

**CHAMPIONING SOHO'S DEFIANT  
TRADITION WHILE ADAPTING  
FOR THE FUTURE.**



# SOHO SQUARE. THIS IS LONDON.

*Over the years, this corner of London has welcomed the capital's most eccentric characters. Soho Square itself has been home to bookshops, botanists, Beatles and more, while today the address hosts everyone from 20th Century Fox to the statue of Charles II. We took in the game changers and the eccentrics then and we have no intention of stopping now.*







Entrance in Soho Square

*The buildings that make up this prestigious square are as distinctive and varied as their occupants. From the House of St Barnabas to the Tudor-style gardener's hut, this is an address that prides itself on standing out.*





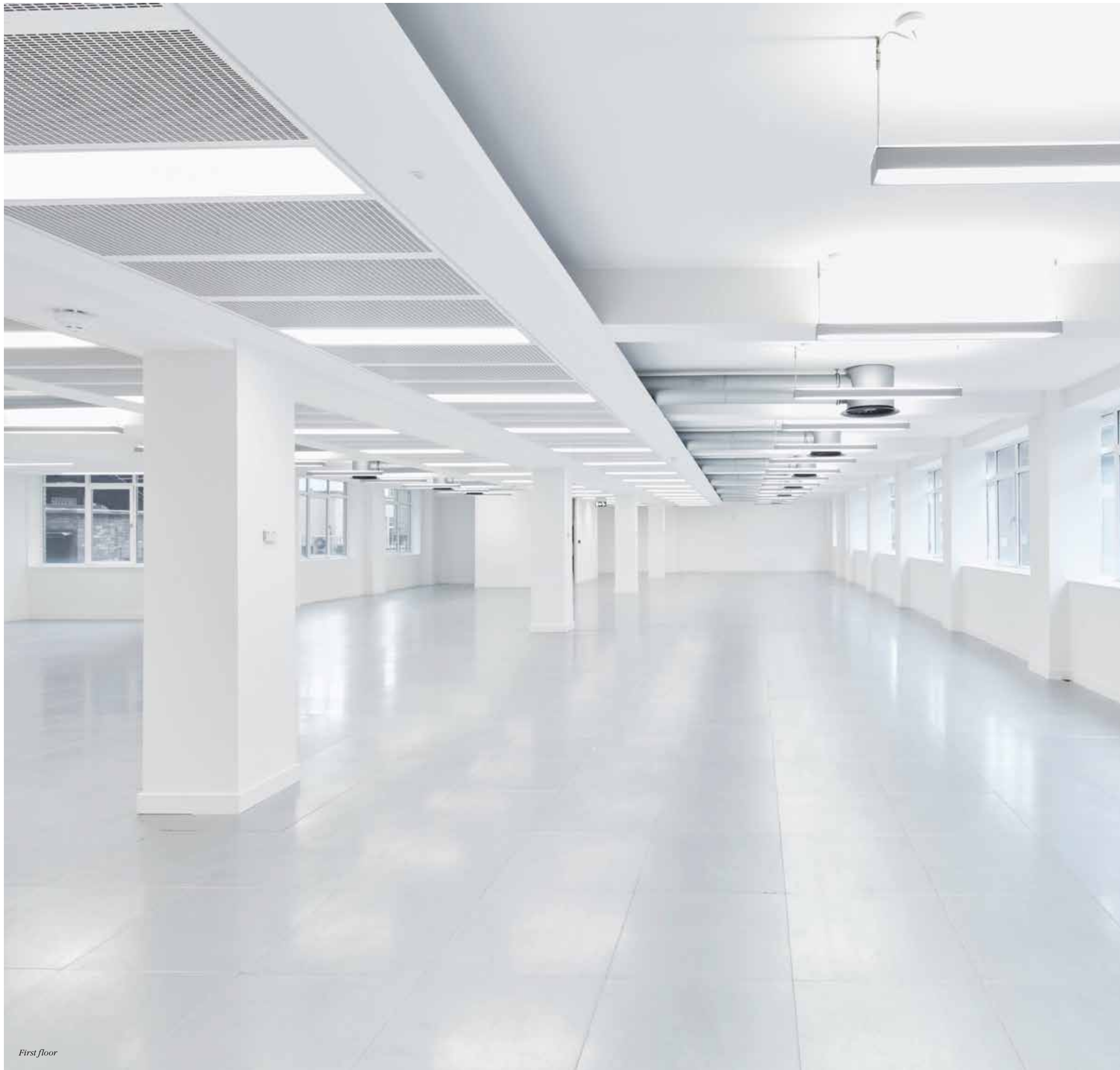
# SPRATLEY STUDIOS RECEPTION

ENTRANCE IS  
EVERYTHING  
IN SOHO



Ground floor reception

*An entrance should be as striking as the rest of the address. This reception's distinguished design from Spratley Studios features herringbone flooring and a porcelain-tiled desk. Timber, metallic and marble finishes create an elevated setting that is both comfortable for tenants and impressive to clients.*



First floor

# ENJOY GRAND VIEWS, OPEN SPACES AND MODERN STYLING

*Flexible floor plates and natural light create spaces that businesses can adapt to their unique requirements.*

*A sense of openness is ensured throughout with maximised floor-to-ceiling height and grand vistas of the square, while exposed services and efficient open-plan areas make this an office space for the modern worker.*



*Floorplate*



*Floorplate*

## AVAILABILITY

OFFICES	SQ FT	SQ M
SECOND FLOOR	5,941	552
FIRST FLOOR	5,949	552.7
<b>TOTAL (APPROX)</b>	<b>11,890</b>	<b>1,104.7</b>



TAKE

S

O

H

O

IN  
YOUR  
STRIDE





The Ivy Sobo Brasserie

