020 7029 3610
inglebytrice.co.uk



BRIGHT FITTED OFFICES AVAILABLE IN A CENTRAL LONDON DOCKSIDE LOCATION

Ivory House

St Katharine Docks, E1W 1AT

Office

TO LET

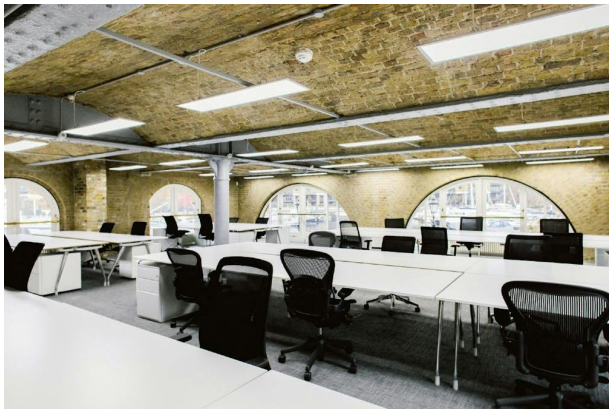
6,096 sq ft

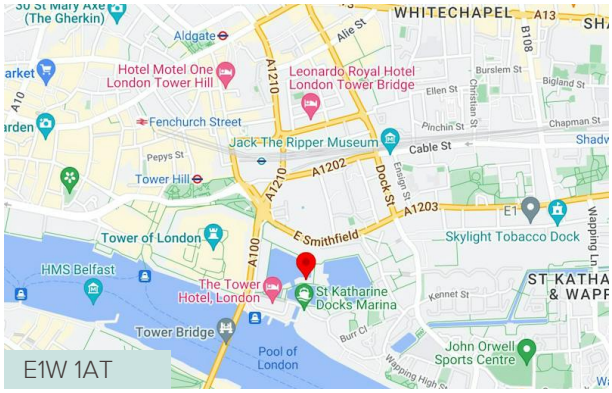
(566.34 sq m)

- Fitted out / Converted warehouse
- Dockside location with excellent transport connectivity
- Outstanding range of restaurants and bars in immediate vicinity
- Air conditioning
- Showers & bike racks
- Private Entrance
- Car Parking Available

Summary

Available Size	6,096 sq ft
Rent	£62.50 per sq ft pax
Rates Payable	£15.38 per sq ft estimated pa (26/27)
Service Charge	£14.59 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)





Description

St Katharine Docks estate boasts an excellent range of restaurants, coffee shops and bars.

Ivory House is a characterful converted warehouse. It provides the ideal location for an occupier looking for high quality offices in a waterside location. The building has period features and the office is accessed via a private entrance.

The office is newly available and provides high quality, bright, efficient and fitted space. Secure bike storage, showers and lockers are available. Car parking is also available by separate arrangement.

Location

Transport by Overground & Underground: 2 minutes' walk from Tower Gateway DLR – 3 minutes' walk from Tower Hill (Direct access to all main terminals: Waterloo, King's Cross & London Bridge via Circle & District lines) – 7 minutes' walk from Fenchurch Street (Mainline trains) – 8 minutes' walk from Aldgate (Circle & Metropolitan lines) – 10 minutes' walk from Monument (Circle & District lines) – 11 minutes' walk from London Bridge (Northern & Jubilee lines) or Liverpool Street (National Rail, Circle, Elizabeth, Hammersmith and City, Metropolitan and Central Lines.)

By Boat: Riverbus services to St Katharine's Pier every 15 minutes – 2 minutes' walk from Tower Pier with Riverbus service every 10 minutes.

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year
Mezzanine - Office	6,096	£62.50	£15.38	£14.59	£46,974.76	£563,697.12

Viewings

Viewings by prior arrangement, through joint sole agents Ingleby Trice, CBRE and Cushman & Wakefield.

Terms

A new lease direct from landlord is available for a term by arrangement.

Viewing / further information

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ST.
KATHARINE
DOCKS
LONDON
STKD

Contents

01 Work on water

02 Amenity

03 Area

04 Location & Transport

05 International House

06 Ivory House

07 Devon House

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Work on water

Tranquil and serene, the docks offer a relaxed atmosphere that stands in sharp contrast to the noise and disruption of London's other commercial districts. With its exciting mix of outdoor dining options, St Katharine Docks attracts over five million visitors annually.

Availability

EST. 1828

INTERNATIONAL HOUSE

ST. KATHARINE DOCKS

Floor	sq ft	sq m
Fourth floor (North)	9,307	865
Fourth floor (South)	16,509	1,533
3rd floor (South)	15,227	1,415
1st floor, Suite 8	1,793	167
Part Mezzanine (North)	9,799	910
Total	52,635	4,890

Figures showing lettable areas.

EST. 1853

IVORY HOUSE

ST. KATHARINE DOCKS

Floor	sq ft	sq m
Part Mezzanine offices	6,096	566
Total	6,096	566

Figures showing lettable areas.

