



10 Argyll Street

London

W1F 7TQ

www.westendobservatory.com

info@westendobservatory.com

Introduction



Welcome to The Observatory, one of the historic landmarks of London's West End and now a prestigious business premises.

Here at The Observatory, 10 Argyll Street, the surveyor Major General William Roy carried out many of the observations and calculations that led to the accurate mapping of the United Kingdom.

Today, the address is even better connected.

Just meters from Oxford Circus, which benefits from London Underground and the new Elizabeth Line (Crossrail) service, there are excellent links to every major central London rail terminus and onward connections to Heathrow, Gatwick and Stansted. The Observatory has not just London but the worlds in its sights.

Behind a perfectly preserved classical Georgian façade, at the intersection of Soho, Mayfair, Marylebone and Fitzrovia, in a prime office location well served by international brands and businesses, you will find five floors of the most contemporary, well equipped and the best connected office space in London.

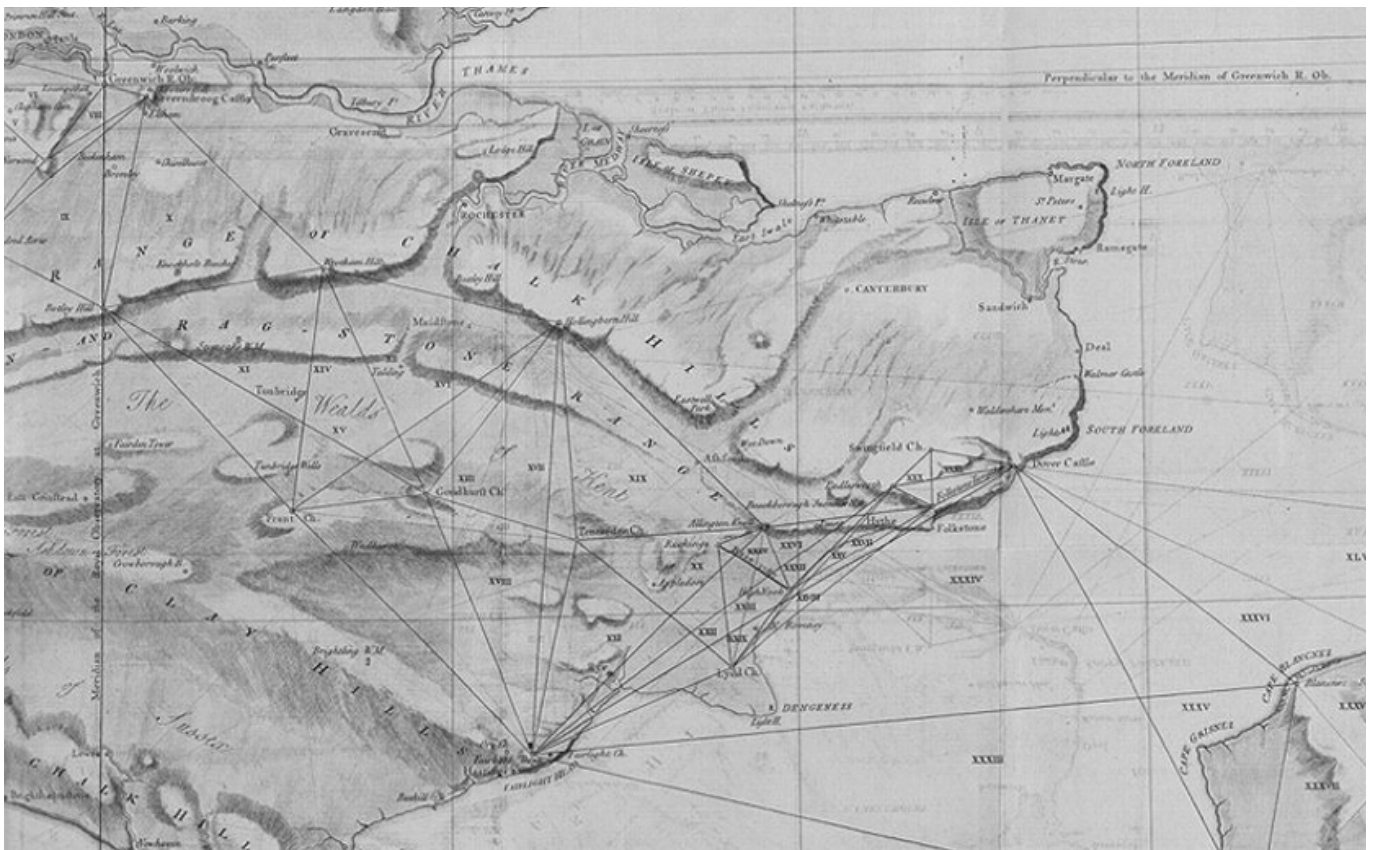
Currently available:

