

7 Air Street,  
Soho, London, W1B 5AD



QUALITY OFFICE TO LET | 2,976 sq ft



Location

7 Air Street commands a prominent corner position at the junction between Air Street, Regent Street and Glasshouse Street. Situated on the border 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.

Floor Areas

Floor	sq ft	sq m	Status
Part 3rd floor	2,976	276	AVAILABLE
TOTAL (approx.)	2,976	276	
*Measurement in terms of NIA			

Description

The building has previously undergone a comprehensive refurbishment by the Crown Estate to provide stunning Grade A accommodation achieving a BREEAM rating ‘Outstanding’ with environmental sustainability at the core of its design.

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.

Bert Murray, Partner  
07775 521 102

Paul Dart, Partner  
07502 306 240

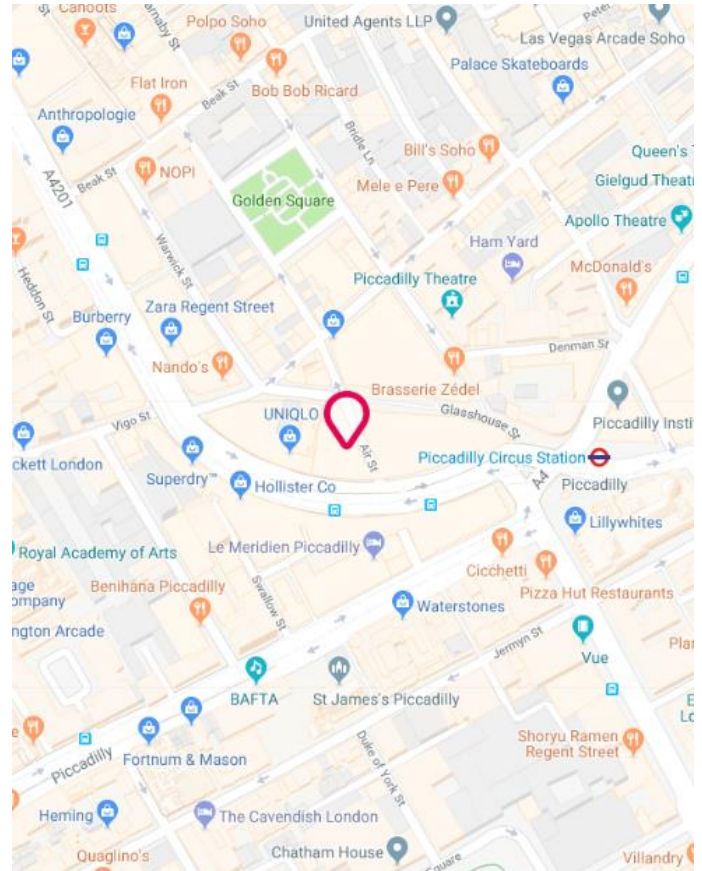
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 2023

7 Air Street,  
Soho, London, W1B 5AD



QUALITY OFFICE TO LET | 2,976 sq ft



## Terms

Tenure:	Leasehold
Lease:	Lease until January 2026 or longer term by arrangement.
Rent:	£92.50 psf pax
Rates:	Estimated at £37.50 psf pa
Service Charge:	Estimated £16.50 psf pa
EPC Rating:	A

## Amenities

- LED lighting
- Four pipe fan coil air conditioning
- 150 mm raised floors
- 3x13 person lifts
- Double height reception with bespoke artwork.
- Commissionaire
- 10 Showers throughout the building
- 52 Cycle space
- BREEM Outstanding and EPC A

Bert Murray, Partner



07775 521 102



bmurray@monmouthdean.com

Paul Dart, Partner

07502 306 240

pdart@monmouthdean.com

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](http://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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2023



020 7025 1390



4 Golden Square London W1F 9HT