

Air216

Era Defining Space

Coming Q4 2026

216 Oxford Street London W1



28,500 SQ. FT. OFFICE
+ PRIVATE ROOF TERRACE

Indicative image showing The Gallery Space



Air216.CO.UK

Indicative image showing immediate arrival experience



Air216

LANDMARK ADDRESS

Designed as its own independent space, Air216 offers its own dedicated street level entrance and reception area with direct lift access to the 4th floor and 4th floor mezzanine comprising of c.28,500 sq ft, as well as a brand new terrace with exceptional views across central London.

Beautifully restored original features make this unique and inspiring space perfect for an innovative and dynamic company looking for a brand new HQ.

Indicative image showing View from the Mezzanine

OFFICE FEATURES:

- Dedicated ground floor entrance space fusing timeless historic features with modern design
- Unique historic spaces
- Double height office space with exposed services
- Generous mezzanine space
- Exceptional floor to ceiling heights of up to 5.24m

WELLNESS FEATURES:

BIOPHILIA

- Roof terrace garden with mixed of hard and soft landscaping to promote wellness and wellbeing with unrivalled views

PROMOTING ACTIVE LIFE STYLES:

- End of trip facilities to encourage cycling to work
- Dedicated cycle entrance
- Enhanced EoT facilities within floorplate to promote running, walking, scooting to work

END OF TRIP AMENITIES:

CYCLE STORE:

- Two tier cycle racks: 26 = 52 cycle spaces
- Folding Bike lockers: 4 = 12 cycle spaces
- Male lockers: Drying Z Lockers = 32
- Female Lockers: Drying Z Lockers = 32
- Cycle maintenance stands: 2
- E bike chargers: 2
- Female showers: 3
- Female WC: 1
- Male Showers: 3
- Male WC: 1
- Unisex DDA Shower + WC: 1

END OF TRIP AMENITIES ON FLOOR PLATE:

- Folding Bike lockers: 4 = 12 cycle spaces
- Unisex lockers: Drying Lockers = 33
- Unisex showers: 2
- Unisex WC: 11
- Unisex DDA Shower + WC: 1

EXTERNAL AREAS:

- Private Landscaped Roof Terrace

SUSTAINABILITY

- BREEAM – Targeting Excellent
- WELL – Targeted Gold

TECHNICAL SPECIFICATION:

- Dedicated cycle lift
- RAF zone vary
- Occupancy Density – 1 per 10m²

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PRIVATE ROOF TERRACE

View from the Private Terrace



Paul Weller on the roof of Air216

PRIVATE ROOF TERRACE

Perched above the energy of Oxford Street, the private roof terrace with direct lift access offers a rare open space of 2,755 Sq. Ft with sweeping views across Central London. A space where stars once stood.

Thoughtfully designed as an extension of the workspace, its an ideal setting for informal meetings, moments of calm, or gatherings that make the most of it's elevated outlook.

A standout feature that brings light, air and a sense of openness to this unique address.

Air216



A SPACE FILLED WITH RICH HERITAGE

The image above shows Paul McCartney alongside George Martin — a defining partnership that sits at the very core of AIR Studios. Artist and producer, instinct and craft, shaping a creative space built on collaboration, trust, and ambition.

