

# 8 DEAN STREET

PRIME SOHO FREEHOLD  
FOR SALE









## Description

8 Dean Street is in the heart of Soho, London, offering a unique blend of historic charm and modern functionality. Built with striking Victorian architecture, with contemporary amenities such as high-speed fibre broadband, air conditioning, and kitchen facilities. Its prime location offers excellent transport links, including Tottenham Court Road and Leicester Square stations nearby, making it an appealing choice for businesses.

## Highlights

- Prime Soho office offered with full vacant possession
- Located in the heart of Soho, benefitting from unrivalled amenities
- Exceptional connectivity close to Oxford Circus and Tottenham Court Road Underground Stations
- Attractive period mid-terrace offices totalling 3,593 sq ft NIA arranged over lower ground, ground, and three upper floors
- Regular floor plates well suited to the occupational market with the ability to let by floor, including a terrace and balcony that provide a unique selling point to attract occupiers
- EPC: B37
- Value add opportunity to refurbish and reposition as a prime soho asset
- Freehold

## Postcode

W1D 3RW

## Tenure

Freehold, held in an SPV

## Title Number

LN72985

## VAT

The property is not elected for VAT

## AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from the successful purchaser at the relevant time

## PRICE

Guide Price: £3,800,000

## POSSESSION

Vacant Possession



8 Dean Street, located in the heart of London's vibrant Soho district, is a prime office building surrounded by a rich array of amenities. The area offers a dynamic blend of historic charm and modern convenience, with an abundance of cafes, restaurants, and bars perfect for networking or unwinding after work. Nearby, you'll find world-class shopping along Oxford Street and boutique stores in Carnaby Street, as well as excellent transport links, including Tottenham Court Road and Oxford Circus Underground stations within walking distance. The location also boasts cultural attractions like theatres, galleries, and green spaces such as Soho Square Gardens, providing an inspiring and lively environment for any business.

 **Tottenham Court Road**  1 minute

 **Oxford Circus**  8 minutes

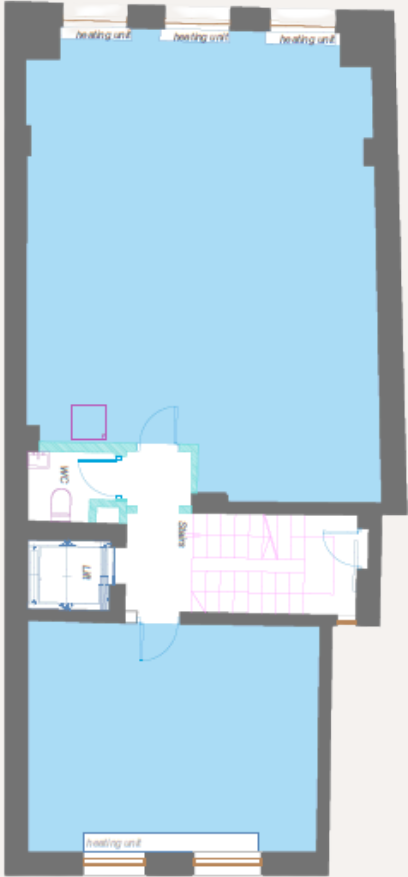
 **Leicester Square**  9 minutes

 **F45**  10 minutes

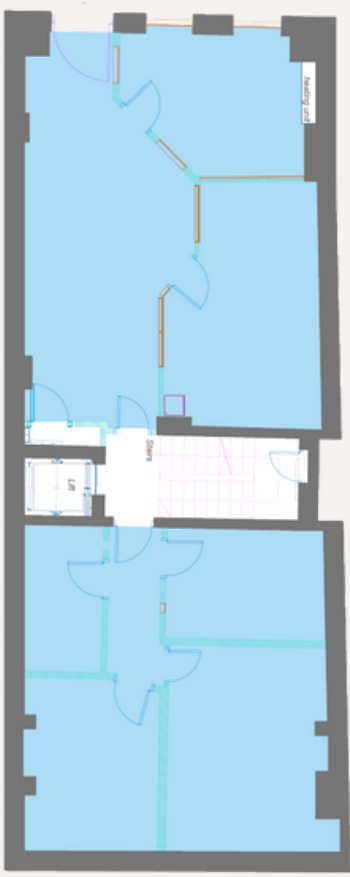
 **Soul Cycle**  7 minutes

 **Fitness Lab**  2 minutes

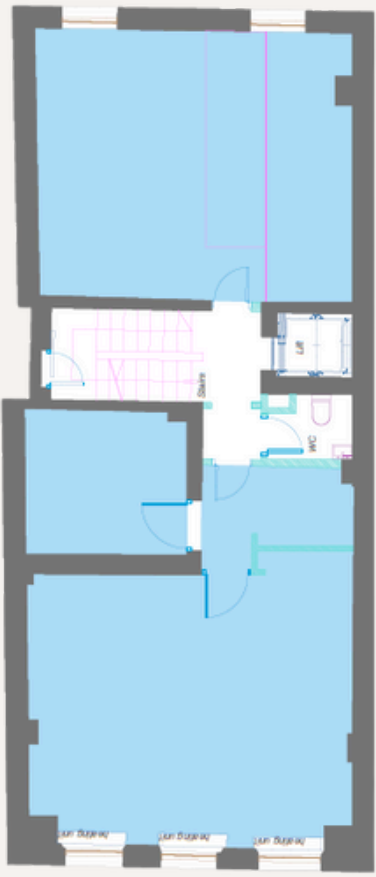
Demise	NIA (sq.ft.)	GIA (sq.ft.)
Third Terrace	209	209
Third	419	666
Second	742	940
First	847	1,055
Ground	1,052	1,202
Lower Ground	534	695
Total	3,594	4,559



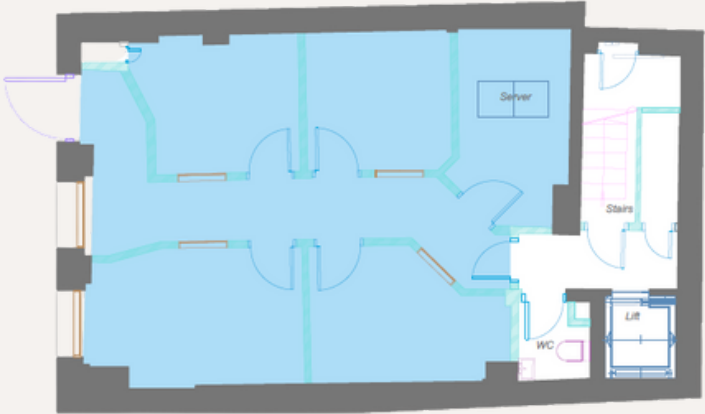
Ground Floor



First Floor



Second Floor



Lower Ground Floor



Third Floor



# 8 DEAN STREET

## Viewings

Viewings are available by prior appointment with Sole Agent Lonic

## Contact Us

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