



ONE

DEAN STREET

SOHO W1

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STATE OF THE ART 11,444 SQ FT 2ND FLOOR OFFICE ACCOMMODATION. COMPLETE WITH SHOWER, CHANGING FACILITIES AND CYCLE STORAGE EXCLUSIVELY FOR THE 2ND FLOOR.

ONE DEAN STREET GIVES INSTANT ACCESS TO TOTTENHAM COURT ROAD'S NEW ELIZABETH LINE STATION.



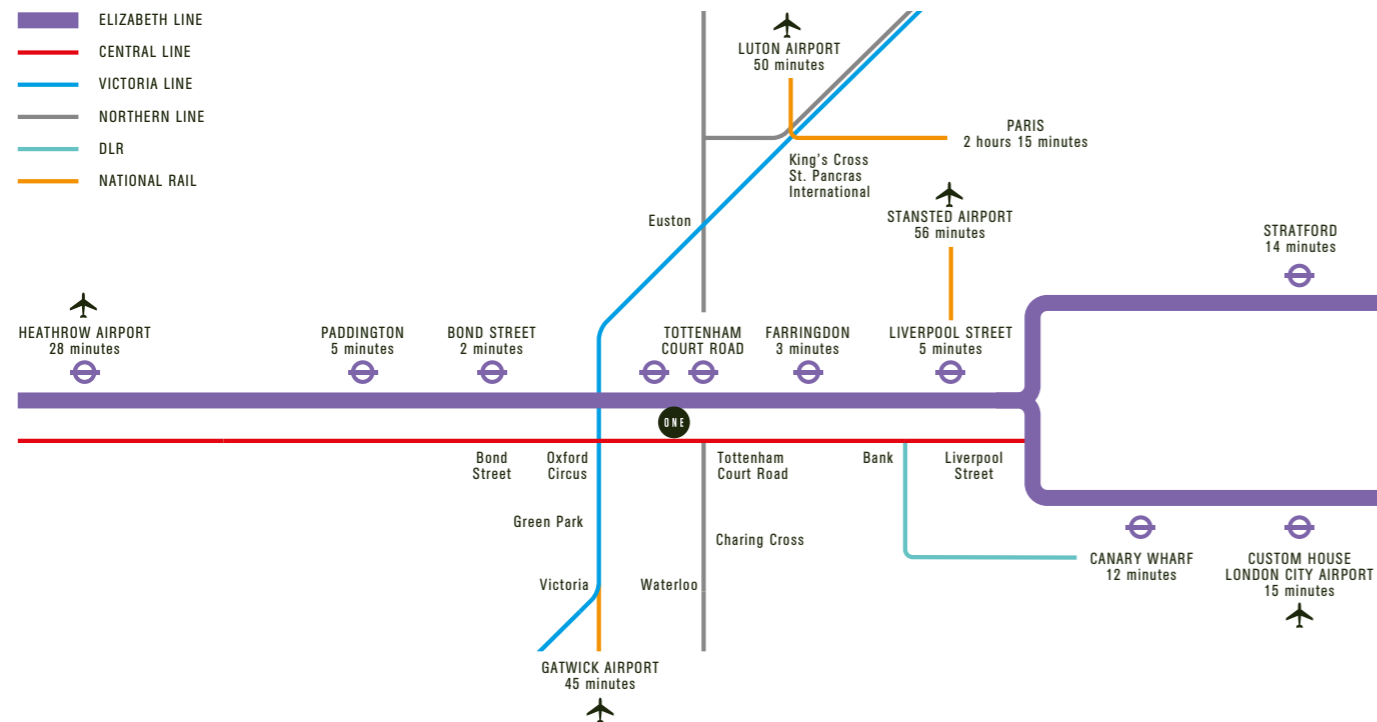
ONE DEAN STREET'S MOST INSPIRING  
FEATURE IS THE DRAMATIC FOUR STOREY  
LIGHT-FILLED RECEPTION HIDDEN  
BEHIND A RETAINED FACADE.





