

Nº1

RICHMOND MEWS

SOHO, LONDON, W1H 7JA

TO LET

OFFICE HQ IN THE HEART OF SOHO

PRIVATE REAR TERRACE AND
2 INTERNAL PARKING SPACES

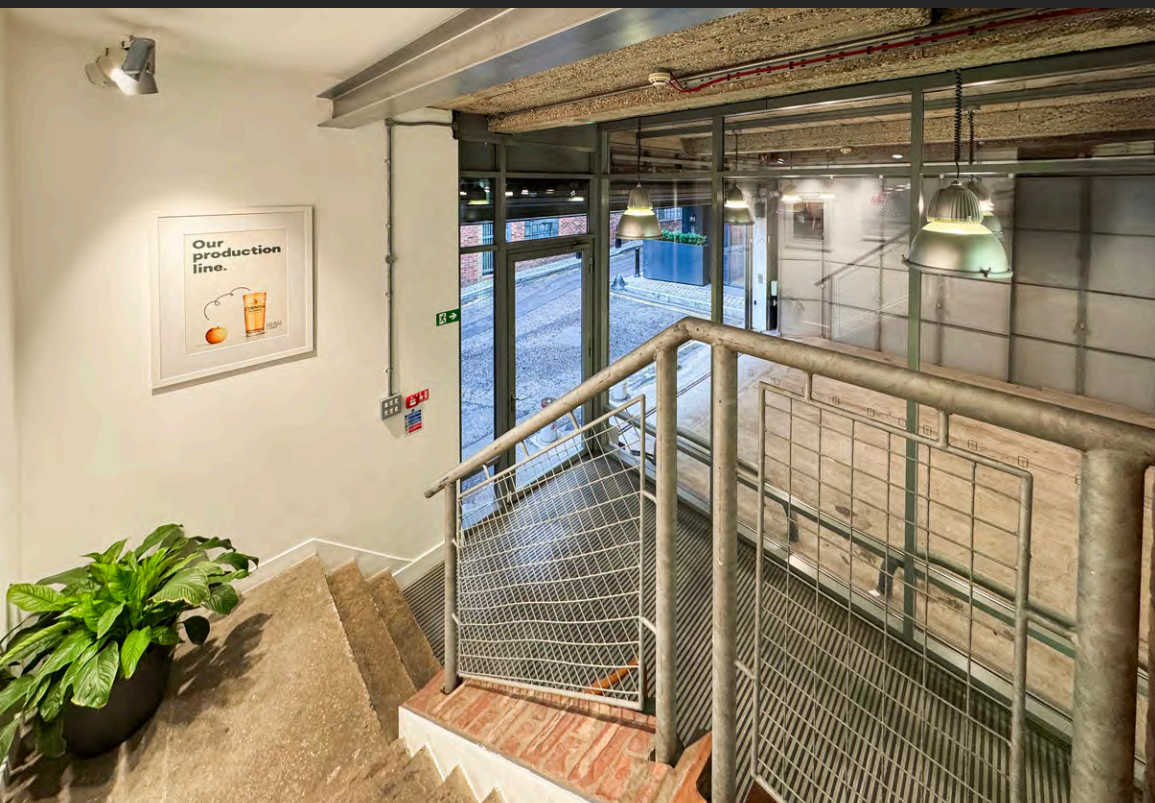
WHOLE BUILDING

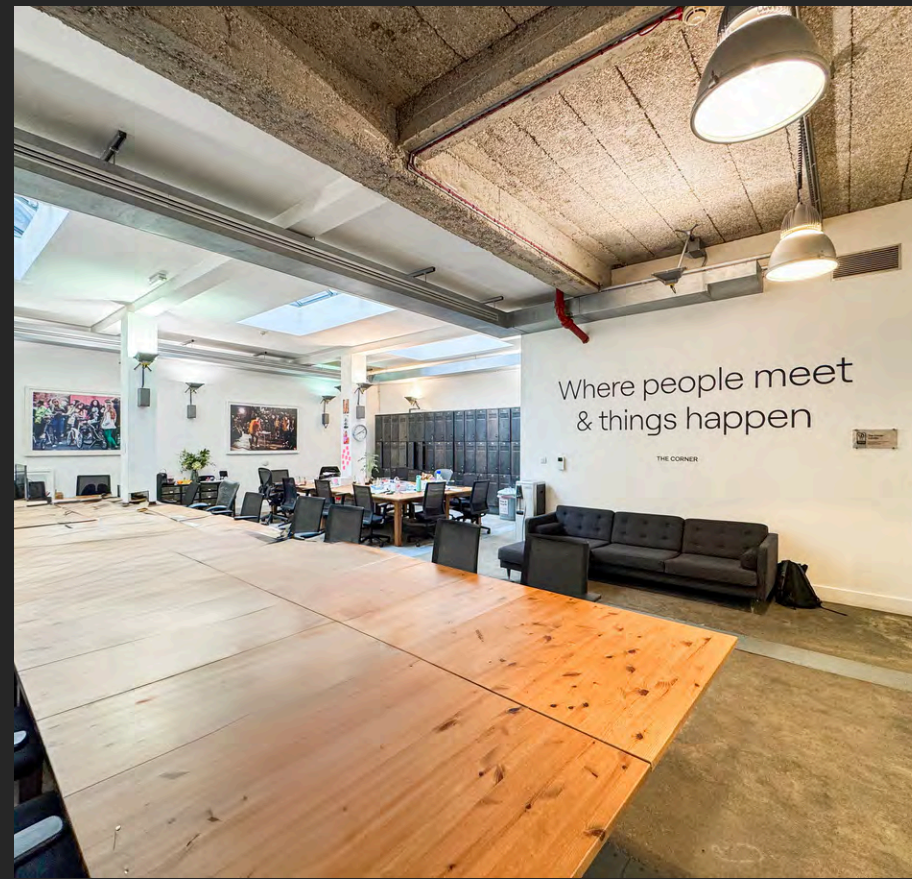
FROM 772 TO 3,447 SQ. FT.



