

**Palladium House,  
1 - 4 Argyll Street, Soho, London, W1F 7TA**



**OFFICE TO LET | 4,115 sq ft**



## 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.

## Floor Areas

Floor	sq ft	sq m
1st Floor	4,115	382
<b>TOTAL (approx.)</b>	<b>4,115</b>	<b>382</b>

\*Measurement in terms of \*NIA

## 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 available 1<sup>st</sup> floor has been refurbished to provide bright contemporary office space.

The common parts and entrance are to be refurbished.

**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.

## Rebecca Saxon, Associate Partner

📞 020 7025 1397

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](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.

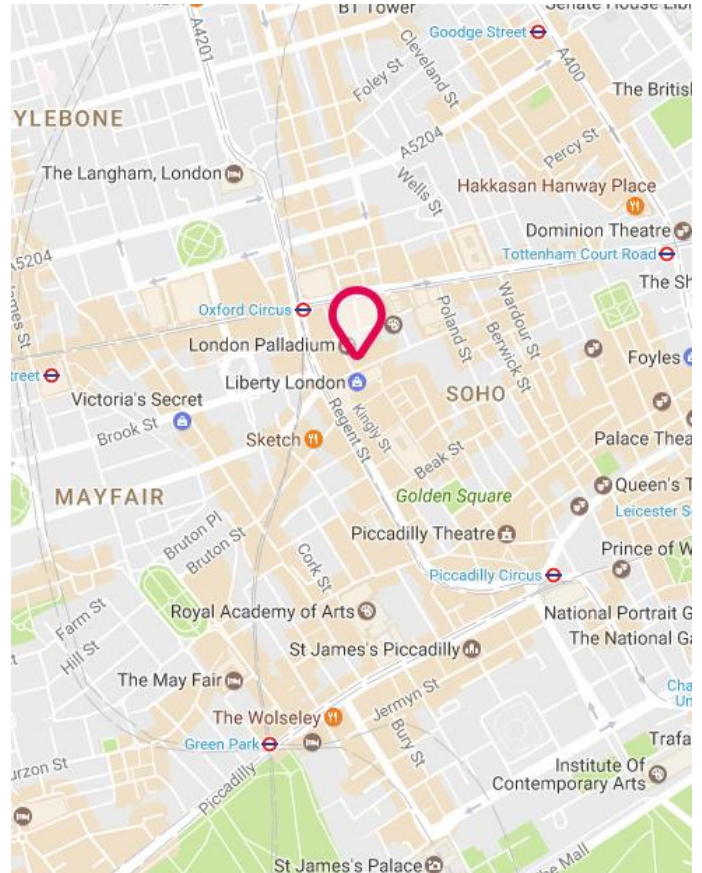
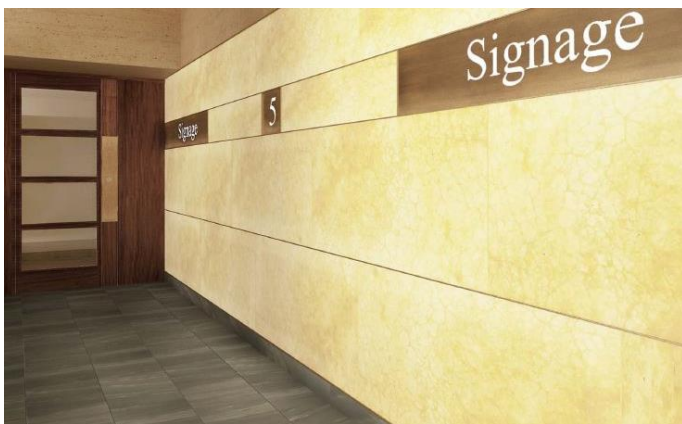
**Subject to Contract October 2018**

📞 020 7025 1390 🏠 4 Golden Square London W1F 9HT

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## 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 £27.50 psf pa 2019/20
Service Charge:	Approximately £9.00 psf pax
EPC	TBC

## Amenities

- Refurbished
- Commissionaire
- Passenger lift
- Wood flooring
- Air cooling
- Perimeter trunking
- Demised WCs
- Views over Argyll Street and Great Marlborough Street

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rsaxon@monmouthdean.com

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41 Lothbury London EC2R 7HG