EST. 1989

DEVON HOUSE

ST. KATHARINE DOCKS

Floor	sq ft	sq m
Fifth floor	3,605	335
Fourth floor	10,679	992
Third floor	18,617	1730
Total	32,901	3057

Figures showing lettable areas.

Life on the Marina







A little taster

Emilia's Crafted Pasta



Bravas Tapas



The Melusine



Kilikya's



Honest Burger



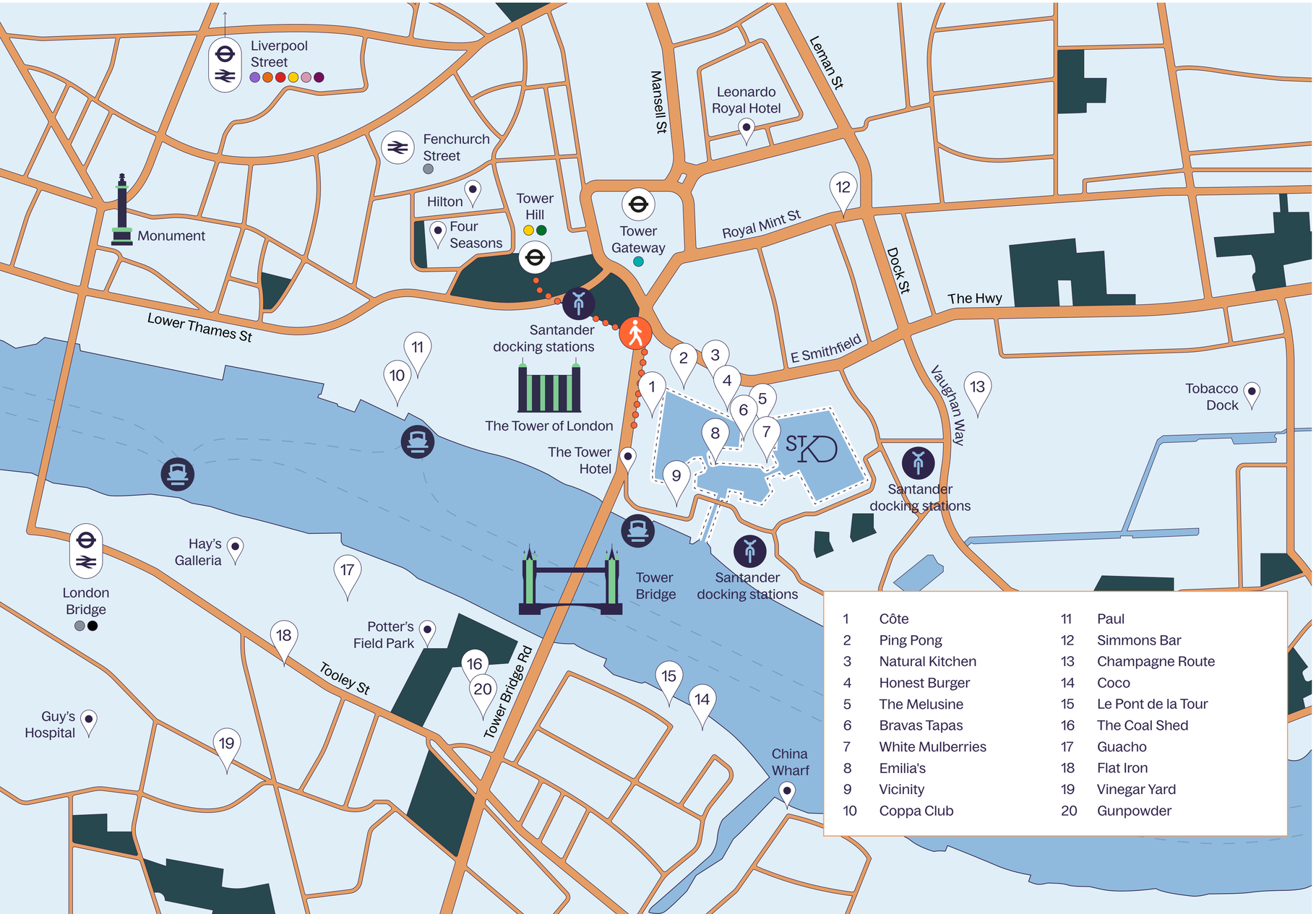
White Mulberries





The Dickens Inn

Area



1	Côte	11	Paul
2	Ping Pong	12	Simmons Bar
3	Natural Kitchen	13	Champagne Route
4	Honest Burger	14	Coco
5	The Melusine	15	Le Pont de la Tour
6	Bravas Tapas	16	The Coal Shed
7	White Mulberries	17	Guacho
8	Emilia's	18	Flat Iron
9	Vicinity	19	Vinegar Yard
10	Coppa Club	20	Gunpowder

Tube/DLR

The nearest tube is Tower Hill, served by District and Circle lines. Tower Gateway is a short walk away, served by DLR. Tube maps are available at the Marina reception.

