

metru's

77 DEAN STREET

SOHO, W1

MEDIA STYLE OFFICE TO LET IN THE HEART OF SOHO



THE SEAFOOD BAR

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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 .

FLOOR	SIZE SQ FT	SIZE SQ M	GUIDING RENT (PSF)	ESTIMATED RATES (PSF)	ESTIMATED SERVICE CHARGE (PSF)
3 rd	1,100	102	65.00	30.78	9.5

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

TERMS

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

TIMING

Available immediately

EPC

EPC available upon request

FEATURES

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

TRANSPORT LINKS

77 Dean Street benefits from excellent transport connectivity in the heart of Soho. Tottenham Court Road station (Central, Northern and Elizabeth lines) is just a short walk away, providing fast links to the City, Canary Wharf, Paddington and Heathrow. Oxford Circus (Bakerloo, Central and Victoria lines) and Piccadilly Circus (Bakerloo and Piccadilly lines) are also within easy walking distance, ensuring strong Underground access across London. Numerous bus routes serve Shaftesbury Avenue, Charing Cross Road and Regent Street, offering convenient connections throughout the West End and beyond.



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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

Flat White
Bar Italia
Algerian Coffee Stores
Kiss the Hippo
Blank Street Coffee
Department of Coffee & Social Affairs

SHOPPING

END.
Supreme
Ganni
Paul Smith
A.P.C.
Aimé Leon Dore
Liberty London

CULTURE

Ronnie Scott's
Soho Theatre
Prince Edward Theatre
Gielgud Theatre
Chinatown
Carnaby Street

BEAUTY & WELLBEING

Soho House Gym
Triyoga Soho
Townhouse Nails
Hiro Miyoshi Hair & Beauty
Neville Hair & Beauty

HOTELS

The Soho Hotel
Ham Yard Hotel
Broadwick Soho
The Resident Soho
Karma Sanctum Soho
Hotel Café Royal



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