Floor	Ft ²	Condition options	Availability
2nd	1,314 ft ² (122m ²)	open plan or fitted	December 2019
4th	1,282 ft ² (119m ²)	open plan or fitted	December 2019
5th	994 ft ² (92m ²)	open plan or fitted	February 2020

History

The elegant Georgian building at 10 Argyll Street has a distinguished history, and played a vital part in one of the great British innovations of the Georgian era: the establishment of Ordnance Survey and the accurate mapping of the British Isles.

Drawn by the high achievers of the residents of Argyll Street, the eminent Scottish military Engineer, surveyor and Antiquarian, Major-General William Roy FRS FSA FRSE lived at The Observatory until his death in 1790. It was while he lived here that he established the baseline at Hounslow Heath and conducted the Anglo/French triangulation survey of 1784 “to measure the distance between the Royal Observatories of Greenwich and Paris”. Roy was awarded the Copley medal from the Royal Society for this achievement and was the founder of the British Governments national mapping agency “Ordnance Survey”.

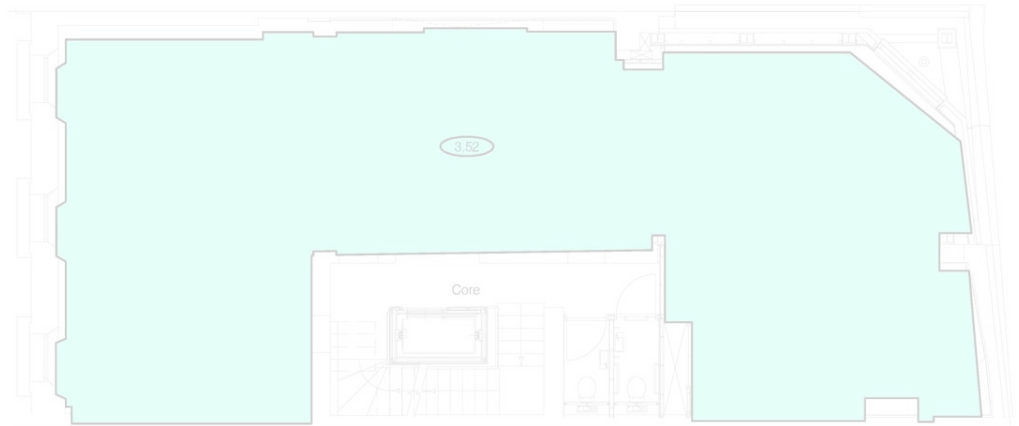


Floor Detail

1st Floor

1,266 ft² (117.6m²)

Currently let

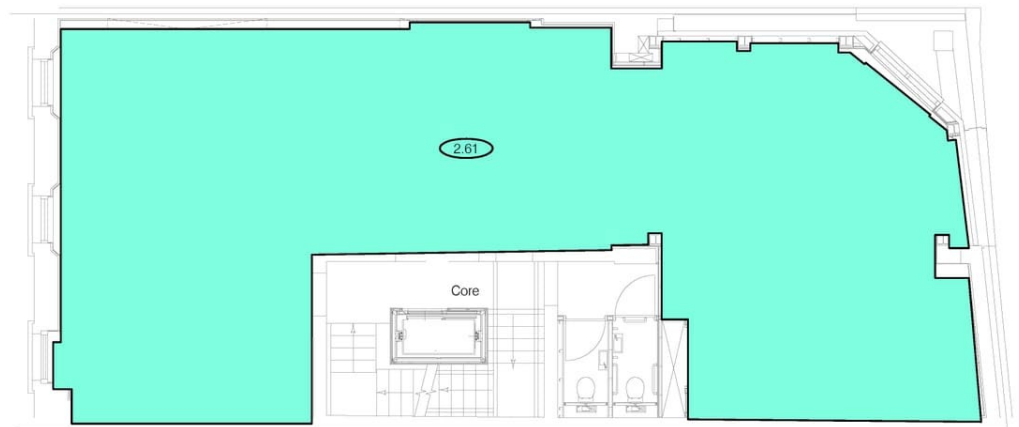


2nd Floor

1,314 ft² (122.1m²)

