

82 Dean Street, Soho,
London, W1D 3HA



4th Floor office to rent | Grade A+ and feature windows | 2,615 sq ft net



Location

This modern office building with a corner aspect, is situated on the Dean Street and St Anne's Court opposite The Soho Theatre. The surrounding area of Soho is a characterful hub for media, fashion, film and creative companies. This is reflected in Soho's vibrant nature. Made popular by the eclectic mix of bars, award winning restaurants and theatres as well as distinctive establishments, such as The Soho Townhouse, the Groucho Club, Barrafina on Dean Street and many more etc.

Tottenham Court Road (Northern/Central Elizabeth Lines), Leicester Square (Northern and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) stations are all within easy walking distance.

Description

This prominent building has a modern, recently refurbished entrance with commissionaire and a large passenger lift (plus there is a second goods lift to the rear which accesses the car park, showers and bike spaces).

The 4th floor provides AC with multi zoned control for heating and cooling, plus there is a fresh air recycling system that refreshes the air throughout the office. The office also benefits from excellent natural light, a raised floor, feature windows and views over London's skyline. The 4th floor is available fully fitted in a Grade A+ condition. The building has car parking, bike spaces and showers.

Floor Areas

Floor	sq ft	sq m
4 th Floor	2,615	242.9
TOTAL (approx.)	2,615	242.9

*Measurement in terms of NIA in accordance with RICS code of measuring practice

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, film, television and radio studios choosing Soho as their base of operations.

Jason Hanley, Partner

07904 630 154

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 April 2024

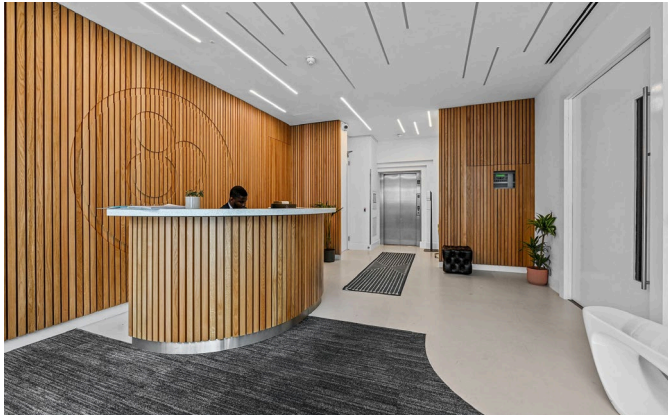
020 7025 1390

4 Golden Square London W1F 9HT

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ENTIRE 4TH FLOOR OFFICE TO LET IN HEART OF SOHO | 2,615 sq ft



Terms

Tenure:	Leasehold
Lease:	Available on a new Full Repairing and Insuring lease direct from the freeholder for a term to be agreed, typically 5-10 year terms, outside the L&T Act.
Rent:	Quoting £85.00 psf pax
Rates:	Estimated at £30 psf (2024)
Service Charge:	Circa £8.00 psf

Amenities

- Building reception has been comprehensively refurbished
- Fitted & Furnished Grade A+ "Plug & Play" spec
- 24-hour access / Commissionaire / Entryphone
- 1 large passenger Lift and 1 large Goods lift
- Two pipe VRF system / Full A/C
- Excellent natural light
- Showers (x2) , bike & car parking spaces
- Excellent central Soho location

Jason Hanley, Partner

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