

17 Air Street, Soho, London W1B 5AF



NEWLY REFURBISHED & FULLY FITTED | 1ST FLOOR OFFICE | 272 sq ft |
Meeting Room, Private WC & Shower + Kitchenette – 6-8 workspaces +



Location

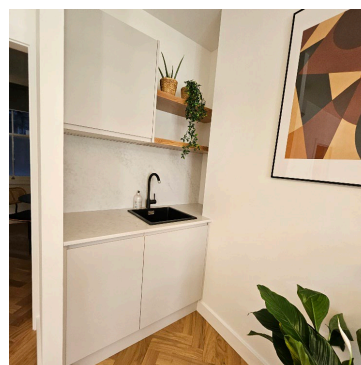
Located in Soho, above the amazing new restaurant called Bollo by Gennaro Contaldo in the West End's most vibrant sub-market boasting a culturally rich and diverse business mix. Today, it is at the centre of London's W1 heartland, 50 meters from Golden Square and Regent Street, with internationally recognised Hotels (like The Café Royal), restaurants, theatres and shops. Only moments from Whole Foods, also, independent cafes and sandwich bars. Soho's reputation is second to none as the go-to destination for businesses of all descriptions, retail and leisure. Both Tottenham Court Road (Crossrail) and Oxford Circus and Piccadilly Circus Underground Stations are within a short walk.

Description

The entire building, has just been completely refurbished (in Sept 2026). The office accommodation is on the 1st floor, accessed by new common parts, tastefully decorated, with a new front door. The 2nd & 3rd floors are residential. The office is newly fitted out with parquet wooden floors, an open plan area for 2 up to 8 desks and a private meeting room (for 4). The level of work is to the highest of standards featuring new kitchen, white goods, desks, chairs and meeting table. The office also has an entrance lobby and a bespoke private WC and shower.

Floor Areas

Floor	Sq Foot	Spec	Rent PAX
Entire 1 st Floor	272	Grade A+ (Fitted)	£85.00 psf
TOTAL (approx.)	272		£2,575 pcm (approx.)
*Measurement in terms of *NIA			



Jason Hanley, Partner

📞 020 7025 1390 / 07904630154

www.monmouthdean.com

Jack Barton, Associate

📞 020 7025 1390 / 07424224213

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 September 2026

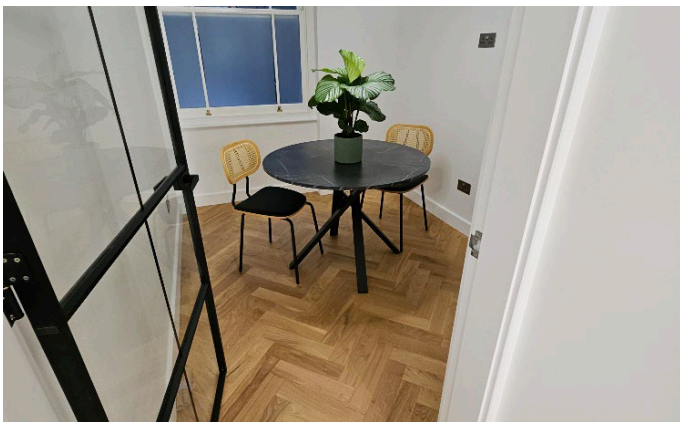
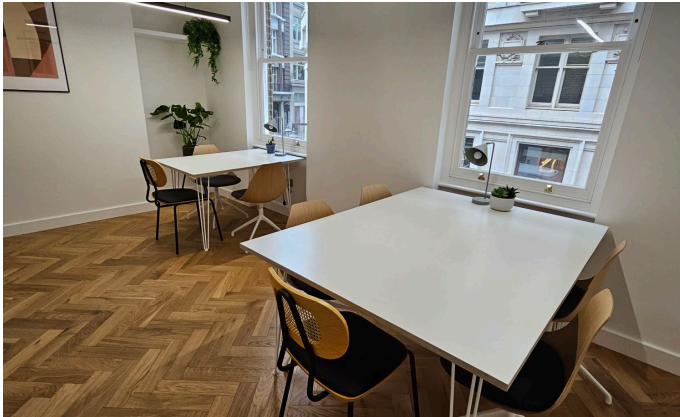
📞 020 7025 1390

🏠 36-40 Glasshouse Street London W1B 5DL

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STUNNING NEWLY FITTED OFFICE FLOOR TO LET 8 workstations insitu and meeting room



Terms

Lease	A new lease for a term by agreement upon FR&I terms, outside the L&T Act.
Rent	£85.00 per sq ft pax (£23,120 per annum exclusive).
Business Rates	Approx £6,418 per annum. £23.60 psf (tenant to make their own enquiries) from new 2026 Valuation
Service Charge	Approx. £5.00 psf pa plus annual RPI incrementation. All in £30,900 pcm =£2,575 pcm all inclusive (ex VAT &B.I.) = £322 per desk (approx.)

Amenities

- Newly refurbished and fitted “best in class” 1st floor office refurbishment and fittings.
- Significantly enhanced and restored façade reflecting the building’s rich heritage with new restaurant below (that will be iconic).
- Solid wood parquet floors & newly plastered and decorated with entrance lobby and coat rack/cupboard
- Entire building has been refurbished/stunning entrance & door
- Private new ensuite self contained private WC and Shower
- Fitted and furnished, new kitchen and white goods.
- Plug & Play Cat A+ / Grade A+ Spec
- Moments from Tubes and Crossrail & Whole Foods store!
- Entryphone / New locks & Keys

Jason Hanley, Partner

📞 020 7025 1390 / 07904630154

✉️ jhanley@monmouthdean.com

www.monmouthdean.com

Jack Barton, Associate Partner

📞 020 7025 1390 / 07424224213

✉️ jbarton@monmouthdean.com

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