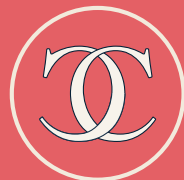


1 CASTLE COURT
LONDON EC3V 9DD

CITY CORE VACANT OFFICE & RETAIL INVESTMENT
OF INTEREST TO INVESTORS, DEVELOPERS & OWNER OCCUPIERS

Investment Summary

- ▶ Freehold
- ▶ Building occupies a prime location in the core of the City of London moments from the Bank of England and Bank Underground Station.
- ▶ The building is Grade II Listed and is of solid brick construction with brick elevations and single glazed wooden framed sash windows. The office accommodation and ancillary retail accommodation is arranged over basement, ground and four upper floors.
- ▶ The total net area is 3,571 sq ft (331.6 sq m).
- ▶ Potential to increase by 360 sq ft (33 sq m) by removal of the secondary staircase.
- ▶ Offered with full vacant possession.
- ▶ Offers invited in excess of **£2,850,000** reflecting a **capital value of £798 per sq ft**.



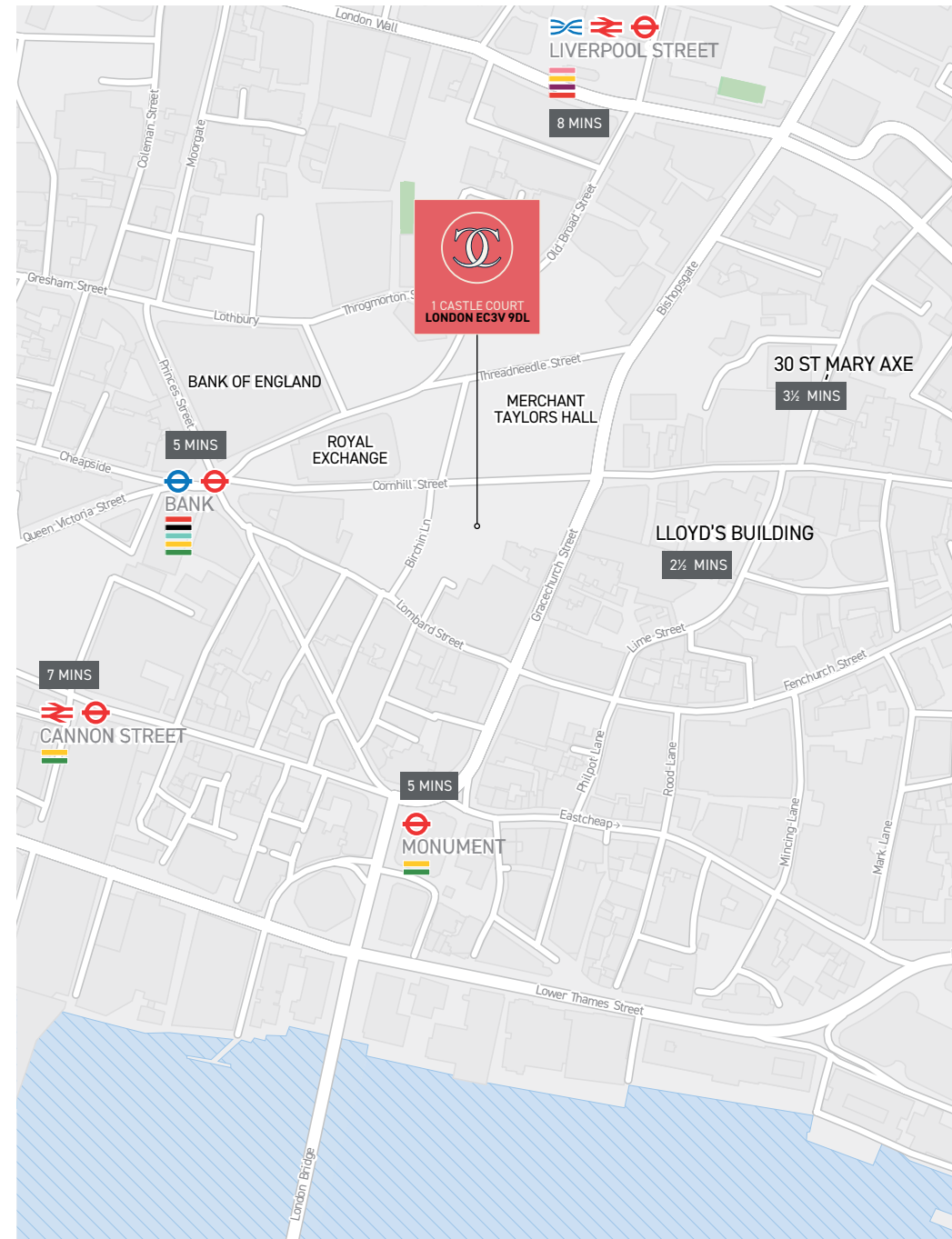


Location

1 Castle Court is located just off the east side of Birchin Street which is in between Lombard Street and Cornhill in the heart of the City of London. Castle Court is a pedestrian lane which provides access to Cornhill. The building lies moments from some of the City's major landmarks and approximately 200 metres from the Bank of England, Royal Exchange and Mansion House.



