

**ENTIRE 4<sup>TH</sup> FLOOR OFFICE TO LET IN HEART OF SOHO | 2,615 sq ft**



**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 4<sup>th</sup> 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 4<sup>th</sup> floor is available from July 2024 either fitted or in a new Grade A spec with exposed services and a black ceiling.

**Floor Areas**

Floor	sq ft	sq m
4 <sup>th</sup> Floor	2,615	242.9
<b>TOTAL (approx.)</b>	<b>2,615</b>	<b>242.9</b>

\*NB B&W Photos taken in 2008 of previous tenant (architects)  
\*\*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](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 April 2024

82 Dean Street,  
Soho, London, W1D 3HA



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**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 £28.16 psf (2022/23)
Service Charge:	£7.39 psf

**Amenities**

- Building reception has been comprehensively refurbished
- Fitted & Furnished or empty and Grade A with exposed services
- 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

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- 📞 07904 630 154
- 📧 jhanley@monmouthdean.com

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