

TO LET

London - 4/5 Castle Court
Fourth Floor Office - Preliminary Details

Hartnell 
Taylor Cook
LLP

Office

020 7491 7323



Location - EC3V 9DL

The property is located a short walk from Bank, accessed via Cornhill or Birchin Lane.

Transport links are excellent with underground, mainline and Crossrail services (from 2018) all within walking distance at Liverpool Street, Fenchurch Street and Bank stations.

Description

The available accommodation (from December 2015 onwards) will provide open plan offices over a single floor with excellent natural light. The common areas include a lift and w.c's.

Accommodation

The suite has the following approximate net internal areas:-

Total	55.74 sq m	600 sq ft
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Tenure

Available by way of a new lease direct from the landlord.

Rent

Upon Application.

VAT

The building is elected for VAT.

Service Charge

£16.23 per sq ft.

Rates

Rateable Value: £12,750.00

Please verify the rates payable with the local authority.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

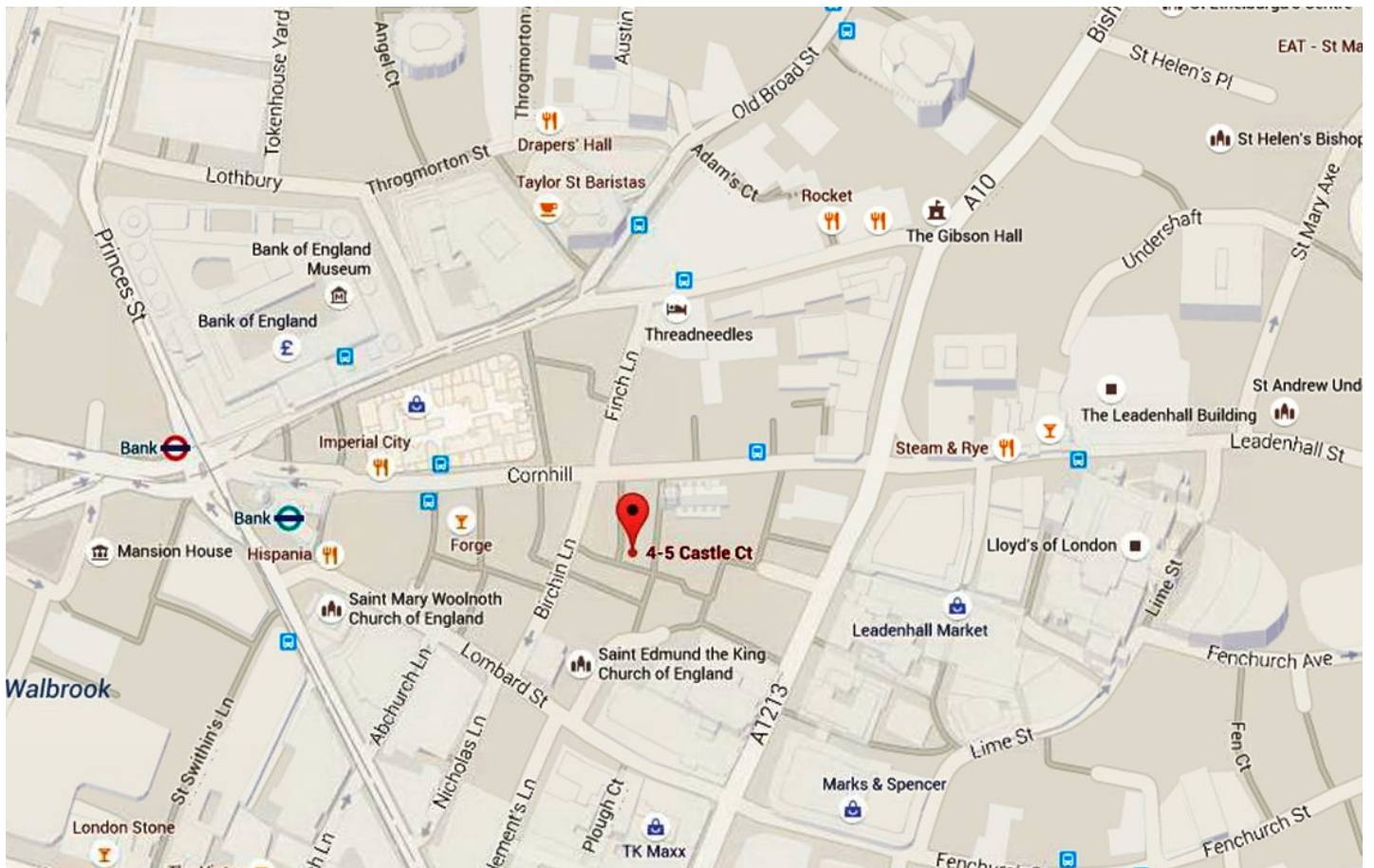
For further information or to arrange an inspection, please contact:

Christopher Wright

Direct Dial: 0207 788 3818

Mobile: 07884 865261

Email: christopher.wright@htc.uk.com

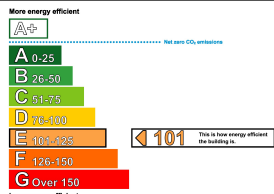


Energy Performance Certificate HM Government
Non-Domestic Building

4-5 Castle Court
LONDON
EC3V 5DL
Certificate Reference Number:
0270-6576-0322-4650-7000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/ebcd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 808
Building complexity (NDS level): 4
Building emission rate (kgCO₂/m²): 107.45

Benchmarks

Buildings similar to this one should have ratings as follows:
80 If newly built
95 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



SUBJECT TO CONTRACT

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