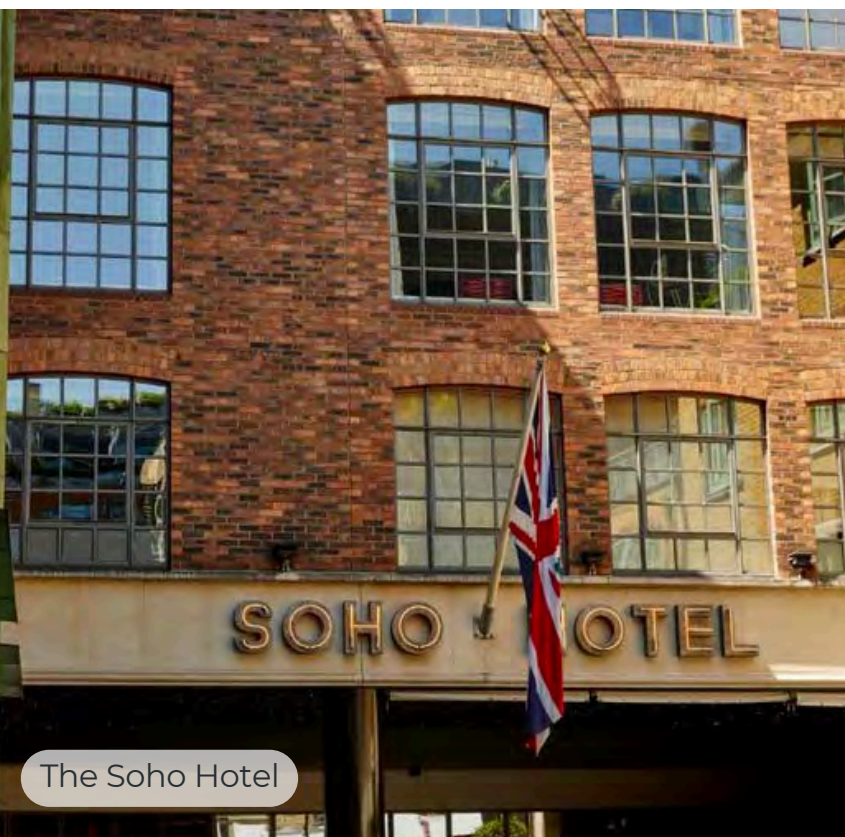
RIB

ROBERT IRVING BURNS





PHOTOS OF GROUND FLOOR



The Soho Hotel



The Ivy



Banana Tree Soho



Ronnie Scott's Jazz Club

LOCATION

[Google maps link](#)

The property is located on Richmond Mews, in the heart of Soho. Soho's association with London's fashion and entertainment industries has made the area a hub for creatives.

The premises are surrounded by a wide array of independent stores, countless restaurants, bars, and famous venues such as the Soho Theatre and Dean Street Townhouse. The street benefits from its proximity to Soho Square Gardens and is just a 7-minute walk from Oxford Street, Tottenham Court Road, and Piccadilly Circus.

DESCRIPTION

Tucked away on Richmond Mews just off Dean Street is this special mews building, just opposite The Soho Hotel. The units are accessed by an internal stairwell and each floor comes fully furnished.

This self-contained headquarters-style building comes complete with AC (not tested) and air flow system, engineered timber flooring, 2 x calling booths (2nd floor), free-standing meeting room (2nd floor) and fitted kitchenette (both floors). Each floor benefits from excellent front and rear natural light. There are 2x WCs per floor, situated in the common area landings.

The first floor has a private roof terrace. There is cycle storage on the ground floor as well as 2 parking spaces. The ground floor also benefits from skylights and an impressive ceiling height of 3.5 metres, enhancing natural light and volume throughout the space. This truly is a Soho gem.