Cycling

There are 231 bike spaces at International House and a Santander Cycles docking station at Tower Hill Station and in St. Katharine's Way at Waitrose. Enjoy 30-minute journeys for £1.65 without pre-registration.

Riverboat

Cruise boats and river ferries depart from Tower Bridge Quay and Tower Pier. Thames Clipper (Uber boats) offer ferry services to Greenwich and West London from Tower and London Bridge City piers.

Walking times (from)

- Tower Hill station: 7 mins
- Tower Gateway station: 7 mins
- Fenchurch Street station: 11 mins
- London Bridge station: 12 mins

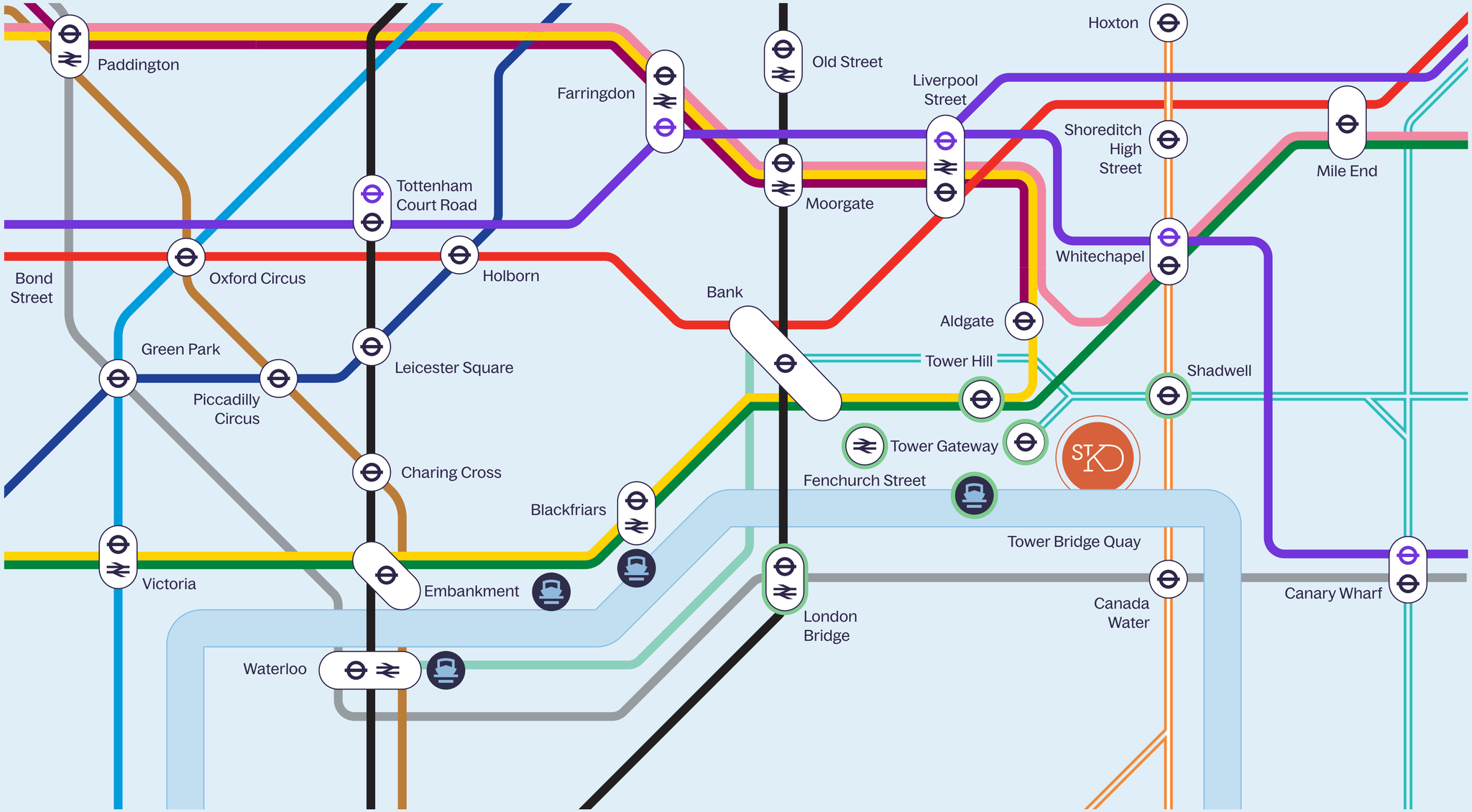
Taxis

There is a taxi rank at the reception area of The Tower Hotel, near the lock entrance. Taxis are normally available 24 hours a day.

National Rail

London Bridge, Fenchurch Street and Liverpool Street mainline railway stations are all within a 15 minute walk from the docks.

