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AIR ST

W1

20 Air Street London W1B 5AN

Fitted & Managed Workspace

HARBOURVEST 



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20 Air Street, a premier business destination nestled in the cultural hub of Soho, offers contemporary Grade A office space in a landmark Soho building, designed and refurbished by the Crown Estate. Adjacent to Regent Street and a short walk from the Elizabeth Line, this location is the epitome of urban connectivity.

Boasting a BREEAM Excellent rating and committed to The Crown Estate's sustainability and wellbeing principles, the building is a leader in green architecture and workplace wellness. Featuring a remodelled double-height reception by Orms Architects and a stunning central atrium, this space is an inspiration to work in. A bespoke app enhances user experience, providing quick access to a wealth of amenities.

Additional features like 227 cycle racks, 228 lockers, and 18 showers cater to modern commuting needs, while the adjacent 5-star Café Royal hotel adds a touch of luxury. The captivating faience facade in a blend of green, blue, and white enriches the pedestrianised Glasshouse Street, establishing 20 Air Street as a true landmark in central London.

| Floor | Sq. Ft. | Max. Persons | TCO (£ monthly) |
|---------|---------|--------------|-----------------|
| Level 2 | 4,363 | 54 | £90,895 |





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Building features include:

Carbon-Positive Commitment

In line with The Crown Estate's focus on sustainability, the building aims for a net-positive carbon impact.

Luxurious Double-Height Reception

Designed by Orms Architects, the reception area offers a grand and welcoming experience.

Cycle-Friendly Facilities

Accommodating a generous number of bicycles, complete with lockers and showers, to encourage green commuting.

Art Deco Elegance

The building incorporates restored Art Deco details, seamlessly blending history with modernity.

Gourmet Café On-Site

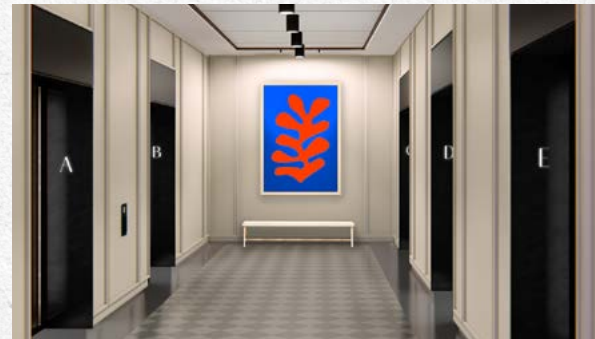
Enjoy premium coffee and snacks without having to leave the premises.

High-Quality Acoustics

The 2.7m floor-to-ceiling height ensures a tranquil and productive work environment.

Five High-Speed Lifts

Efficient hall control passenger lifts facilitate quick and convenient movement throughout the building.