*Sobo's cafés, pubs and bars are as integral to its creative framework as our workspaces. The Dog and Duck and The Pillars of Hercules have offered refuge to Orwell and Dickens, while fashionable cafés host many a creative soul scribbling in the corners. Sobo's restaurants and hotels are as luxurious as its residents, teaching London a new way to do food and living.*



BAO



**EVERY DAY HERE IS AN OPPORTUNITY TO DISCOVER A NEW FAVOURITE VENUE.**



Polpo



Henson's



Poppie's



Sobo Square



10 Greek Street

10 GREEK STREET



Berwick Street Market





*Brunch at Dean Street Townhouse, prosecco at Quo Vadis, arancini at Polpetto, chargrilled steak at Flat Iron – if you're going back to the same place each time, you're doing Soho all wrong.*



Third Space



Polpo



Axel Arigato



68 and Boston



Soho Square

# DELIGHTS AROUND EVERY CORNER

*Soho offers a more relaxed approach to shopping than neighbouring Oxford Street: a slower pace, a more discerning eye. Carnaby Street is lined with big-brand fashion outlets while independent stores such as Albam Clothing, G.H. Bass and MOSCOT make Beak Street a worthwhile detour.*



Pizza Pilgrims



# MAKING THE CONNECTION

3<sup>mins</sup>

FARRINGTON

5<sup>mins</sup>

LIVERPOOL ST

5<sup>mins</sup>

PADDINGTON

12<sup>mins</sup>

CANARY WHARF

14<sup>mins</sup>

STRATFORD

28<sup>mins</sup>

HEATHROW

*We are perfectly located between several Tube stations, allowing direct access to every corner of the capital. With speedy links to Paddington, Canary Wharf and Heathrow, 33 Soho Square is your perfect base for exploring London. The arrival of Tottenham Court Road Crossrail station in 2018 will further improve this area's excellent connections.*



DO

- [1] PICCADILLY THEATRE
- [2] GOLDEN SQUARE
- [3] THIRD SPACE
- [4] PALACE THEATRE
- [5] CURZON SOHO
- [6] PHOENIX THEATRE

