

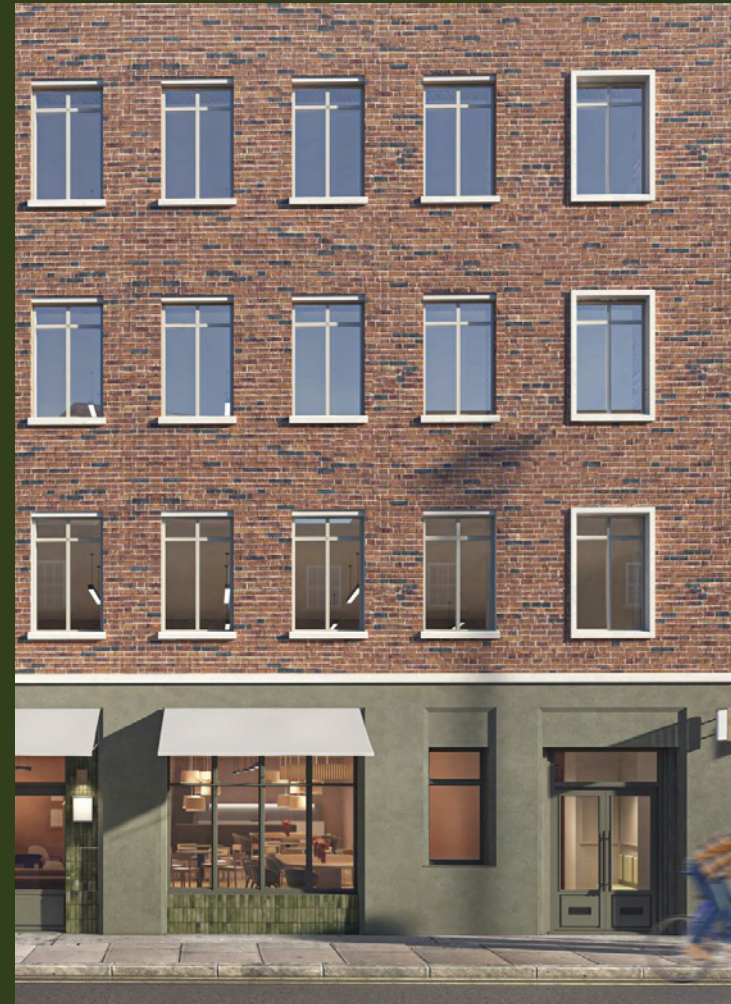
Soho & Dean

LONDON W1

An exclusive collection of beautifully designed CAT A+ workspaces in the heart of Soho



