

7 Air Street,
Soho, London, W1B 5AD – Top floor with roof terrace



OFFICE TO LET | 10,434 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 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

The building has recently 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. The available 6th and 7th floors provide high quality, fitted space with a mixture of open plan working, meeting rooms and break out. The 7th floor also benefits from a demised roof terrace.

Floor Areas

Floor	sq ft	sq m
7th Floor	2,794	259
6th Floor	7,640	710
TOTAL (approx.)	10,434	970

*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.

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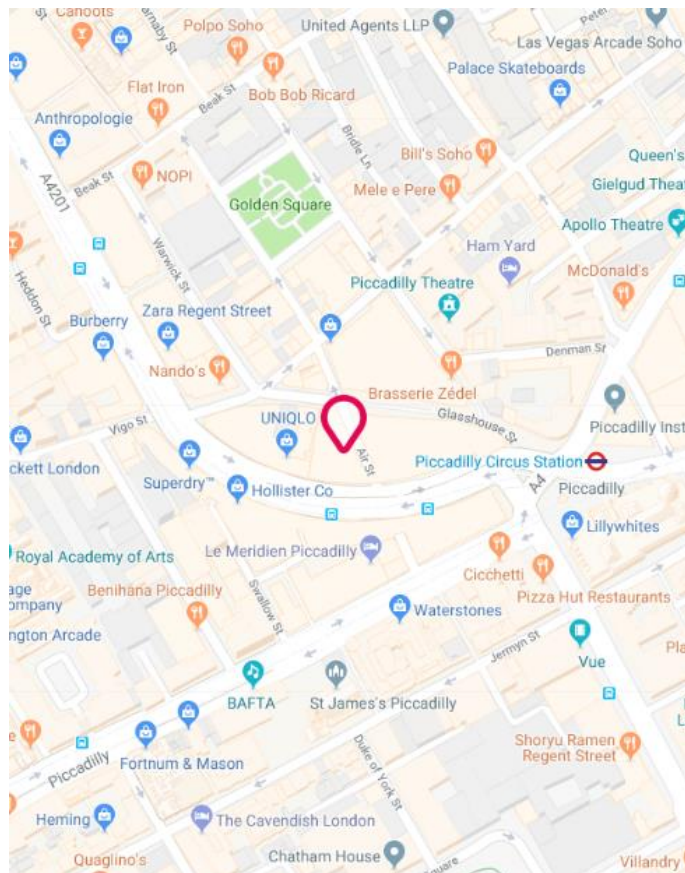
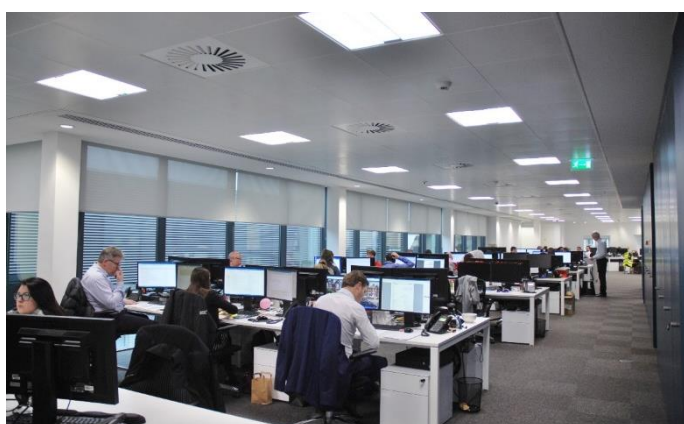
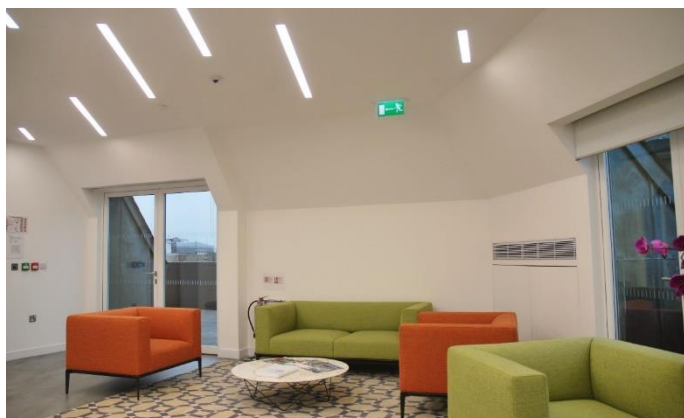
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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until December 2025.
Rent:	7th Floor - £85.00 psf pax 6th Floor - £82.50 psf pax
Rates:	Estimated at £37.08 psf pa (7th Floor) & £35.25 (6th Floor) (2018/19)
Service Charge:	Approx. £15.00 psf pax
EPC Rating:	A

Amenities

- Fitted and cabled
- LED lighting
- Four pipe fan coil air conditioning
- 150 mm raised floors
- 3x13 person lifts
- Double height reception with bespoke artwork.
- Commissionaire
- Interconnecting staircase
- Demised roof terrace (7th floor) and Juliette balconies
- 10 Showers throughout the building
- 52 Cycle spaces
- Communal terrace
- BREEAM Outstanding and EPC A

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