



# To Let

**4,363 sq ft of new grade A space in a landmark Soho building**

- Part floor available and newly refurbished to CAT A
- Comprehensively refurbished building
- Exceptional local amenity
- Excellent communication links
- Managed option available

## **20 Air Street**

London, W1B 5AN

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**4,363 sq ft**

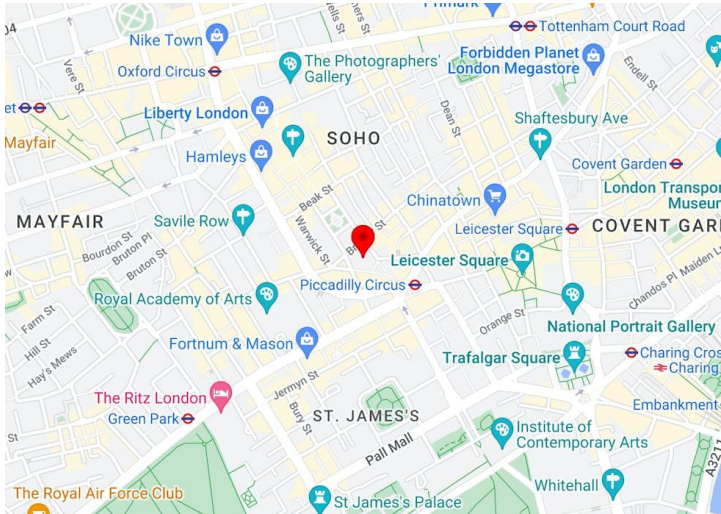
405.34 sq m

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**Reference: #183025**

# 20 Air Street

London, W1B 5AN



### Summary

Available Size	4,363 sq ft / 405.34 sq m
Rent	Rent on application
Rates Payable	£41.62 per sq ft
Service Charge	£15.08 per sq ft
EPC	C (66)

### Description

20 Air Street is a prominent period office building which has been comprehensively refurbished by The Crown Estate to provide contemporary office space. The part 2nd floor is available which comprises 4,363 sq ft of newly refurbished CAT A space.

### Location

The property has a strong local amenity offering of restaurants, cafes and bars. It benefits from excellent transport links including Piccadilly Circus (1-minute walk), Oxford Circus (7-minute walk) and Green Park (10-minute walk) underground stations. The Elizabeth Line is also within a 10-minute walk and numerous bus routes serve the area.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - part	4,363	405.34	Under Offer
<b>Total</b>	<b>4,363</b>	<b>405.34</b>	

### Terms

Available by way of sublease for 5 years.

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