35 Soho Square



14 Dean Street

BEDFORD SQUARE GARDENS

TOTTENHAM COURT ROAD 

SHAFTESBURY AVE

COVENT GARDEN 

FITZROVIA

RATHBONE PLACE

OXFORD STREET

SOHO SQUARE

SEVEN DIALS

TOTTENHAM COURT ROAD 

DEAN STREET

Soho & Dean

 >150M

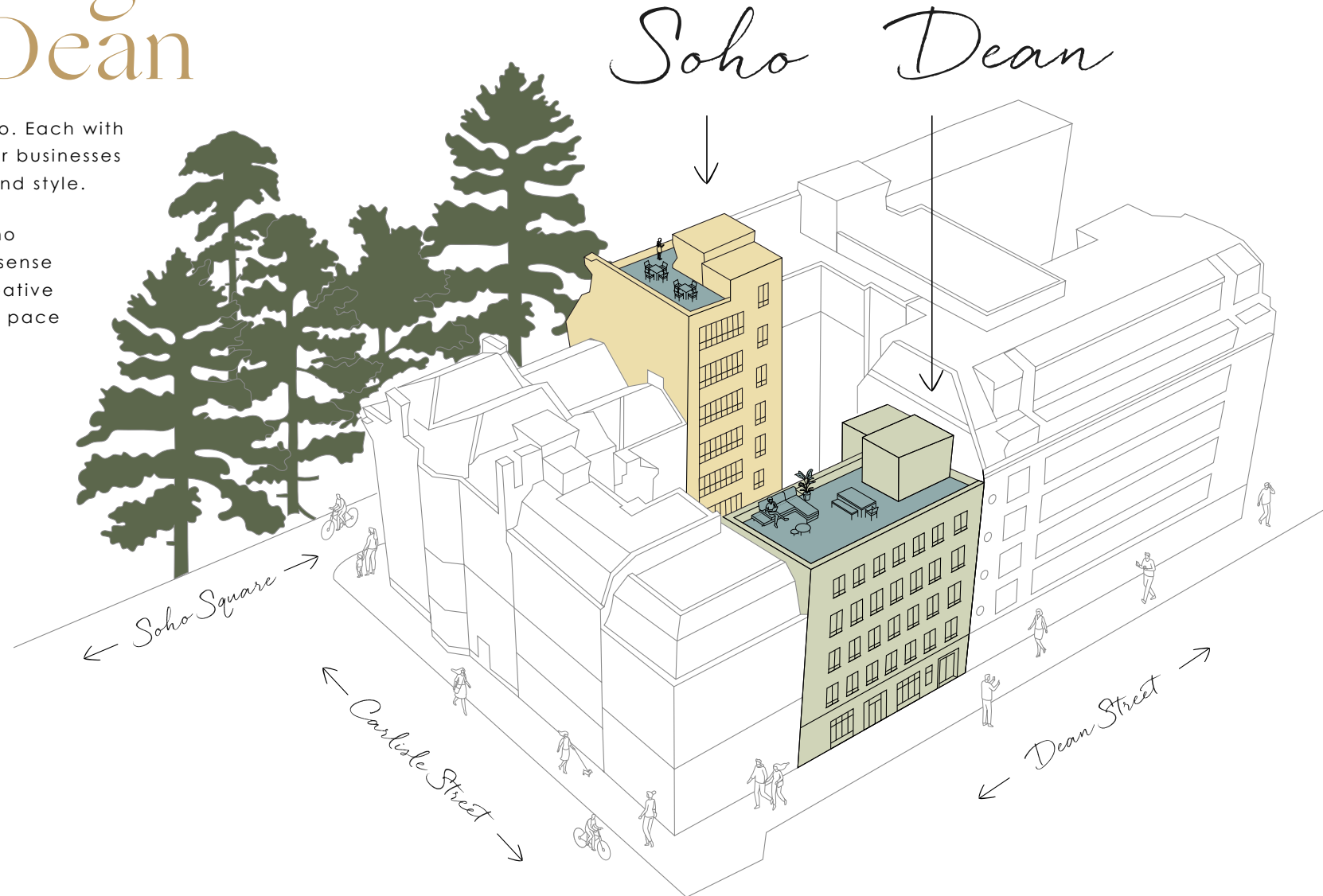


Introducing Soho & Dean

Two addresses in the heart of Soho. Each with its own character. Both crafted for businesses that value profile, performance and style.

Choose the calm elegance of Soho Square, with garden views and a sense of quiet focus. Or tap into the creative energy of Dean Street, where fast pace meets vibrant culture.

Brought to life by award winning architects Anomaly, these CAT A+ spaces set a new standard for modern working in London's most iconic neighbourhood.