CURRENTLY AVAILABLE /
DEC 2019

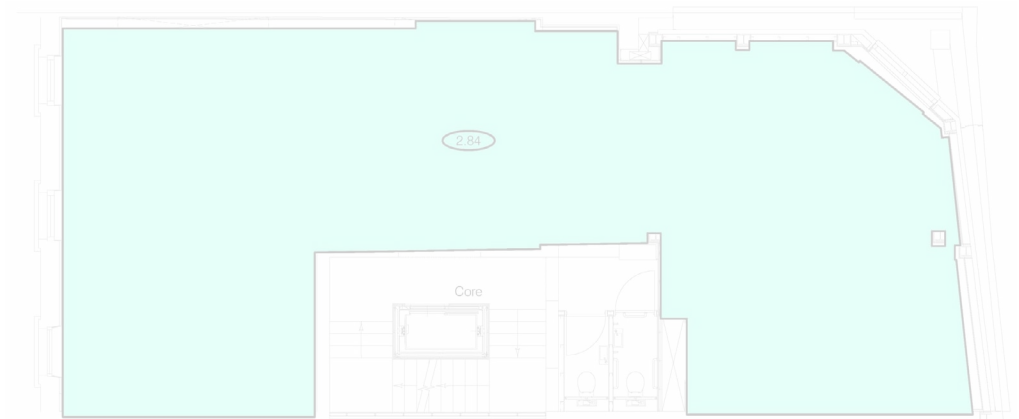
OPEN PLAN OR FITTED



3rd Floor

1,318 ft² (122.4m²)

Currently let



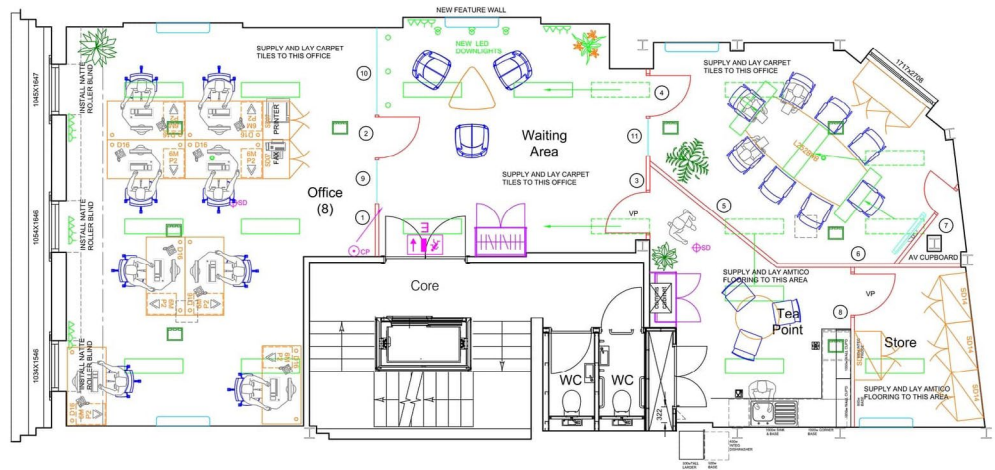
Floor Detail

4th Floor

1,282 ft² (119.1m²)

CURRENTLY AVAILABLE /
DEC 2019

OPEN PLAN OR FITTED

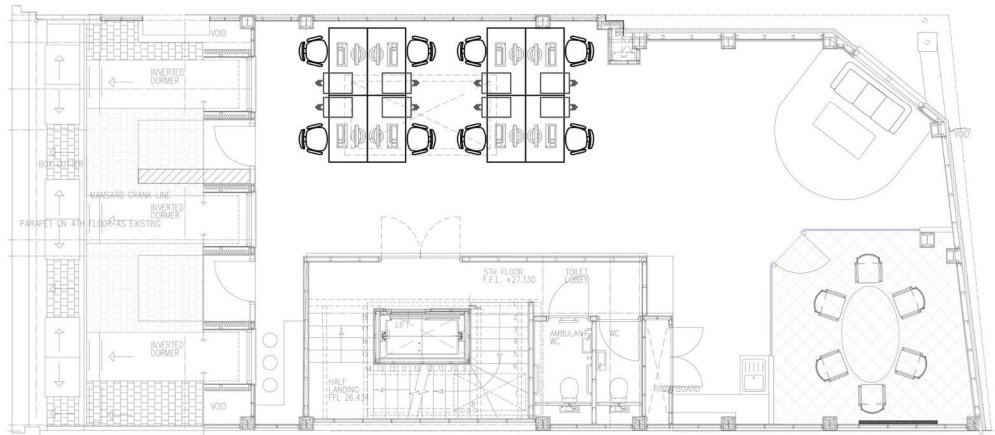


5th Floor

994 ft² (92.3m²)