DRINK

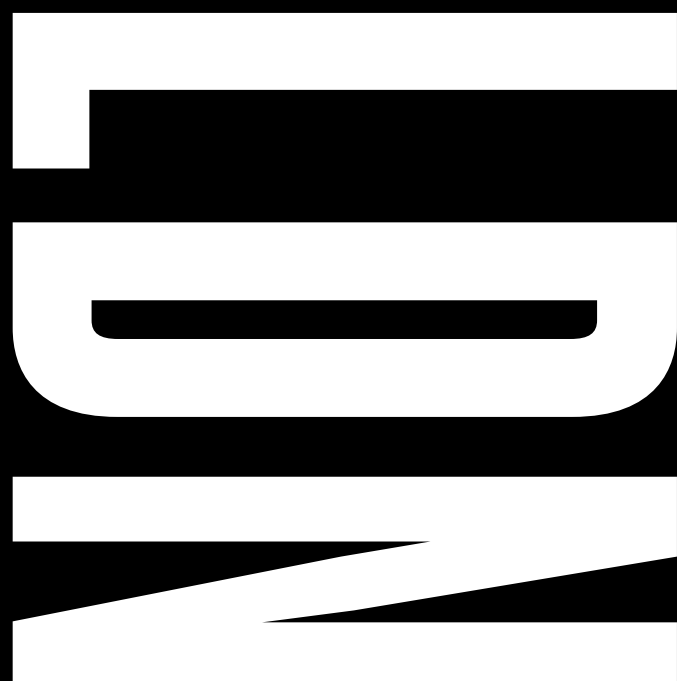
- [28] NORDIC BAKERY
- [29] FERNANDEZ & WELLS
- [30] SOHO GRIND
- [31] DEPT OF COFFEE AND SOCIAL AFFAIRS
- [32] CAHOOTS
- [33] 68 AND BOSTON
- [34] QUO VADIS
- [35] MONTAGU PYKE
- [36] SOHO ZEBRANO

EAT

- [7] POLPO
- [8] MILDREDS
- [9] WRIGHT BROTHERS
- [10] BAO
- [11] BLACKLOCK
- [12] FLAT IRON
- [13] NOPI
- [14] MASH
- [15] PIZZA PILGRIMS
- [16] LE BAB
- [17] SHACKFUYU
- [18] KILN
- [19] BONE DADDIES
- [20] BO DRAKE
- [21] DEAN STREET TOWNHOUSE
- [22] POLPETTO
- [23] CHOTTO MATTE
- [24] ZELMAN MEATS
- [25] JACKSON & RYE
- [26] THE BREAKFAST CLUB
- [27] PIZZA EXPRESS

SHOP

- [37] TOMMY GUNS
- [38] AESOP
- [39] LE LABO
- [40] PS BY PAUL SMITH
- [41] MOSCOT
- [42] G.H. BASS
- [43] RAPHA
- [44] WHOLE FOODS
- [45] SUPREME





# SPECIFICATION

- New VRV air conditioning
- Metal tile raised floors
- Semi-exposed services
- New LED lighting
- New reception
- 24-hour security
- 2x8 person passenger lifts
- 6 new superloos per floor
- 5 new showers
- New changing facilities with lockers & drying room
- Bicycle racks



