

TOP FLOOR OFFICE TO LET WITH PITCHED ROOF | 1,281 sq ft




Location

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, Barrafinna 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

Built in 1751, the building has significant history. It has previously been a fine Georgian house for a Knight, a piano factory and from 1852 until 1921 occupied by Crosse and Blackwell. The previous office tenant was the Groucho Club. The freeholder has refurbished the common parts in a modern architectural style, retaining many interesting and original features in a contemporary manner, such as the original balustrade, exposing and polishing the stone stairs. The entire 3<sup>rd</sup> floor has also been refurbished in a stunning manner. It incorporates a modern Italian lighting system that highlights the beautiful exposed beams. Small power and full CatV cabling and a comms room (with A/C) have also been added. This is one of the very best 'media style' offices available in Soho and obviously very rarely available.

Jason Hanley, Partner

 020 7025 1391


Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	1,281	119
TOTAL (approx.)	1,281	119
*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.

Olivia Stapleton, Agency Surveyor

 020 7025 8940

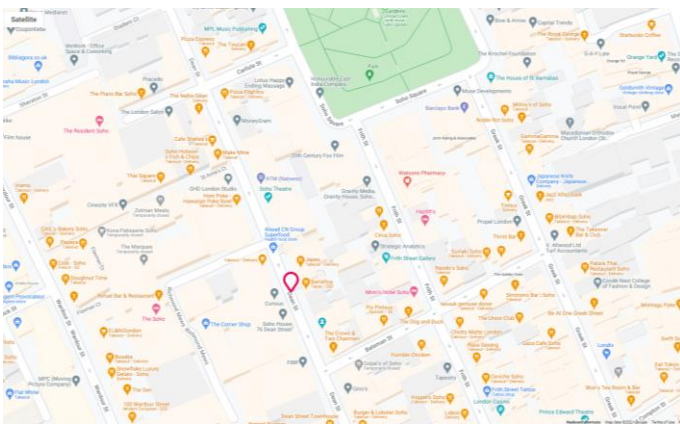
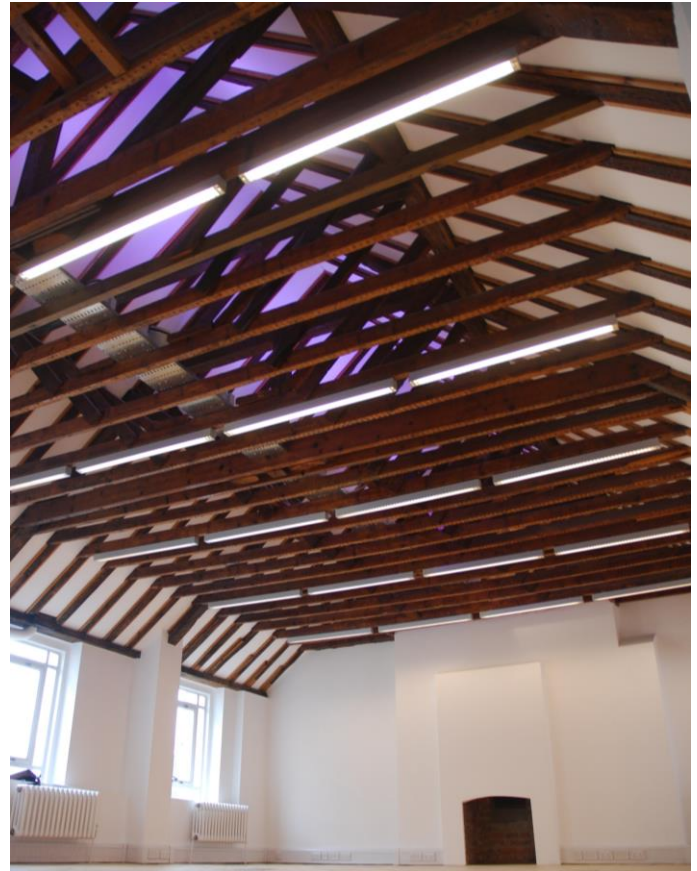
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Subject to Contract March 2022

**77 Dean Street**  
Soho, London, W1D 3SH



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## Terms

Tenure:	Leasehold
Lease:	A new lease from the Landlord
Rent:	£67.50 psf excl.
Rates:	Estimated at £18.71 psf (2021/22)
Service Charge:	TBC

## Amenities

- In immediate proximity of famous members clubs, hotels and restaurants
- Pitched roof
- High ceilings
- LED lighting
- Excellent location
- Wooden floors
- Demised kitchenette
- Demised WCs
- 24-hour access

Jason Hanley, Partner

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