The location is the financial heart of the City with some of the world's most prestigious occupiers located nearby including Bank of China, Bloomberg, Commerz Bank, Investec, Lloyds Bank and the State Bank of India.



Communications

The property benefits from excellent access to transport communications with the following underground and main line rail stations within close proximity.

STATION	SERVICE	DISTANCE
Bank	Waterloo & City, Central & Northern underground lines and the DLR	175m
Monument	Circle & District underground lines	280m
Liverpool Street	National Rail, Hammersmith & City, Central, Metropolitan & Circle underground lines and the Elizabeth Line	500m
Moorgate	National Rail, Northern, Hammersmith & City, Metropolitan & Circle lines	625m

In addition to the above, numerous bus services run along Moorgate and King William Street, providing frequent links to the north and south of the City. London City, Gatwick and Heathrow Airports are all within a one hour journey time of the property.

The property lies within 500 metres of the Elizabeth Line Station at Liverpool Street which once the full service is operating later this year will provide connections to the West End in 7 minutes, Canary Wharf in 7 minutes and Heathrow in 35 minutes.



Description

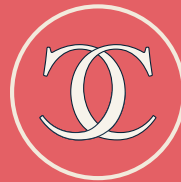
The property comprises a self-contained period style building the accommodation being arranged over lower ground, ground and four upper floors. The building is of solid brick construction and single glazed wooden frame sash windows.

The floor plates are broadly rectangular with good floor to ceiling heights providing excellent levels of natural light.

The retail unit fronts onto and is accessed from 1 Castle Court whilst the vacant office accommodation is accessed from 3-5 Bengal Court.

Internally the property provides the following specification:

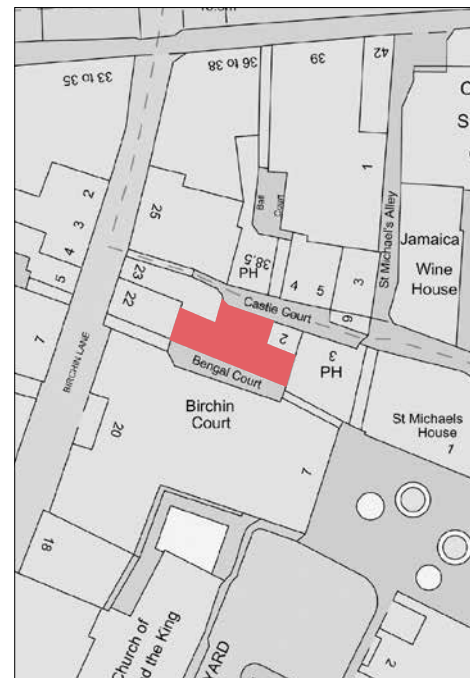
- ▶ Self-contained building
- ▶ Six-person passenger lift serving all floors
- ▶ Suspended timber flooring and ceilings
- ▶ Recessed strip lighting
- ▶ Perimeter radiators and trunking
- ▶ Male and female WC's alternating on each floor



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following approximate floor areas:

Floor	Use	Area Sq ft	Area Sq m
Fourth Floor	Office	548	50.9
Third Floor	Office	687	63.8
Second Floor	Office	633	58.8
First Floor	Office	627	58.2
Ground Floor	Office	450	41.8
Ground Floor	Retail	154	14.3
Lower Ground Floor	Office	472	43.8
Total		3,571	331.6



Further Information

Planning

The property is situated within the corporation of the City of London Planning jurisdiction. The property is Grade II Listed and lies within the Bank Conservation Area.

Tenure

Freehold.

Asset Management

The property presents numerous asset management opportunities including removal of the secondary staircase to increase the net lettable by approximately 360 sq. ft. and potential for alternative uses subject to the necessary consents.

EPC

An EPC rating is available upon request.

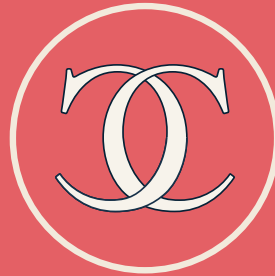
VAT

We understand the property has been elected for the purposes of VAT.

Proposal

Offers are invited for the freehold interest in excess of **£2,850,000** subject to contract and exclusive of VAT reflecting a capital value of £798 psf.





Contact

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Hartnell Taylor Cook

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