

**20 Air Street,**  
**Soho, London, W1B 5AN**



**OFFICE TO LET | 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	30,924	2,872
<b>TOTAL (approx.)</b>	<b>30,924</b>	<b>2,872</b>

\*Measurement in terms of \*NIA

### Soho

Soho is now the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London and truly represents the vibrant, bustling heart of this amazing city.

Soho is a location roughly bounded by Oxford Street to the north, Charing Cross Road to the east, Leicester Square to the south and Regent Street to the west.

**Paul Dart, Partner**

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**Rebecca Saxon, Associate Partner**

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**Christos Lemos, Agency Surveyor**

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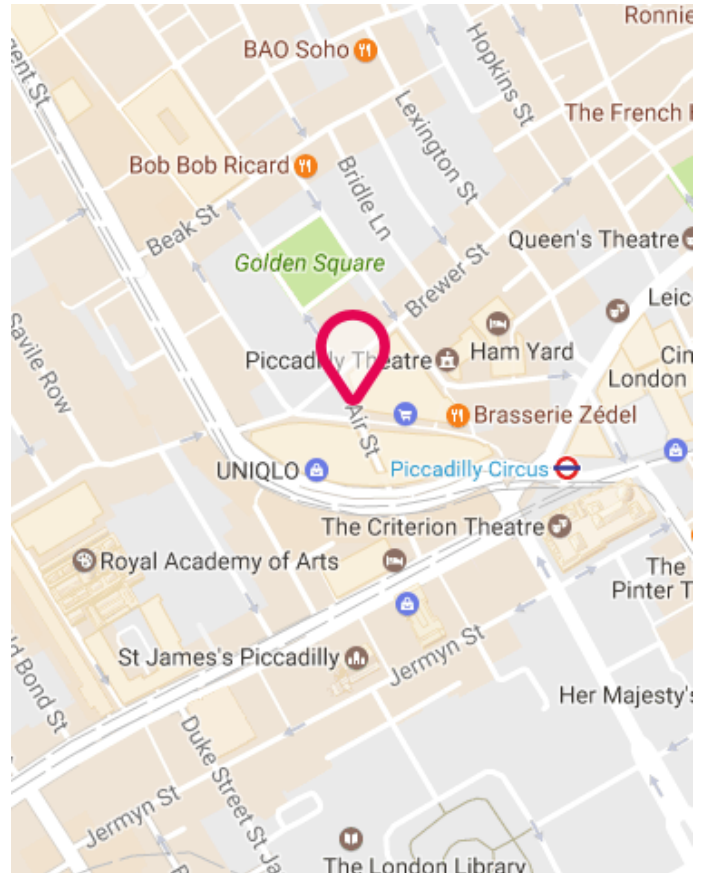
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**Subject to Contract May 2018**

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## Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until 2026 subject to a tenants option to break in December 2021.
Rent:	£77.00 psf pax
Rates:	Estimated at £39.00 psf pa 201/19
Service Charge:	Approximately £9.00 psf pax
EPC	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

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