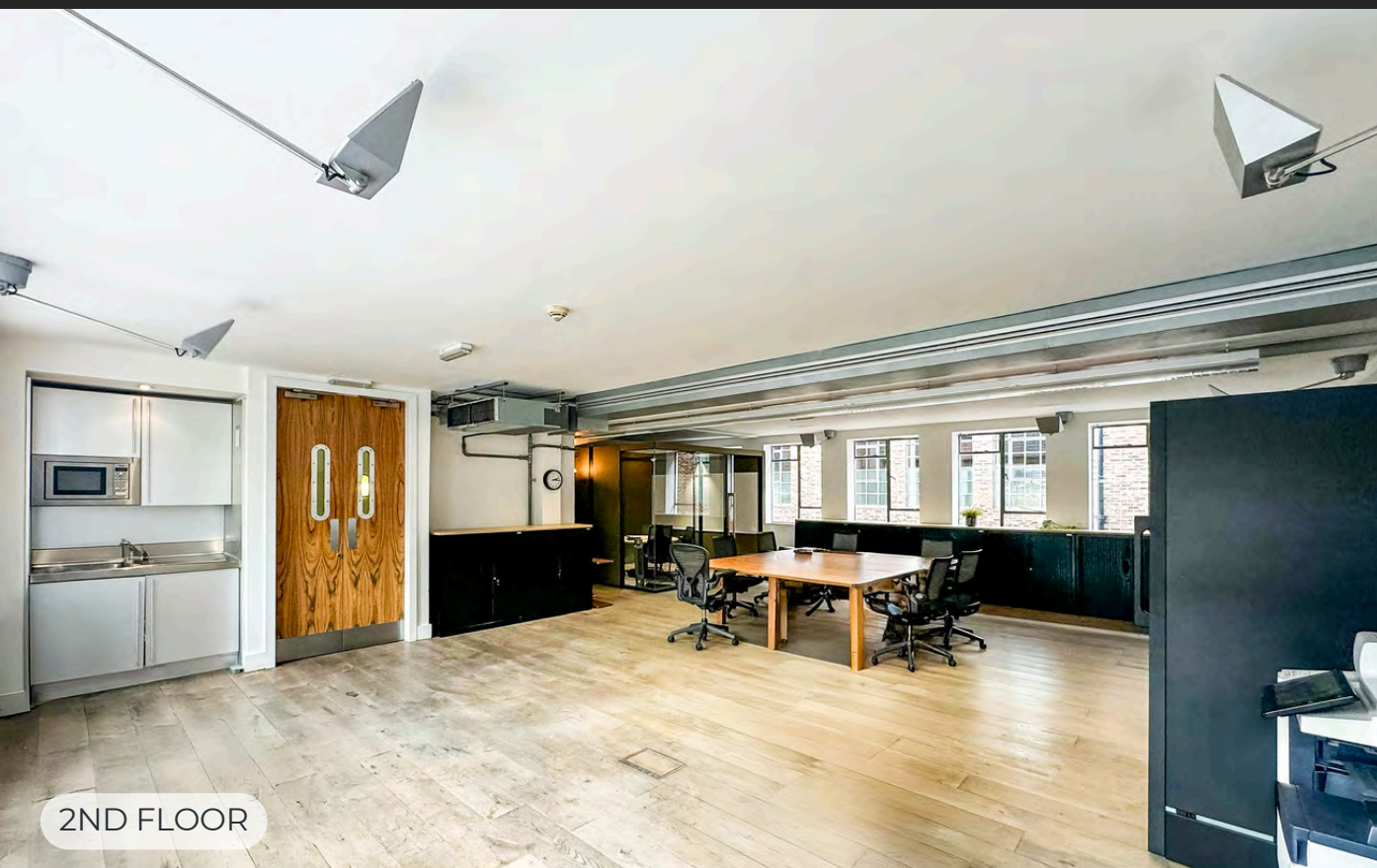
2ND FLOOR



RECEPTION



3RD FLOOR



2ND FLOOR



KITCHEN



3RD FLOOR

SPECIFICATIONS

- Fully Furnished
- Fitted 5 Person Meeting Room (2nd Floor)
- Call Booths (2x on 2nd Floor)
- Engineered Timber Flooring
- AC (Not Tested)
- Air Flow System
- Excellent Natural Light
- Fitted Kitchenette (both floors)
- Cycle Storage
- 4x WCs Total
- 2x Internal Parking Spaces
- Private Terrace (1st Floor)
- 2x Meeting Rooms (1st Floor)
- Ceiling Height 3.5m (Ground Floor)
- Skylights (Ground Floor)
- Channeled Floor Boxes