ONE DEAN STREET IS ADJACENT TO THE NEW DEAN STREET ENTRANCE OF TOTTENHAM COURT ROAD ELIZABETH LINE STATION, DIRECTLY CONNECTING THE BUILDING TO LONDON'S MOST EXCITING INFRASTRUCTURE PROJECT.

DEAN STREET ELIZABETH LINE ENTRANCE CGI



**ONE DEAN STREET BENEFITS FROM A PLETHORA OF AMENITIES ON THE DOORSTEP.**

**CULTURE**

1. LAZARIDES EMPORIUM
- DRINK**
1. 100 CLUB
  2. BOURNE AND HOLLINGSWORTH
  3. KAFFEINE
  4. LANTANA CAFÉ
  5. LONDON COCKTAIL CLUB
  6. REFUEL
  7. RONNIE SCOTT'S JAZZ CLUB
  8. STORE STREET EXPRESSO
  9. THE LONG BAR

**EAT**

1. BERNERS TAVERN
2. BRINDISA
3. BURGER AND LOBSTER
4. BUSABA EATHAI
5. BYRON
6. CEVICHE
7. GAILS
8. HAKKASAN
9. HOUSE OF HO
10. KINGLY COURT CARNABY
11. L'ESCARGOT
12. LANTANA
13. LIMA
14. PIED A TERRE
15. QUO VADIS
16. RIDING HOUSE CAFÉ
17. ROKA
18. SALT YARD
19. SNOWFLAKE
20. SOCIAL EATING HOUSE
21. VAGABOND WINES
22. YAUATCHA

**RETAIL**

1. WAX LONDON
  2. FOYLES
  3. LAB STORE LONDON
  4. B&SH
  5. RAG & BONE
  6. STUDIO NICHOLSON
  7. SAMSUNG EXPERIENCE STORE
- STAY**
1. CHARLOTTE STREET HOTEL
  2. DEAN STREET TOWNHOUSE
  3. SANDERSON HOTEL
  4. SOHO HOTEL
  5. THE LONDON EDITION CULTURE
  6. MANDRAKE HOTEL



THE DEAN STREET LOCALITY PROVIDES EXCEPTIONAL DIVERSITY - FROM FLAGSHIP RETAILERS TO BOUTIQUE BESPOKE RETAIL OUTLETS, GRAB AND GO SANDWICHES TO SOME OF THE FINEST RESTAURANTS AND BARS IN THE CAPITAL, AND IS SITUATED BETWEEN SOHO AND FITZROVIA; TWO OF THE MOST POPULAR LOCATIONS IN LONDON.



