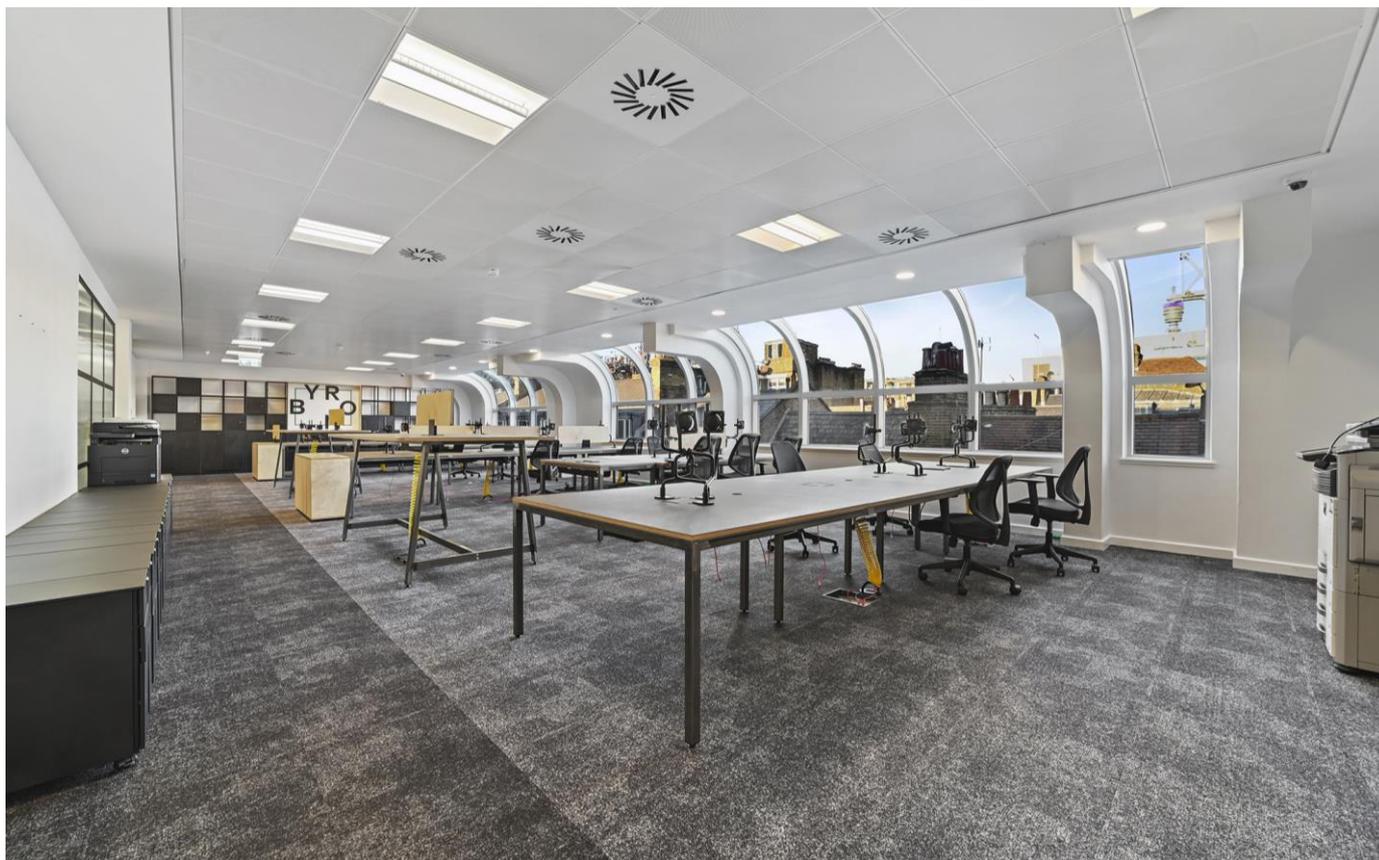


MODERN FITTED OFFICE FLOOR TO LET | 3,249 sq ft



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

This prominent building has a modern entrance with commissionaire and a large passenger lift (plus there is a second goods lift to the rear).

The 3rd floor provides a full bespoke, fit out completed only 18 months ago by Byron Burgers, incorporating many design features such as beautiful crittal partitioning and full kitchen. It is fully cabled and ready for "plug & play" occupation.

Matterport Virtual Tour:

<https://my.matterport.com/show/?m=kJ5XYAwBQ1R>

Floor Areas

Floor	sq ft	sq m
3rd Floor	3,249	302
TOTAL (approx.)	3,249	302

*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

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 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 March 2022

82 Dean Street,
Soho, London, W1D 3HA



STUNNING SOHO OFFICE FLOOR TO RENT | 3,249 sq ft



Terms

Tenure:	Leasehold
Lease:	Available on a new lease(s) direct from the freeholder for a term to be agreed
Rent:	Quoting £79.50 psf pax based on a minimum 3 yr term
Rates:	Estimated at £28.16 psf (2022/23)
Service Charge:	£7.39 psf
EPC	C

Amenities

- Fully fitted 3rd floor with furniture, comms and fibre.
- 24 hour access / Commissionaire
- Feature Windows
- 1 large passenger Lift and 1 large Goods lift
- Two pipe VRF system
- Full A/C
- Metal tile raised floors
- Excellent natural light
- Shower, bike & car parking spaces
- Excellent location

Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

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