

metru's

77 DEAN STREET

SOHO

MEDIA STYLE OFFICE TO LET IN THE HEART OF SOHO



THE SEAFOOD BAR

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metrus



BUM



SOMEWHERE TO EAT

Pick from the abundant food scene Soho has to offer from quick grab and go options all the way up to Michelin Star dining

SOMEWHERE TO WALK AND RELAX

Moments from Soho Square, a green escape from the hustle of Central London and Soho

SOMEWHERE TO TRAVEL

Short walk to Tottenham Court Road Underground Station with access to the Elizabeth Line providing links to all of London

SOMEWHERE TO DO SOMETHING DIFFERENT

Take a trip down the road to Ronnie Scott's for some live Jazz and great drinks



DRINKS

Henson's Bar & Social
Simmons Bar
Golden Lion
The Thin White Duke
Swift Soho
The Crown
The Dog And Duck

FOOD

The Devonshire
Supernova
Barrafina
Nando's
The Ivy Brasserie
L'Escargot Restaurant
Kulu Kulu Sushi

COFFEE

ROVR Coffee
Blank Street Coffee
KOZZEE Cafe
Grind
Kiss the Hippo
Joe & the Juice

SHOPPING

Canada Goose
AllSaints
ZARA
A.P.C
Abercrombie & Fitch
Supreme

COFFEE

Black Shep Coffee
Café Botanical
Costa Coffee
Blank Street Coffee
Caffe Nero
News & Coffee

CULTURE

Carnaby Street
Soho Theatre
Ronnie Scott's
Soho House Dean Street
Chinatown
West End Theatre District

MEET THE NEIGHBOURS



ACCOMMODATION

The property is located in the heart of Soho on the west side of Dean Street. The property benefits from its fantastic location within one of London's most iconic submarkets offering occupiers all that Soho has to offer.

The available workspace is on the 3rd Floor and is set out with two main workspaces, small kitchenette & two self-contained demised WC'S

LEASE TERMS

A new flexible lease is available for a term by arrangement. The lease will be granted outside the Act 1954.

TIMING

Available December 2025

EPC

EPC available upon request

CONNECTIVITY

Tottenham Court Road – 0.3mi

Leicester Square – 0.3mi

Picadilly Circus – 0.4mi

Oxford Circus – 0.5mi

Covent Garden – 0.5mi

London Charing Cross – 0.8mi

FEATURES

- Open plan workspace
- Excellent natural light
- Good floor to ceiling height
- Kitchenette
- Self-contained WC's
- Wooden Flooring
- Attractive wooden beams

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ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (Per Annum Exclusive)	Estimated Rates (PSF)	Service Charge (PSF)
3rd	1,100	102	65.00	26.99	TBC

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

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CONTACT

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