## lot 27

## 1 Castle Court & 3/5 Bengal Court London EC<sub>3</sub>V 9DD

Frence E129,802 per annum exclusive Major Freehold Office/Retail Investment
• Prime City of London location close to
Bank of England and The Royal
Exchange

- Next rent review December 2010
- Situated in attractive courtyard



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lot 27

Rent £129,802 per annum exclusive





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KM:	200 metres east of Bank Junction and Bank of England	
	300 metres north of The Monument	
	a r km east of London's West End	

	3.5 km east of London's West End	
Roads:	Aio, Ai2o2 (Inner Ring Road), A3	
Rail ·	Bank Underground (Central District	Northorn

& Circle Lines, Waterloo and City) Air: City Airport

The building fronts Castle Court and Bengal Court, both of which provide access to Cornhill via Birchin Lane. Access can also be gained via St Michaels Alley directly to the east of the property. Nearby occupiers include UBS, Aviva, Legal & General, Louis Vuitton, Starbucks, TM Lewin, Mont Blanc and Gucci.

## accommodat!

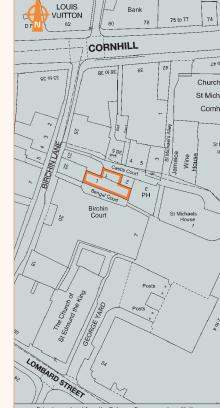
Tenancy a	nd accommodation	DN								
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)			
Basement Ground Ground First Second Third Fourth	Meeting/Kitchen Offices Retail Offices Offices Offices Offices	41.70 sq m 42.03 sq m 14.70 sq m 56.80 sq m 58.40 sq m 61.80 sq m 48.80 sq m	(449 sq ft) (452 sq ft) (158 sq ft) (611 sq ft) (629 sq ft) (665 sq ft) (525 sq ft)	M M & K LIMITED (1)	25 years from 25/12/1990 on a full repairing and insuring lease (2)	£129,802	12/2010 (24/12/2015)			
Totals		324.23 sq m	(3,489 sq ft)			£129,802				
<ul> <li>M M &amp; K is a leading independent consultancy specialising in the planning, design and implementation of pay and reward strategies. (Source: mm-k.com) For the year ended 30th September 2009, M M &amp; K Limited reported a turnover of £1,573,000, pre-tax profits of £112,000 and a total net worth of £638,000. (Source: riskdisk.com)</li> <li>(2) The tenant has sub-let the retail unit on the ground floor and the entire third floor to The Associate of Foreign Banks.</li> </ul>										

**John Mehtab** Tel: +44 (o)20 7034 4855. Email: john.mehtab@acuitus.co.uk Harry Woolley Tel: +44 (o)20 7034 4858. Email: harry.woolley@acuitus.co.uk www.acuitus.co.uk **Description** The property is an ATTRACTIVE GRADE II LISTED BUILDING comprising RETAIL and OFFICE ACCOMMODATION on the ground floor with OFFICE ACCOMMODATION on basement and first to fourth floors. The office accommodation benefits from central heating, part secondary glazing and a passenger lift.

Freehold.

VAT is applicable on this lot.

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