



ONE

DEAN STREET

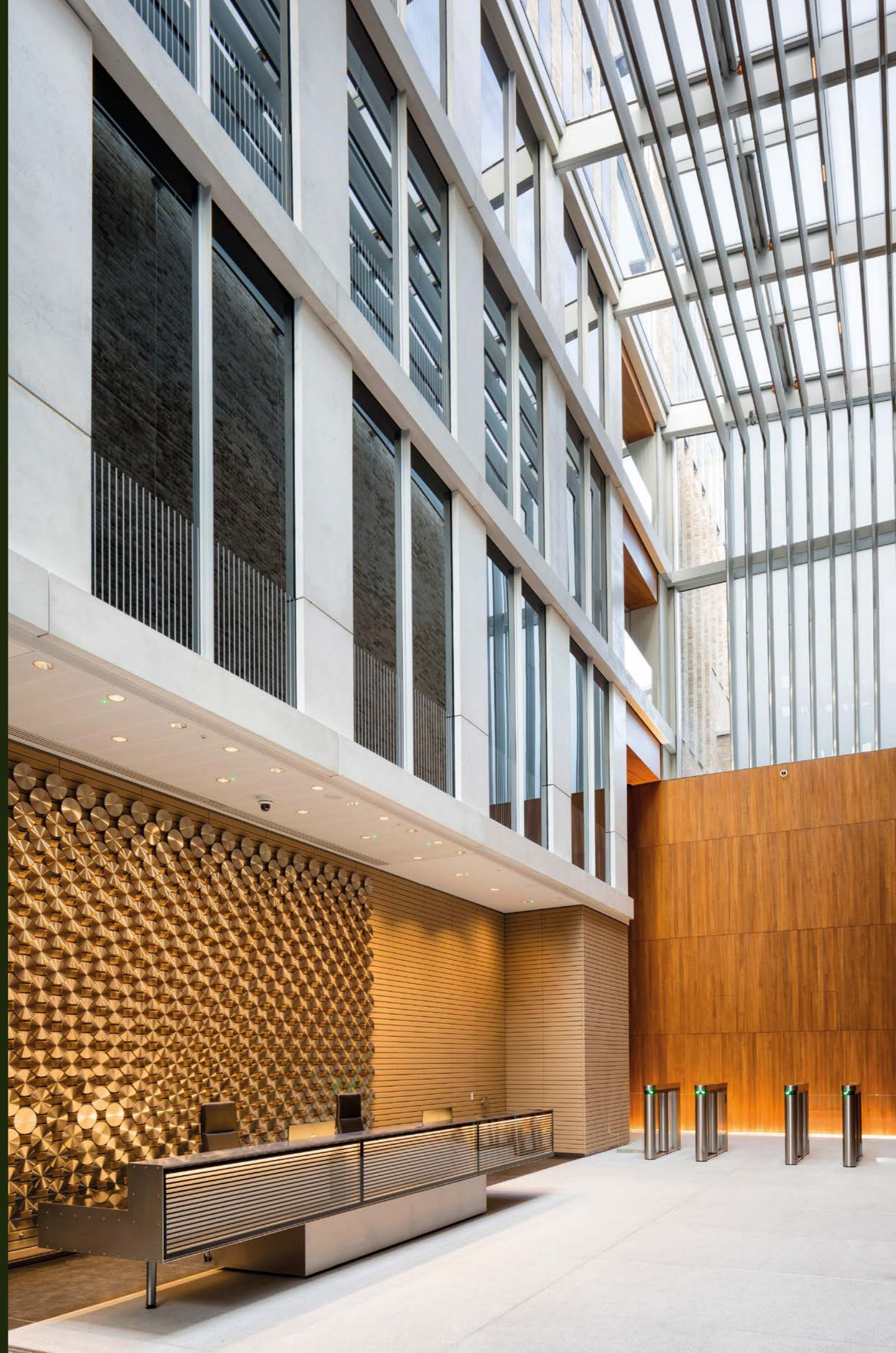
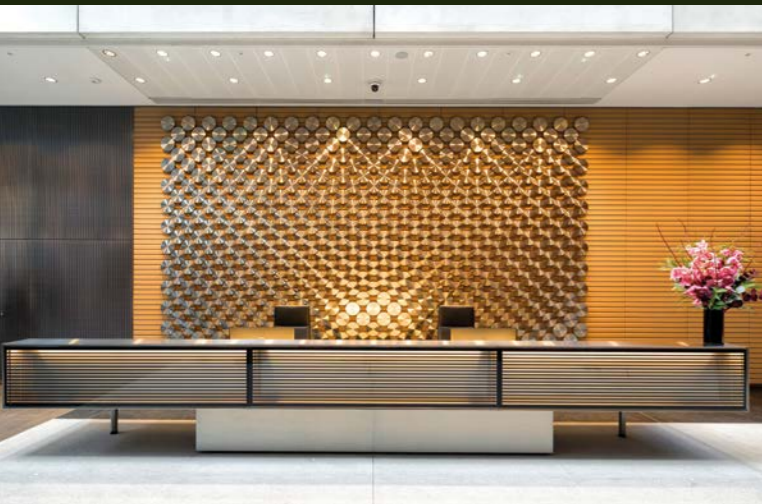
SOHO W1

ONE
DEAN STREET
SOHO W1

STATE OF THE ART 11,470 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.



