

iNGLEBY TRICE.

**Devon House, St Katharine Docks,
London, E1**

Grade A warehouse office spaces with unrivalled river views

Details

Devon House is a new, exciting office refurbishment by Blackstone, situated on the south side of the St Katharine Docks Estate.

The Estate is located adjacent to Tower Bridge and overlooks the River Thames. It benefits from many local shops, restaurants and bars including Honest Burger, Cote, Ping Pong, Zizzi, Starbucks, CAU and The Dickens Inn.

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.

The third floor will be available November 2024.

Specification

- 3.2-3.5m office ceiling heights
- Part of a vibrant waterside community
- Stiff + Trevillion designed reception with agile working area and access to riverside courtyard
- 21 showers & 190 lockers
- 97 bike spaces
- EPC: B (50)

Availability

Timing	Floor	Size (sq ft)	Fit Out Description	Fully Managed Pricing (Monthly)	Total Cost per sq. ft pa	Minimum Term Available	Status
Now	3rd	18,617		£190,000.00	£122.00	3 years	Available

Fully Managed Pricing Includes:

CORE COSTS

- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *

- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

All prices and rents quoted are net of VAT.






Additional services available upon request

Non managed (conventional) costs available upon request

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