CURRENTLY AVAILABLE /
FEB 2020

OPEN PLAN OR FITTED





10 Argyll Street
 London
 W1F 7TQ
www.westendobservatory.com
info@westendobservatory.com

Specifications

Schedule of floor areas	Floor	Ft ²	M ²
	1st	1,266	117.6
	2nd	1,314	122.1
	3rd	1,318	122.4
	4th	1,282	119.1
	5th	994	92.3
	Total	6,174	573.5

Structural Design Standards	Floor	Floor to Ceiling Height (m approx)	Design Superimposed loadings (KN/m ²)
	1st	3.610	2.5 + 1.0 for partitions
	2nd	2.760	2.5 + 1.0 for partitions
	3rd	2.820	2.5 + 1.0 for partitions
	4th	2.880	2.5 + 1.0 for partitions
	5th	2.500	2.5 + 1.0 for partitions

Occupational Standards	Type	Description
	Internal climate control (office/common parts)	1 person per 10m ² . Zone controlled internal VRV heating/cooling.
	Lift provision	4 person ground to 5th floor. Brushed stainless steel door surrounds and frames.
	Sanitary accommodation	2 WC's per floor, vanity units with full width mirrors
	Kitchenette	Capped off services on each floor.

External Finishes	Type	Description
	Existing Facade	Full renovation of render/stucco front elevation. New double glazed aluminum polyester coated units 1st to 5th floor rear elevation.
	Window/glazing type	Single glazed timber sash windows all to include quality secondary glazing to front elevation.
	Entrance Door set	New glass double entrance doors on floor fixed pivot hinges.



10 Argyll Street
London
W1F 7TQ
www.westendobservatory.com
info@westendobservatory.com

Specifications

Common Part Finishes	Type	Description
	Entrance Lobby	Plastered walls, stainless steel and mirror decoration and stone floor covering.
	Lighting	Fittings in core and stair areas to be recessed down lighters and on staircases up stand lighting.
	Office Entrance landing doors	Oversized door sets.
	Main door locking facility	Video entry system and interlock facility for door release.
	Staircases and landings	Full renovation of existing cantilever staircase from ground to 2nd floor and 1st floor landing fully carpeted. New staircase and landings from 2nd to 5th floors to be of steel construction and carpeted as per 1st floor.

Internal Office Finishes	Type	Description
	Internal walls	Plaster Finish.
	Floors	Existing suspended timber floors to remain in existing building. Additional thermal/acoustic/fire insulation to be installed in-between floor joists. All new floors to be raised access floor with nominal 100mm floor void.
	Ceilings	Suspended painted plastered ceilings.



10 Argyll Street
London
W1F 7TQ
www.westendobservatory.com
info@westendobservatory.com

Specifications

Mechanical Services

Type	Description
Comfort heating/cooling	The cooling and heating to the office and entrance will be provided by a VRV system with roof mounted condensers and internal fan coil units.
Ancillary heating	ELocal instantaneous mains pressure electrical water heaters per floor to supply wash hand basins and kitchenette.
Controls	Local controls to allow for independent operation.
Ventilation	New VRV (variable refrigerant flow) multi split air conditioning system will be installed. The system will utilise air cooled condensing units serving the offices. The systems will be capable of simultaneously heating and cooling via BS controllers using only two refrigerant pipes to the indoor units. The outdoor unit will have one inverter controlled hermetic scroll compressor capable of controlling the compressor in 1Hz increments. The heating or cooling mode of the outdoor unit will be controlled by a 4 way valve which will reverse the cycle of the refrigerant to change the mode of the outdoor unit. Grilles will be mounted to floor standing chassis units to office areas with purpose built casings constructed in sprayed mdf. Grilles will be polyester powder coated sprayed aluminium set into top of casing.
Security systems	CCTV on all access points in common parts
Energy Performance Certificate	C55 (ref no. 0930-9944-0304-2865-2090)



10 Argyll Street

London

W1F 7TQ

www.westendobservatory.com

info@westendobservatory.com

Location

Local services

In the heart of the West End, The Observatory stands within one of Europe's most cosmopolitan and exciting urban districts.

