

**82 Dean Street**  
Soho, London, W1D 3HA



**STUNNING, UNIQUE PENTHOUSE OFFICE WITH LARGE PRIVATE TERRACE | 1,375 sq ft**



**Location**

This modern office building with a corner aspect, is situated on the corner of Dean Street and St Anne’s Court. The surrounding area of Soho is a characterful hub for media and creative companies. This is reflected in Soho’s vibrant nature. Made popular by the eclectic mix of bars, restaurants and theatres as well as distinctive establishments, such as The Soho Townhouse, the Groucho Club, Barrafina on Dean Street etc. Tottenham Court Road (Northern and Central Lines), Leicester Square (Northern and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) underground stations are each within easy walking distance.

**Description**

The 5th floor penthouse was fitted by a Hedge Fund to a very high standard and is able to be provided decorated and partitioned with a full kitchen and comms. This floor also boasts a large private terrace. 82 Dean Street secures a prominent location, with a modern entrance, Commissionaire, basement bike spaces, showers and a large passenger lift plus a commissionaire and fibre/IT provision. Available from June or potentially early by agreement with existing tenant who has served notice to quit. A Video and plans of the space are available online via [www.monmouthdean.com](http://www.monmouthdean.com)

**Floor Areas**

Floor	sq ft	sq m
5 <sup>th</sup> Floor	1,375	127
TOTAL (approx.)	1,375	127

\*Measurement in terms of NIA

**Soho**

Soho is now the creative hub of London’s booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west. London’s media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

**Jason Hanley, Partner**

📞 020 7025 1391 / 07904630154

**Olivia Stapleton, Agency Surveyor**

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract February 2021

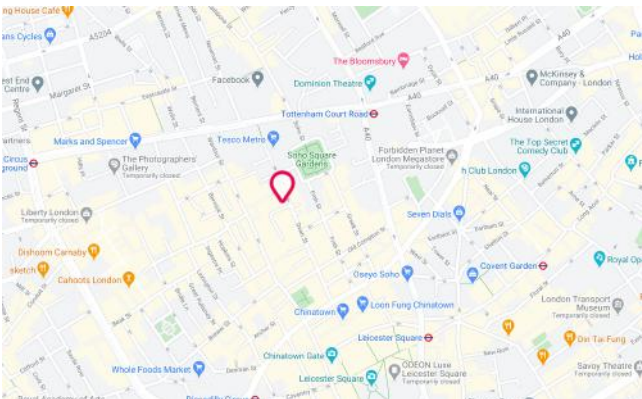
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📍 4 Golden Square London W1F 9HT

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5<sup>TH</sup> FLOOR AVAILABLE TO LET WITH PRIVATE TERRACE | 1,375 sq ft



### Terms

Tenure:	Leasehold
Lease:	Available on a new lease direct from the freeholder for a term to be agreed
Rent:	Quoting £82.50 psf pax based on a 3 year term
Rates:	Estimated at £28 psf pa (please make ones own enquiries to verify).
Service Charge:	Approx. £12.00 psf per annum exclusive
EPC Rating:	C

### Amenities

- 24 hour access / Commissionaire
- Feature windows
- Roof top views
- Private terrace
- 1 large passenger lift
- Full A/C
- Basement bike spaces and 2 showers
- Superb natural light
- Excellent location

Jason Hanley, Partner

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