



Nº1

RICHMOND MEWS

SOHO, LONDON, W1H 7JA

TO LET

FULLY FURNISHED OFFICE SPACE
IN THE HEART OF SOHO

2ND & 3RD FLOOR
FROM 819 TO 1,722 SQ. FT.

RIB

ROBERT IRVING BURNS



The Soho Hotel



The Ivy



Banana Tree Soho



Ronnie Scott's Jazz Club

LOCATION

[Google maps link](#)

The property is located on Richmond Mews, in the heart of Soho. Soho's association with London's fashion and entertainment industries has led to the area becoming a hub for creatives.

The premises is surrounded by a wide array of independent stores, countless restaurants, bars and famous venues such as the Soho Theatre and Dean Street Townhouse. The street benefits from being situated moments from Soho Square Gardens and being a 7-minute walk from Oxford Street, Tottenham Court Road and Piccadilly Circus.

DESCRIPTION

Tucked away on Richmond Mews just off Dean Street is this special mews building, just opposite of The Soho Hotel. The available opportunities are arranged over 2nd and 3rd floors. The units are accessed by internal stairwell and either floor comes fully furnished.

The floors come complete with AC (not tested) and air flow system, engineered timber flooring, 2 x calling booths (2nd floor), free standing meeting room (2nd floor) and fitted kitchenette (both floors). Each floor benefits from excellent front and rear natural light. There are 2x WC's per floor, situated in the common area landings.

There is cycle storage on the ground floor of this delightful mews property.





2ND FLOOR



RECEPTION



3RD FLOOR

SPECIFICATIONS

- Fully Furnished
- Fitted 5 Person Meeting Room (2nd floor)
- Call Booths (2x on 2nd floor)
- Engineered Timber Flooring
- AC (Not Tested)
- Air Flow System
- Excellent Natural Light
- Fitted Kitchenette (both floors)
- Cycle Storage
- 4x WCs Total



FINANCIALS

FLOOR	2ND FLOOR	3RD FLOOR	2ND & 3RD FLOOR
Total Size (sq.ft.)	908	819	1,727
Quoting Rent (p.a.) excl.	£68,100	£59,378	£127,478
Service Charge	TBC	TBC	TBC
Estimated Rates Payable (p.a.)	£24,240	£21,864	£46,104
Estimated Occupancy Cost excl. (p.a.)	£92,340	£81,242	£173,582

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.

LEASE

Sublease(s) for term until August 2027.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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.

January 2025

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The logo for Robert Irving Burns, consisting of the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

ROBERT IRVING BURNS