Walking times source: Google maps



Connectivity

minutes

1 Bank/ Monument

5 Liverpool Street

7 London Bridge

13 King's Cross St Pancras

14 Victoria

Superb connections

All travel times from Tower Hill station

Four minute walking time is to the St. Katharine Docks Estate

Current availability
1,793–52,635 sq ft




Zizzi

Welcome to International House

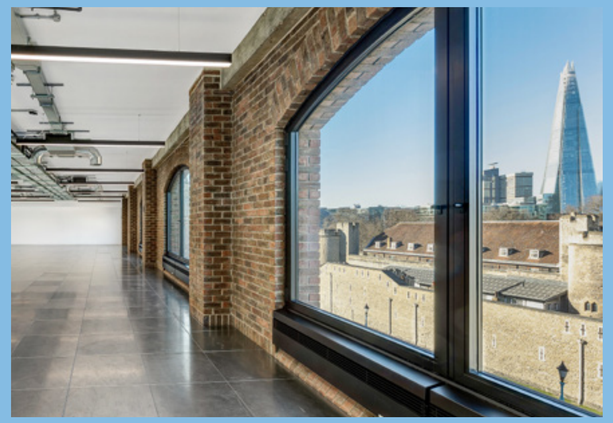


A view-infused workspace
International House















Mezzanine
International House

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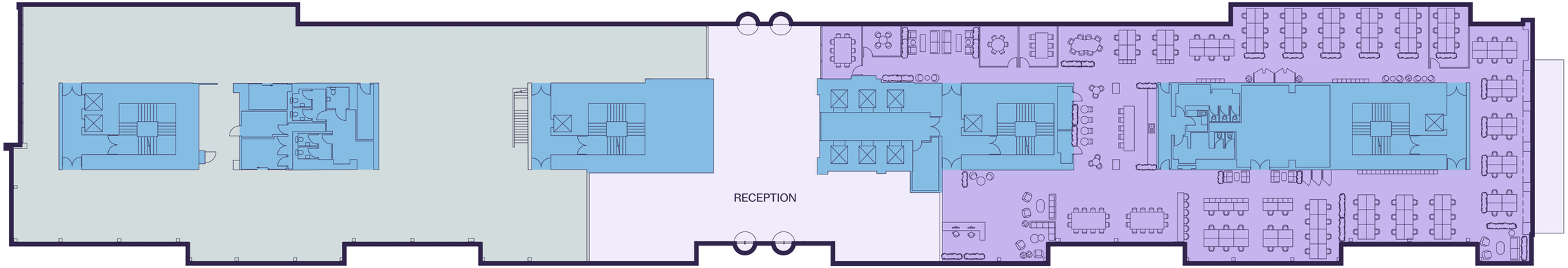
Indicative Only. Not to scale



Views onto The Tower of London

Floor	sq ft	sq m
Fourth floor (North)	9,307	865
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Figures showing lettable areas.



Views onto The Marina



- Available unit
- Core/Lifts/WCs
- Existing tenant

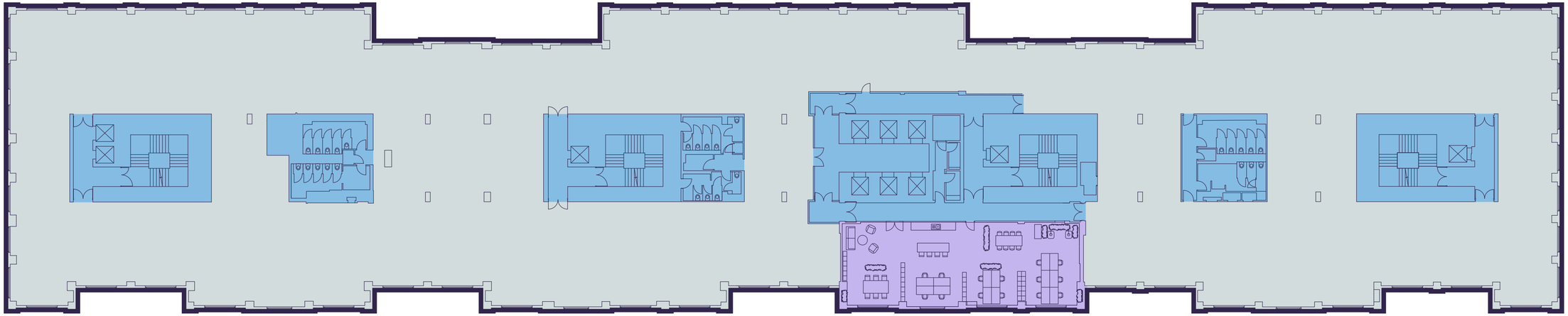
First floor
International House

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Views onto The Tower of London



Views onto The Marina



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- Available unit
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- Existing tenant

