

20 Air Street, Soho, London, W1B 5AN

OFFICE TO LET | 7,000 - 30,924 sq ft



Location

20 Air Street commands a prominent corner position at the junction between Air Street, Regent Street and Glasshouse Street. Situated on the boarder of Soho, St James's and Mayfair the building benefits from all the amenities that this vibrant area has to offer; world class retail, galleries, restaurants and bars as well as excellent transport links. Piccadilly Circus (Bakerloo and Piccadilly Lines) underground is within close proximity and Oxford Circus (Victoria, Central and Bakerloo Lines) underground station is within a short walk.

Description

Developed between 2008 and 2011 by the Crown Estate and Stanhope as part of the Quadrant, Regent Street development, AirW1 provides stunning Grade A office space. The mix of retained Art-deco architecture and bold modern design create a prestigious, striking building that has attracted a number of high profile tenants such as Twitter and Telefonica. The available floor provides high quality, fitted space with a mixture of open plan working, meeting rooms, editing suites and break out areas.

Floor Areas

Floor	sq ft	sq m
3rd Floor	7,000 - 30,924	650.3 - 2,872.84
TOTAL (approx.)	7,000 - 30,924	650.3 - 2,872.84

*Measurement in terms of *NIA

Paul Dart, Partner

020 7025 1392

Rebecca Saxon, Agency Surveyor

020 7025 1397

Christos Lemos, Agency Surveyor

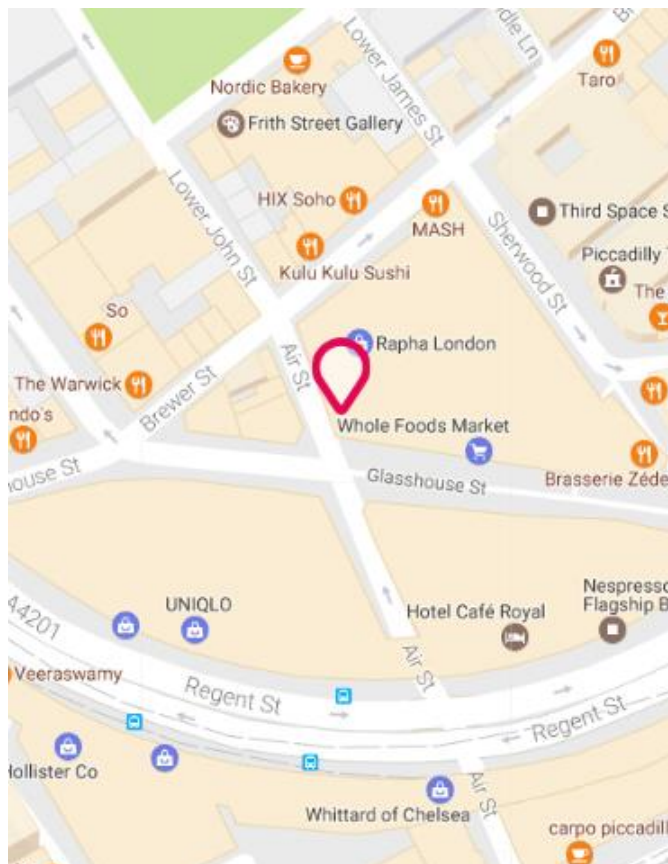
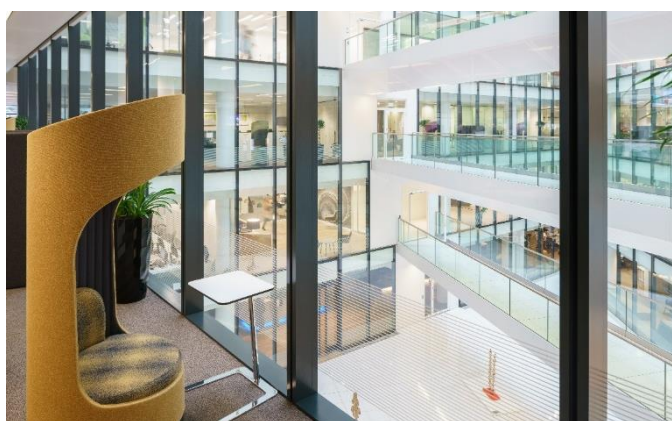
020 7025 8941

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2017

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Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until 2026 subject to a rent review in December 2016 and tenants break in December 2021.
Rent:	Passing rent £76.00 psf pax
Rates:	Estimated at £37.92 pas pa 2017/18
Service Charge:	TBC

Amenities

- Prestigious double height reception
- Commissionaire
- 150 mm raised access floors
- 4 pipe fan coil Air Conditioning
- Metal tile ceilings
- Fitted space with meeting rooms and break out areas
- 6 Passenger lifts
- Showers (building provision)
- Cycle spaces (building provision)
- BREEAM Excellent

Paul Dart, Partner

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