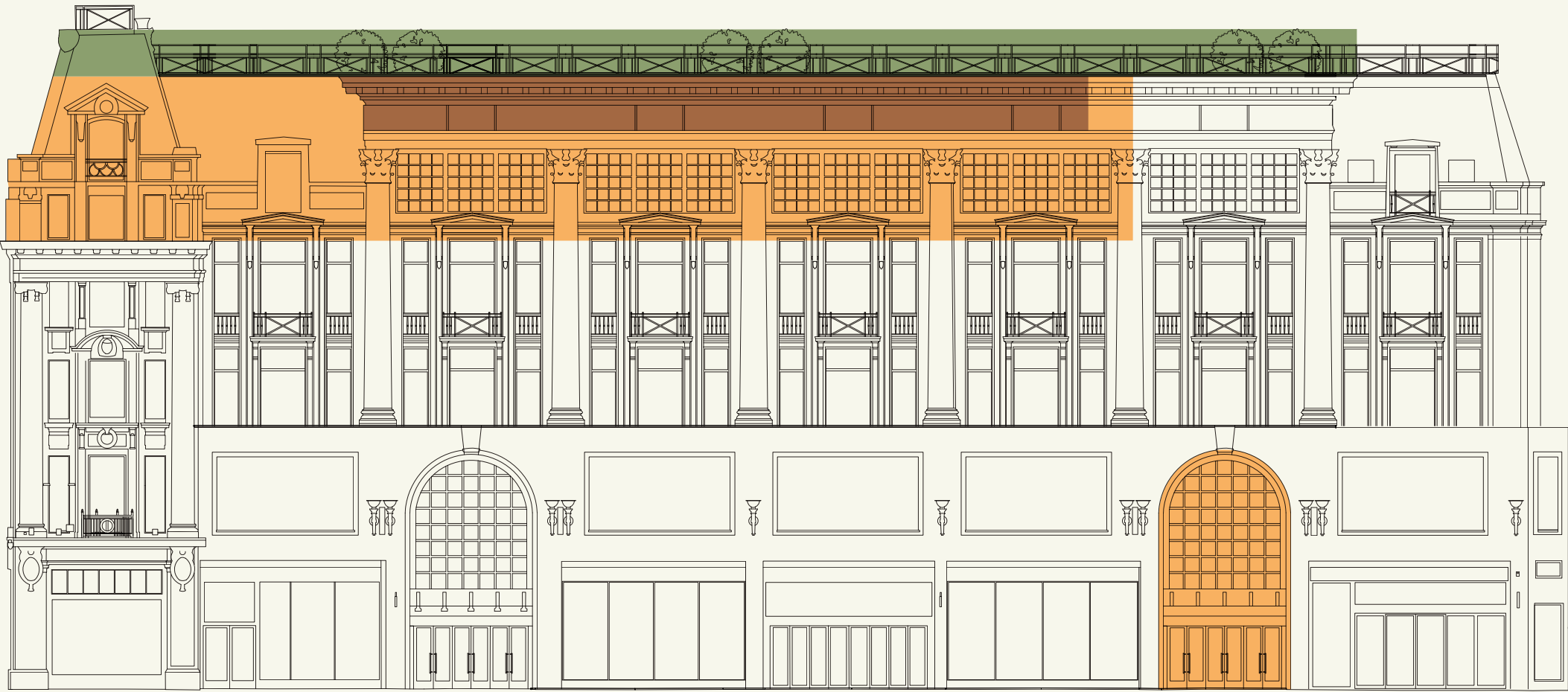
Steeped in creative heritage, Air216 stands on the historic site of AIR Studios, founded by George Martin. An address where some of the world's most influential artists recorded era-defining music. From The Beatles and Kate Bush to Queen, Eric Clapton, Elton John and Paul Weller, the 4th floor was once a hub of boundary-pushing sound and innovation.

Today, Air216 remains shaped by that legacy. A creative environment rooted in history, yet focused on what comes next — where the echoes of yesterday continue to inspire new ideas.

Air216

SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Private Roof Terrace	2,755	256
4th Mezzanine	5,974	555
4th Floor	22,453	2,086
Total Office Space	28,427	2,640
Private Reception	861	80
TOTAL	29,288	2,721

