ROBERT IRVING BURNS

DEAN STREET

AVAILABLE OFFICE SUITES



AN EXCEPTIONAL OPEN-PLAN WORKSPACE IN THE HEART OF SOHO

77 Dean Street is an attractive Grade II listed townhouse in the heart of Soho, offering exceptional office accommodation across the first and third floors. Combining historic character with modern functionality, the building provides two distinctive open-plan workspaces, each benefiting from impressive architectural features and excellent natural light.

Built around 1730 by renowned carpenter-developer Thomas Richmond, this historic townhouse blends period charm with contemporary workspace design. Its story spans centuries of craftsmanship and creativity, from piano maker Thomas Tomkinson in 1799 to iconic food producers Crosse & Blackwell throughout the 19th and early 20th centuries.

Today, 77 Dean Street continues that legacy, offering two unique office floors in one of London's most vibrant and sought-after locations.

AVAILABLE SPACE: 1ST FLOOR

The first floor provides an impressive, generously proportioned open-plan office with exceptional ceiling heights, beautiful parquet flooring and excellent natural light. The accommodation retains an abundance of period character while providing a practical working environment, complete with perimeter trunking, wall-mounted radiators and contemporary LED up-and-down lighting.

The space also benefits from a private kitchenette, two internally demised WCs and a small dedicated room suitable for a communications cabinet.







KEY FEATURES

- 1,282 SQ FT OF OFFICE ACCOMMODATION
- EXCEPTIONAL CEILING HEIGHTS
- ATTRACTIVE PARQUET FLOORING
- FULL-HEIGHT BIFOLDING DOORS
- LED LIGHTING
- PERIMETER TRUNKING
- WALL-MOUNTED RADIATORS
- KITCHENETTE
- TWO INTERNAL WCS
- DEDICATED COMMUNICATIONS/DATA ROOM
- TWO EXISTING AIR-CONDITIONING UNITS WITHIN THE COMMUNICATIONS ROOM
- FIBRE CONNECTIVITY INTO THE BUILDING (UNTESTED)
- PRIME SOHO LOCATION