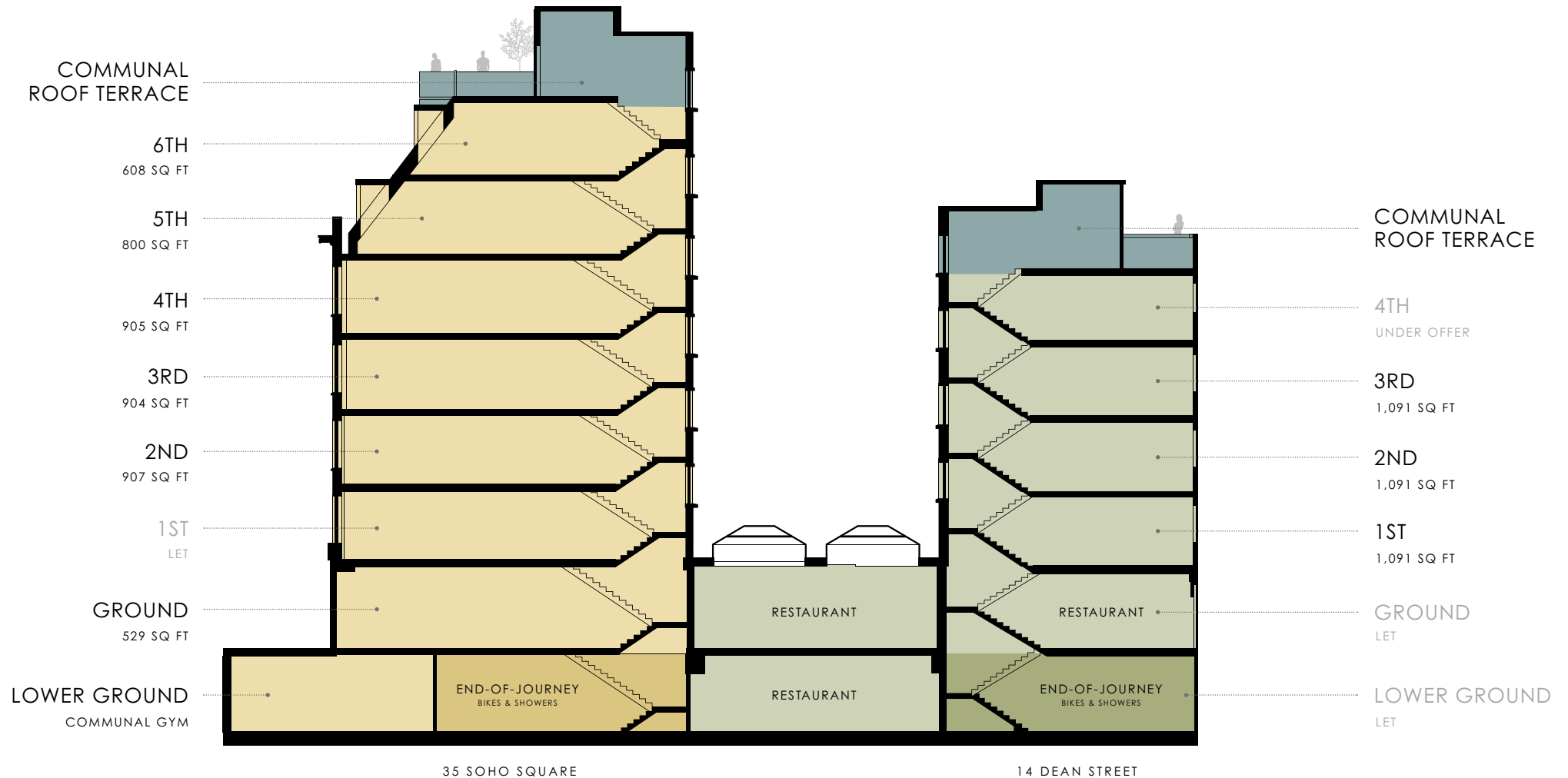


35 Soho Sq

4,653 SQ FT

14 Dean St

3,273 SQ FT



35 Soho Square

TRANQUIL GRANDEUR OVERLOOKING
LONDON'S ICONIC GARDEN SQUARE

A rare gem in the heart of the West End, 35 Soho Square offers an exclusive office experience defined by elegance, discretion, and an abundance of natural light. With sweeping views of Soho Square Gardens and a characterful period façade, it's the perfect setting for businesses seeking quiet distinction.

KEY FEATURES:

- Flexible suites ranging from 529 to 910 sq ft
- High-spec CAT A+ fit-outs complete with a modern boardroom, private call pod and teapoint
- Stylish and welcoming arrival experience
- Full end-of-journey facilities including showers, lockers and cycle storage
- Communal rooftop terrace with stunning views across London
- Just 2 minutes from Tottenham Court Road station and the Elizabeth Line