Third floor
International House

N

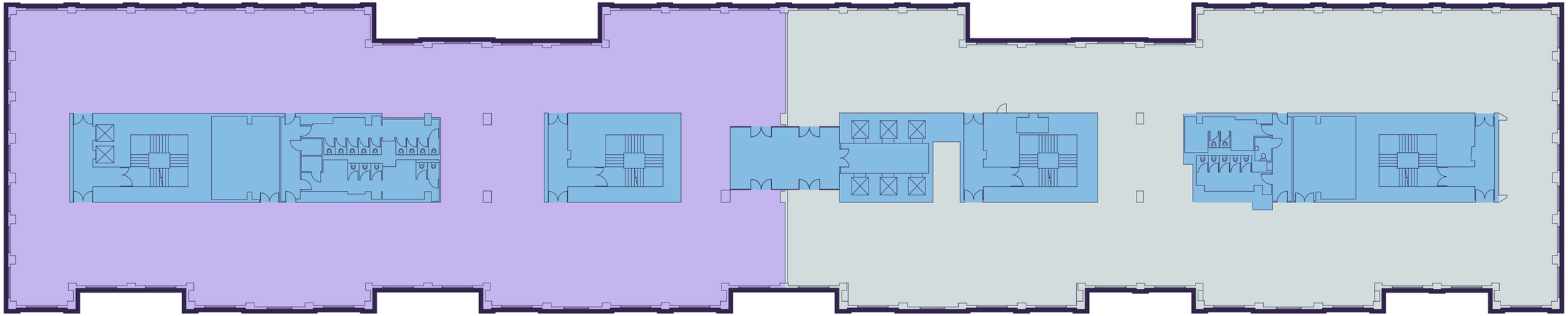
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Views onto The Marina



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- Core/Lifts/WCs
- Existing tenant

Fourth floor
International House

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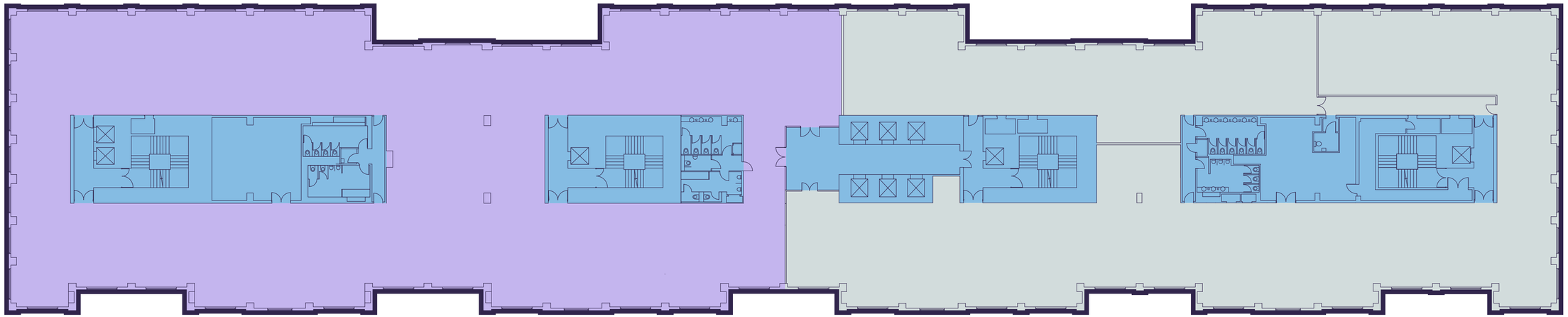
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Views onto The Marina



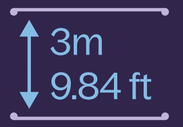
- Available unit
- Core/Lifts/WCs
- Existing tenant