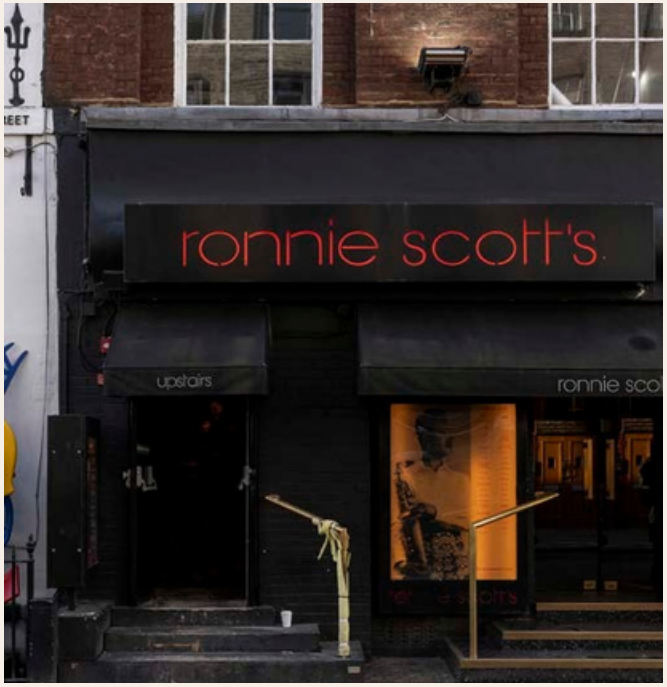




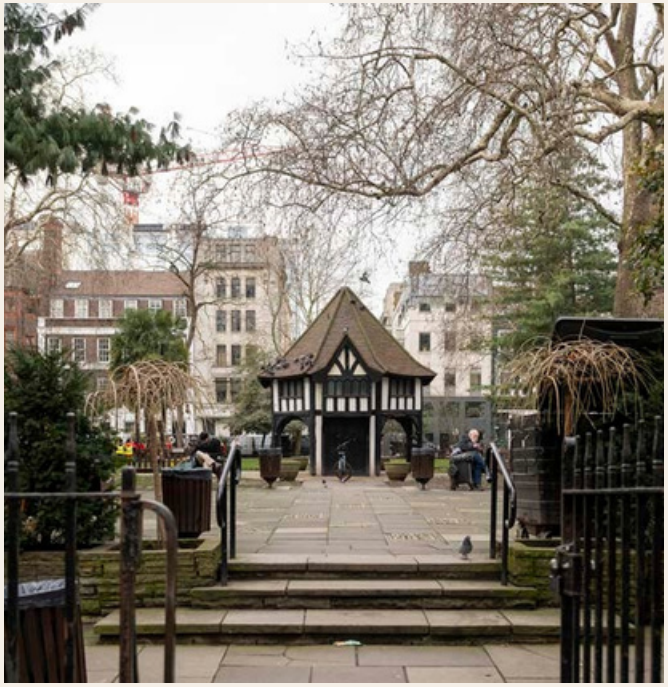
A PRIME SOHO ADDRESS TO ENHANCE YOUR BUSINESS

Located on one of Soho's most recognisable streets, the building sits among world class restaurants, production houses, boutique retailers and cultural institutions. Dean Street's energy, walkability and transport links make it one of London's most desirable business addresses in London.