Typical CAT A+ Floor

907 SQ FT / 84.26 SQ M

■ Office □ Core

SPACE OCCUPANCY

12 Workstations*

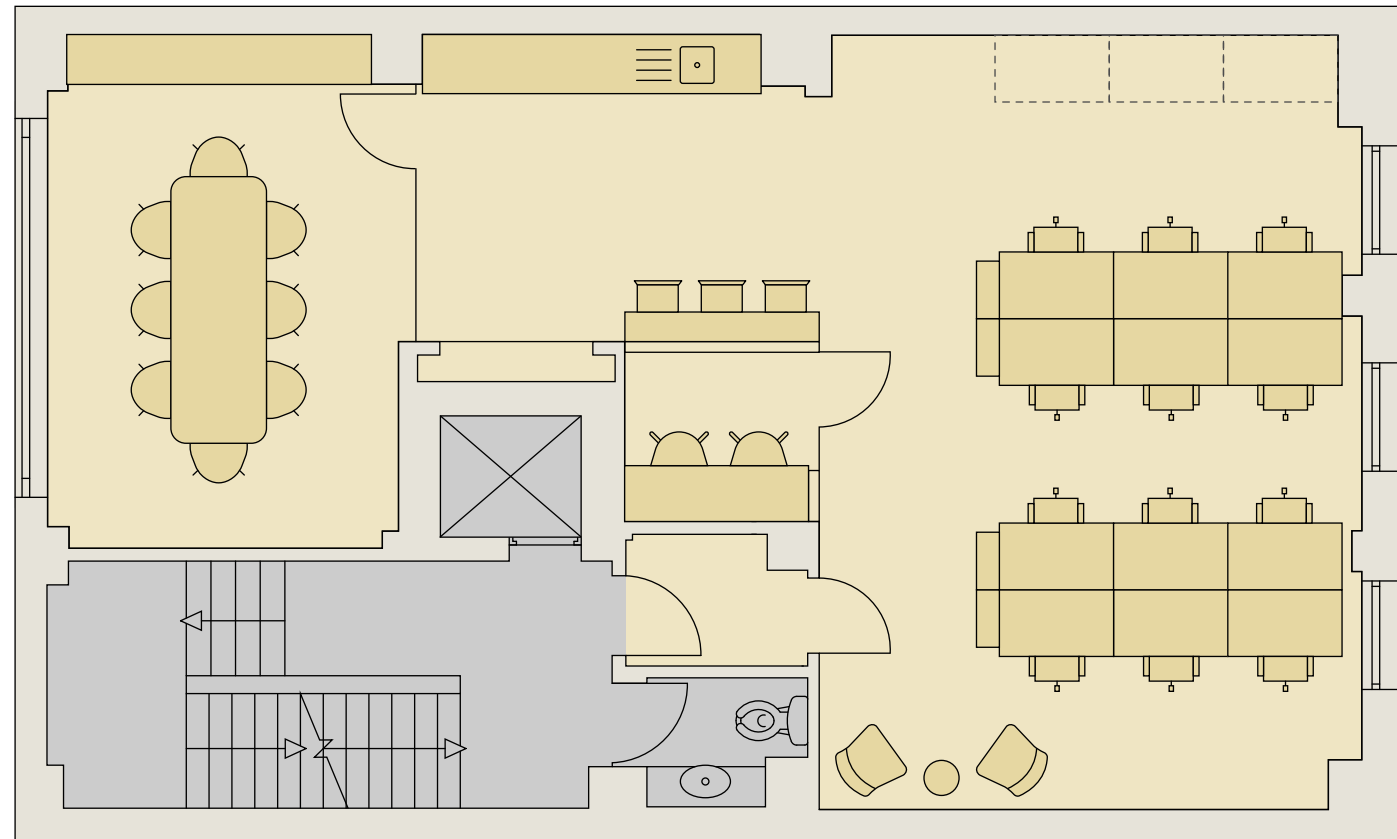
8-10 Person Boardroom

2 Person Call Pod

Kitchen & Breakout

High Table Agile Workspace

*Up to 15 (if required)



35 SOHO SQUARE





Indicative communal gym CGI



Indicative communal gym CGI



Indicative communal gym CGI



Indicative communal roof terrace CGI



Indicative meeting room CGI

35 SOHO SQUARE

Schedule of Areas:

FLOOR	USE	INTERNAL SQ FT	EXTERNAL SQ FT
7th	Communal Roof Terrace	-	476
6th	Office	608	-
5th	Office	800	-
4th	Office	905	-
3rd	Office	904	-
2nd	Office	907	-
1st	Office		LET
Ground	Office	529	-
Lower Ground	Communal Gym	-	-
TOTAL		4,653	476

14 Dean Street

BOLD. VIBRANT.
UNAPOLOGETICALLY SOHO.

In the heart of Soho's legendary cultural and creative scene, Dean Street delivers a standout address for trailblazing businesses. These boutique-style floors fuse striking design with premium, CAT A+ finishes — creating an inspiring setting where ambitious companies, creatives, and bold brands can thrive.

KEY FEATURES:

- 4,356 sq ft of beautifully fitted workspace across four upper floors
- Flexible, fully fitted CAT A+ suites from 1,100 sq ft
- Meeting rooms, teapoints and breakout zones
- Stylish and welcoming arrival experience
- Full fibre connectivity (1GB)
- Full end-of-journey facilities including showers, lockers and cycle storage
- Communal roof terrace offering shared outdoor space with city views
- Globally acclaimed on-site restaurant launching soon
- Immersed in Soho's unrivalled mix of dining, nightlife and retail
- Just 2 minutes from Tottenham Court Road station and the Elizabeth Line (Crossrail)





