

# 1 CASTLE COURT & 3/5 BENGAL COURT

**LONDON EC3**



CITY CORE SELF CONTAINED VACANT OFFICE & RETAIL BUILDING OF INTEREST TO OWNER OCCUPIERS, INVESTORS & DEVELOPERS



## EXECUTIVE SUMMARY

The 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 which is Grade II Listed is of solid brick construction with brick elevations and single glazed timber framed sliding sash windows. The office accommodation which is accessed from Bengal Court is arranged over basement, part ground and four upper floors with a ground floor retail unit fronting onto Castle Court.



The total net area is 3,571 sq. ft (331.6 sq. m).



Potential to increase to 3,931 sq. ft (365.2 sq. m) by removal of the secondary staircase to create a further 360 sq. ft (33.4 sq. m)



Offered with full vacant possession.



Offers invited in excess of **£1,750,000 (One Million Seven Hundred and Fifty Thousand Pounds)**, reflecting a capital value of **£490 per sq ft.**

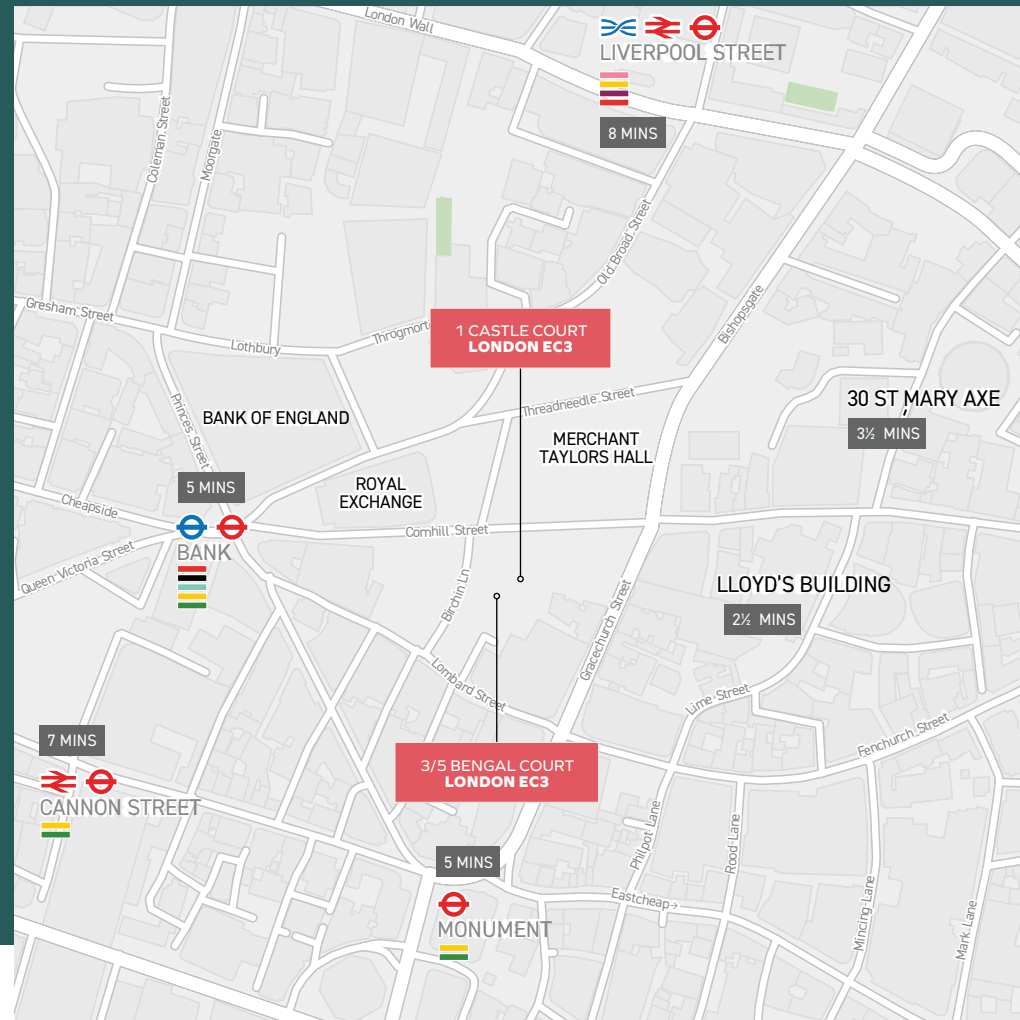


# LOCATION

1 Castle Court and 3/5 Bengal Court is located just off the east side of Birchin Street which is situated between Lombard Street and Cornhill in the heart of the City of London. Castle Court is a pedestrianised lane which provides access to Cornhill via Ball Court.

The building lies moments from some of the City's major landmarks and approximately 200 metres from the Bank of England, the 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 are available on Cornhill Gracechurch Street 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.