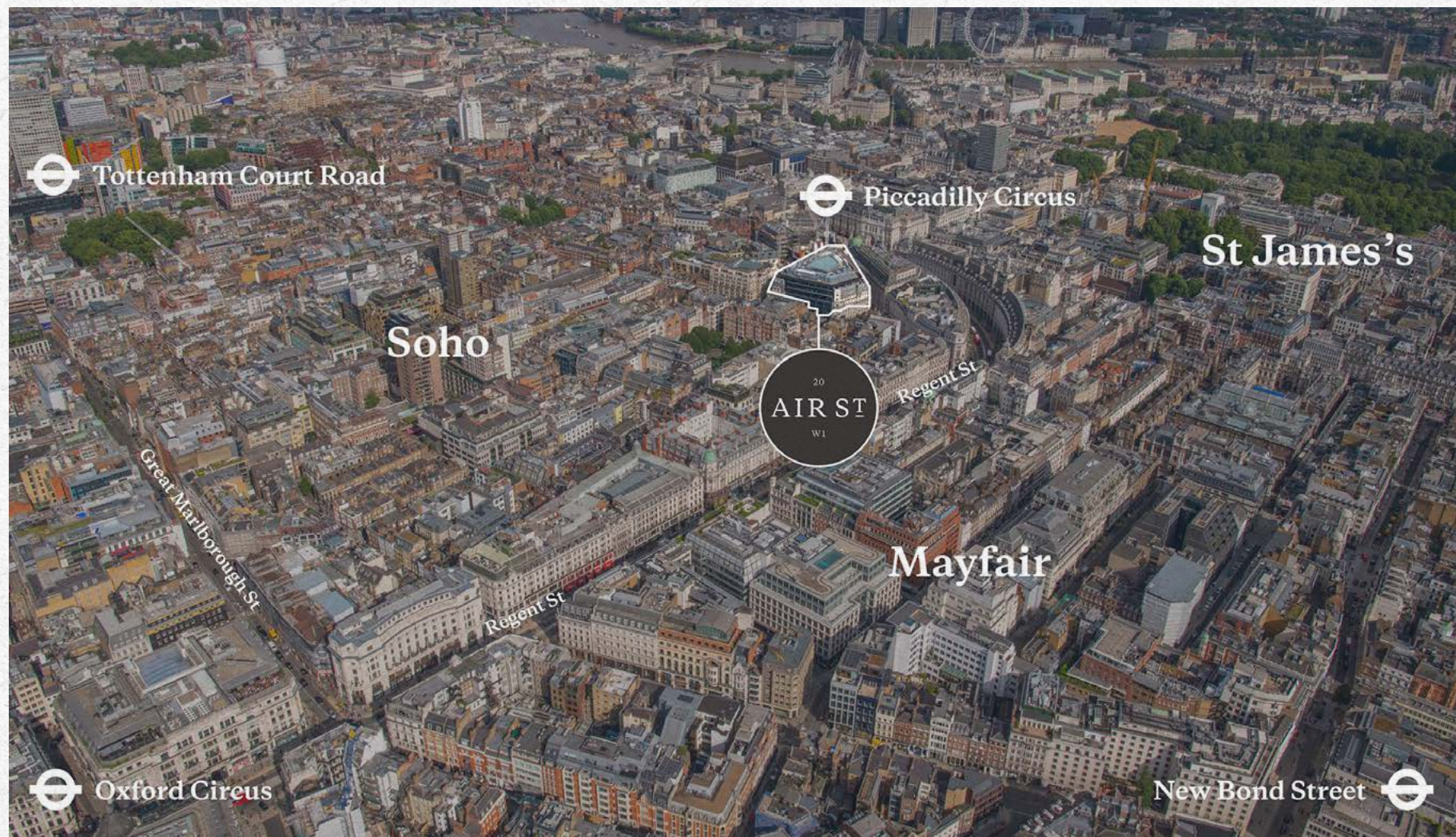
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An Exceptional Setting.

20 Air Street is enviably situated between the vibrant atmosphere of Soho, the sophistication of Mayfair, and the historic charm of St James's. Serving as a nexus for both business and leisure, it presents an ideal work-life equilibrium. With its proximity to Regent Street's world-class shopping and the cultural landmarks of the West End, 20 Air Street is not just an office location—it's a lifestyle.





The Managed Office:

Your workspace, your way

A turnkey and fully managed office solution powered by The Instant Group, the global leaders in flexible workspace solutions.

One partner, seamless delivery, all-inclusive cost. Simple. A private, branded workspace delivered at speed by The Instant Group; they look after you and your workspace.

The Managed Office solution bridges the gap between a flexible office and a traditional lease. Your brand, your culture, and your office – all on flexible terms.

These personalised, sustainable and agile workspace options help teams achieve their best work life every day with the comfort of hospitality and the world class amenity offering at 20 Air Street.

Delivered by
InstantManaged

The smarter way to use office space.

