

46 DEAN STREET

London, W1W 7ET

TO LET

Office Headquarters Over
3 Floors in Prime Soho

1,368 SQ. FT.

RIB

ROBERT IRVING BURNS



DESCRIPTION



Set over 3 floors, this self-contained headquarters has recently been refurbished to a fantastic condition. The space comes part furnished with fitted meeting room and double person phone booth.

Each floor has a comfort cooling system (not tested), exposed brickwork, a high-quality kitchen/tea point and there are 2 x WCs in total.

There is a fibre line running in and a contract that can be passed on.

SPECIFICATIONS

- Self-contained headquarters
- Set over 3 floors
- Recently refurbished
- Fitted meeting room
- Double person phone booth
- Comfort cooling system (not tested)
- Exposed brickwork on each floor
- High-quality kitchen/tea point on each floor
- 2 WCs in total
- Fibre line installed (contract transferable)

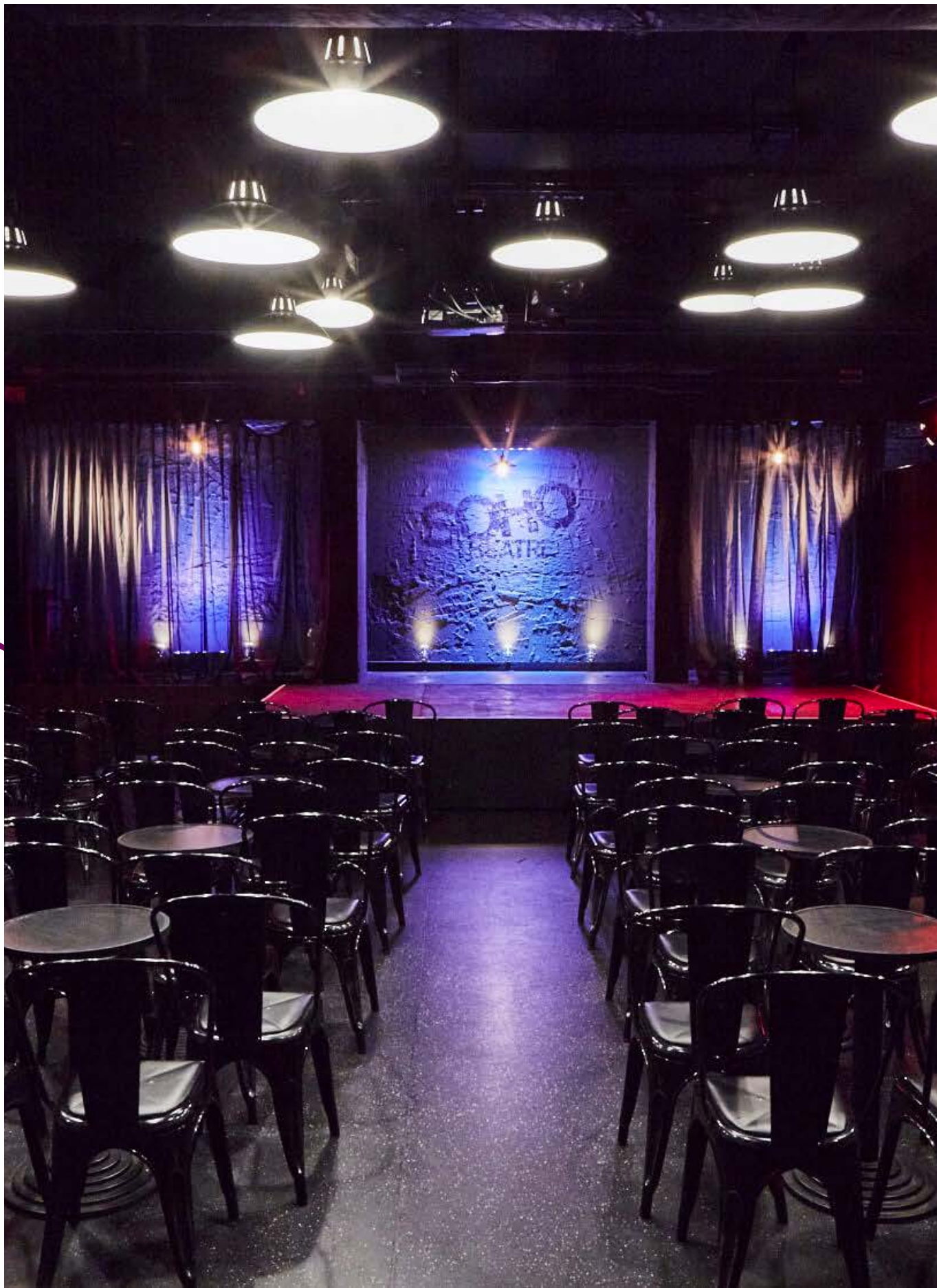




THE GROUCHO CLUB



RONNIE SCOTT'S JAZZ CLUB



SOHO TEATRE



DEAN STREET TOWN HOUSE

LOCATION

46 Dean Street is located on the prominent corner of Dean and Old Compton Street. Soho's association with London's fashion and entertainment industries has made the area a hub for creative and media businesses.

The property is surrounded by a wide array of independent stores, countless restaurants and bars, and famous venues such as Soho Theatre and Dean Street Townhouse. Dean Street also benefits from being just moments away from Soho Square Gardens and within a few minutes' walk of Oxford Street, Tottenham Court Road, and Piccadilly Circus.

WALKING TIMES

TOTTENHAM COURT ROAD	3 min
PICCADILLY CIRCUS	6 min
OXFORD CIRCUS	10 min
GOODGE STREET	14 min
WARREN STREET	15 min

Floor	First Floor	Second Floor	Third Floor	Total
Size (sq.ft.)	456	454	458	1,368
Quoting Rent (p.a.)	£35,354	£35,199	£35,509	£106,061
Estimated rates payable (p.a.)	£9,397	£8,885	£8,477	£29,761
Service Charge	£3,420	£2,964	£3,435	£10,260
Utilities (£6.50 psf)	£8,890	£2,951	£2,977	£8,890
ESTIMATED OCCUPANCY COST (P.A.)	£51,134	£50,439	£50,398	£154,974

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.

FINANCIALS

LEASE

Sub lease for up to 1 year with 6 month rolling breaks. Shorter or longer arrangements may be permissible subject to negotiation.

Please note subleases are to be granted all inclusive.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

The property is elected for VAT.

EPC

Available on request.

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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ROBERT IRVING BURNS

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