

SOHO OFFICES TO LET 2,569 – 6,669 SQ FT



Location

The property is ideally 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 3rd & 4th floors are currently under refurbishment and will provide bright contemporary office space. The part 5th floor is currently fitted with existing fit-out.

Floor Areas


Floor	sq ft	sq m	
Part 5 th floor North	2,569	239	Available
4 th floor	4,100	381	Available
3 rd floor	4,100	381	U/O
2 nd floor	4,100	381	U/O
1st floor	4,115	382	LET
TOTAL (approx.)	6,669	620	

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. London's media industry thrives here with multiple advertising agencies, television and radio studios choosing Soho as their base of operations.

Bert Murray, Partner

 07775 521 102

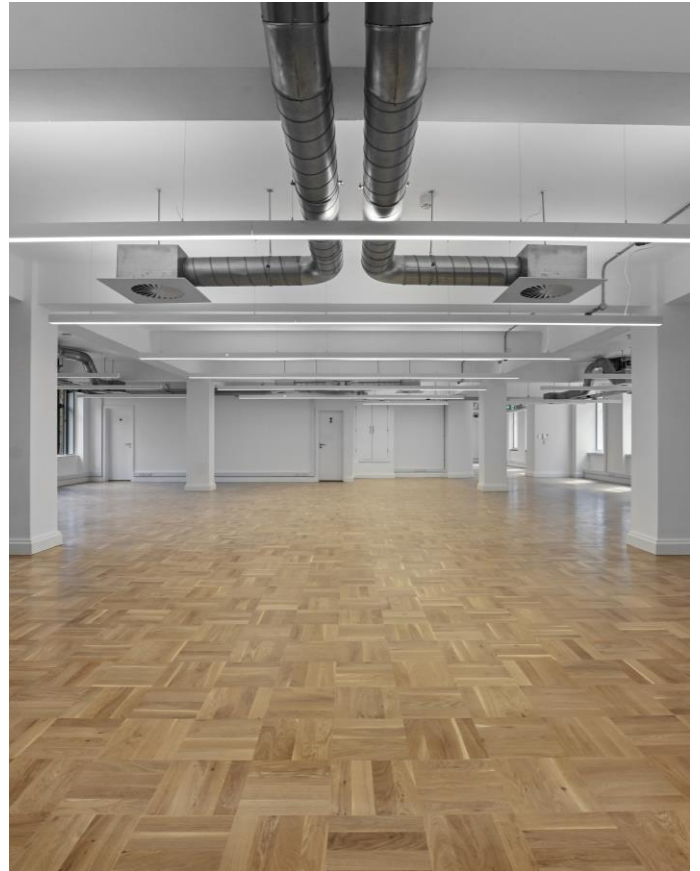


Joint Agents: Frederick Holt 020 7582 9375

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 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 February 2025

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Newly refurbished 2nd floor


Terms


Tenure:	Leasehold
Lease:	New lease direct from the Landlord for a term to be agreed
Rent:	£69.50 psf pax
Rates:	Estimated at £29.50 psf
Service Charge:	Approximately £10.50 psf pax
EPC	TBC

Amenities

- Refurbished reception
- Commissionaire
- Passenger lift
- Wood flooring
- Air conditioning
- Perimeter trunking
- Demised WCs
- Views over Argyll Street and Great Marlborough Street
- Great natural light
- Cycle storage

Bert Murray, Surveyor

 07775 521 102

 bmurray@monmouthdean.com

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