

**7 Air Street,  
Soho, London, W1B 5AD**



**TOP QUALITY FITTED 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 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 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 part 3rd floor, provides high quality, fitted space with a mixture of open plan working, meeting rooms and break out.

### Floor Areas

Floor	sq ft	sq m
Part 3rd floor	2,976	276
<b>TOTAL (approx.)</b>	<b>2,976</b>	<b>276</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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**Suzy Link, Senior Surveyor**

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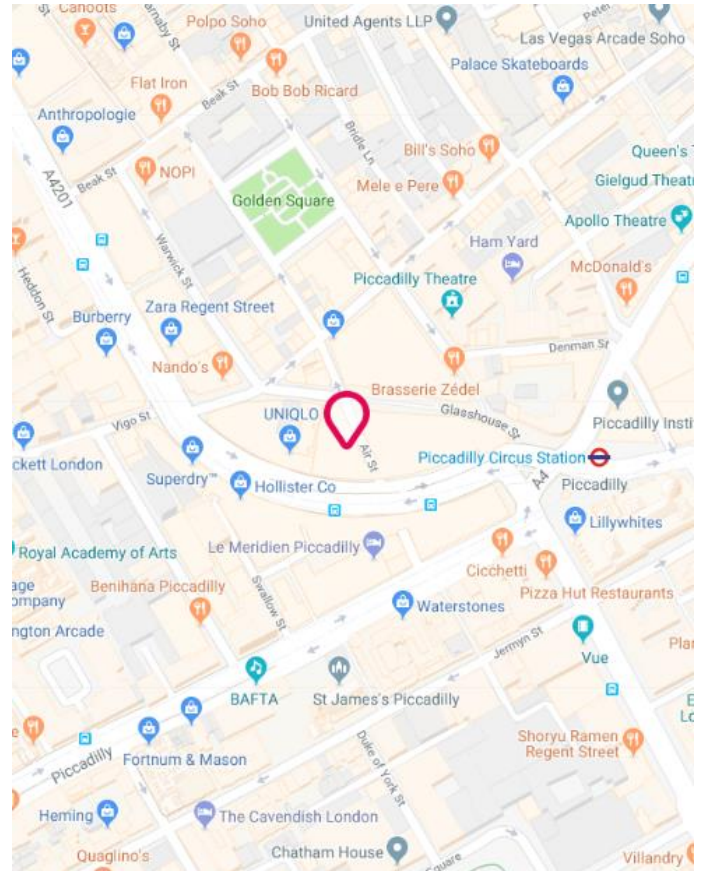
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 September 2019**

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**Terms**

Tenure:	Leasehold
Lease:	A new flexible lease.
Rent:	£87.50 psf pax
Rates:	Estimated at £36.00 psf pa (2018/19)
Service Charge:	Approx. £14.00 psf pa
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
- 10 Showers throughout the building
- 52 Cycle spaces
- Communal terrace
- BREEAM Outstanding and EPC A

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