Everything a business could need or wish for is close by, from formal business venues and office services to every kind of restaurant. Mayfair, just across Regent Street, is home to private banks and wealth managers, as well as luxury hotels, exclusive restaurants, clubs and art galleries. The streets of Soho, to the east, are thick with ad agencies, design studios, bars, pubs, cafés, clubs and theatres.

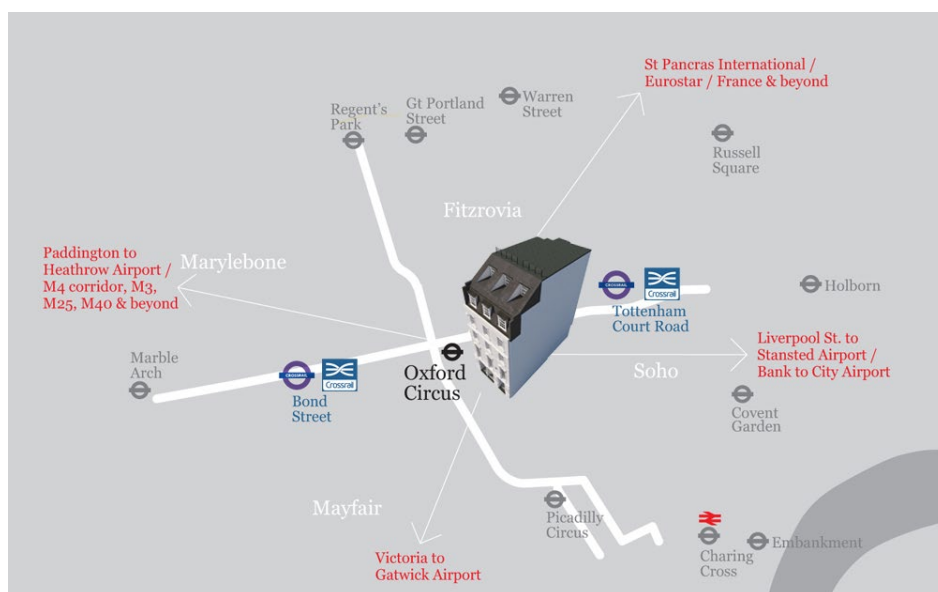
Great shopping is in all directions – John Lewis, Selfridges, Liberty, Apple Store Regent Street and Microsoft Store Oxford Circus, M&S, Hamleys and Carnaby Street are all just moments away.

The Observatory offers impeccable connections, locally, nationally and internationally.

For doing business in London, it puts Soho, Mayfair, Marylebone and Fitzrovia all within a short walk.

As William Roy found in 1784, when he began his famous measurements on Hounslow Heath, The Observatory is ideally placed for journeys west out of London; today, the same routes put Heathrow, the M4 Corridor, M3, M25, M40 and beyond all on your doorstep.

But the 21st century traveler has many more options available. Just metres from The Observatory at Oxford Circus Underground station are the Bakerloo, Central and Victoria Lines. The area will soon benefit from the new high frequency Elizabeth Line (Crossrail) service that will connect nearby Bond Street and Tottenham Court Road with mainline stations east and west of the capital.



By Underground, Oxford Circus offers direct connections to all of the major London rail termini, putting not just the rest of the UK but also the rest of the world within easy reach.

St Pancras offers frequent Eurostar services to Paris and Brussels. From Paddington, Victoria and Liverpool Street Stations, there are rapid rail links to Heathrow, Gatwick and Stansted Airports respectively. The Observatory isn't for watching the world go by; it's the perfect base for exploring it.



10 Argyll Street

London

W1F 7TQ

www.westendobservatory.com

info@westendobservatory.com

Joint agents

Hanover Green



Sackville House
40, Piccadilly
London W1J ODR
Tel: +44 (0) 20 3130 6400

Sarah Porter
sporter@hanovergreen.co.uk

George Brewster
gbrewster@hanovergreen.co.uk

BNP Paribas Real Estate



13 Hill Street
London W1J 5LQ
Tel: +44 (0) 20 7318 5038

Alex Hunt
Alex.hunt@realestate.bnpparibas

Managing Agents

Mellersh & Harding LLP

68, Pall Mall
St. James's
London SW1Y 5ES
Tel: +44 (0) 20 7522 8500

Building Surveyors

MHBC Cumming Ltd

4, St Paul's Churchyard
London EC4M 8AY
Tel: +44 (0) 20 7029 3888
