

**OFFICE TO LET | 1,678 – 2,233 sq ft**



*Photo showing the part 6th floor*

## Location

The property is situated on the corner of Argyll Street and Great Marlborough Street approximately 150 yards south of Oxford Circus Underground Station. Located in the heart of the West End, occupants benefit from all the amenities that the area has to offer.

## Description

Palladium House (formally Ideal House) was constructed in the late 1920's for the National Radiator Company in the style of its parent company's headquarters in Manhattan. The striking polished black granite elevations and enamel friezes render it one of the most distinctive, art deco buildings in the West End. The 6th floor has been refurbished to provide bright open plan office space with parquet flooring, air cooling and views over Great Marlborough Street and Argyll Street. The common parts and entrance are to be refurbished. The 6th floor north is to be refurbished and is available from April 2019.

## Floor Areas

Floor	sq ft	sq m	Status
Part 6th floor north	2,233	207	
Part 6th floor south	1,678	155	U/O
<b>TOTAL (approx.)</b>	<b>3,911</b>	<b>362</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.

## Rebecca Saxon, Associate Partner

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## Georgia Mason, Agency Surveyor

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Joint Agents: Frederick Holt 020 7582 9375

Applicants are advised to make their own enquiries 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 January 2019**

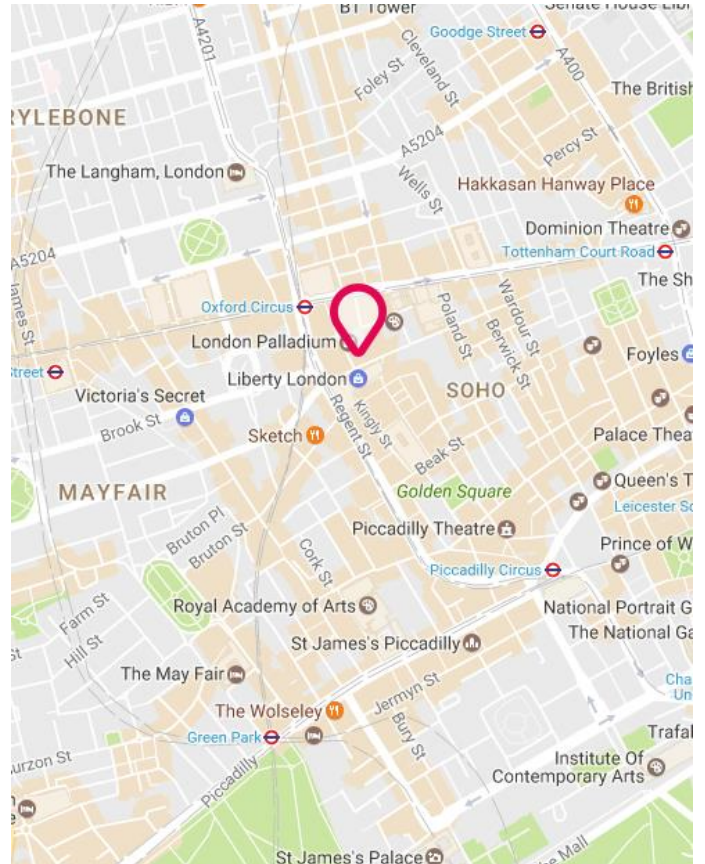
# Palladium House, 1 - 4 Argyll Street, Soho, London, W1F 7LD



OFFICE TO LET | 1,670 sq ft



Proposed common part refurbishment CGI



## Terms

Tenure:	Leasehold
Lease:	New lease direct from the Landlord for a term to be agreed
Rent:	£65.00 psf pax
Rates:	Estimated at £24.00 psf pa (2018/2019)
Service Charge:	Approximately £9.00 psf pax
EPC Rating:	TBC

## Amenities

- Commissionaire
- Passenger lift
- Air cooling
- Perimeter trunking
- Demised WCs
- Parquet flooring (6th floor)
- Views over Great Marlborough Street
- 6th floor north to be refurbished

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