

# 46 DEAN STREET

London, W1W 7ET

TO LET

OFFICE HEADQUARTERS OVER  
3 FLOORS IN PRIME SOHO

INDIVIDUAL FLOORS AVAILABLE

1,368 SQ. FT.

RIB

ROBERT IRVING BURNS



# DESCRIPTION



## First Floor

The first floor is presented in good condition and is fitted with a kitchenette, timber laminate flooring, spot lighting, perimeter power and data points, and wall-mounted radiators.

A communal WC is located on the first-floor landing and is shared with the other office floors within the building.

## Second Floor

The second floor is well configured and benefits from a contemporary fit-out including a Crittall-style meeting room, 10 electronic sit-stand desks, and a kitchenette with breakfast bar.

The space also provides spot lighting, perimeter power and data points. A communal WC is located on the second-floor landing and is shared with the other office floors within the building.

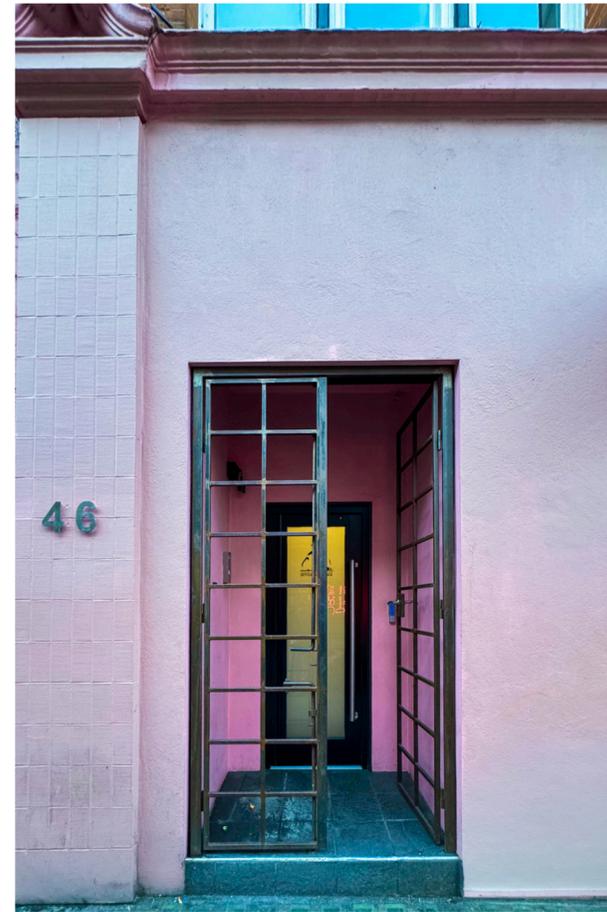
## Third Floor

The third floor provides a characterful workspace featuring impressive pitched exposed timber beams and exposed brickwork throughout. The accommodation includes a separate meeting room, a four-person call booth, and 8 electronic sit-stand desks.

Additional features include a kitchenette with breakfast bar, spot lighting, soft mood lighting, perimeter power and data points, and air conditioning (not tested).

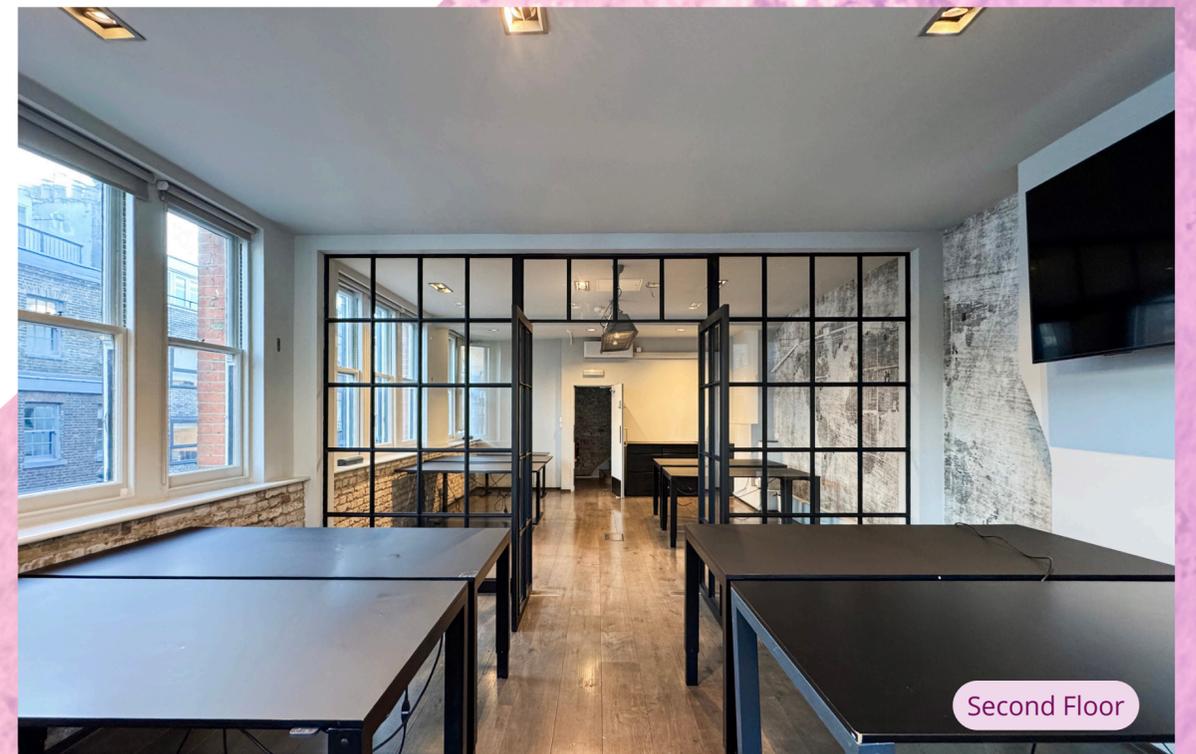
## Connectivity

A fibre line is already installed within the building, and the existing contract can be assigned to an incoming occupier if required.