A room with a view

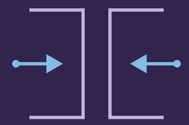

EST.
1828
INTERNATIONAL HOUSE

Specification
International House

Snapshot



3m floor-ceiling height
with metal tile raised floor



Dual entrance



Low profile feature
LED lighting



EPC B



Platinum
Active Score



Exposed VRV
air-conditioning system



231 cycle racks,
Brompton bikes and lockers



Male & female showers,
lockers & changing rooms



Floating events space
on the Docks



Car parking and motorcycle spaces
available for occupiers across the Docks



Floating meeting room
on the Docks

Current availability
6,096 sq ft







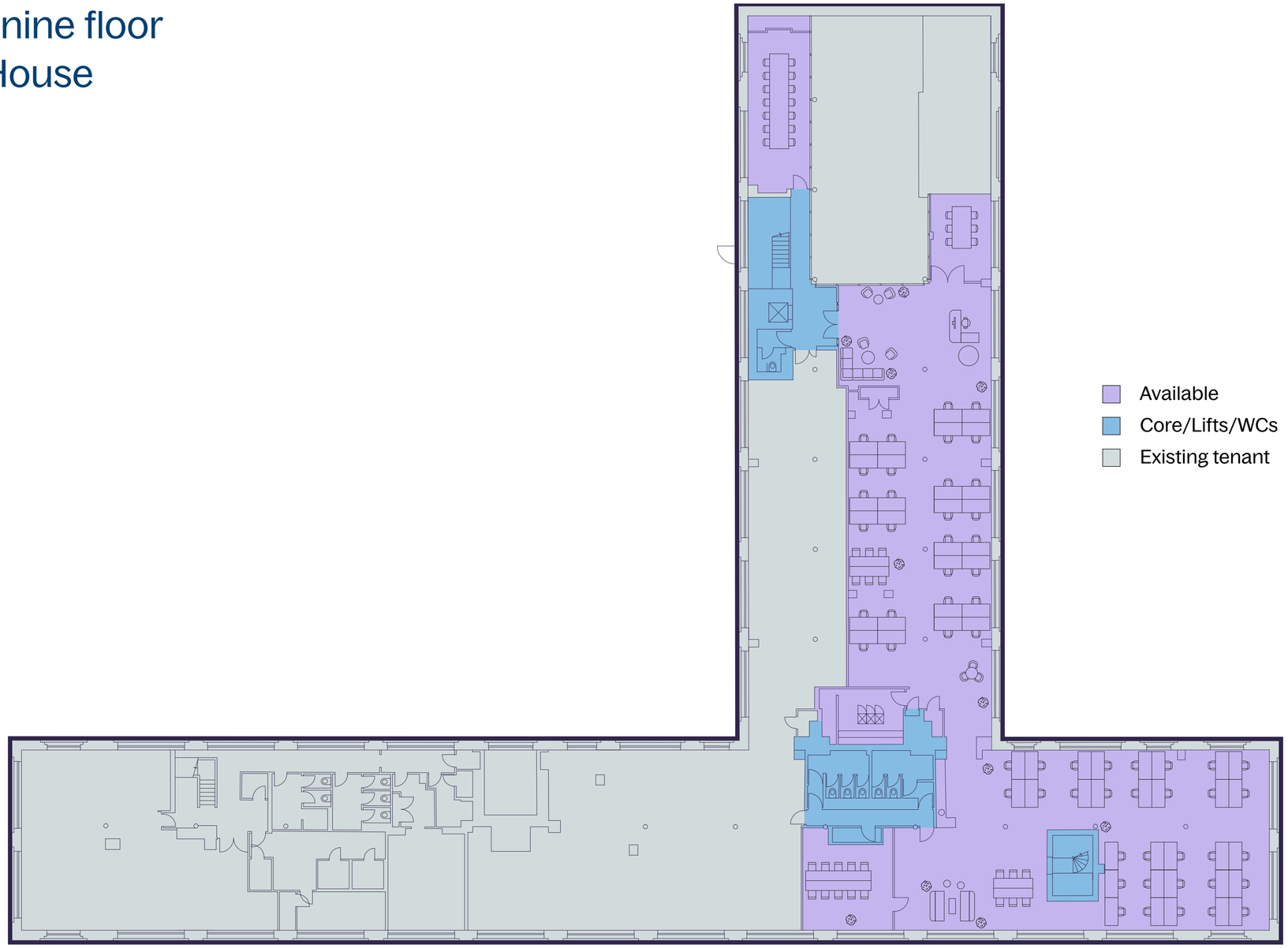




Mezzanine floor
Ivory House

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Indicative Only. Not to scale



Views onto The Marina

Floor	sq ft	sq m
Part Mezzanine offices	6,096	566
Total	6,096	566

Figures showing lettable areas.

Views onto The Marina



Specification
Ivory House

Snapshot



Private entrance



Low profile feature
LED lighting



EPC B



Platinum
Active Score



Exciting warehouse space
with brick coffered ceilings



231 cycle racks,
Brompton bikes and lockers



Floating meeting room
on the Docks



Floating events space
on the Docks



Male & female showers,
lockers & changing rooms



Car parking and motorcycle spaces
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Current availability
32,901 sq ft