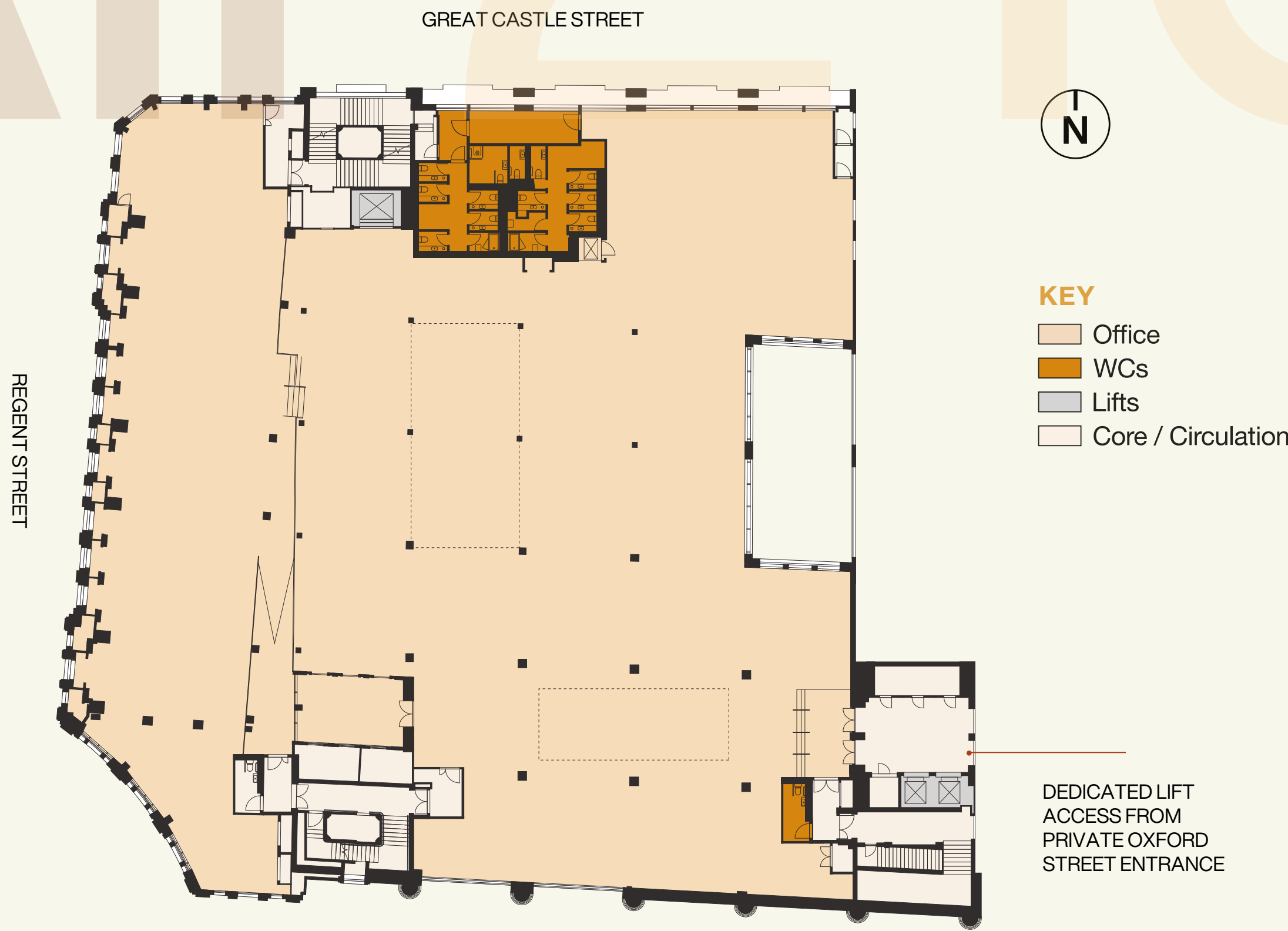


OXFORD STREET

Air 216 ENTRANCE

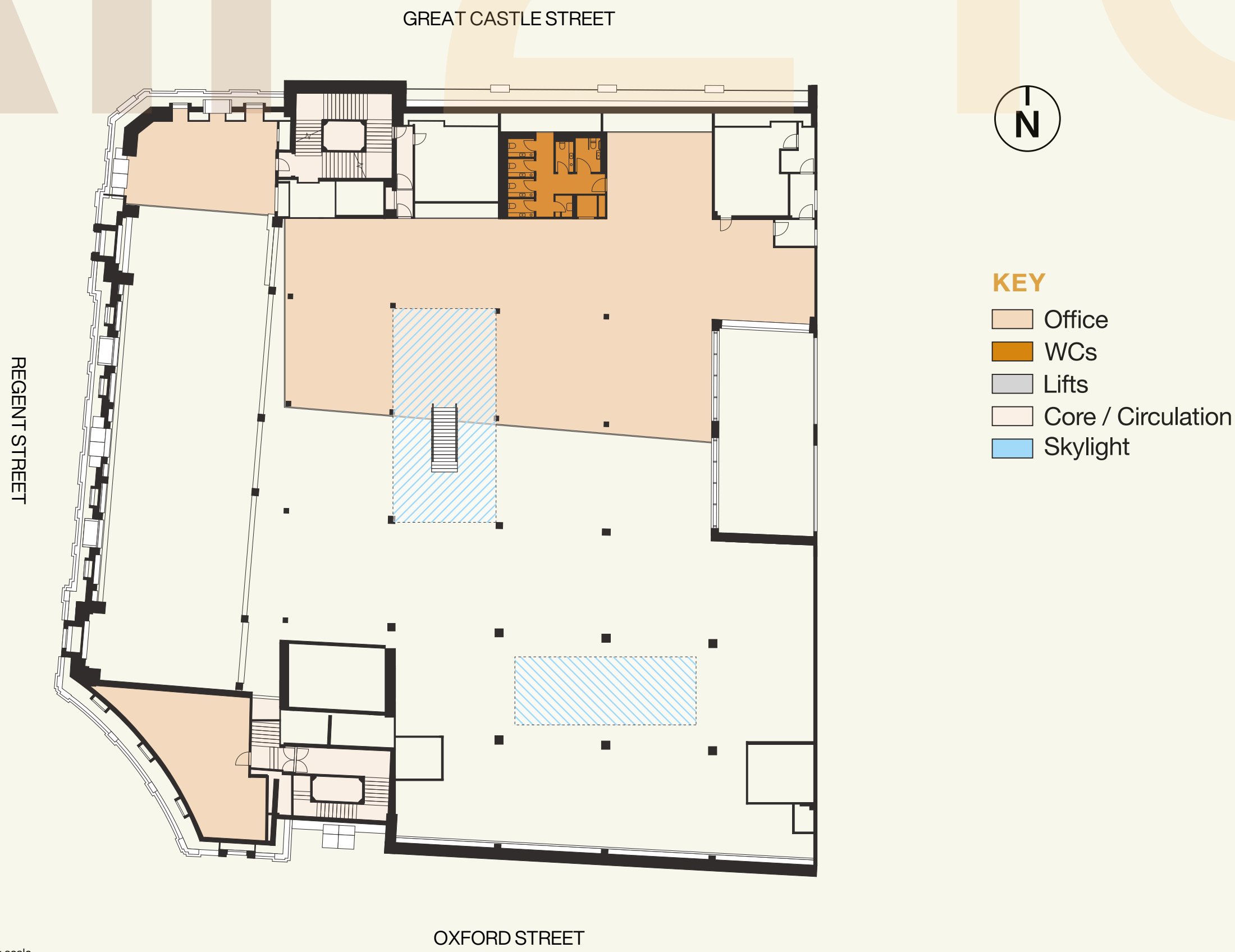
Air216

FOURTH FLOOR



Floorplate is indicative only and not to scale.

FOURTH FLOOR MEZZANINE



Floorplate is indicative only and not to scale.



MEET YOUR NEIGHBOURS

Set within one of London W1's most distinguished neighbourhoods, Air216 is encircled by celebrated dining, refined coffee houses, landmark cultural institutions and leading names in global media and design. It's an address enriched by its surroundings. A place where world-class amenities and a vibrant community lie just moments away.