*Ceiling detail*



*Locker detail*



*Bathroom tap detail*



*Bathroom detail*

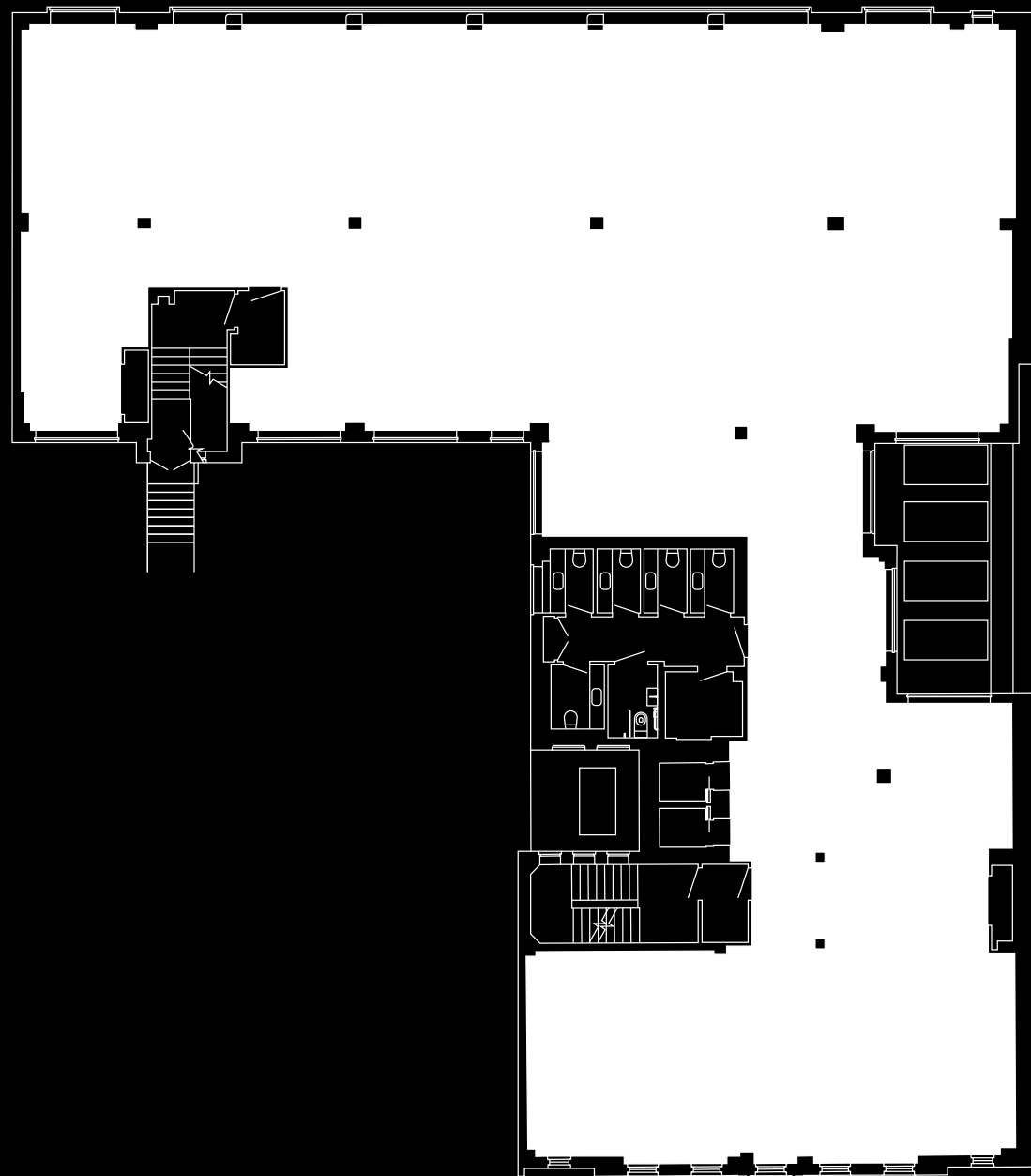


*Batrooms*



# FIRST FLOOR

DEAN STREET

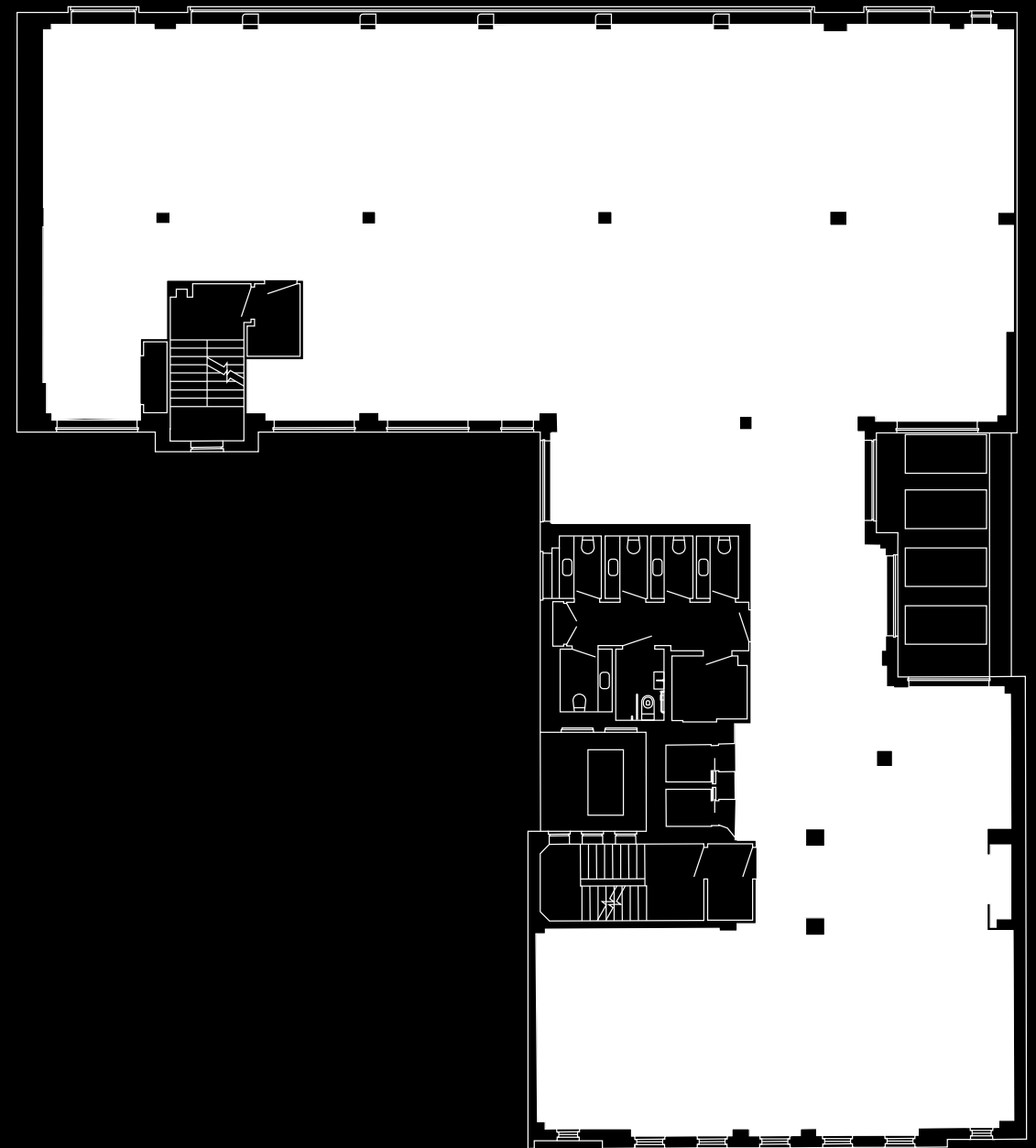


SOHO SQUARE

INTERNAL AREA 5,949 SQ FT / 552.7 SQ M

# SECOND FLOOR

DEAN STREET



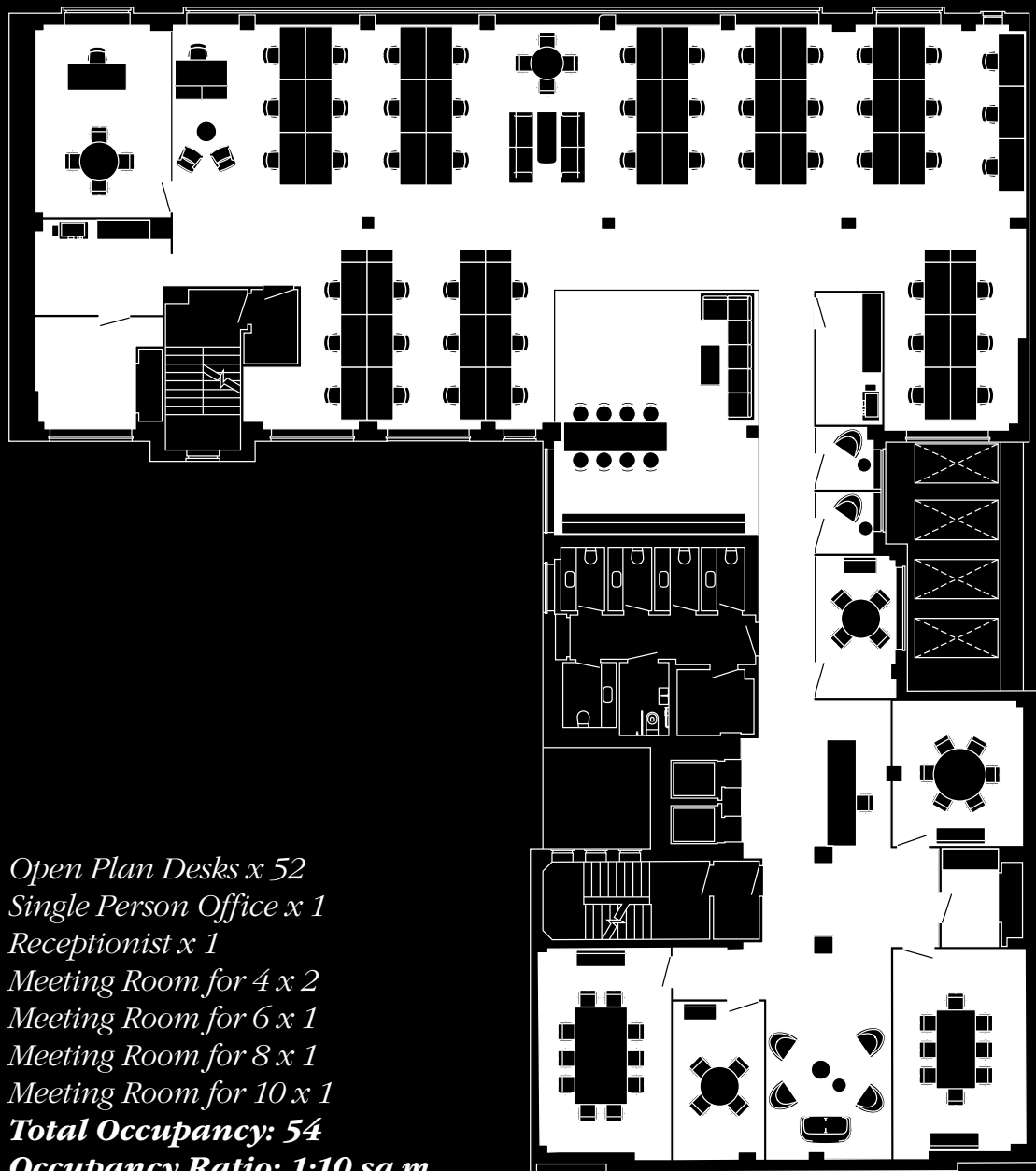
SOHO SQUARE

INTERNAL AREA 5,941 SQ FT / 552 SQ M



# OPEN PLAN SPACE PLAN

DEAN STREET