DEVON HOUSE







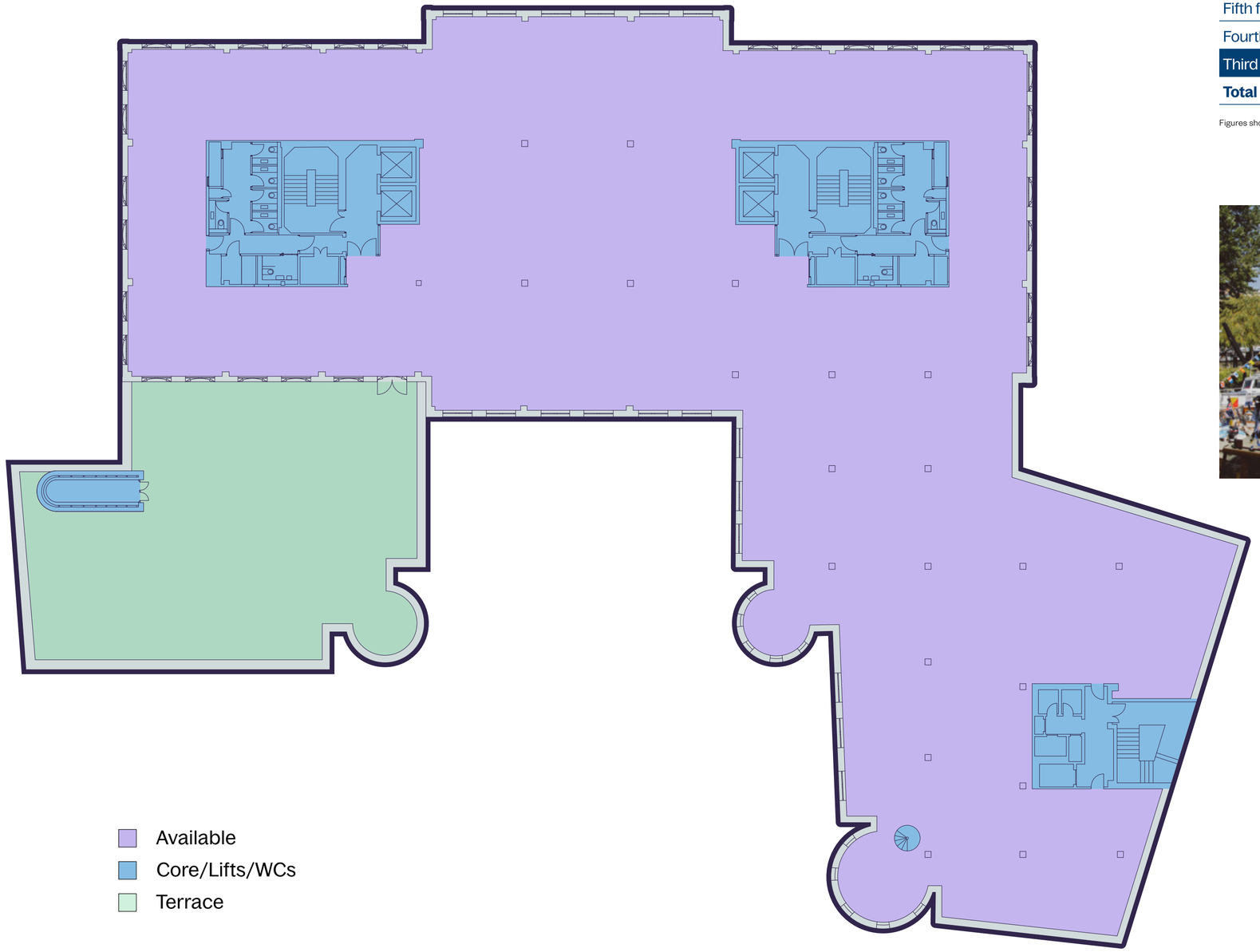
Third floor
Devon House

Available as a single unit or floor by floor

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Indicative Only. Not to scale

Views onto The Marina



Floor	sq ft	sq m	Terrace (sq ft)
Fifth floor	3,605	335	5,014
Fourth floor	10,679	992	7,294
Third floor	18,617	1730	3,961
Total	32,901	3057	

Figures showing lettable areas.