Typical CAT A+ Floor

1,091 SQ FT / 101.36 SQ M

■ Office ■ Core

SPACE OCCUPANCY

12 Workstations*

6 Person Boardroom

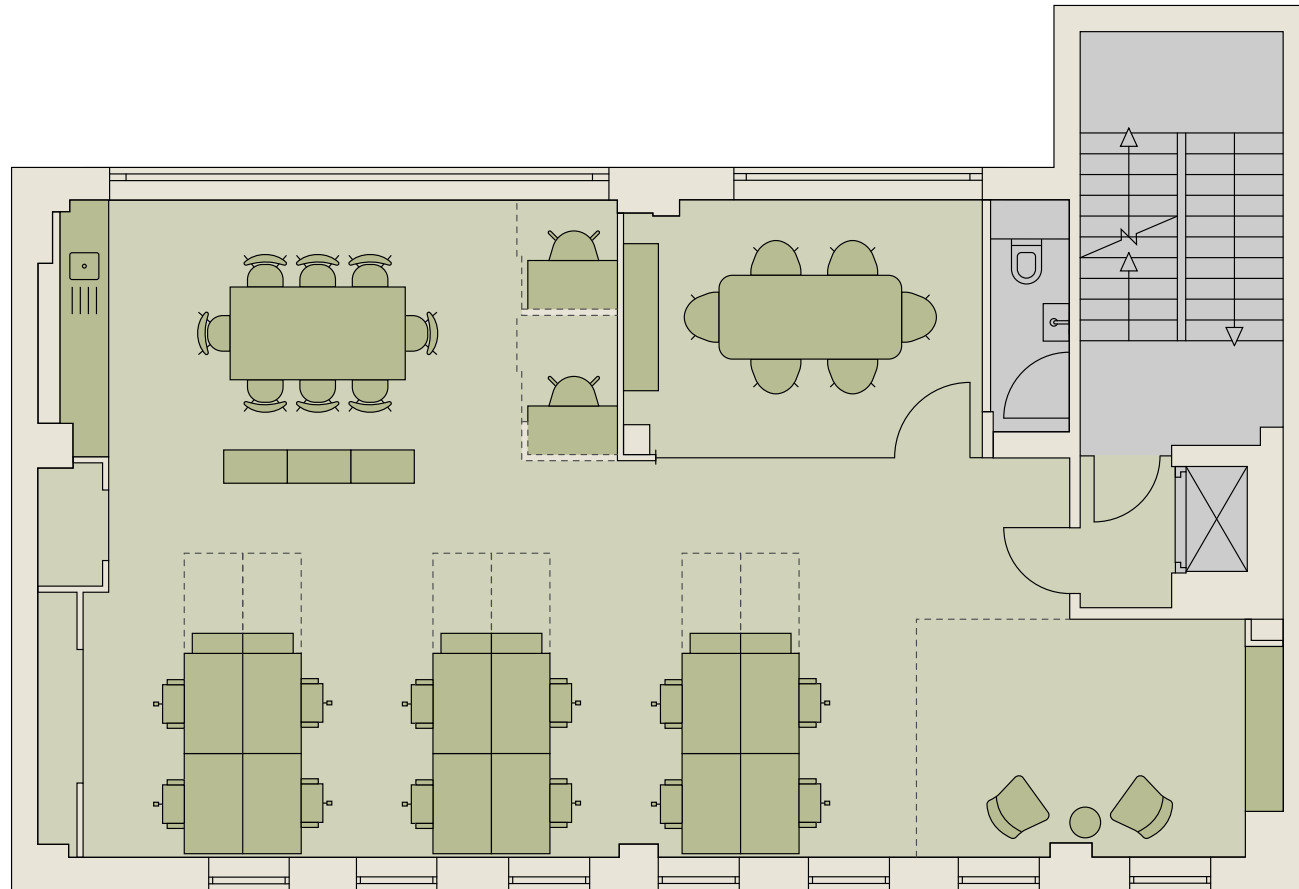
2 Call Pods

Kitchen

8 Person Breakout

Arrival Lounge

*Up to 20 (if required)



14 DEAN STREET

DEAN STREET



14 DEAN STREET

Schedule of Areas:

FLOOR	USE	INTERNAL SQ FT	EXTERNAL SQ FT
5th	Communal Roof Terrace	-	1,091
4th	Office	UNDER OFFER	
3rd	Office	1,091	-
2nd	Office	1,091	-
1st	Office	1,091	-
TOTAL		3,273	1,091

Figures subject to final measured survey



Indicative arrival lounge CGI



Indicative call pods CGI

Highlights



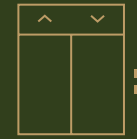
Original character
features



Comprehensively
refurbished entrance
& communal parts



High-quality
CAT A+ space



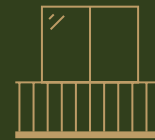
Passenger lifts



24-Hour access



Full fibre connectivity (1GB)



Communal roof terrace



Excellent natural light



Exposed air conditioning



Showers, bike
stores & lockers



EPC A & all electric



Communal on-site gym

Fully Fitted or Fully Managed

READY TO GO – FITTED, FURNISHED & CONNECTED

WHY MANAGED?