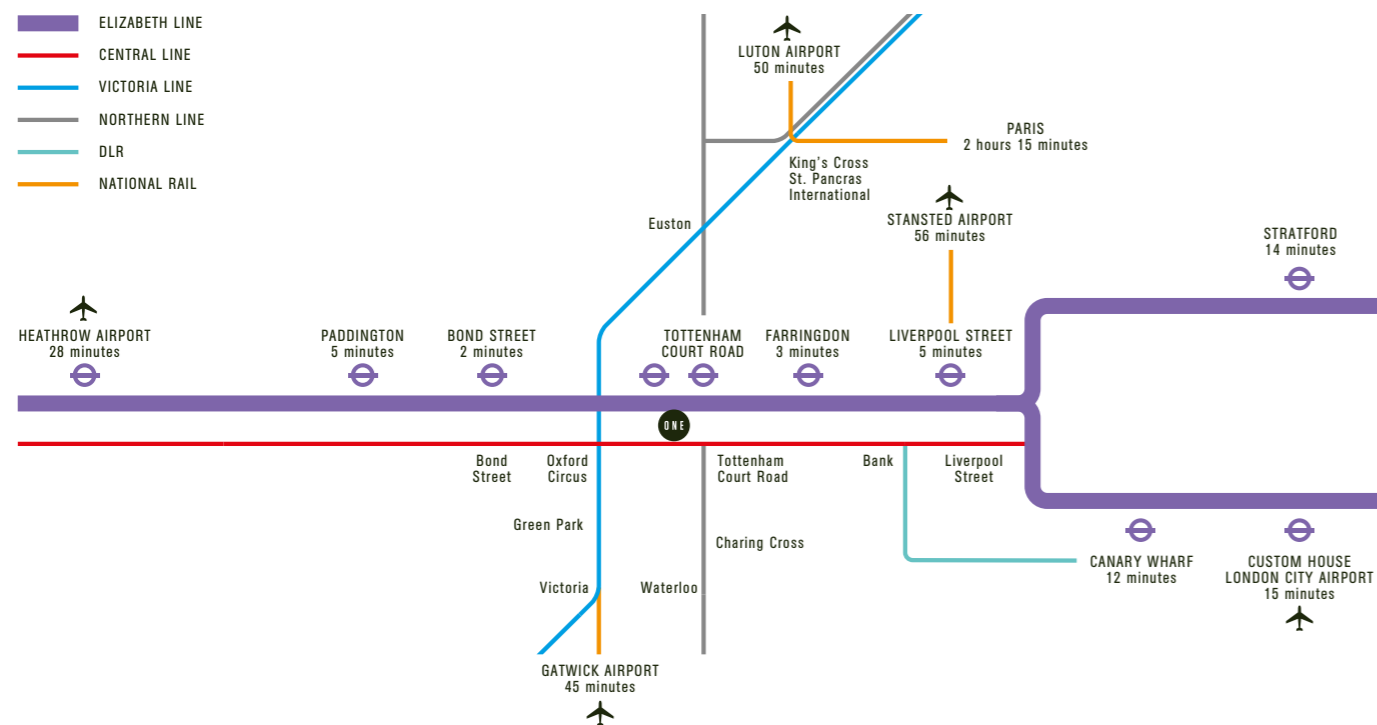
ONE DEAN STREET'S MOST INSPIRING
FEATURE IS THE DRAMATIC FOUR STOREY
LIGHT-FILLED RECEPTION HIDDEN
BEHIND A RETAINED FACADE.





ONE DEAN STREET IS ADJACENT TO THE NEW DEAN STREET ENTRANCE OF TOTTENHAM COURT ROAD ELIZABETH LINE STATION. OPENING IN 2022, THE ELIZABETH LINE WILL ENSURE THAT DEAN STREET IS EASILY CONNECTED 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 GALLERY
2. NEW LONDON ARCHITECTURE

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. HUMMINGBIRD BAKERY
11. KINGLY COURT CARNABY
12. L'ESCARGOT
13. LANTANA
14. LIMA
15. PIED A TERRE
16. PRINCI
17. QUD VADIS
18. RIDING HOUSE CAFÉ
19. ROKA
20. SALT YARD
21. SNOWFLAKE
22. SOCIAL EATING HOUSE
23. VAGABOND WINES
24. YAUATCHA

RETAIL

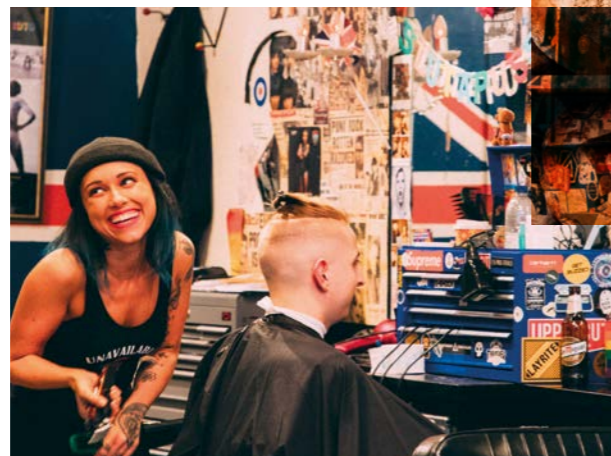
1. WAX LONDON
2. FOYLES
3. LAB STORE LONDON
4. B&SH
5. RAG & BONE
6. FOLK
7. SAMSUNG EXPERIENCE STORE

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
11,470 SQ FT (1,065.6 SQ M)*



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



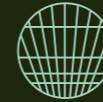
VENTILATION 12L/S PER PERSON



BREEAM 'EXCELLENT'



WIREScore PLATINUM RATING



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



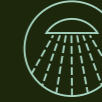
24 HOUR STAFFED RECEPTION



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



TERMS

AVAILABLE UPON APPLICATION.

AGENTS

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Photography by Joas Souza

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