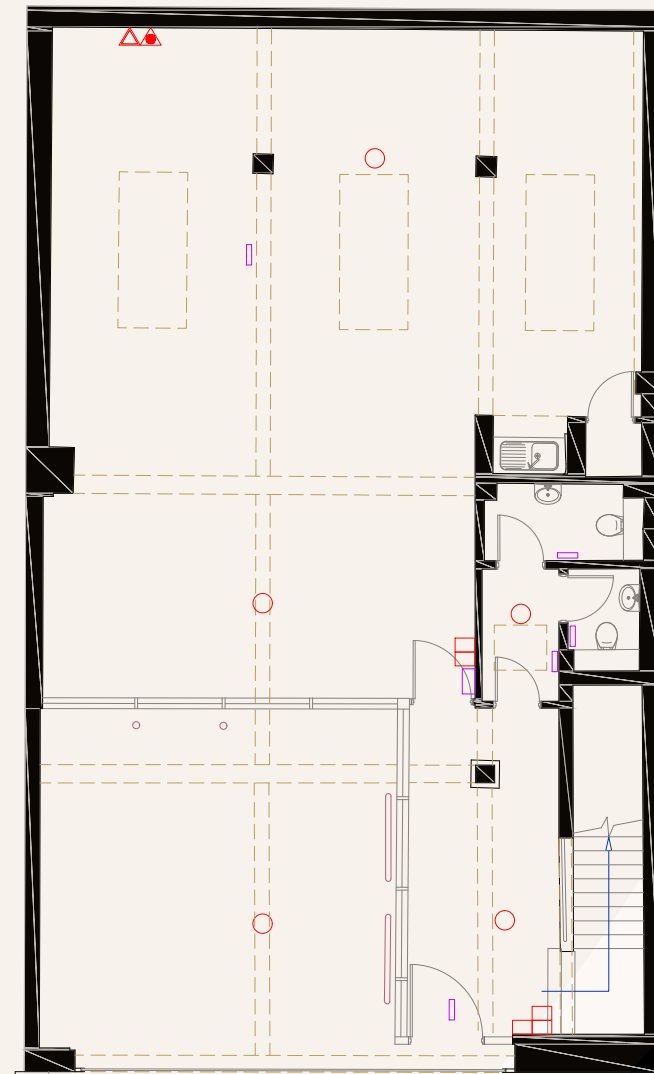


FINANCIALS

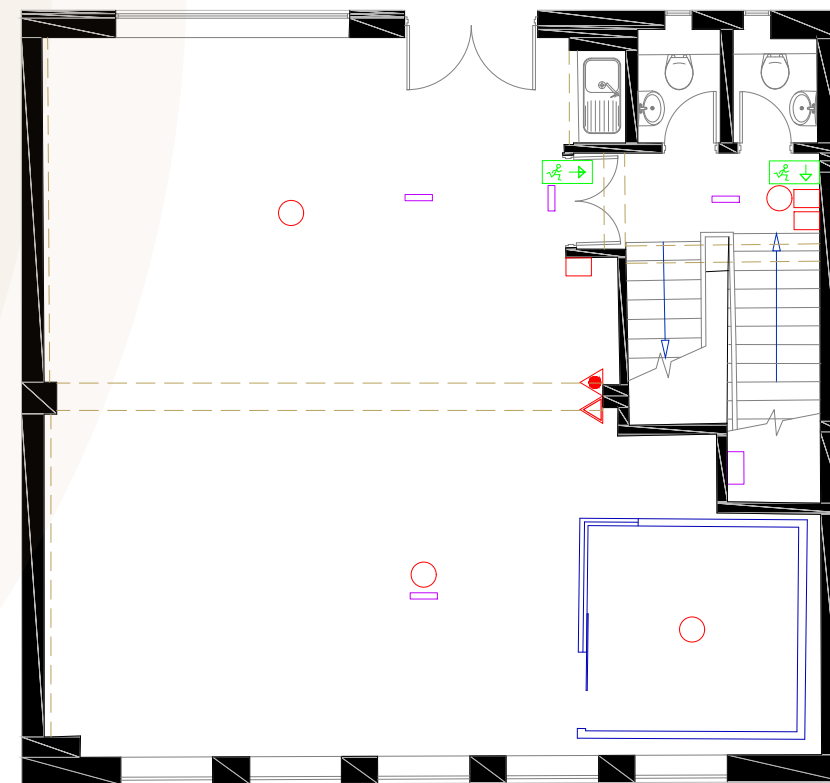
FLOOR	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	WHOLE BUILDING
Total Size (sq.ft.)	1,010	780	786	772	3,447
Quoting Rent (p.a.) excl.					£230,000
Estimated Rates Payable (p.a.)					£103,230
Estimated Occupancy Cost excl. (p.a.)					£333,230