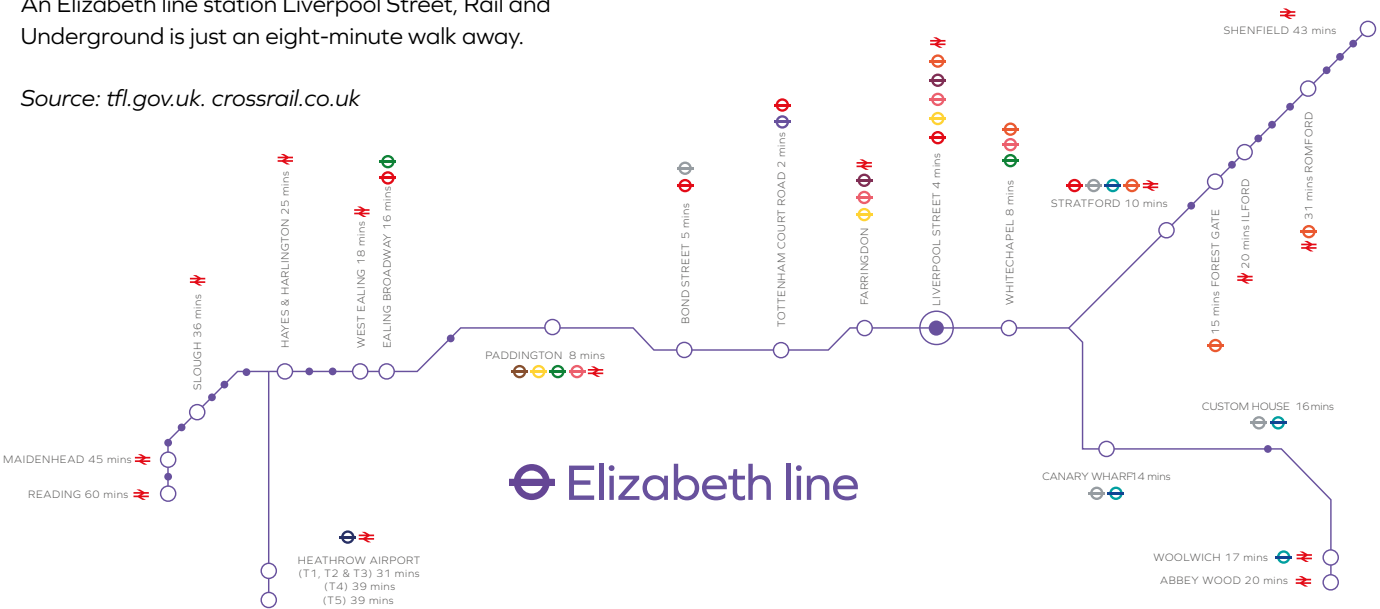
The property lies within 500 metres of the Elizabeth Line Station at Liverpool Street which provides a frequent service to both the West End and Canary Wharf in 7 minutes, and Heathrow in 35 minutes.



## ELIZABETH LINE

An Elizabeth line station Liverpool Street, Rail and Underground is just an eight-minute walk away.

Source: [tfl.gov.uk](https://www.tfl.gov.uk). [crossrail.co.uk](https://www.crossrail.co.uk)



# DESCRIPTION

The property comprises a self-contained period building with accommodation 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 office accommodation is accessed from 3/5 Bengal Court.

Internally the property provides the following specification:

- Self-contained building
- Six-person passenger lift serving Ground to 4<sup>TH</sup> floors
- Suspended timber flooring and ceilings
- Wall mounted uplighters
- Perimeter radiators and trunking
- Male and female WC's alternating on each floor
- Lower ground floor meeting rooms kitchen and WC's





# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following approximate net 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 VAT purposes.

# PROPOSAL

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# CONTACT

For further information or to arrange an inspection please contact:

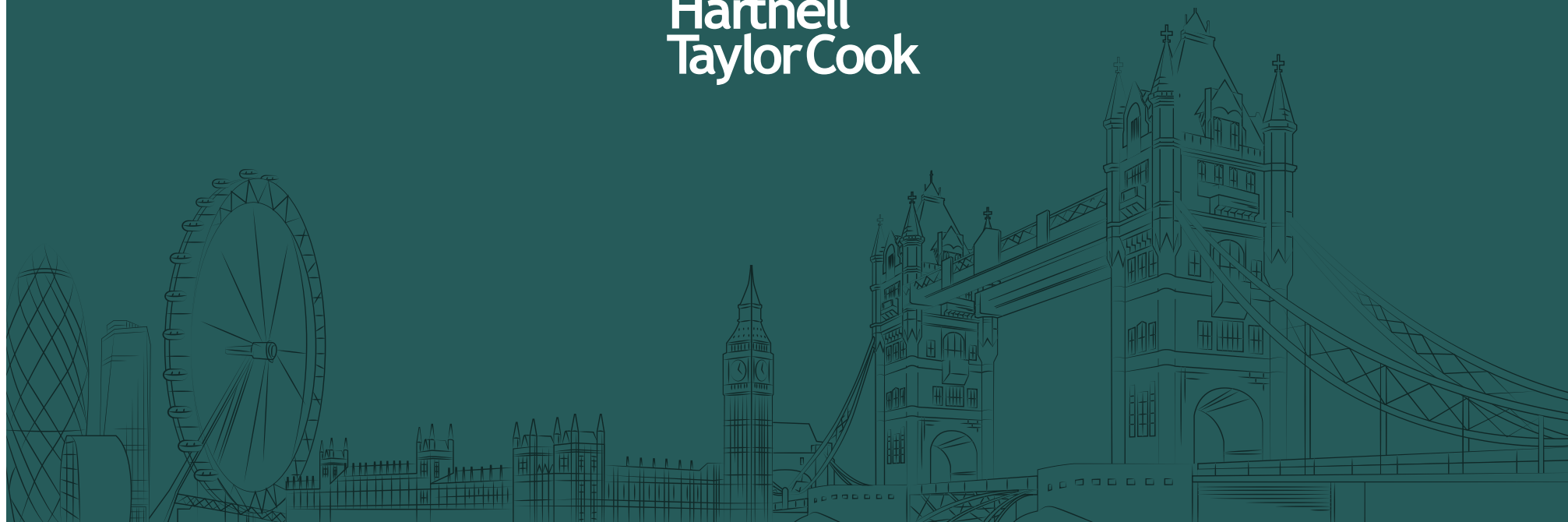
**JONATHAN GILBERT**

T: 020 7788 3817

M: 07770 576 918

[jonathan.gilbert@htc.uk.com](mailto:jonathan.gilbert@htc.uk.com)

## Hartnell Taylor Cook



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