Simple. Transparent. Reliable.

One bill. One team. Zero Hassle.

A single, all-inclusive monthly cost with no surprises.

Experienced, hands-on support.

With over 40 years of know-how, our in-house team takes care of everything — big or small.

A team that treats you like family.

We're a family-run business that looks after you like one of our own. Supportive, responsive, and always here when you need us.

Your Space. Your way.

Fully furnished, fully managed, and fully yours — front door, meeting rooms, kitchen, all included.

WHAT'S INCLUDED IN MANAGED?



FITTED

High-spec, beautifully furnished workspaces



DAILY CLEANING & WASTE MANAGEMENT



CONNECTED

Secure, high-speed 1GB fibre



ALL-INCLUSIVE

Rent, rates, utilities, service charge and insurance



FLEXIBLE

Short to long-term leases



FULLY MANAGED

One simple monthly fee



HEALTH & SAFETY

Statutory Health & Safety compliance



DEDICATED HELPLINE



Soho Square



Berwick Street Market

World Renowned Soho

Located in the heart of Soho, 35 Soho Square and 14 Dean Street are surrounded by London's best retail hubs, stylish bars, restaurants, and entertainment spots. For a peaceful escape amidst the hustle and bustle, the building is opposite Soho Square. Excellent transport links are nearby, including the Tottenham Court Road Elizabeth line entrance which can be reached within a one minute walk.



RESTAURANTS

1. Inamo
2. Barrafina
3. Noble Rot
4. 10 Greek Street
5. Milk Beach
6. L'Escargot
7. Tattu
8. Eat Tokyo
9. Arcade Food Hall
10. Cecconi's
11. Cay Tre
12. 100 Wardour Street
13. Yauatcha
14. The Ivy
15. Bubala
16. The Duck & Rice
17. Circolo Popolare
18. ROVI
19. INKO NITO
20. Polpo
21. Randall & Aubin
22. Dishoom
23. Arros QD
24. Flat Iron
25. Bob Bob Ricard

