

RIB

ROBERT IRVING BURNS



DEAN
STREET

AVAILABLE OFFICE SUITES



AN EXCEPTIONAL OPEN-PLAN WORKSPACE IN THE HEART OF SOHO

77 Dean Street is a three floor townhouse in the heart of Soho providing open-plan office space at its very best.

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

Today, 77 Dean Street continues that legacy.

AVAILABLE SPACE: 3RD FLOOR

The third floor at 77 Dean Street offers a striking open-plan workspace defined by its impressive vaulted ceiling, exposed timber beams, and beautiful wood floors throughout. This is a rare opportunity to occupy a floor that blends historic Grade II listed features with the practical requirements of modern creative businesses.

The space showcases original period details, including elegant fireplaces, cruttall-style windows, and the warm texture of exposed structural beams. With windows on both sides of the floor, the office benefits from excellent natural light and a sense of openness that enhances productivity.









KEY FEATURES



AC (TO BE INSTALLED JUNE 2026)



LARGE FLEXIBLE OPEN PLAN OFFICE SPACE



VAULTED CEILINGS COMPLETE WITH EXPOSED BEAMS



MODERN LIGHTING THROUGHOUT



SEPARATE COMMS/STORAGE ROOM



MULTIPLE ACCESS POINTS FOR POWER AND DATA



ORIGINAL FIREPLACES ADDING WARMTH AND CHARACTER



CRITTAL WINDOWS



A SELF-CONTAINED KITCHEN EQUIPPED WITH A DISHWASHER AND FRIDGE



TWO PRIVATE WCS



THE 3RD FLOOR OFFICE SUITE

1,100 SQ.FT.

Quoting Rent: £65 psf / £71,500 per annum

Business Rates: £30.78 psf / £33,855 per annum

Service Charge: £9.50 psf / £10,450 per annum

The layout is fully open plan, offering flexibility for a range of working styles—from collaborative studio environments to more structured desk arrangements. A dedicated comms room supports robust connectivity, while access boxes in the floor make it easy to configure power and data to suit your team's needs.











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.







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

THIRD FLOOR

TOTAL SIZE (SQ.FT.)

1,100

QUOTING RENT (P.A.)

£71,500

ESTIMATED RATES PAYABLE (P.A.)

£33,858

SERVICE CHARGE

£10,450

ESTIMATED OCCUPANCY COST (P.A.)

£115,808

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.

June 2026

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

WWW.RIB.CO.UK