BARS

- 01 The Little Scarlet Door
- 02 Oriole
- 03 Cahoots
- 04 Bar Termini
- 05 Ronnie Scott's
- 06 The Cocktail Club
- 07 Sexy Fish
- 08 Berners Tavern
- 09 Antidote Wine Bar
- 10 Brewdog

RESTAURANTS

- 11 Dishoom
- 12 ROKA
- 13 Sketch
- 14 Goodman
- 15 Kiln
- 16 Ergon Deli
- 17 Honest Burgers
- 18 Island Poké
- 19 Sticks 'n' Sushi
- 20 Riding House Cafe

COFFEE

- 21 Comptoir Gourmand Soho
- 22 Ole & Steen
- 23 Blank Street Coffee
- 24 Pret
- 25 Joe & The Juice
- 26 KOZZEE Cafe Soho
- 27 Kaffeine
- 28 Elan
- 29 Archetype Coffee
- 30 Attendant Coffee Roasters

CULTURAL

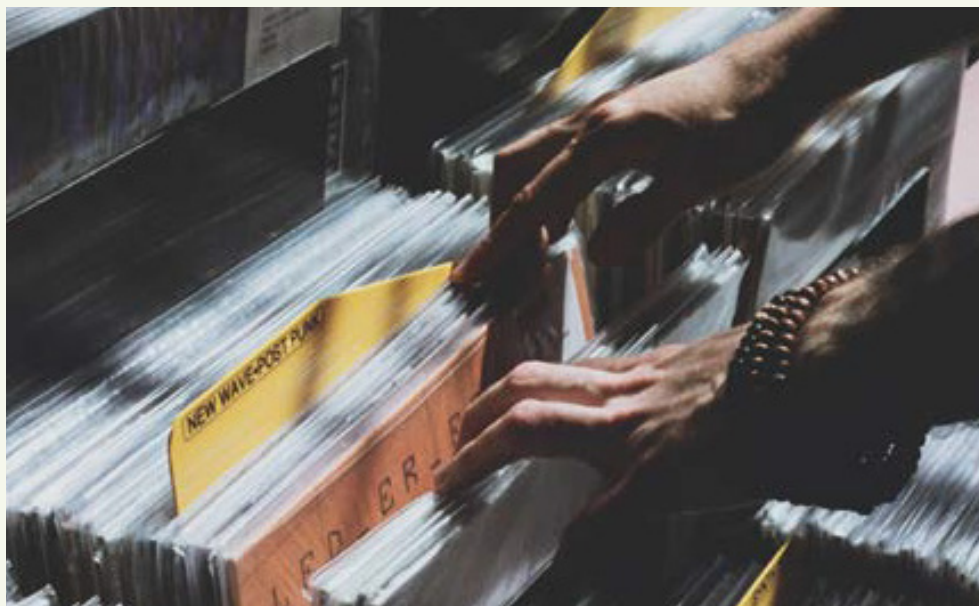
- 31 The Photographers Gallery
- 32 The Palladium
- 33 Cartoon Gallery
- 34 Halcyon Gallery
- 35 Pace Gallery
- 36 Piccadilly Theatre
- 37 Apollo Theatre
- 38 Soho Comedy Factory
- 39 Reem Gallery
- 40 The Fine Art Society London

OCCUPIERS

- 41 Allfunds bank
- 42 PlayStation
- 43 Bakkavor
- 44 Dream Games
- 45 Estée Lauder
- 46 UK House
- 47 Freuds
- 48 Heineken
- 49 Netflix
- 50 Lionsgate
- 51 Marlin Equity Partners

WELLNESS

- 52 Psycle
- 53 Frame
- 54 Rowbots
- 55 Ted's Grooming
- 56 Taylor Taylor London at Liberty
- 57 The Gym Group
- 58 F45
- 59 Barry's Soho
- 60 SoulCycle
- 61 Rebel



ROUGH TRADE RECORDS

Air216

DISCOVER SOHO & FITZROVIA

From bohemian bakeries to old wood-panelled pubs, below the iconic BT Tower and between cutting-edge ad agencies and architects, discover a secret world of independent boutiques and secluded bistros.

All moments from your office and moments from the famous theatres of London's West End.



BERWICK STREET MARKET



CHARLOTTE STREET HOTEL



CARNABY STREET



FOLEY'S RESTAURANT



CENTRAL HUB

Located on Oxford Circus, the underground is less than a minute from the office door.

With a number of underground lines within easy reach, Air216 really is at the heart of it all.

There are countless 24/7 bus and TFL cycle routes, passing through the West End, along with a stream of taxis to help you travel throughout London.

Air216



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