CULTURE

1. Outernet
2. The Photographer's Gallery
3. Sondheim Theatre
4. Frith Street Gallery
5. 21 Soho
6. Soho Theatre

BARS

1. Mr Fogg's
2. Ember Yard
3. Ronnie Scott's
4. Adam & Eve
5. The Bloomsbury Club
6. Cahoots
7. Brewdog

RETAIL

1. Ted's Grooming Room
2. Sister Ray
3. Oliver Spencer
4. Byredo
5. A.P.C
6. Percival
7. END.

GYMS

1. UNTIL Soho
2. Fitness Lab
3. SoulCycle
4. Rowbots
5. F45
6. Barry's

CAFES

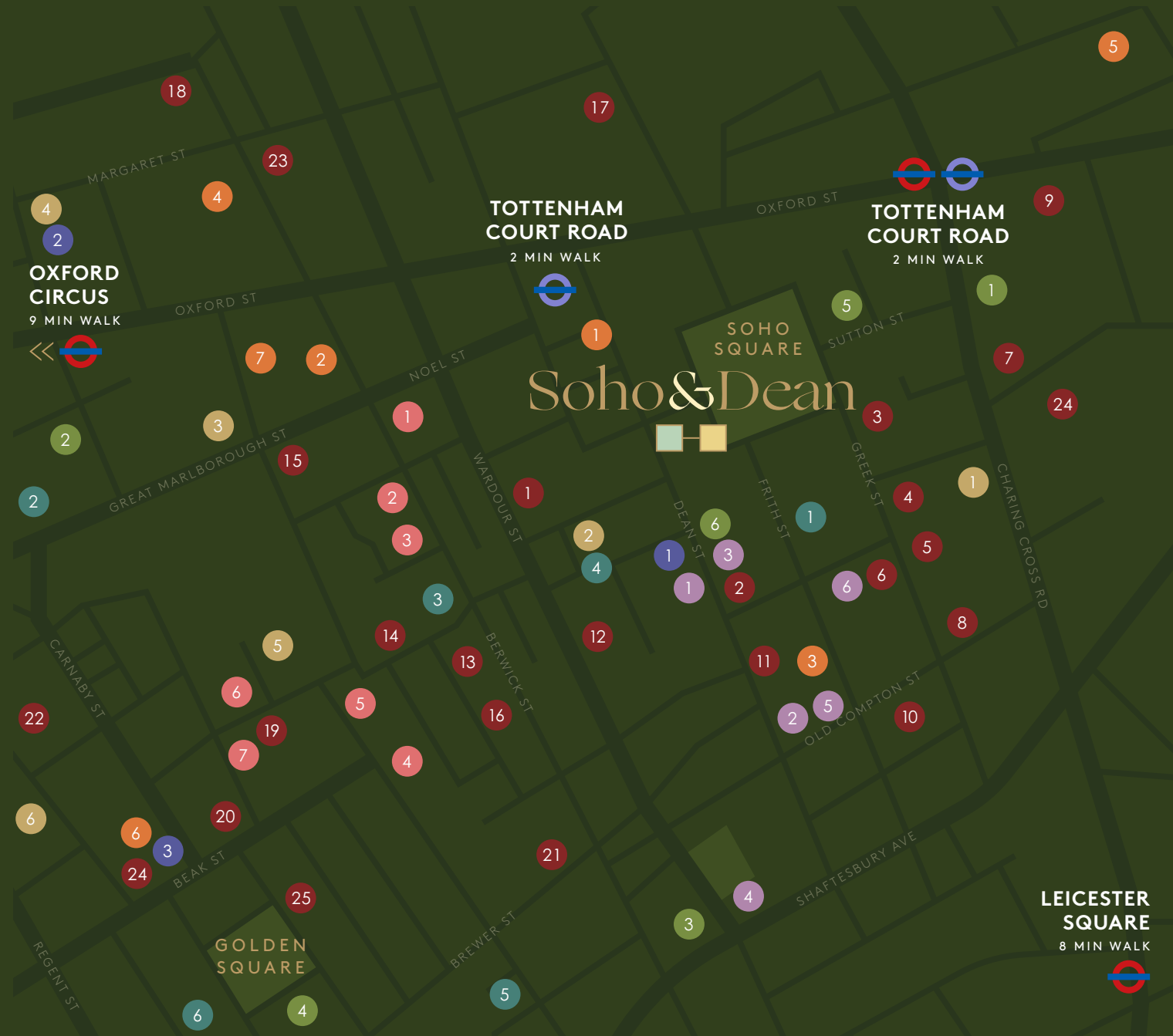
1. NO.79 Coffee & Mousse
2. Ole & Steen
3. Grind