Views onto The Marina

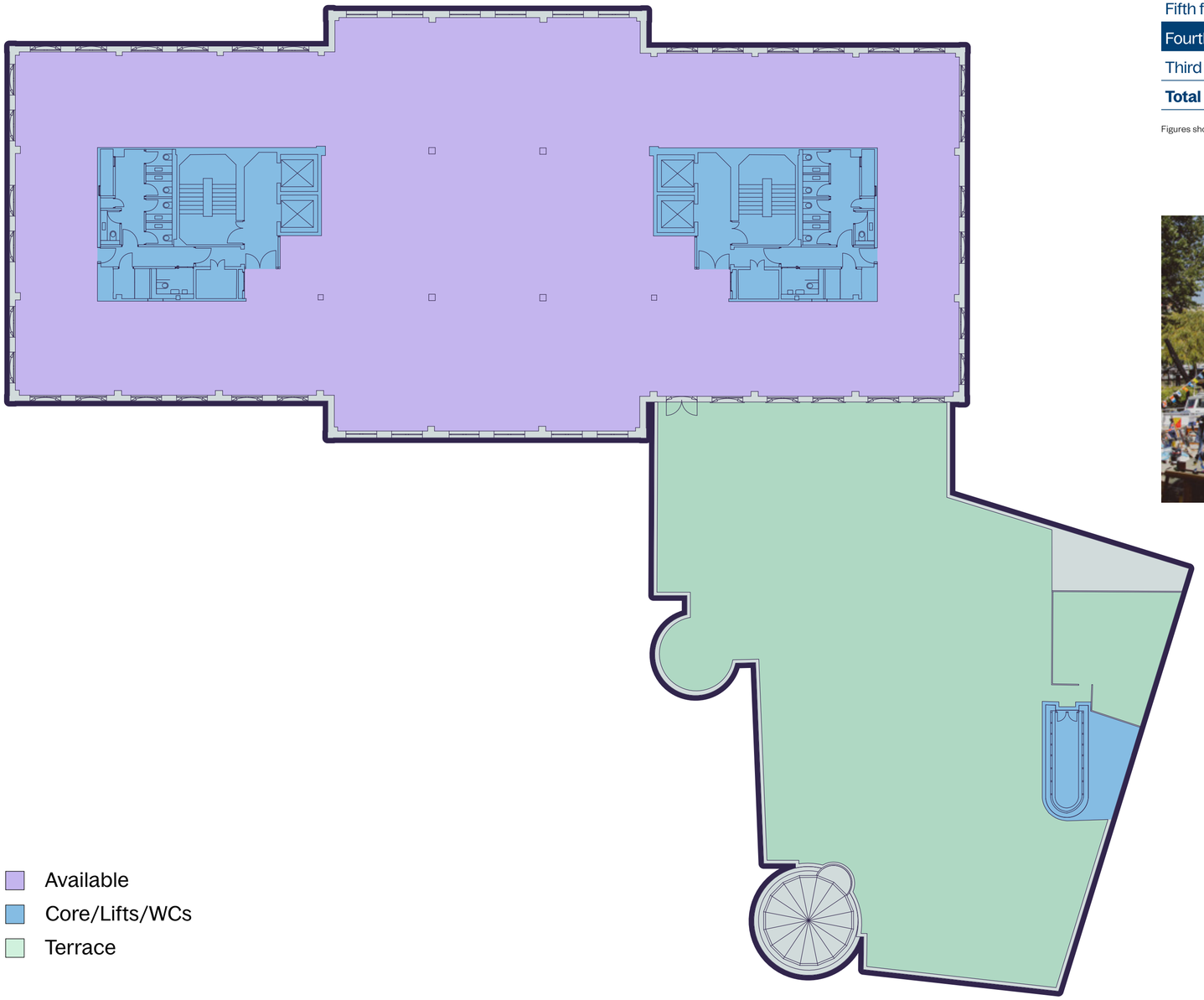
Fourth floor
Devon House

Available as a single unit or floor by floor

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Views onto The Marina



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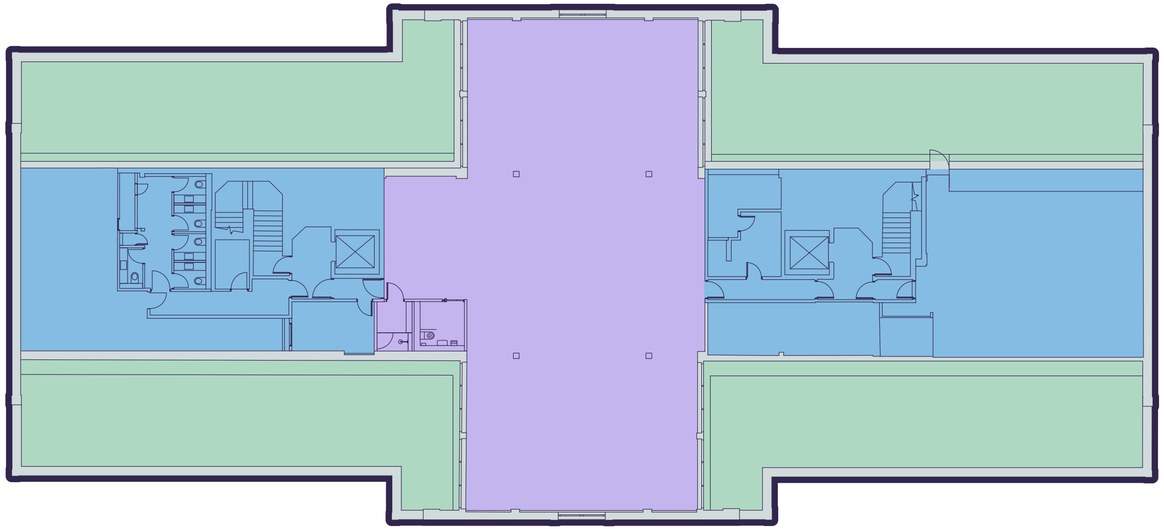
Fifth floor
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Views onto The Marina



Available
Core/Lifts/WCs
Terrace

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Views onto The Marina

Specification
Devon House

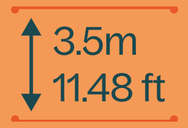
Snapshot



Occupational density,
1 person per 8 sq m



Dedicated on-site café



3.2–3.5m office
ceiling heights



21 showers &
190 lockers



Part of a waterside
estate community



Collaborative work space
with direct access
to riverside courtyard



97 bike spaces



Wiredscore
Platinum

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