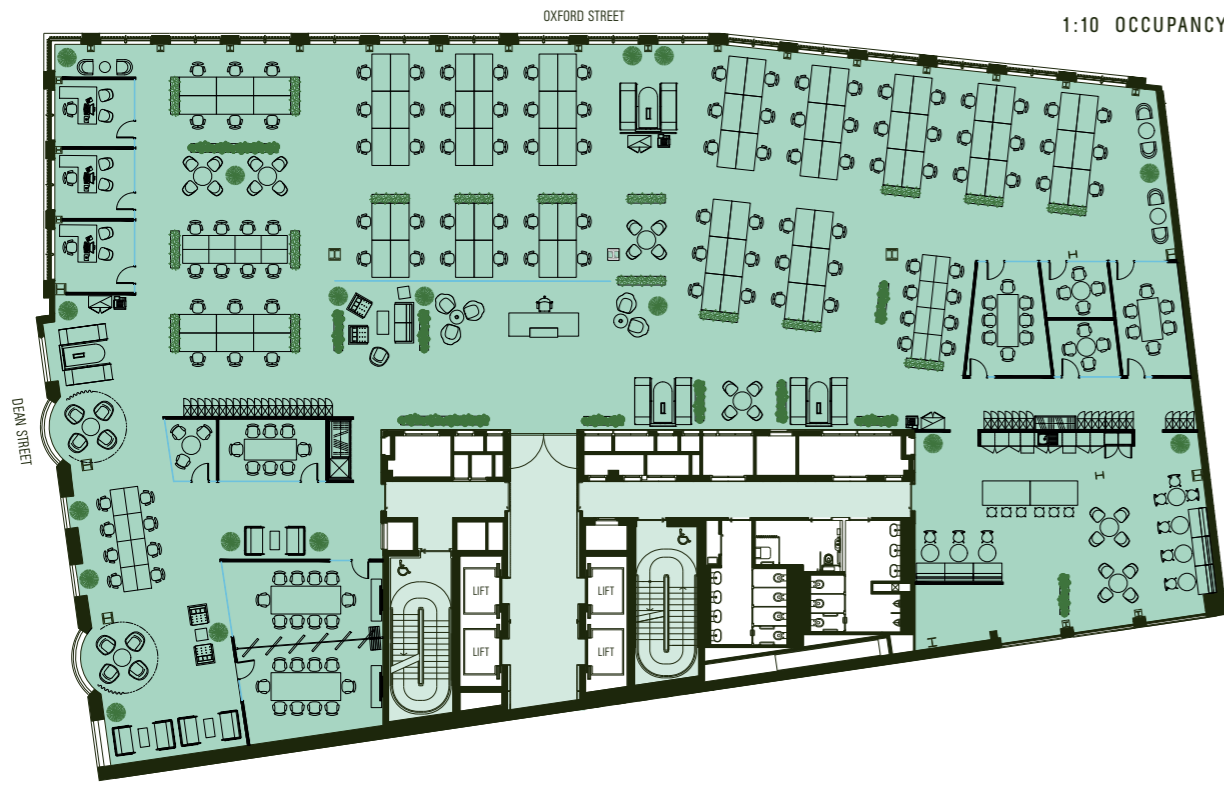






**SECOND FLOOR**  
 11,444 SQ FT (1,063.1 SQ M)\*

- 3 X 1 PRIVATE OFFICES
- 1 X 6 PERSON MEETING ROOM
- 2 X 4 PERSON MEETING ROOM
- 2 X 8 PERSON BOARD ROOM
- 2 X 10 PERSON BOARD ROOM
- 1 X 3 PERSON MEETING ROOM
- 1 X RECEPTION AREA
- 108 OPEN PLAN DESKS
- 1:10 OCCUPANCY RATIO



Not to scale. For identification purposes only  
 \*Subject to final measurement



INDOOR ENVIRONMENTAL QUALITY (IEQ) SENSORS PROVIDE A DYNAMIC AND HEALTHY WORKPLACE



FCU AND AHU UV FILTRATION SYSTEM PROVIDES 99% RESISTANCE AGAINST VIRUSES



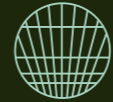
VENTILATION 12L/S PER PERSON



BREEAM 'EXCELLENT'



WIREScore PLATINUM RATING



DRAMATIC 1,400 SQ FT RECEPTION UNDER A 15M HIGH GLAZED ROOF



24 HOUR STAFFED RECEPTION



HYBRID EXPOSED AND SUSPENDED CEILING



DEDICATED CYCLE STORAGE PROVIDING 22 CYCLE SPACES (WITH SEPARATE ACCESS OFF SOHO SQUARE)



TWO SHOWERS AND 28 LOCKERS IN SEPARATE MALE/FEMALE CHANGING ROOMS FOR EXCLUSIVE USE OF 2ND FLOOR OCCUPIER



1:10 SQ M OCCUPANCY RATIO



2.7M FLOOR TO CEILING HEIGHT



4 X 17 PERSON DESTINATION CONTROL PASSENGER LIFTS



11,444 SQ FT OF BEAUTIFULLY APPOINTED  
WORK SPACE. EFFICIENT, EFFECTIVE AND  
DESIGNED TO SUIT THE NEEDS  
OF PROGRESSIVE BUSINESS.



## TERMS

QUOTING RENT £97.50 PER SQ FT.

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Photography by Joas Souza

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