MEMBERS CLUBS

1. Soho House
2. The Groucho Club
3. Quo Vadis
4. Century Club
5. Soho Whisky Club
6. The Union Club

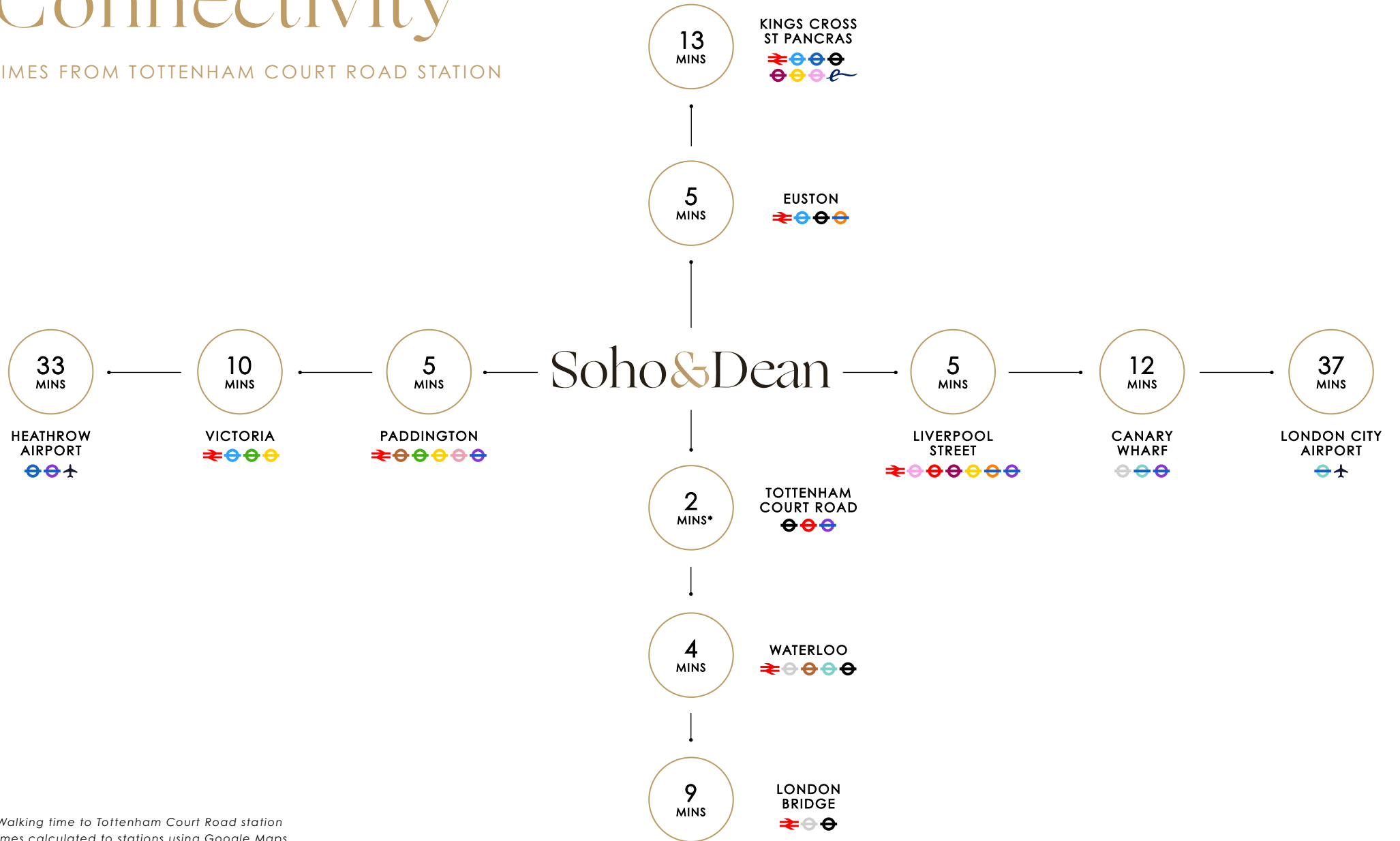
HOTELS

1. Hazlitt's
2. Courthouse Hote
3. Broadwick Soho
4. The Soho Hotel
5. Ham Yard
6. Karma Sanctum



Connectivity

TIMES FROM TOTTENHAM COURT ROAD STATION



*Walking time to Tottenham Court Road station
Times calculated to stations using Google Maps

DIAGEO

NETFLIX

HELICAL

GSK

Google

APOLLO

Palantir

Meet the Neighbours

M&C SAATCHI GROUP

Skyscanner

IEQT

Greenergy

SONY

Russell&Bromley

RESEARCH

About Your Landlord

BEAUTIFUL BUILDINGS, DESIGNED TO INSPIRE

SE Land and Estates creates exceptional workspaces in London's most prestigious districts. Every office is a statement of sophistication, craftsmanship, and business excellence.

WE OWN OUR BUILDINGS

- Direct access
- Clear accountability
- Proactive management

WE MANAGE OUR BUILDINGS

- One trusted point of contact
- Fully integrated services
- 1GB fibre connectivity

WE OFFER PRIME REAL ESTATE ACROSS LONDON

- Room to grow
- A trusted network
- Tailored workspaces



Mayfair



City



Southwark



Soho



Clerkenwell



Tech Belt

Soho&Dean

LONDON W1

The logo for S.E. Land & Estates, featuring the lowercase letters 'se' in a bold, sans-serif font, with a horizontal line underneath the letters.

S.E. LAND & ESTATES GROUP
OF COMPANIES:

AVI ORENSTEIN (MRICS)
Investment Director
aorenstein@seland.co.uk
T: 020 8732 3002
M: 07908 676 681

RUBIX

GET IN TOUCH WITH THE LEASING
AGENTS TO FIND OUT MORE:

GEORGE REYNOLDS
george@rubix.london
07754 835 744

POPPY TAYLOR
poppy@rubix.london
07713 630 101

JACK HARWOOD
jack@rubix.london
07591 829 278

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Marketing: [Stuart Chapman Design](#)