

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



OFFICE TO LET | 3,249 - 7,239 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, 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

This prominent building provides either a refurbished air conditioned "Grade A" specification OR fully fitted and cabled contemporary open plan office space with private meeting rooms and a large reception / break out area.

Floor Areas


Floor	sq ft	sq m	Status
5th Floor	1,375	127	Let
4th Floor	2,615	243	Under Offer
3rd Floor	3,249	302	Vacant now
TOTAL (approx.)	7,239	672	
*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

Rebecca Saxon, Associate Partner

 020 7025 1397

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 June 2018

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	Available on a new lease(s) direct from the freeholder
Rent:	£79.50 psf pax
Rates:	Estimated at £26.32 psf pa 2018/19
Service Charge:	Approx. £12.00 psf pa per annum exclusive
EPC	TBC

Amenities

- Either refurbished or fully fitted and cabled
- 24 hour access / Commissionaire
- Feature Windows / Roof top views
- Lift
- Full AC
- Stylish meeting rooms
- Kitchen & break out area
- Excellent natural light
- Shower, bike & car parking spaces

Jason Hanley, Partner

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