# 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)





First Floor



Third Floor



Common Parts



Third Floor



Second Floor

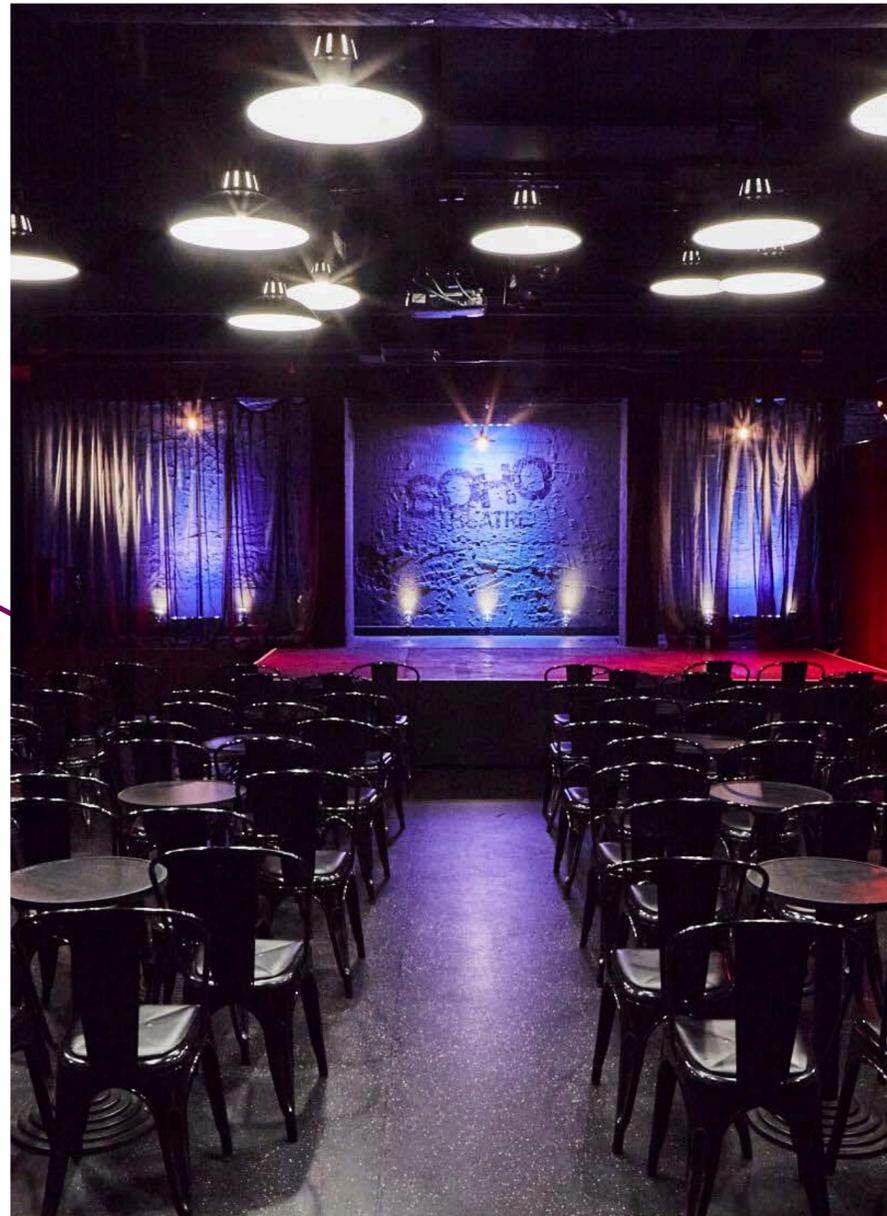
# LOCATION

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.



THE GROUCHO CLUB



SOHO TEATRE



RONNIE SCOTT'S JAZZ CLUB



DEAN STREET TOWN HOUSE

## 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.)	£25,080	£24,970	£25,190	£75,240
Estimated rates payable (p.a.)	£8,135	£7,692	£7,339	£23,166
Service Charge	£6,384	£6,356	£6,412	£19,152
Utilities (£6.50 psf)	£8,890	£2,951	£2,977	£8,890
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£39,599</b>	<b>£39,018</b>	<b>£38,941</b>	<b>£117,558</b>

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. March 2026

# CONTACT US

HENRY BACON  
020 7927 0646  
Henry@rib.co.uk

JIM CLARKE  
020 7927 0631  
Jim@rib.co.uk

MATTHEW MULLAN  
0207 927 0622  
Matthewm@rib.co.uk

THOMAS D'ARCY  
020 7927 0648  
Thomas@rib.co.uk

**RIB**

ROBERT IRVING BURNS