Benefits:

- Your own front door and private facilities
 - Personalise and brand your space
 - Move within 12 weeks
 - Flexible lease terms from 24 months
 - Focus on sustainability and net zero
 - Suite of hospitality services
 - Employee wellbeing
 - Everything managed end-to-end by an expert team
 - Single supplier, single invoice
 - Fixed, all-inclusive cost
-

**We're powering a smarter working world for everyone.
Get started today with your Managed Office.**

The Instant Group is the world's largest independent marketplace for flexible workspace, enabling agility, hybrid working solutions and improved operational resilience for over 250,000 businesses globally.

Part 2nd Floor

Square Footage

Rentable Square Footage 4,363

Space

| | |
|--|----|
| Open Plan Workstations (1400 x 800mm) | 40 |
| 10-12 Person Meeting Room with folding wall to split into 2x 6pp rooms | 1 |
| Focus / 1-2-1 Call Rooms | 2 |
| 4 Person Acoustic Booths | 1 |
| Tea Point | 1 |
| 2 Person Phone Booth | 1 |
| 1 Person Phone Booth | 1 |
| Touchdown Table (10-12 seats) | 1 |
| Collaboration Areas | 6 |
| Comms Room (1 rack) | 1 |
| Print Hub | 1 |
| Coat Storage | 1 |
| Staff Lockers | |
| General Storage | |

Total Monthly Cost £90,895



- Open Plan Office
- Meeting Space
- Meet & Greet Space
- Collaboration / Flexible Work
- Cafeteria / Communal Space
- Support e.g. Comms / Printing





What services are included in the total cost of occupation?

Cleaning

Delivery of a detailed cleaning service/schedule (upon completion of fit out works). Updated periodically in consultation with the Occupier.

Proactive management of cleaning, routine daily janitorial services, pest control and reactive response to cleaning incidents such as spillages.

- Provision of daily clean from Monday Friday excluding Public Holidays
- Quarterly periodic cleans
- Monthly cleaning quality audit
- Removal of General waste and mixed recycling
- Confidential waste removal

Technical Maintenance

- Implementation of a planned preventative maintenance programme
- Reactive maintenance and remedial works when required
- Routine inspection and monitoring
- Provision of 24-hour emergency call out cover in respect of mechanical and electrical maintenance
- Reactive response to any mechanical and electrical (M&E) and building fabric issues within the Property
- Frequent planned engineer visits to provide preventative maintenance and ad-hoc tasks within the Property (but not for the avoidance of doubt the Common Parts)
- All parts and labour for reactive and proactive remedials/replacements (for assets in scope)
- All asset schedules and planners will be details in contract

All planned and reactive maintenance shall be carried out in accordance with the SFG20 Standard Maintenance Specification for Building Services (as updated from time to time), developed by the Building & Engineering Services Association (www.sfg20.co.uk). To also include but not limited to original equipment manufacturers recommendations, CIBSE Guidelines (Guide F – Energy, Guide M (Maintenance), CIBSE Building Operation manual, BSRIA, Relevant BS standards.

Compliance and Health and Safety

- Provision of assurance and governance on all services delivered by the Occupier of the Property
- Provision of fire risk assessment prior to initial occupation of the Property by the Occupier and an annual review thereafter.
- Provision of water risk assessment upon completion of fit out works and reviewed at statutory compliant intervals

Office Services

- Supply of an introductory guide to the Property and the Workspace Services.
- Payment of the Utilities Costs
- Quarterly reporting
- Provision and maintenance of bean to cup coffee machines & Vivereau taps
- 24/7 helpdesk service
- Management of all head landlord services
- All services backed up by SLAs and KPIs

Security

Through the delivery of the below security services, the Landlord will assist the Occupier with the safeguarding of the Occupier's people and assets from both external and internal threats, through the management of security controls protecting the Property.

- Access Control
- Incident management support
- Clear desk policy support (as defined by the Occupier)

Resource

- Provision of sufficient management across the contract to ensure service delivery excellence.

Delivered by
InstantManaged

GET IN TOUCH

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