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

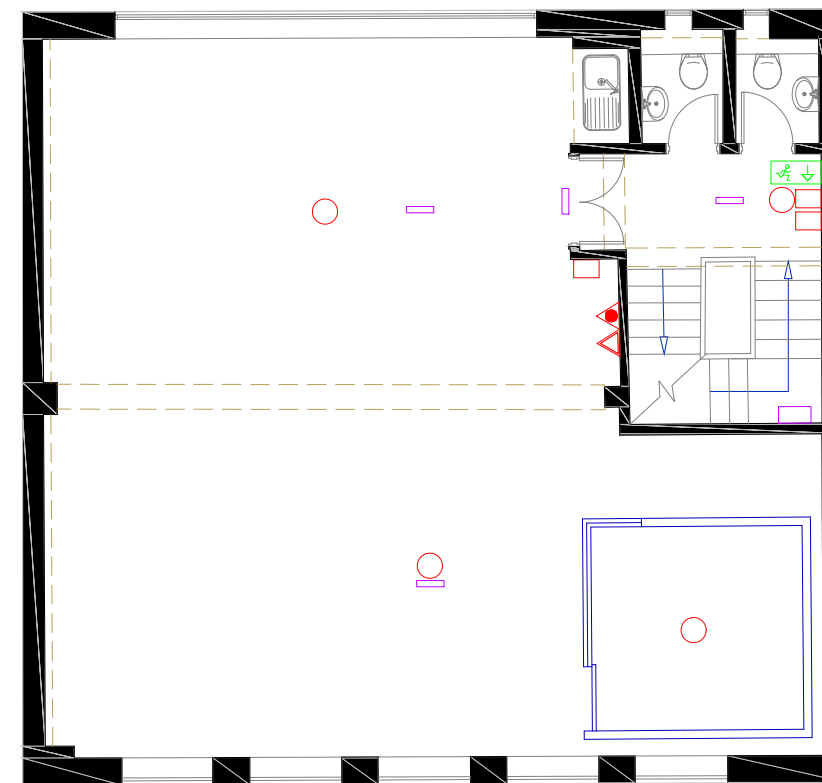
FLOOR PLANS



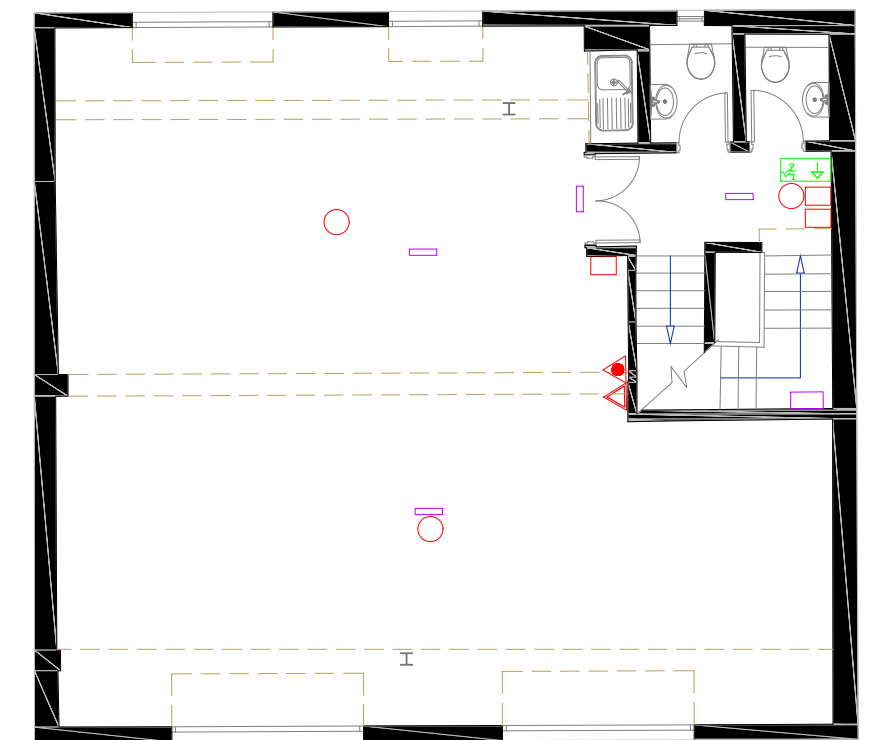
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LEASE

Option 1: Assignment of the existing lease dated 29th September 2022 for a term until 28th September 2027.

Option 2: Simultaneous surrender and regrant of a new lease direct with the landlord for a term to be agreed. Subject to freeholder consent.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

55 C

VAT

The property is elected for VAT.

FLOOR PLANS

Available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. June 2025

CONTACT US

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RIB

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