ronnie scott's
upstairs

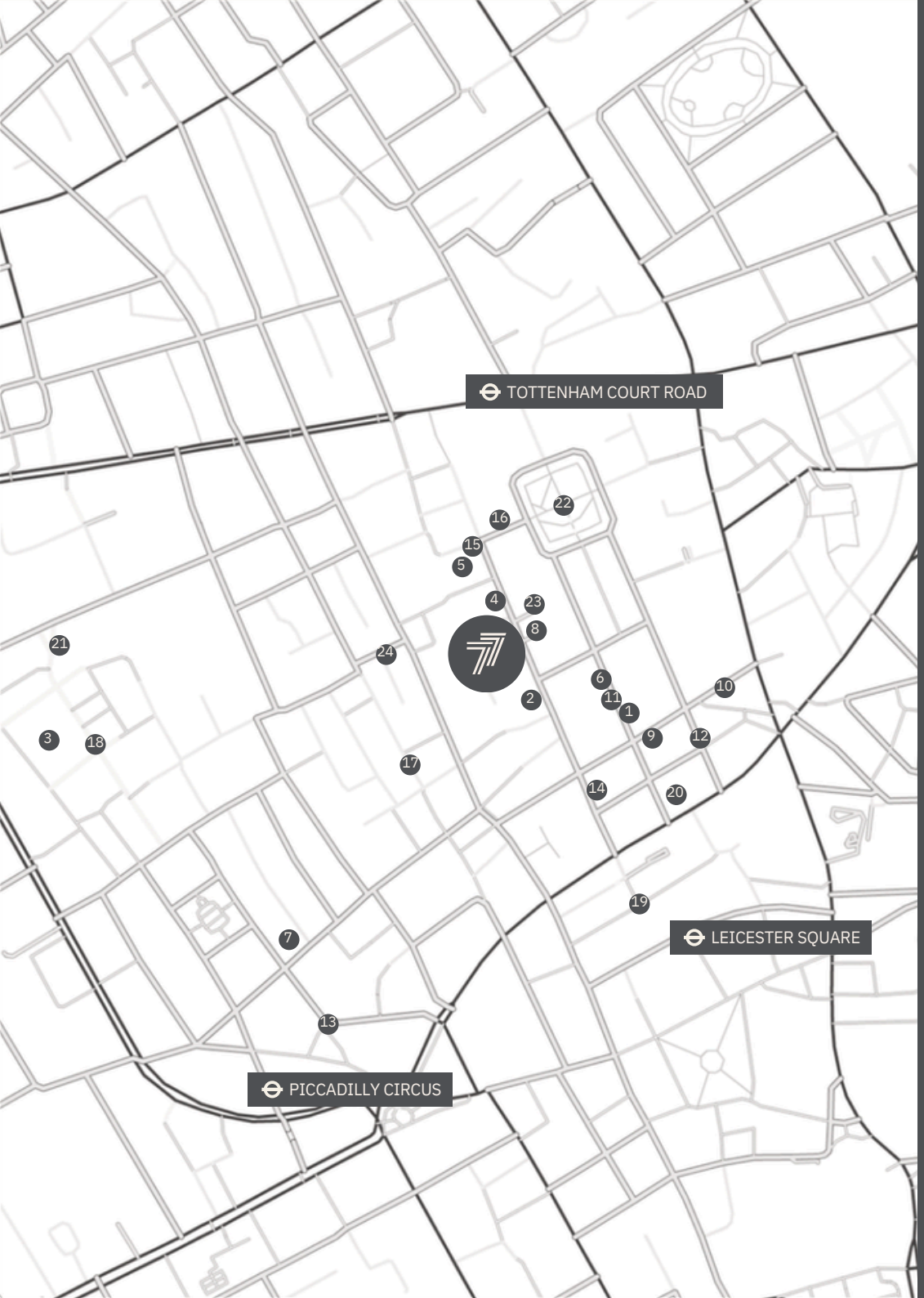

HOBSON'S FISH & CHIPS
make MINE
ARTISAN COFFEE
BAGELS




RESTAURANT
RESTAURANT


RECORDS SOUNDS OF THE UNIVERSE RECORDS
RECORDS
VINTAGE
CLOTHING
BOOKS


THE DEVONSHIRE



LOCATION & LIFESTYLE

Dean Street is at the centre of Soho's creative identity. The neighbourhood's cultural density creates a lively atmosphere throughout the day and into the evening.

The immediate area offers a rich mix of restaurants, cafés, bars, theatres and clubs perfect for quick lunches to client entertaining and after work socialising.

RESTAURANTS & CAFÉS

1. Bar Italia
2. Dean Street Townhouse
3. Dishoom Carnaby
4. Grasso
5. Hobsons Fish & Chips
6. Hoppers
7. Kiln
8. Quo Vadis

PUBS & BARS

9. Bar Soho
10. Bar Termini
11. Ronnie Scott's
12. The Coach & Horses
13. The Devonshire
14. The French House
15. The Nellie Dean of Soho
16. The Toucan

SHOPPING & LIFESTYLE

17. Berwick Street Market
18. Carnaby Street
19. Chinatown London
20. Curzon Soho
21. Liberty London
22. Soho Square Gardens
23. Soho Theatre
24. Sounds of the Universe

TRAVEL LINKS

Soho is exceptionally well served by Underground lines, and 77 Dean Street benefits from multiple stations within a short walk. Tottenham Court Road station provides the Central, Northern, and Elizabeth lines, giving rapid access across London. Leicester Square and Piccadilly Circus stations are close-by expanding direct links to key districts and major rail terminals.

This cluster of stations means staff, clients, and collaborators can reach the building quickly from almost anywhere in the city.

WALKING

Soho Square 2 min	Tottenham Court Road Station 3 min	Leicester Square Station 8 min	Piccadilly Circus Station 8 min	Carnaby Street 9 min

ELIZABETH LINE VIA TOTTENHAM COURT ROAD

Farringdon 3 min	Paddington 5 min	Liverpool Street 5 min	Canary Wharf 12 min	Heathrow Airport 35 min

TUBE VIA LEICESTER SQUARE *(Northern & Piccadilly)*

Charing Cross 2 min	Waterloo 5 min	King's Cross St Pancras 6 min	London Bridge 9 min	Bank 11 min



Financials

FLOOR	1ST
TOTAL SIZE (SQ.FT.)	1,282
QUOTING RENT (P.A.)	£83,330
ESTIMATED RATES PAYABLE (P.A.)	£32,640
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	**£115,970**

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

70C

FLOOR PLANS

Available upon request.

VAT

The property is not elected for VAT.

FURNISHING

The landlord is willing to furnish the premises as part of any letting, should this be required by an incoming occupier. The extent and specification of any furniture package will be subject to negotiation and agreed as part of the lease terms. All matters remain strictly subject to contract.

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.

WWW.RIB.CO.UK

CONTACT US

Jim Clarke
020 7927 0631
Jim@rib.co.uk

Matthew Mullan
020 7927 0622
Matthewm@rib.co.uk

Thomas D'arcy
020 7927 0648
Thomas@rib.co.uk

Henry Bacon
020 7927 0646
Henry@rib.co.uk

RIB

ROBERT IRVING BURNS