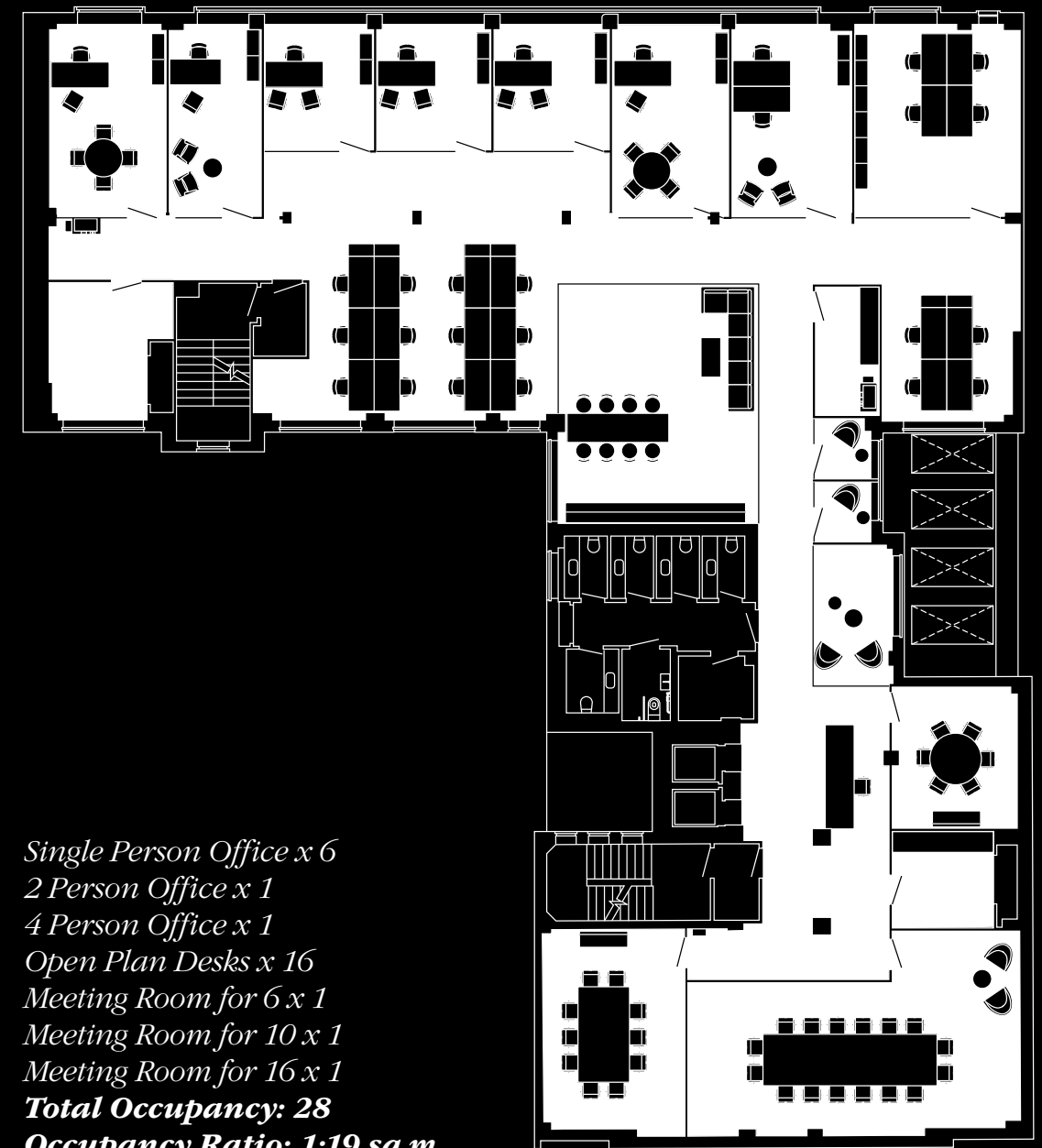


Open Plan Desks x 52  
 Single Person Office x 1  
 Receptionist x 1  
 Meeting Room for 4 x 2  
 Meeting Room for 6 x 1  
 Meeting Room for 8 x 1  
 Meeting Room for 10 x 1  
**Total Occupancy: 54**  
**Occupancy Ratio: 1:10 sq m**

SOHO SQUARE

# CELLULAR SPACE PLAN

DEAN STREET



Single Person Office x 6  
 2 Person Office x 1  
 4 Person Office x 1  
 Open Plan Desks x 16  
 Meeting Room for 6 x 1  
 Meeting Room for 10 x 1  
 Meeting Room for 16 x 1  
**Total Occupancy: 28**  
**Occupancy Ratio: 1:19 sq m**

SOHO SQUARE



# CALL US – EMAIL US – WRITE TO US EVEN.

---

## AGENTS

---

### **Bluebook**

*Joe Fuller*

*020 7167 6401*

*joe@bluebooklondon.co.uk*

*Isobel Ewart*

*020 7167 6403*

*isobel@bluebooklondon.co.uk*

---

### **Monmouth Dean**

*Rhys Evans*

*020 7025 1393*

*revans@monmouthdean.com*

*Suzy Link*

*020 7025 8940*

*slink@monmouthdean.com*

---

## MANAGING AGENTS

---

### **Helix**

*020 7495 2434*

*helixproperty.co.uk*

**33 SOHO SQUARE**

**33SohoSquare.co.uk**

Misrepresentation act. IMPORTANT. These particulars do not form part of any contract. Bluebook London, Monmouth Dean nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. March 2018. BS3091. Design by Bandstand LTD | 020 7494 8800



33 SOHO  
SQUARE